***REVIEW DATE****: 3/15/23 --*

***Project Number****: PR-2023-008325*

***Application Numbers****: PS-2023-00055*

***Project Name****: 2026 Central Ave. SW*

**Requests**: *Site Plan for 115-room Hotel*

*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

**COMMENTS:**

* The project appears to cover two lots. Is a replat under consideration to develop the project on one lot? A parking space appears to be delineated by the lot line between the two lots, which will require a replat if the case as parking spaces being added/constructed in a new development can’t be delineated by lot lines.
* The property is in an Area of Change. Adjacent and abutting properties to the east and west are also Areas of Change. The parcel boundary on the south and a portion on the west is an Area of Consistency.
* **IDO 2-4(D) MX-M Moderate Intensity Zone**: Dimensional standards and setbacks must meet the MX-M ‘General’ zone.

--Confirm compliance with building maximum height and setbacks:

* **IDO 3** The subject site in not in an Overlay Zone.
* **IDO 4-1 Hotel is a permitted use on the MX-M Zone. Refer to the Use Specific Standards for Hotel in Section 4-3(D)(15).**
* **IDO 5-3(D)(2)(b)** Reference DPM 7.2.29 for Sidewalk/landscape buffer widths. Parcel is outside of a Center. This location on Central is within a Premium Transit Station Area, a Major Transit Corridor, and a Main Street Corridor. Therefore, Central requires an 8-10 foot sidewalk and a 6-8 foot landscape buffer. Please provided widths of existing features. Any reduced sidewalk width in a Special Corridor such as this requires an application for a waiver from the Development Hearing Officer.
* **IDO 5-3 Access and Connectivity**

**(D)(3) On-site Pedestrian Connections:** **Please confirm compliance.** Provide required walkways and comply with shading of walkways. See Table 5-3-1 for required walkways adjacent to the street-facing facade for buildings of specific sizes.

* **IDO 5-3(E) Driveways, Drive Aisles, and Access:** Comply with subsections (a) and (c).
* **IDO 5-5(C) Off-street Parking:**

Parking requirements for proposed Hotel on a Premium Transit Corridor are in Table 5-5-1.



* **IDO 5-5(C)(5) Parking Reductions**: The project site qualifies for a 20% reduction since it is within 660’ of a Main Street area pursuant to IDO 5-5(C)(5)(a).

**5-5(C)(5)(a) General Reductions for Centers and Corridor Areas**

In UC-AC-EC-MS areas or in MT areas in Areas of Change, where

Table 5-5-1 and Table 5-5-2 do not indicate a different parking

requirement for the relevant Center or Corridor area, a 20 percent

reduction in required off-street parking spaces shall apply to

properties in those areas.

|  |  |  |
| --- | --- | --- |
| **Type** | **Required** | **Provided** |
| General Spaces:  Hotel (2 spaces per 3 rooms) | 77 spaces | 62 spaces per 20% parking reduction 5-5(C)(5)(a) |
| ADA |  | 4 |
| Parking Reductions:  General Reduction  Proximity to Transit  Transit Stop | -15  -23  -10  Total required = 31 spaces | 71 spaces |
| Motorcycle | 3 | 4 |
| Bicycle | 3 | 5 |
| Electric Vehicle | Not required, but recommended | 4 |
|  |  |  |

**EV spaces.** You receive a credit for those per the following IDO section:

**5-5(C)(6)(a) Electric Vehicle Charging Station Credit**

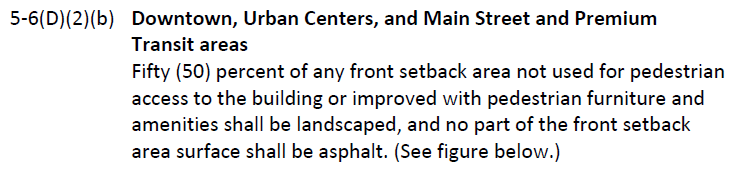
Each off-street electric vehicle charging station with a rating of

240 volts or higher shall count as 2 vehicle parking spaces toward

the satisfaction of minimum off-street parking requirements.

* **IDO 5-5(G) Parking Structure Design and (H) Off Street Loading**: Check for compliance.
* **IDO 5-6(C): General Landscaping Standards**: In a Premium Transit Area, 10% of the net lot shall contain landscaping.

* **IDO 5-6(D): Street Frontage Landscaping**. Please also note below:



* **IDO 5-6(E)(2)(b) Edge Buffer Landscaping:** The parcel is abutting a parcel zone R1-C on the south. See the buffer required for a Premium Transit area.

* **5-6 (F)(1)(a) Parking Location and Design:** 10% of the Parking Lot Area in Premium Transit areas shall be landscaped.
* No parking space shall be further than 100 feet from a tree. And one tree for every 10 stalls is required.
* **IDO 5-6(F)(1) Parking Lot Edges:** Confirm Compliance.
* **Building Design:** It is highly recommended, but not required, that the applicant team use the Climatic and Geographic Responsive Design Considerations found at this link: [SubmittalFormClimaticGeographic\_Responsiveness.pdf (cabq.gov)](https://documents.cabq.gov/planning/online-forms/SubmittalFormClimaticGeographic_Responsiveness.pdf)
* IDO 5-11(E) Building Design Mixed Use Development. Provide a project letter showing compliance with 5-11(E) requirements and use site plan notes to confirm compliance.
* Please note the following IDO Sections:

5-7: Walls. Development requires separate permitting. Height per table 5-7-1.

5-8 Outdoor and Site Lighting requirements. Include lighting information in Site Plan submittal.

5-12 Signs. Reference table 5-12-2.

* IDO 6-1 Public Notice: Meet the notice requirements as outline in IDO Table 6-1-1. A pre-submittal neighborhood is required.
* Confirm that there is no previously approved Site Development Plan. Changes to that plan may require minor/major amendments to the plan.

Where any previous plan is silent or if one does not exist, all development must meet all relevant standards and provisions of IDO (**MX-M**) and the DPM.

* If a Platting action is determined to be needed, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
* All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.



*Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Jolene Wolfley/Jay Rodenbeck DATE: 3/14/23

Planning Department

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