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:*** *3/2/2022*

AGENDA ITEM NO: 23

DRB PROJECT NUMBER:

PR-2022-006657

PS-2022-00030– SKETCH PLAT

PROJECT NAME: IMPROVE GROUP agent for **B3 DEVELOPMENT LLC** requests the aforementioned action(s) for all or a portion of: X zoned MX-L, located at 1000 SAN MATEO BLVD SE between SOUTHERN AVE SE and KATHERYN AVE SE containing approximately 1.1472 acre(s). (L-17)

PROPERTY OWNER: X

REQUEST: RE-PLAT 9 RESIDENTIAL LOTS INTO 1 SINGLE LOT FOR 32 UNIT MULTI-FAMILY HOUSING DEVELOPMENT WITH 12,000 SQ FT OF COMMERCIAL SPACE

COMMENTS:

1. Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.
2. Property is zoned Mixed-Use Low Intensity (MX-L), and must meet all Dimensional Standards for this zone, as per IDO 5-1(E) and Table 5-1-3.
3. Property is located within the Kirtland AFB Military Influence Area and the APO (Airport Protection Overlay Zone, Albuquerque Int'l Sunport). Development will require referral of applications for comment to the relevant Commenting Agencies, as per IDO 6-4(J).
4. Property is within the APO (Airport Protection Overlay), IDO 3-3, the Air Space Protection Sub-area. Development must meet all standards, use, and development regulations pertaining to these areas.
5. Property is within a Major Transit Corridor, and is within an Area of Change. There may be specific related benefits or requirements related to these designations.

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6. Multi-Family Dwelling development is an Allowed Use in the MX-L, but must meet Use Specific Standards as per 4-3(B)(7).
7. IDO section 5-9, Neighborhood Edges, will apply due to adjacent R-1 zone, including all related Landscaping and Buffers. See also IDO section 5-6(E) Edge Buffer Landscaping, and Table 5-6-4, which would indicate a vegetative screen or wall of a minimum 6 ft height is required as a Buffer from the adjacent residential area to the Parking areas proposed.
8. Recommend review of all Development Standards in IDO section 14-16-5, for specific applicability to this property (in particular: Access & Connectivity, Parking, Landscaping, Outdoor Lighting, Building Design, Neighborhood Edges, and Signs).