# 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:*** *8/17/2022*

**AGENDA ITEM NO:** 4

**DRB PROJECT NUMBER:**
**PR-2022-007219**
**PS-2022-00158 – SKETCH PLAT**
***IDO - 2021***

**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/TRACT A-1-A, LOS PASTORES SHOPPING CENTER zoned MX-M, located at 4615 WYOMING BLVD NE between WYOMING BLVD NE and MONTGOMERY BLVD NE containing approximately 2.1979 acre(s). (F-19)**

**PROPERTY OWNERS:** MAUNEY INVESTMENTS LLC

**REQUEST:** SKETCH PLAT REVIEW AND COMMENT

**COMMENTS:**

1. Property is zoned MX-M, and must meet all Dimensional Standards as per IDO 5-1(D), Table 5-1-2.
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. This is met on the submitted plan.
   - Drop down to a maximum 30 foot height within 100 feet of protected district, as per IDO 5-9(C)(1). ***Need to indicate how this is being met: show distance measurements from R-1 lots to building***.
3. Calculations show the proposed Development is not meeting the required Open Space, as per IDO 5-1(D), Table 5-1-2. ***You must correct this deficiency, seek a Waiver (under 10%), or obtain a Variance.***
4. 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).
5. **Parking calculations appear to show deficiency in provided parking.** Clarify parking calculations on Site Plan to reflect how requirements are being met, citing all credits utilized. 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, which would require 153 spaces, as per your calculations. (Note: The 20%

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reduction noted above would reduce it to 123 spaces required, or 1.2 per DU).

6. In addition to the IDO sections cited above, this development must meet all other applicable requirements of IDO 14-16-5, Development Standards, as well as the DPM and other adopted City regulations.