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:*** *8/10/2022*

AGENDA ITEM NO: 8

DRB PROJECT NUMBER:
PR-2022-006657
PS-2022-00152 – SKETCH PLAT
IDO - 2021

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 RIGHT-OF-WAY/SAN MATEO, BLOCK 4, 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: GALANTER ABE & SALLY

REQUEST: LOT LINE ELIMINATION, VACATE PORTION OF RIGHT OF WAY CREATING ONE NEW LOT.
FURTURE DEVELOPMENT: MIXED USE FAMILY HOUSING AND COMMERCIAL SPACE

COMMENTS:

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.