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:*** *6/08/2022*

AGENDA ITEM NO: 10

DRB PROJECT NUMBER:
PR-2022-007063
PS-2022-00106 – SKETCH PLAT

PROJECT NAME
CONSENSUS PLANNING, INC. agent for **PV TRAILS ALBUQUERQUE, LLC** requests the aforementioned action(s) for all or a portion of: **TRACTS 4 & 5, UNIT 3A, THE TRAILS** zoned **R-ML**, located on **WOODMONT AVE NW between PASEO DEL NORTE and SAND ROCK ST NW** containing approximately **37.0** acre(s). **(C-09)**

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE LLC

REQUEST: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

COMMENTS:

1. Replat of property must meet all requirements of IDO section 5-3 Access and Connectivity and 5-4, Subdivision of Land.
2. Replat of property cannot increase an existing nonconformity or create a new nonconformity to the IDO.
3. Property is zoned R-ML, and must meet all Dimensional Standards as per IDO section 5-1(C), Table 5-1-1, as well as allowable use standards for type of housing, as per IDO section 4-2-1 Allowable Uses and section 4-3(B)(7) Multi-Family.
4. Property is zoned R-ML, Residential Multi-family Low Density Zone, and must meet all Dimensional Standards of IDO section 5-1(C), Table 5-1-1.
5. Property is located in the Volcano Mesa Character Protection Overlay, CPO-13, IDO section 3-4(N). The standards for CPO-13 only apply for low density residential development.
6. Property is located in the Northwest Mesa Escarpment View Protection Overlay, VPO-2, IDO section 3-6(E), and must follow development standards, including colors, reflectivity, and shielding of equipment. It does not appear to fall within the Height Restriction Sub-Area, but that should be double-checked, as if it is within that area, it may be subject to substantial height restrictions.
7. Future Development must meet all standards of the IDO, DPM, and other adopted City regulations.