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:*** *10/11/2023*

AGENDA ITEM NO: 2

DRB PROJECT NUMBER:
PR-2022-007153
SD-2023-00179 – PRELIMINARY/FINAL PLAT
SKETCH PLAT 11-30-22 (DRB)
IDO - 2022

PROJECT NAME:
ARCH + PLAN LAND USE CONSULTANTS LLC agent for **SAWMILL BELLAMAH PROPERTIES LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A, TRACT A & TRACT 238C1A2A2, LANDS OF STEWART-WALKER/LANDS OF REI** zoned **MX-H**, located at **1904 BELLAMAH AVE NW/1904 MOUNTAIN RD NW between 18TH ST and 20TH ST** containing approximately **5.3** acre(s). **(J-13)**

PROPERTY OWNERS: SAWMILL BELLAMAH PROPERTIES LLC

REQUEST: REPLAT OF 3 EXISTING TRACTS INTO 3 NEW TRACTS, INTERIOR LOT LINE ADJUSTMENTS, GRANT CROSS LOT DRAINAGE EASEMENT AND PUBLIC DRAINAGE EASEMENT

COMMENTS:

1. Property shows zone NR-LM on AGIS, but had previously been reported to have been rezoned to MX-H. It is located in an Area of Change and within the Sawmill/Wells Park, CPO-12 Overlay zone. Please confirm if these zones as noted are accurate.
2. Concerns expressed in Sketch Plat on 11/30/22 primarily focused on ensuring adequate parking remained for existing businesses, based on where new property lines fall, cutting through existing parking. As per this submittal, there is a note indicating prior businesses and buildings will be removed for re-development, which would address those prior concerns. Please confirm if that is accurate.
3. Code Enforcement has no further comments and, if no parking issues, no objection to the proposed plat as shown.

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Comments from Sketch Plat, 11/30/22:

1. *Submittal states property has been rezoned to MX-H. As such, property must meet Dimensional Standards as per IDO section 5-1(D), Table 5-1-2.*
2. *Property is located in the Sawmill/Wells Park Overlay zone, CPO-12, and must meet all Dimensional, Building Design or other Development standards of that overlay zone, as well. State or show on plans how façades are meeting the standards of Sawmill/Wells Park, CPO-12, IDO 3-4(M).*
3. *Height of building is limited to 68 feet, as per Table 5-1-2. The 12 foot Structured parking bonus referred to in the submittal does not apply to the MX-H zone, as per Table 5-1-2. However, you may submit an application for either a Variance or a Deviation approval, to allow the desired height. Please clarify the height of the building, as there is no apparent height shown which matches with the parapet of the building.*
4. *Property must meet Use Specific standards of IDO Table 4-2-1 for Dwelling, Multi-Family, and requirements as per IDO 4-3(B)(8).*
5. *Landscape calculations must show how meeting required number of trees per dwelling unit on first and second floors, and how meeting percentage of cool season vs warm season grasses, as required in IDO 4-3(B)(8)*
6. *Clarify Parking Calculations and show how tabulated for total spaces. Vehicle parking should be shown as per type of dwelling (1 BR, 2 BR, etc), as per Table 5-5-1 – not from Table 5-5-2 as cited on Site Plan. Use Table 5-5-4 for Motorcycles and Table 5-5-5 for Bicycles. Calculations unclear as to vehicle parking required, and appear short on Bicycle parking provided,.*
7. *Light poles cannot exceed 20 feet in height, and wall-mounted light fixtures cannot exceed 15 ft height, as per IDO 5-8(D)(3) and (4), Table 5-8-1. Page SP-1 has Keyed Note of Parking Lot Lights at 25 ft high, and Plan shows varied statements as to height of poles and Note 3 stating Light fixtures will be a maximum of 20 ft height. Please clarify heights of all light fixtures, whether pole or building mounted.*
8. *No further comments at this time.*