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-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *11/8/2023*

AGENDA ITEM NO: 3

DRB PROJECT NUMBER:
PR-2022-006657
SD-2023-00201 – PRELIMINARY/FINAL PLAT
SKETCH PLAT 8-10-22 (DRB)
VACATION OF RIGHT OF WAY 1-25-23 (DHO)
IDO - 2022

PROJECT NAME:
CSI – CARTESIAN SURVEYS, INC. agent for **B3 DEVELOPMENT LLC requests** the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 9 and VACATED PORTION OF RIGHT-OF-WAY OF SAN MATEO BLVD SE, ESPERANZA ADDITION** zoned **MX-L**, **located at 1000 SAN MATEO BLVD SE between SOUTHERN AVE SE and KATHRYN AVE SE** containing approximately 1.1931 acre(s). (L-17)

PROPERTY OWNERS: B3 DEVELOPMENT LLC & HORTON ALEX

REQUEST: CONSOLIDATION OF 9 LOTS AND A VACATED PORTION OF PUBLIC RIGHT-OF-WAY FROM SAN MATEO BLVD SE INTO ONE NEW LOT. FUTURE DEVELOPMENT WILL BE MIXED – USE FAMILY HOUSING AND COMMERCIAL SPACE.

COMMENTS:

1. Code Enforcement does not object to the re-platting action. However, we do have a comment related to the proposed future development on the property.
2. In a prior Sketch Plat comments from 8/10/2022 DRB Sketch Plat, Code Enforcement provided information related to Future Development, including Buffer requirements due to proximity to R-1B Residential properties. Submittal response for this Hearing indicates a response to those comments, with a statement indicating that a ZHE Variance was obtained for buffer requirement on November 15, 2022, under VA-2022-00286. This will expire within one year, unless extended.
3. CE has no further comments at this time.

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Comments from 8/10/22 DRB Sketch Plat:

1. *Code Enforcement does not object to the re-platting action. However, there are several comments related to the proposed future development on the property.*
2. *Property is zoned MX-L, and must meet Dimensional Standards of IDO 5-1(D) and Table 5-1-2.*
3. *Property is in an Area of Change and is abutting R-1B Residential properties in an Area of Consistency. Future Development must meet landscaping and buffer requirements of IDO section 5-6(E)(5), Table 5-6-5.*
4. *Parking is not allowed within the required landscape buffer area, as per IDO 5-6(F)(1)(e), and must meet all requirements of IDO 5-5, Parking & Loading.*
5. *Landscaping must meet all requirements of IDO 5-6, Landscaping, Buffering, and Screening, including screening of Refuse area from view from street, as per IDO 5-6(G)(3).*
6. *Property is located within the Kirtland AFB Mility Influence Area; future development must make referrals to commenting agencies, as per IDO 6-4(J).*
7. *Property is located within the Airport Protection Overly Zone and Air Space Protection Sub-Area, and must meet applicable requirements of IDO section APO 3-3, including height and reflectivity restrictions.*
8. *Must meet all applicable Development Standards as per IDO 14-16-5, the DPM, and other City regulations.*