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:*** *9/28/2022*

AGENDA ITEM NO: 1

DRB PROJECT NUMBER:
PR-2022-007588
SI-2022-001658 - SITE PLAN AMENDMENT
IDO - 2021

PROJECT NAME:
ALLEN WHITAKER agent for **NEW MEXICO CANCER CENTER LLC (NMCC) | BOB McELAERNEY** requests the aforementioned action(s) for all or a portion of: **LOT 1A2B1, JOURNAL CENTER** zoned **NR-BP,** located at **4901 LANG AVE NE** between **HEADLINE BLVD and JEFFERSON ST** containing approximately **5.96 acre(s). (D-17)**

PROPERTY OWNERS: NEW MEXICO CANCER CENTER LLC

REQUEST: ADDITION OF 17,500 SQ FT PROTON THERAPY SPACE AND RECONFIGURATION OF SURFACE PARKING

COMMENTS:

1. Property is zoned NR-BP and is subject to the Journal Center Master Plan. There is also an approved Site Plan # 100560. Any changes must be submitted as an Amendment to the approved plan, and with compliance and approval of the Journal Center Master Plan and Architectural Review Committee. Where these are silent, development must meet current requirements of the IDO.
2. Parking calculations need to be clarified. It is unclear how the numbers shown were calculated, as the parking for the site as per current IDO requirements would be 5 spaces per 1000 sq ft, for a Medical Clinic. Please specify and break down parking requirements for specific uses of the building, utilizing IDO Table 5-5-1 as a guideline (Medical Clinic, Offices, or other applicable uses and their required parking). You may find additional Parking Reductions or Credits available, if you review IDO sections 5-5(C)(5) or 5-5(C)(6).
3. Off-site Parking as proposed for 100 spaces would require a Shared Parking Agreement, as per IDO sections 5-5(C)(5)(b)(1), Shared Parking Reduction, and/or 5-5(C)(6)(e), Offsite Parking Credit. Please provide Site Plan showing location of proposed off-site parking, and distance from property. Shared Parking Agreement must be submitted to the Zoning Permit Counter for review and approved by the Planning Director.
4. A calculation for required parking spaces based on projected building occupancy must be submitted to and approved by the Planning Director, as per IDO 5-5(C)(5)(e), Parking Study Reduction.

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5. Landscaping must meet requirements of IDO 5-6, Landscaping, Buffering, and Screening. Provide revised calculations showing how it is meeting IDO requirements.
6. Signs must meet requirements of Master Plan and, where silent, IDO 5-12, Signs.
7. Code Enforcement has no further comments at this time.