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:*** *4/20/2022*

AGENDA ITEM NO: 11

DRB PROJECT NUMBER:

PR-2022-006844

PS-2022-00066 – SKETCH PLAT

PROJECT NAME:
REMBE URBAN DESIGN & DEVELOPMENT requests the aforementioned action(s) for all or a portion of: **TRACT 106- A, 107B AND 107C, REMBE PROPERTIES zoned MX-M/R-A, located at 1701/1623 CENTRAL AVE NW between LAGUNA BLVD and RANCHO SECO RD** containing approximately 0.58 acre(s). (J-13)

PROPERTY OWNERS: REMBE PROPERTIES LLC C/O JAY REMBE

REQUEST: TRACT CONSOLIDATION

COMMENTS:

1. Property is zoned MX-M (Mixed Use Moderate Intensity), and must meet all Dimensional Standards and Setbacks as per IDO section 5-1(D) and Table 5-1-2.
2. The submittal states that a portion of this property is zoned R-A (Rural and Agricultural), and reflects that on a map. This area would have separate Use Standards, as per IDO Table 4-2-1, and Dimensional Standards, as per IDO sections 5-1(C), Table 5-1-1. This may require re-zoning for development desired. Please clarify area of property that is R-A, in relation to Site Plan/Development.
3. Property is in the Downtown Neighborhood Area Character Protection Overlay, CPO-3, and must follow all standards in IDO section 3-4(D), CPO-3. This comes into consideration in multiple specific allowable uses, shown in Table 4-2: check use-specific standards referenced for any proposed use.
4. Property is located in multiple unique areas outlined in the IDO, as follows:
    - Area of Change
    - Major Transit Corridor Area (MT) – Central
    - Premium Transit Station Area (PT) – West Downtown Station
    - Main Street Corridor Area (MS) – Central

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Each of these areas may have specific limitations or benefits, and any requirements must be followed.

5. Re-plat must meet all standards in IDO sections 5-3 Access & Connectivity and 5-4 Subdivision of Land.
6. Re-plat of property cannot increase any existing nonconformity or create a new nonconformity.
7. Future development must meet all applicable standards of IDO part 14-16-5, Development Standards, and all other applicable standards and provisions of the IDO, DPM, and any other City regulations.