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:*** *8/3/2022*

AGENDA ITEM NO: 5

DRB PROJECT NUMBER:
PR-2022-006673
PS-2022-00149 – SKETCH PLAT
IDO - 2021

PROJECT NAME:
OLSSON – TAYLOR ELLIS requests the aforementioned action(s) for all or a portion of: **TRACT 1-A, BLOCK 101, BRENTWOOD HILLS** zoned **MX-M**, **located at 2600 JUAN TABO BLVD NE between JUAN TABO BLVD NE and LEXINGTON AVE NE** containing approximately 1.8021 acre(s). (H-21, H-22)

PROPERTY OWNERS: GBN HOLDINGS LLC, TRINITY GROUP LLC

REQUEST: SUBDIVIDE ONE LOT INTO TWO NEW LOTS

Comments:

1. Property is zoned MX-M (Mixed-use Moderate Intensity) and proposed properties must meet all Dimensional Standards for MX-M, as per IDO section 5-1(D), Table 5-1-2.
2. Property is located in an Area of Change, and is adjacent on its east side to an R-1C Residential Zone, located across the alley in an Area of Consistency. Must meet requirements for buffering.
3. Proposed Car Wash or other future development on proposed lot Tract 1-A-2 must meet Landscape edge buffer requirements as per IDO 5-6(E)(2), Table 5-6-4 (15 foot landscape buffer on East side of property).
4. Proposed Car Wash must meet all Use-Specific requirements of IDO 4-3(D)(16). Car Wash building and any associated outdoor activities are prohibited within 50 feet of any Residential zone, as per IDO section 4-3(D)(16)(b).
5. Existing area of proposed Tract 1-A-2 is being utilized for parking. It is unclear if that parking area is required for other adjacent existing businesses. Proposed uses may require shared access easements on the plat, as well as Shared Parking Agreement(s).
6. Must meet requirements of IDO 5-5(I), Table 5-5-8, Required Stacking Spaces for a Car Wash (minimum 3).
7. Future Development must meet all other applicable Development Standards of IDO 14-16-5, as well as applicable standards of the DPM and other City adopted regulations.