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:*** *6/29/2022*

AGENDA ITEM NO: 6

DRB PROJECT NUMBER:
PR-2022-007219
PS-2022-00128 – SKETCH PLAN

PROJECT NAME:
TIERRA WEST, LLC agent for **MAUNEY INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-E-1/TRACT A-1-A, LOS PASTORES SHOPPING CENTER** zoned **MX-M**, **located at 4615 WYOMING BLVD NE BETWEEN and MONTGOMERY BLVD NE** containing approximately 2.1979 acre(s). (F-19)

PROPERTY OWNERS: MAUNEY INVESTMENTS LLC
REQUEST: SKETCH PLAN REVIEW AND COMMENT

COMMENTS:

1. Property is zoned MX-M, and must meet all dimensional standards of IDO section 5-1(D), Table 5-1-2, as well as Specific Use Standards for Multi-Family Dwellings, as per IDO section 4-3(B)(7).
2. Property is located in an Area of Change, and is adjacent to an Area of Consistency with R-1B zoning to the West. This proximity stipulates the following Landscape and Building Design requirements:
    - A fifteen (15) foot Landscape Buffer on the West side, as per IDO 5-6(E)(5), Area of Change next to Area of Consistency Table 5-6-5, and as described in IDO 5-6(E)(2), Development next to Low Density Residential Zone Districts.
    - Drop down to a maximum 30 foot height within 100 feet of protected district, as per IDO 5-9(C)(1).
3. Property is located within 660 ft of the Montgomery Blvd Major Transit Corridor, with allowance of 20% reduction Parking Credits as per IDO 5-5(C)(5)(a).
4. Must follow parking requirements as per IDO 5-5, Parking and Loading, and Table 5-5-1, which requires 1.5 spaces per Dwelling Unit (DU) prior to credits. With the 20% reduction noted above, that would reduce it to 1.2 spaces per DU required. Please show calculations for reduction to 1.15 spaces per DU, as shown on Site Plan, citing all credits utilized.
5. In addition to the IDO sections cited above, this development must meet all requirements of IDO 14-16-5, Development Standards, and should review sections 5-3 Access & Connectivity, 5-7 Walls & Fencing, 5-8 Outdoor and Site Lighting, 5-9 Neighborhood Edges, 5-11 Building Design, and 5-12 Signs.