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: 8

DRB PROJECT NUMBER:
PR-2022-007382
PS-2022-00145 – SKETCH PLAT
IDO - 2021

PROJECT NAME:
LISA GRAVELLE | KEITH GRIEGO request the aforementioned action(s) for all or a portion of: **LOT 492, UNIT 7, ATRISCO GRANT,** zoned **MX-L**, **located on SAGE between UNSER and 98TH ST** containing approximately 4.89 acre(s). (M-9)

PROPERTY OWNERS: SHAIKH MOHAMMED & RIZWANA QURAISHI

REQUEST: SITE PLAN FOR 50,000 SQ FT SPORTS COMPLEX OFFERING GYMNASTICS, VOLLEYBALL AND BASKETBALL

Comments:

1. Property is zoned MX-L and must meet Dimensional Standards of IDO 5-1(D), Table 5-1-2.
2. Property is located in an Area of Change, and is abutting an R-1 Residential zone in an Area of Consistency. As such, it must meet buffer requirements per IDO 5-6(E)(5), Table 5-6-5 (15 feet Landscaped buffer area) and Edge Buffer Landscaping requirements as per IDO 5-6(E)(1) and 5-6(E)(2).
3. PRT Meeting Notes identifies property Use Specific Standards as Health Club or Gym, IDO 4-3(D)(9). Parking requirements for that use is 2.5 spaces per 1000 GFA (207 parking spaces shown). Will need to show how parking calculations and required spaces were determined for the lot on Site Plan.
4. Proposed development must meet all applicable requirements of IDO 14-16-5 Development Standards, the DPM, and other adopted City regulations.