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: 3

DRB PROJECT NUMBER:
PR-2022-007141
PS-2022-00090 – SKETCH PLAT

PROJECT NAME:
CONSENSUS PLANNING | SHAWNA BALLAY agent for KEYSTONE HOMES requests the aforementioned action(s) for all or a portion of: TRACT B-1, HERITAGE MARKETPLACE zoned MX-L, located at 1700 UNSER BLVD NW between I-40 and LADERA DR NW between I-40 and LADERA DR NW containing approximately 9.05 acre(s). (H-09)

PROPERTY OWNERS: BERNCO INVESTORS LLC

REQUEST: REDUCE MULTI-FAMILY UNITS FROM 230 APARTMENTS TO APPROXIMATELY 129 TOWNHOMES

COMMENTS:

1. Property is zoned MX-L, Mixed-Use Low Intensity Zone, and must meet all dimensional standards as per IDO section 5-1(D) Table 5-1-2.
2. Townhouses are a permissive use as per IDO Table 4-2-1, with the stipulation that townhouse use shall follow the Use Specific standards as per IDO section 4-3(B)(5).
3. Property is within the Heritage Marketplace Subdivision, but may have been excluded from the Heritage Marketplace Subdivision Design Standards, as per the Site Plan for the Subdivision submitted in DRB Case #1003275, 10/27/2014. This is not clear from case records, and needs to be confirmed if subject to those standards. If so, any adjustment would be subject to Amendment of the approved plan.
4. Future development must meet all requirements as noted above, and specific design requirements of the IDO as outlined in multiple sections of IDO 14-16-5, Development Standards, as well as the DPM or other applicable adopted City regulations.
5. CE has no further comment or objections.