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:*** *6/15/2022*

AGENDA ITEM NO: 5

DRB PROJECT NUMBER:
PR-2022-007103
PS-2022-00117 – SKETCH PLAT

PROJECT NAME:
TIERRA WEST, LLC agent for **ABQ TERMINAL LLC | LB WALKER & ASSOCIATES** requests the aforementioned action(s) for all or a portion of: **MAP 44 TRACT 64C2 EXC 0.30 AC X ALL TRACT 64C3A2** zoned **NR-LM**, located at **3200 BROADWAY BLVD SE between BROADWAY BLVD SE and WOODWARD RD SE** containing approximately **21.43** acre(s). **(M-14)**

PROPERTY OWNERS: ABQ TERMINAL LLC ATTN: WALKER & ASSOCIATES INC.
REQUEST: SKETCH PLAT REVIEW AND COMMENT

COMMENTS:

1. Property is zoned NR-LM (Non-Residential Light Manufacturing), and must meet Dimensional standards as per IDO section 5-1(E), Table 5-1-3.
2. Replat of property cannot create a nonconformity to the IDO or increase an existing nonconformity.
3. Replat must meet requirements of IDO sections 5-2 Site Design and Sensitive Lands, 5-3 Access & Connectivity and 5-4 Subdivision of Land.
4. Property is located in the Railroad Spur Area, and may require Cumulative Impact studies, as per IDO sections 5-2(F) and 6-4(H).
5. Property is located within the Kirtland AFB Military Influence Area: development submittals must include referrals to commenting agencies, as per IDO section 6-4(J).
6. Property is located in the APO (Airport Protection Overlay), IDO 3-3, including the Air Space Protection, Runway Protection, and Noise Contour Sub-areas. Future development must meet related requirements.
7. Proposed uses must meet requirements of IDO 4-3(D)(17) and 4-3(D)(18), as per IDO Table 4-2-1.
8. Future development must meet all IDO Development Standards in IDO section 14-16-5, including but not limited to sections 5.5 Parking, 5.6 Landscaping, 5. 7 Walls & Fences, 5.8 Outdoor and Site Lighting, 5.11 Building Design, and 5. 12 Signage; as well as requirements of the DPM and other adopted City regulations.
9. CE has no further comments at this time, and no objections to the proposed changes or plat action.