**AGENDA ITEM NO: 8**

**PROJECT NUMBER:**

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| **PR-2023-008325**  **PS-2023-00055 – SKETCH PLAT** |
| **REQUEST:** SITE PLAN FOR 115 ROOM HOTEL  **LOCATION:**  2026 CENTRAL AVE SW between RIO GRANDE BLVD and SAN PASQUALE AVE |
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**COMMENTS:**

1. Property is Zoned MX-M, and must meet all Dimensional standards of IDO 5-1(D), Table 5-1-2.
2. Property is located in an Area of Change. The property adjacent to the SW corner of the property is in an Area of Consistency, and will require a Landscape buffer of 25 ft, as per IDO 5-6(E)(5), Table 5-6-5.
3. Property is located within 660 ft of the Main Street (MS) Central Transit Corridor, 660 ft from Old Town Premium Transit Station (PT), and 660 ft for the Major Transit Corridors (MT) of Lomas, Central, and Rio Grande. Must meet applicable requirements for those respective areas.
4. Show how building location and design meet requirements of IDO 5-1(D)(2), Urban Center, Main Street, and Premium Transit Areas:

*5-1(D)(2)(a) Where sidewalks are less than 10 feet wide, the minimum front setback shall be 10 feet.*

*5-1(D)(2)(b) A minimum of 50 percent of front property line width must be occupied by the primary building, outdoor seating and gathering area, or outdoor dining area constructed within 15 ft. of the property line.*

1. *On a corner lot, the required minimum of 50 percent must begin at the corner.*
2. *A 3-foot wall and trees spaced 20 feet on center shall be required between any outdoor seating and gathering area or outdoor dining area and a parking or loading area.*

*5-1(D)(2)(c) For lots where there are 2 or more street side lot lines, the maximum side setback applies only to one side.*

1. Cumulative Parking reductions may not exceed 50%, as per IDO 5-5(C)(5). Cumulative reductions taken are 60% -- must reduce, accordingly.
2. Must meet all applicable Landscape, Buffering, and Screening requirements, as per IDO 5-6.
3. Must meet requirements for IDO 5-12 for all Signage.
4. No further comments at this time.