

## PRE-APPLICATION MEETING NOTES

PA#: 22-109

Notes Provided (date): 4-29-22

Site Address and/or Location: 111 University Blvd SE

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request Zone Map Amendment, and Multi-family development

### Basic Site Information

Current Use(s): Religious institution

Size (acreage): 0.8-acre

Zoning: R-ML

Overlay Zone(s): None

### Comprehensive Plan Designations

Development Area: Area of Change

Corridor(s): See page 2

Center: None

Near Major Public Open Space (MPOS)?: No

### Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.  
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Dwellling, Multi-family

Use Specific Standards: 4-3(B)(7)

Applicable Definition(s): See page 2

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

### Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

### Process

Decision Type(s) (see IDO Table 6-1-1): Public Meeting or Hearing (Site Plan), Policy Decision (Zone Map Amendment)

Specific Procedure(s)\*: 6-6(I) - Site Plan DRB, and 6-7(G) - Zone Map Amendment EPC

*\*Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: DRB, EPC Is this a PRT requirement? Yes

### Handouts Provided

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input type="checkbox"/> Site Plan- EPC  | <input checked="" type="checkbox"/> Site Plan- DRB |
| <input type="checkbox"/> Site Plan- Admin                | <input type="checkbox"/> Variance-ZHE         | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision               |
| <input type="checkbox"/> Site History/Research           | <input type="checkbox"/> Transportation       | <input type="checkbox"/> Hydrology       | <input type="checkbox"/> Fire                      |

If you have additional questions, please contact Staff at [planningprt@cabq.gov](mailto:planningprt@cabq.gov) or at (505) 924-3860. Please include the PA# with your inquiry.

## **Staff Notes PRT 22-109**

1. Proposed exit-only drive from parking lot onto University, relationship/separation from alley, etc.

Please communicate with DRB staff for site design questions, we typically provide feedback when drawings are provided. Jeanne Wolfenbarger (924-3991)

2. 90-degree on-street parking layout on Gold (separation/setback to University)

Please communicate with DRB staff for site design questions, we typically provide feedback when drawings are provided. Jeanne Wolfenbarger (924-3991)

3. To what extent does Solar Protection constrain this site in relation to Commercial property to the North?

Section 5-2(D) applies in this situation.

Section 5-10(C) applies to the RA, R-1, R-MC, R-T, and R-ML zones. In the application, it shows that a zone change to MX-L is desired.

4. Any other items of concern by staff?

Order of request should be, Zone Map Amendment - EPC, then Site Plan - DRB

## **Definitions**

### Dwelling, Multi-family

A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family.