DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Senior Code Enforcement Specialist
Planning Department
jppalmer@cabq.gov ***DATE:*** *2/2/2022*

AGENDA ITEM NO: 1

DRB PROJECT NUMBER:

PR-2021-006258
SI-2022-00057 – SITE PLAN

PROJECT NAME:

TIERRA WEST, LLC agent for BRUNACINI DEVELOPMENT LTD CO requests the aforementioned action(s) for all or a portion of: TRA-1-A A-2 A, JOURNAL CENTER PHASE 2, UNIT 2 zoned NR-BP, located on RUTLEDGE ST NE between RUTLEDGE RD NE and BARTLETT ST NE containing approximately 4.7483 acre(s). (D-16, D-17)

PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO

REQUEST: DRB SITE PLAN

COMMENTS:

1. New development and new uses must meet all applicable standards and provisions of the Journal Center Master Development Plan, the IDO-NR-BP zone district, the DPM, and other adopted City regulations.
2. ~~Subject to IDO section 5-2(D), Site Design to Respond to Climate and Geographic Features.~~
3. The Parking Analysis calculations on SDP-1 do not appear to be calculated utilizing Journal Center Master Plan (JCMP) guidelines. Please note the following:
   a. The Parking appears to note the requirements of parking as per the IDO, at 16 spaces for office and 0 spaces for Warehouse (note: the motorcycle and bicycle requirements are much higher than required).
   b. Utilizing section 10.E.2 of the JCMP Parking requirements, I calculate there would be about 34 spaces required for Warehouse and 14 for Office, for a total of 48 required, as well as the related Motorcycle, Bicycle, and Accessible Parking per those amounts.
   c. Please see the attached excerpt of Off-Street Parking requirements, as per the Journal Center Park Development Standards, Section IV, General Development Standards, #10, Off-Street Parking, and note

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the minimum parking space requirements for Warehouses not used exclusively for storage, and offices.

d. Please revise Parking Analysis to more accurately reflect the required parking per square footages of each proposed use, accordingly, as per the JCMP.

4. Please modify General Notes on SDP-1 to state that Lighting will comply with IDO section 14-16-5-8, Outdoor and Site Lighting (incorrectly citing 14-16-9).
5. Journal Center Master Plan (JCMP) Section 2.1.9 stipulates building mounted lighting cannot exceed 20 feet in height – please specify height of lighting on building on SDP.
6. Building Mounted Signage, shown on page SDP-2, must comply with JCMP Section 2.2.7, which limits signage area to 6% of the wall area to which it is mounted, and no larger than 100 square feet. Signage "designated-areas" on building exceed 100 square feet (6'x24' = 144 sq ft), and appear to exceed the overall allowed percentage, as well (noted at 6.7%).
7. Signage Note on page SDP-2 references complying with the Atrisco Business Park Masterplan (not JCMP).
8. Building Design appears to meet basic requirements of JCMP and submittal includes approval from Journal Center ARC regarding design and colors.