

Project Information

ADDRESS: 601 CENTRAL AVE. NE ALBUQUERQUE, NM 87102

ZONING CODE: ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE, ADOPTED JULY 2023

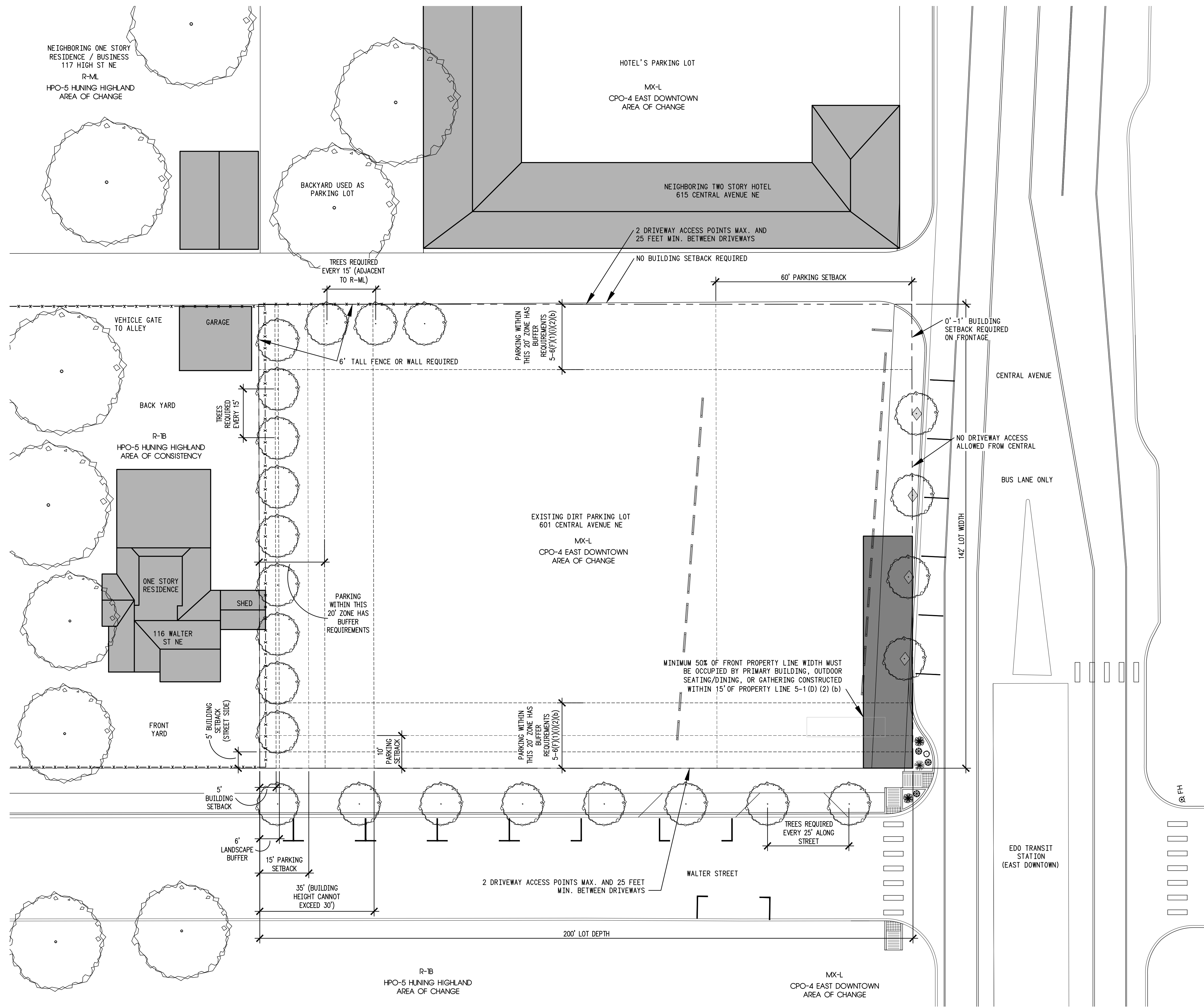
ZONING: MX-L (MIXED USE - LOW INTENSITY)
 UC-MS-PT OVERLAY ZONES:
 CPO-4 EAST DOWNTOWN CHARACTER PROTECTION OVERLAY
 MS- MAIN STREET CORRIDOR (CENTRAL AVE.)
 PT- PREMIUM TRANSIT STATION AREA (EDO STATION)

LOT SIZE: 142' x 200' (0.64 ACRE / 28,400 SQ. FT.)

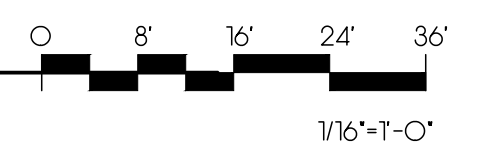
3-4(E)(3) SETBACK STANDARDS (MX-L & CPO-4)
 FRONT:
 MINIMUM: 0 FEET
 MAXIMUM: 1 FOOT
 SIDE:
 MINIMUM INTERIOR: 0 FEET
 MINIMUM STREET SIDE: 5 FEET
 REAR:
 MINIMUM: 5 FEET
 5-6(E)(2)(b) MINIMUM LANDSCAPING EDGE BUFFER REQUIRED (NEXT TO R-1)
 MINIMUM 6 FEET FOR BUILDINGS ≤ 30 FEET TALL
 MINIMUM 10 FEET FOR BUILDINGS > 30 FEET TALL

BUILDING HEIGHT: 60'6" MAX, 55' + 5% DEVIATION PER TABLE 6-4-1
 *** SECTION 14-16-3-4(E)(4) BUILDING HEIGHT STEPDOWN TO 30 FEET MAX. WITHIN 35 FEET OF AN R-1 LOT IN WHICH CASE NEIGHBORHOOD EDGE PROVISIONS FOR BUILDING HEIGHT IN SUBSECTION 14-16-5-9(C) DO NOT APPLY.
 *** SECTION 14-16-5-9(C)(2) BUILDING HEIGHT STEPDOWN TO 30 FEET MAX. WITHIN 50 FEET OF AN R-1 LOT
 *** SECTION 14-16-3-4(E)(4) BUILDING HEIGHT BONUSES DO NOT APPLY.

PARKING SETBACKS: 3-4(E)(6)(c)
 FRONT: MINIMUM 60 FEET (30% OF LOT DEPTH)
 STREET: MINIMUM 10 FEET
 REAR: MINIMUM 5 FEET
 DRIVEWAY ACCESS POINTS: 1 ACCESS POINT ALLOWED PER 100 FEET FRONTAGE

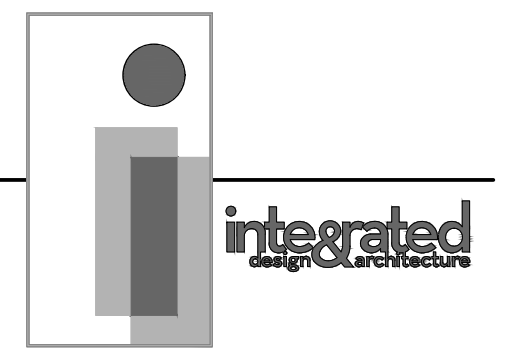
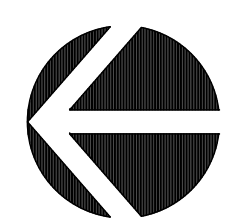


EXISTING SITE PLAN



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Project Information

STORIES: 5

TOTAL UNITS: 68
 STUDIOS: 36
 ONE BR: 32

** SITE IS LOCATED WITHIN 330 FT OF EDO TRANSIT STATION, WHICH SERVICES EVERY 8-15 MINUTES

14-16-5-5 - PARKING AND LOADING:

TABLE 5-5-1 - MINIMUM OFF-STREET PARKING REQUIRED:

MS-PT: 1 SPACE / DU
 X 68 UNITS
 68 SPACES

5-5(C)(5)(c) - REDUCTION FOR PROXIMITY TO TRANSIT**

(1) 68 SPACES X 0.30 REDUCTION = 20.4 = 21
 (2) 68 SPACES X 0.10 REDUCTION = 6.8 = 7
 TOTAL REDUCTION = 28 SPACES

TABLE 6-4-1 - ALLOWABLE DEVIATIONS:

68 SPACES X 0.05 DEVIATION = 3.4 = 4

TOTAL MINIMUM OFF-STREET PARKING REQUIRED:

68 SPACES - 28 SPACES = 40 SPACES

TOTAL REQUIRED IF DEVIATION IS ALLOWED:

40 SPACES - 4 SPACES = 36 SPACES

PARKING PROVIDED:

38 STANDARD
 + 5 ACCESSIBLE
 33 SPACES

VARIANCE NEEDED = 7 SPACES

VARIANCE NEEDED IF DEVIATION IS ALLOWED = 3 SPACES

TABLE 5-5-4 - MINIMUM MOTORCYCLE PARKING REQUIRED:

26-50 REQUIRED OFF-STREET PARKING SPACES = 2 MOTORCYCLE SPACE

MOTORCYCLE PARKING PROVIDED:

2 SPACE

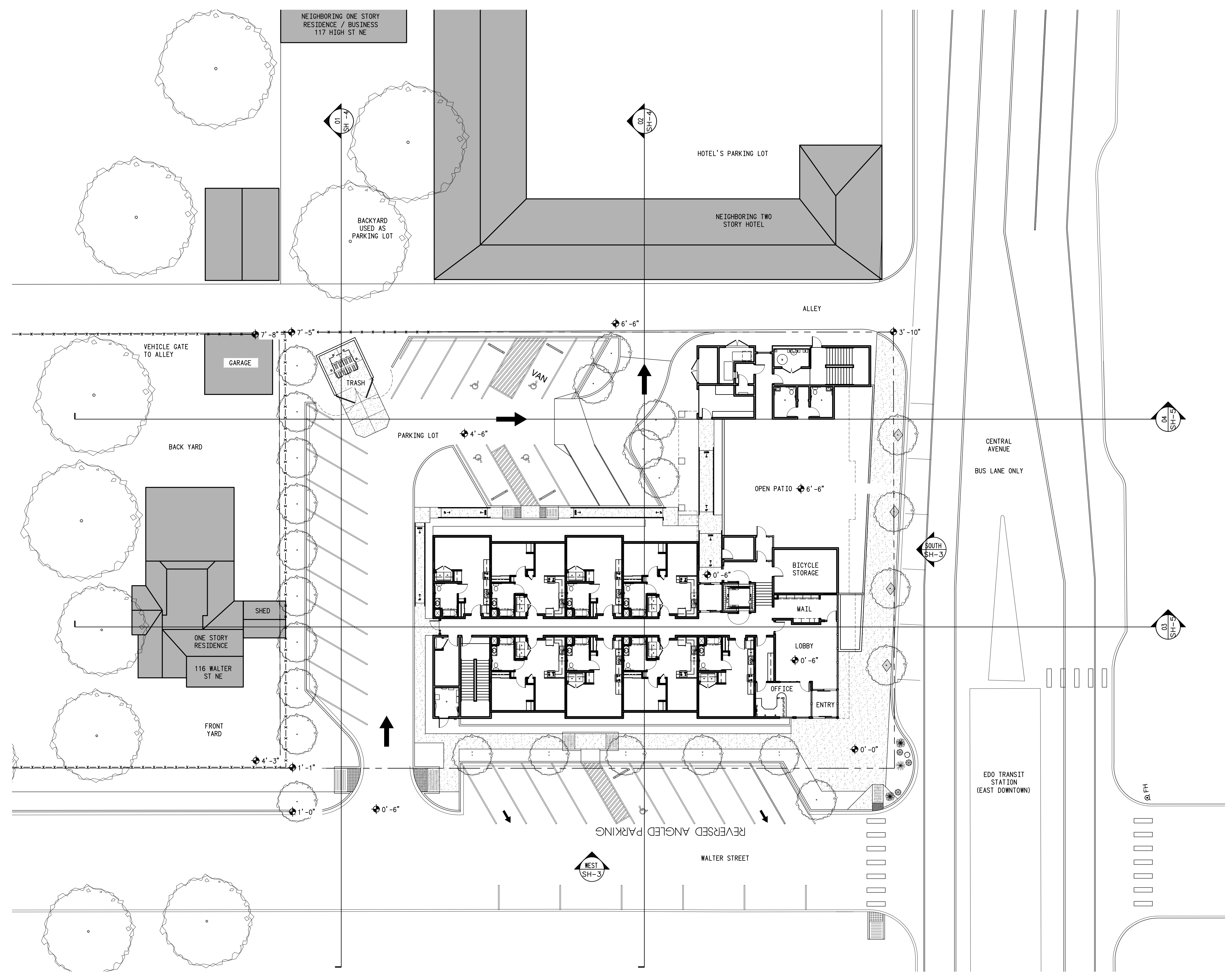
TABLE 5-5-5 - MINIMUM BICYCLE PARKING REQUIRED:

PER IDO: 40 SPACES X 0.10 = 4 BICYCLE SPACES

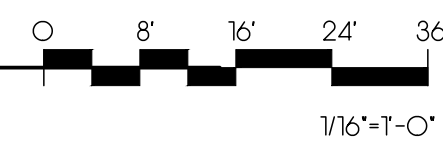
PER IDO IF DEVIATION IS ALLOWED: 36 SPACES X 0.10 = 3 BICYCLE SPACES

PER MFA: 68 UNITS X 0.50 SPACES = 34 BICYCLE SPACES

BICYCLE PARKING PROVIDED:



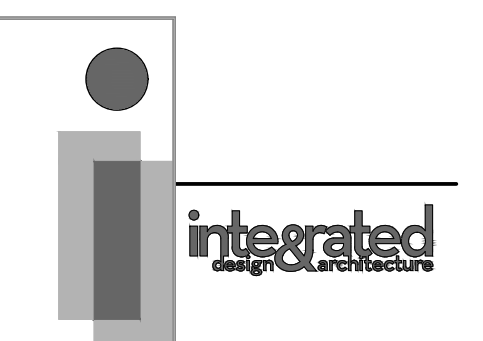
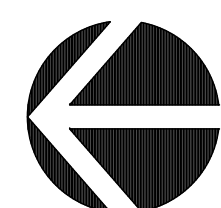
PROPOSED SITE PLAN

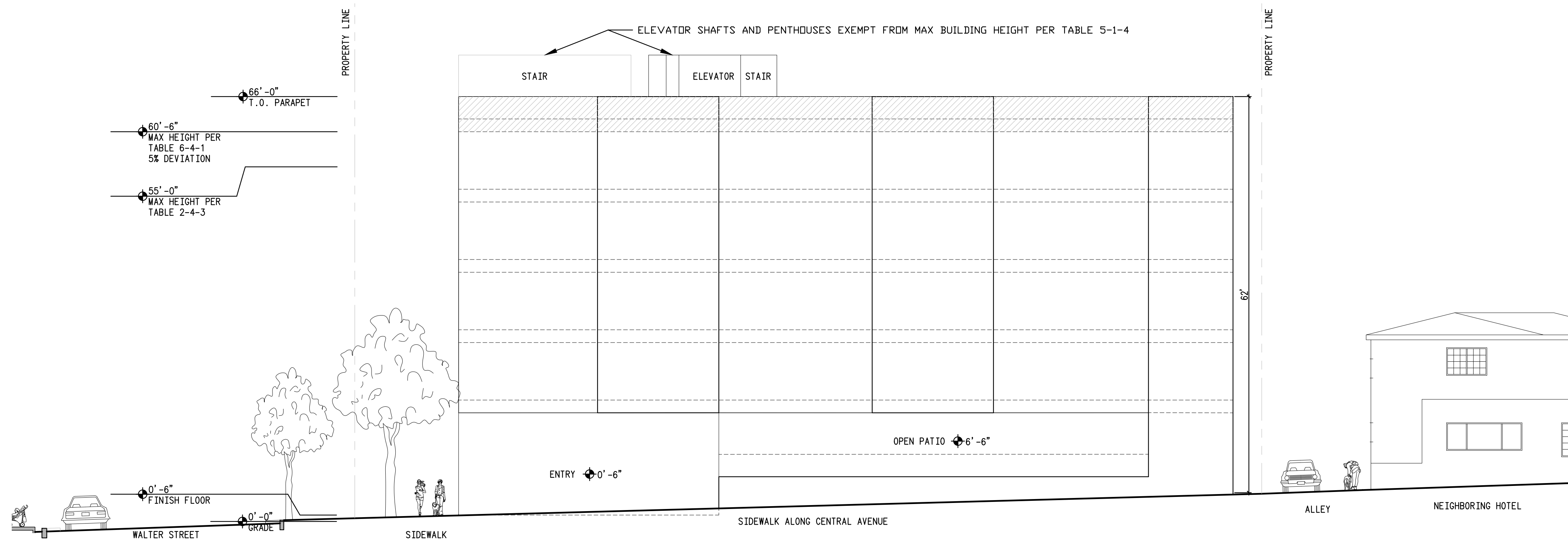


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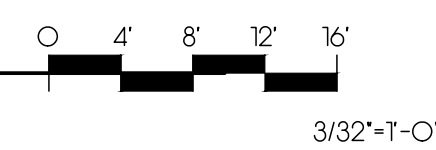
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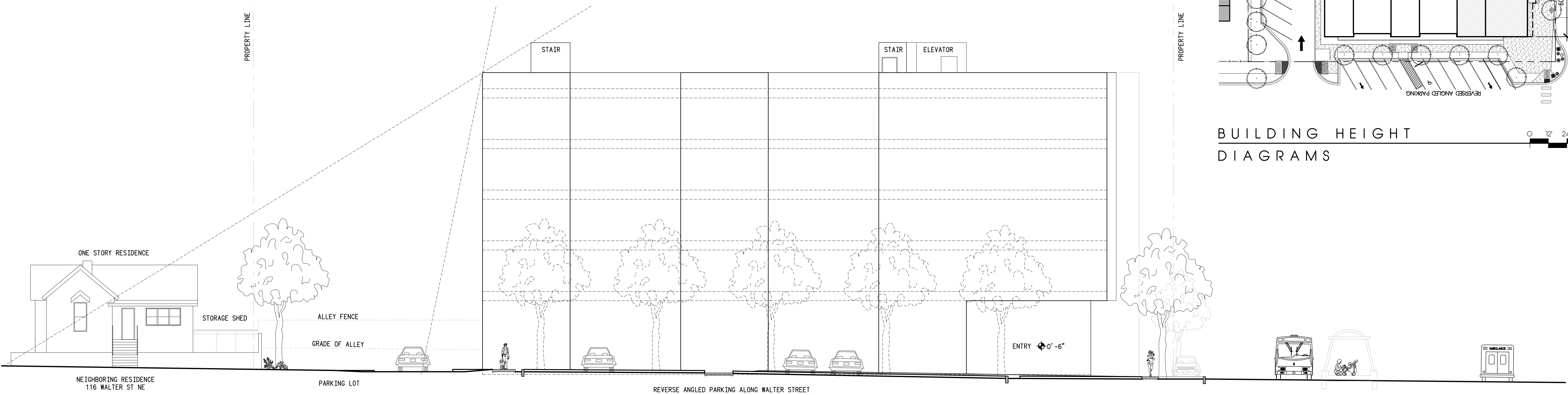




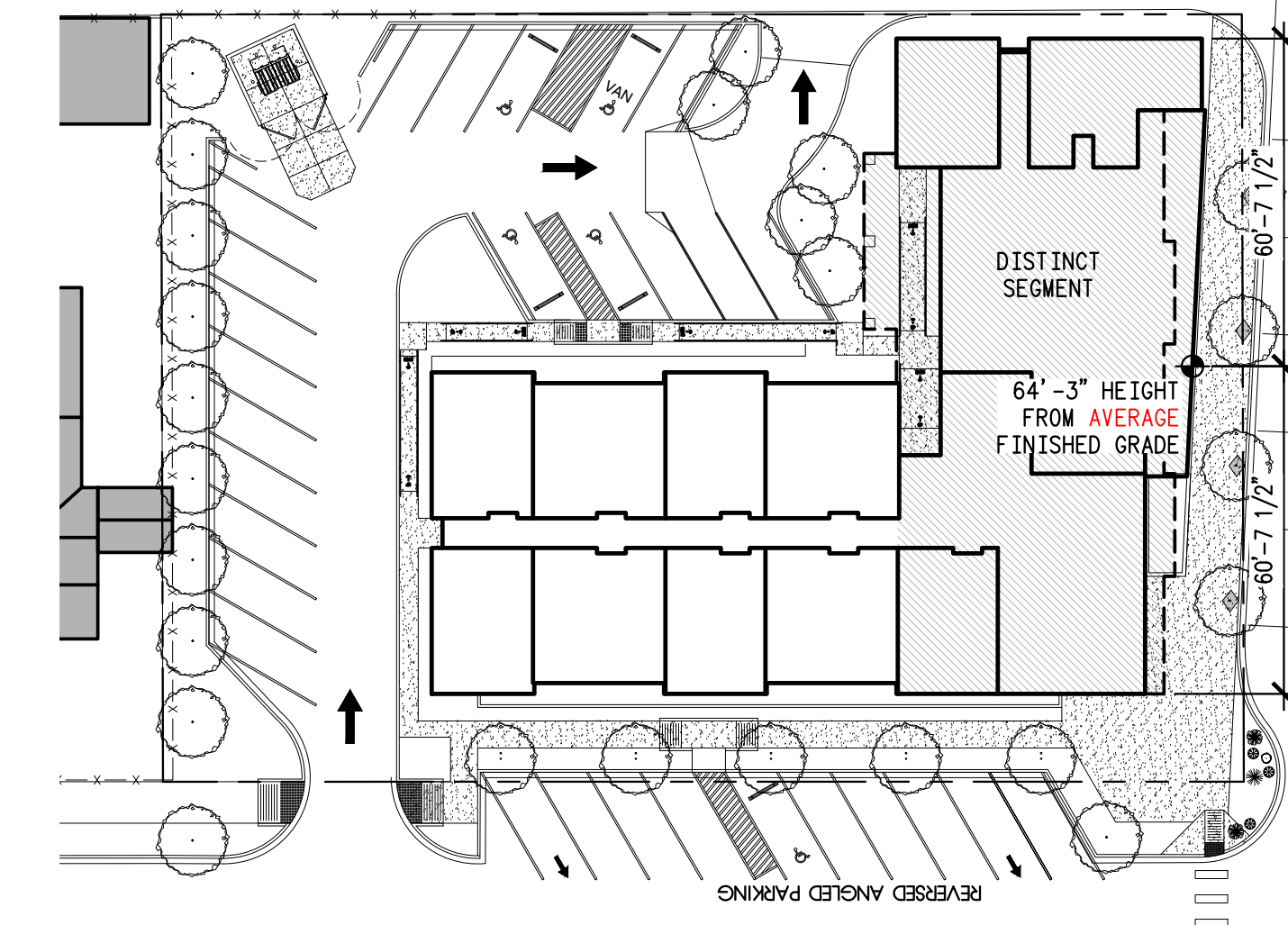
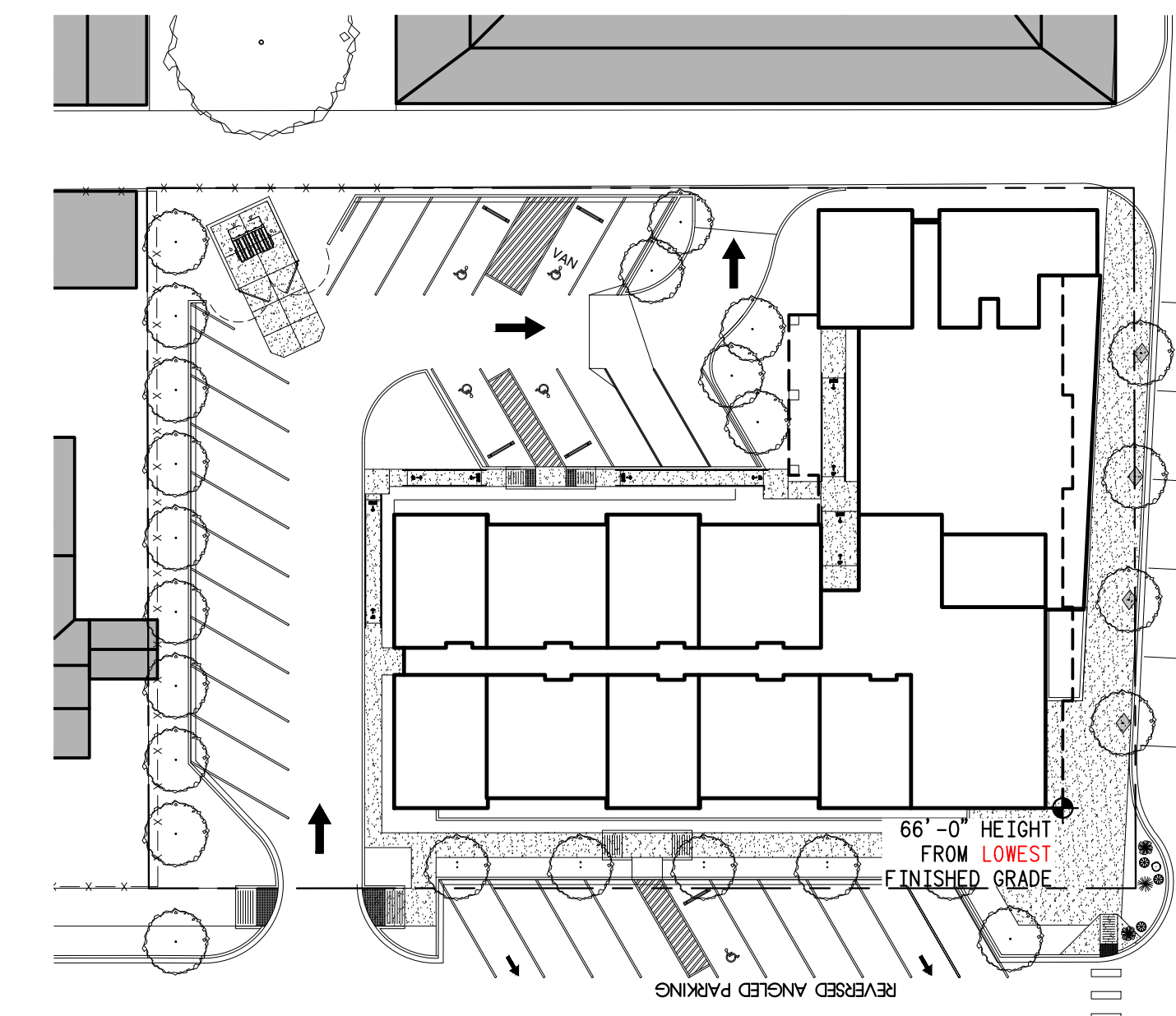
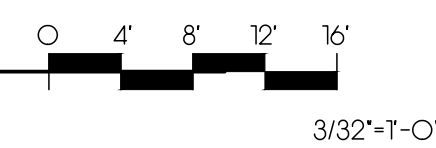
SITE ELEVATION - SOUTH



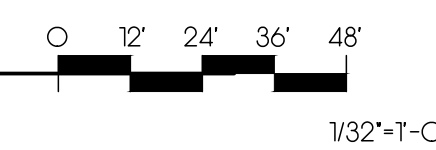
LEGEND
 PORTION OF STRUCTURE ABOVE ALLOWABLE BUILDING HEIGHT



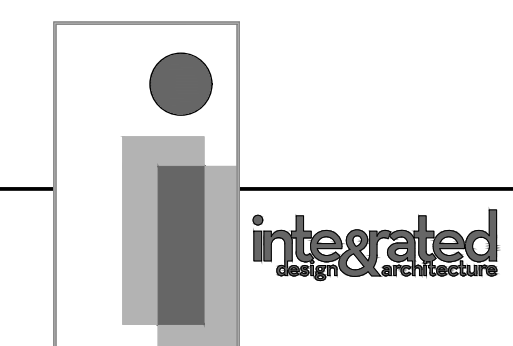
SITE ELEVATION - WEST

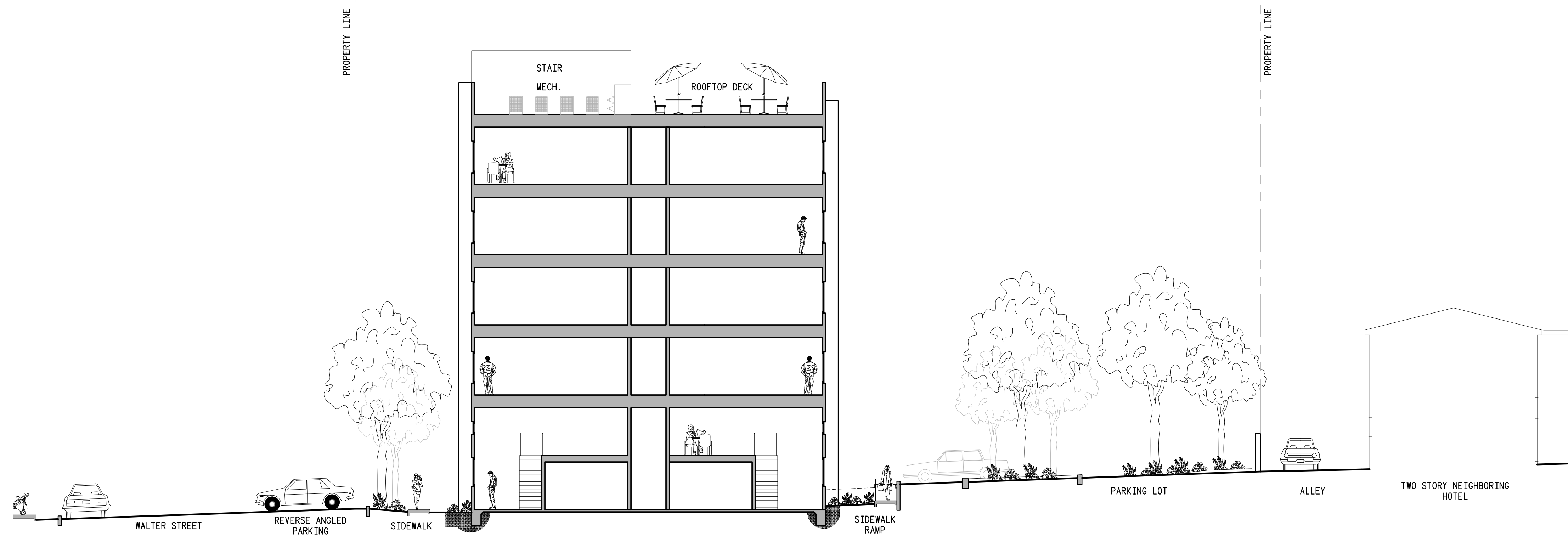


BUILDING HEIGHT DIAGRAMS

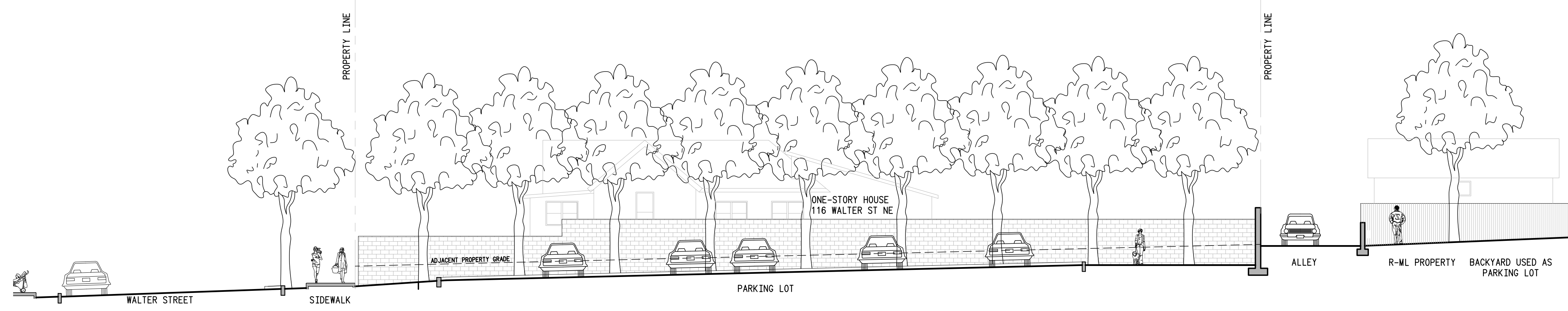
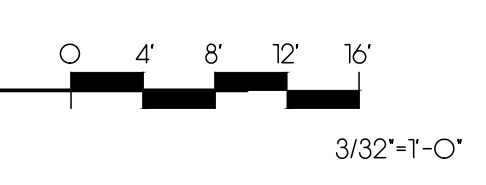


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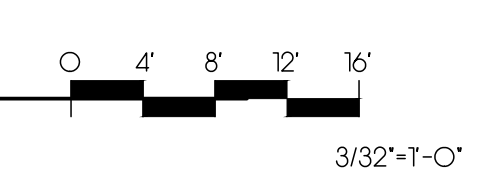




SITE SECTION 01

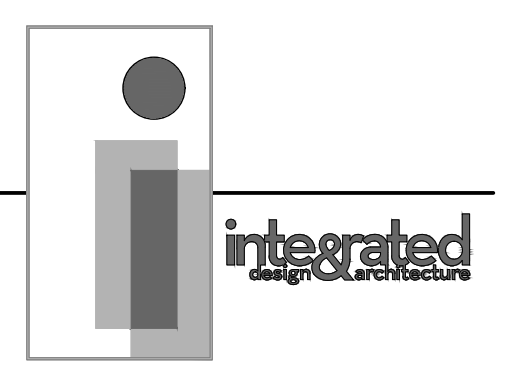


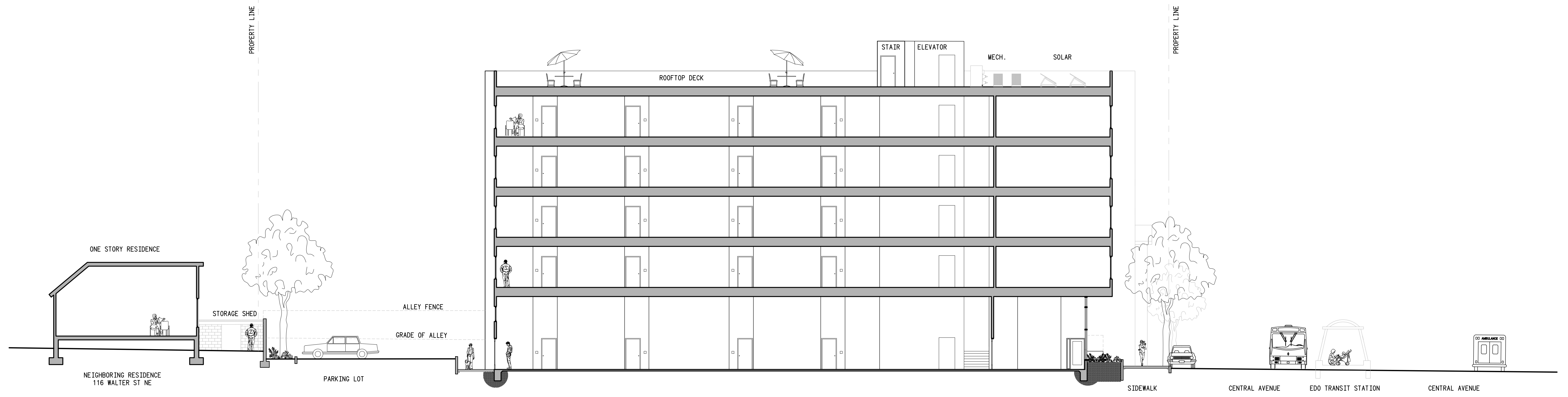
SITE SECTION 02



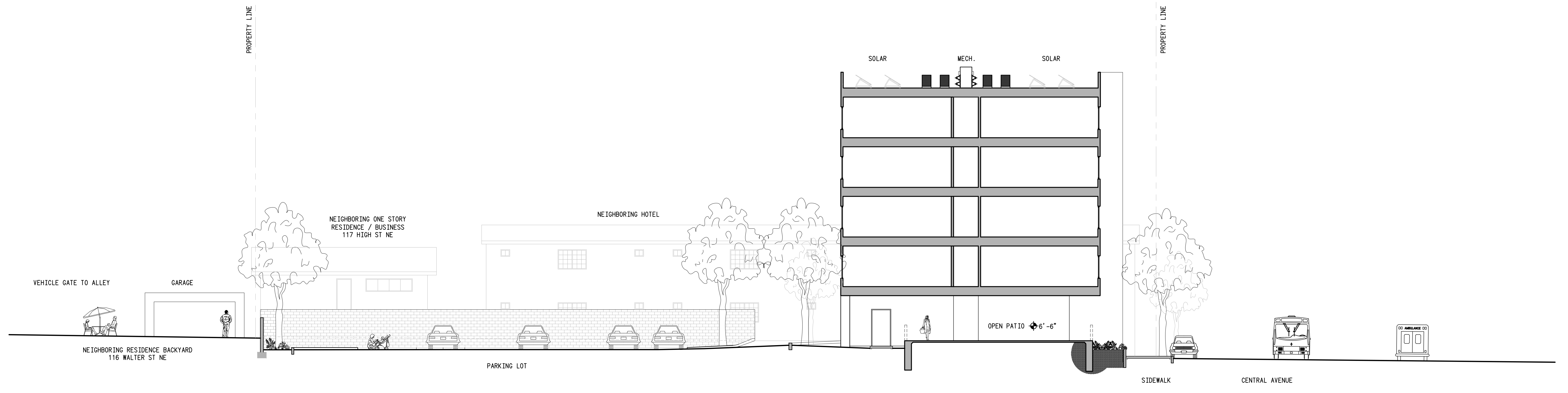
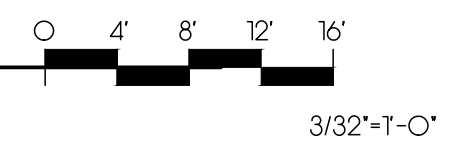
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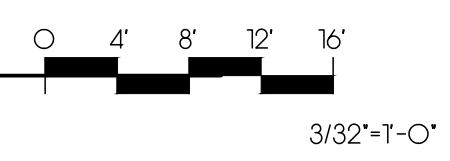




SITE SECTION 03

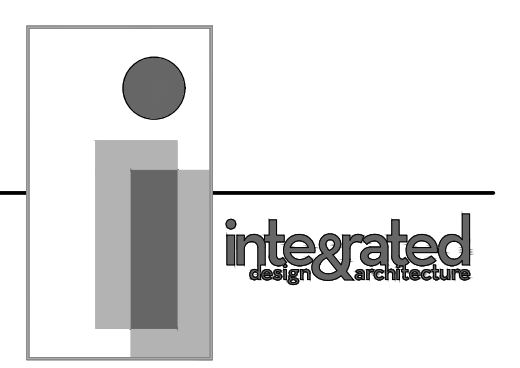


SITE SECTION 04



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Legend + Calculations

PROVIDED OPEN SPACE

14-16-5-1 - DIMENSIONAL STANDARDS:

TABLE 5-1-2 - MIXED-USE ZONE DISTRICT DIMENSIONAL STANDARDS:

USABLE OPEN SPACE, MINIMUM:

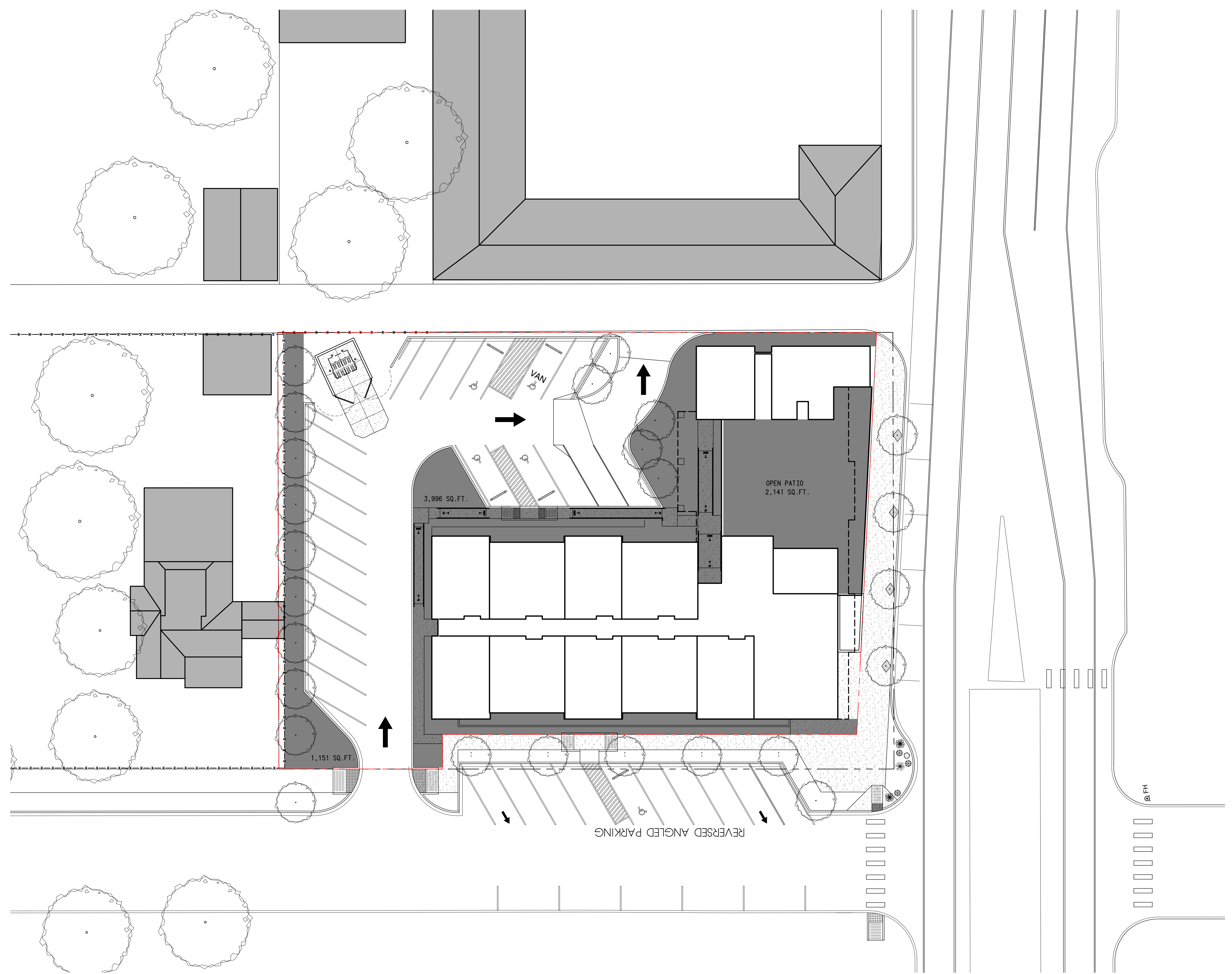
EFF. OR 1 BR: 225 SQ. FT. / UNIT
MS-PT: 50% REDUCTION = 112.5 SQ. FT. / UNIT

USABLE OPEN SPACE REQUIRED = 112.5 SQ. FT. X 68 UNITS = 7,650 SQ. FT.

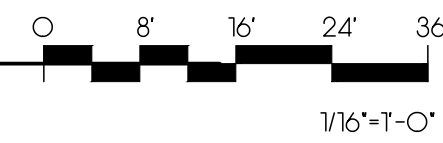
USABLE OPEN SPACE PROVIDED:

2,141 SQ. FT. (PATIO)
5,147 SQ. FT. (OTHER)
7,288 SQ. FT.

VARIANCE NEEDED = 362 SQ. FT. (5 SQ. FT. / UNIT)
** ROOFTOP MAY BE USED TO SATISFY THIS REQUIREMENT

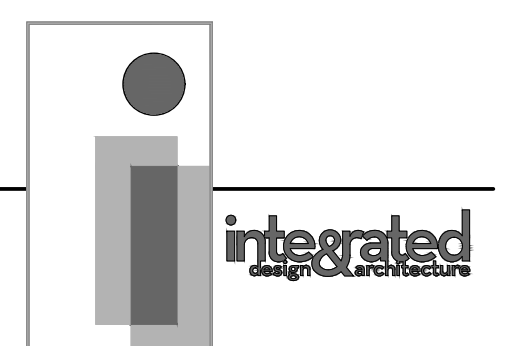
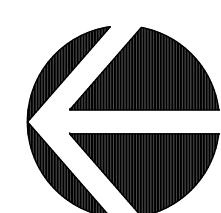


USABLE OPEN SPACE - GROUND FLOOR & SITE



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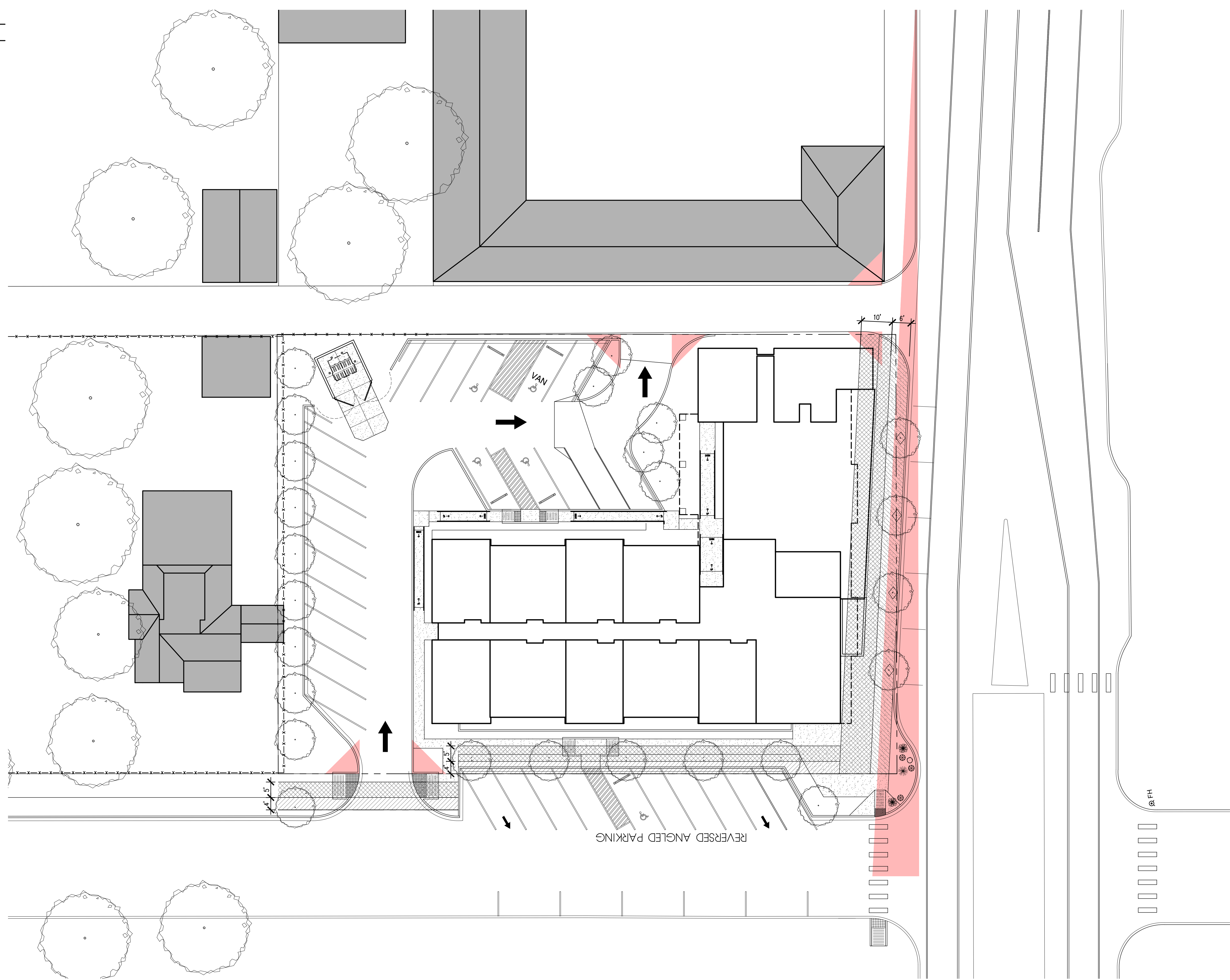


Legend

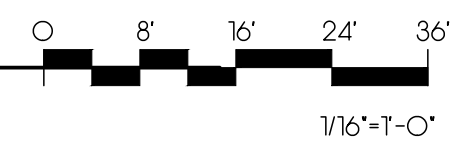
SIDEWALK WIDTH REQUIRED,
AS PER IDO / DPM STANDARDS

LANDSCAPE BUFFER WIDTH REQUIRED,
AS PER IDO / DPM STANDARDS

CLEAR SIGHT TRIANGLE REQUIRED,
AS PER IDO / DPM STANDARDS

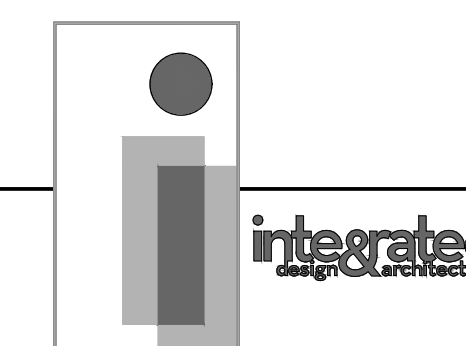
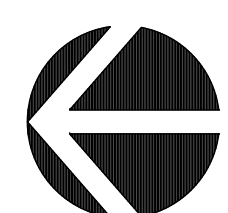


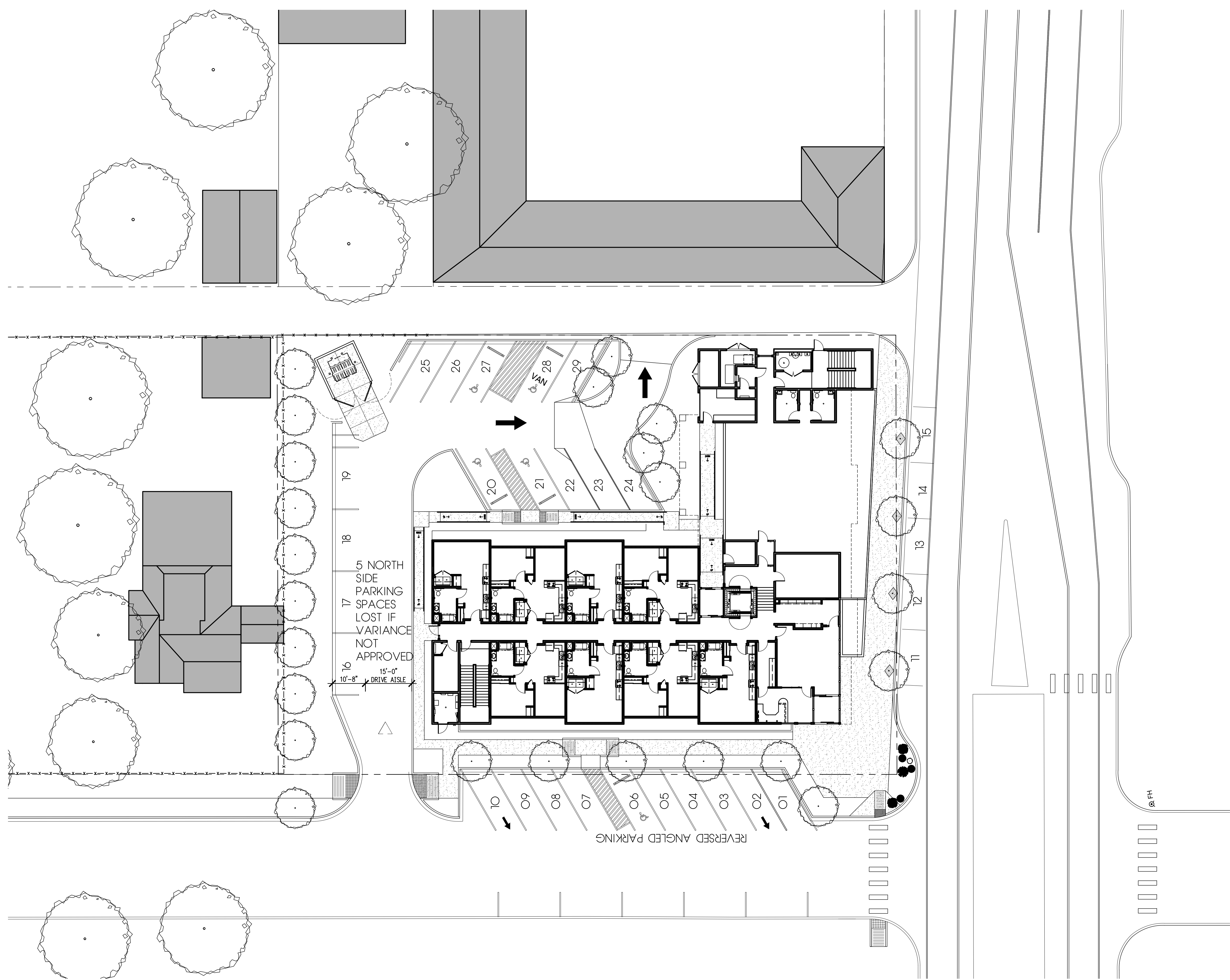
REQUIRED SIDEWALK & LANDSCAPE BUFFER



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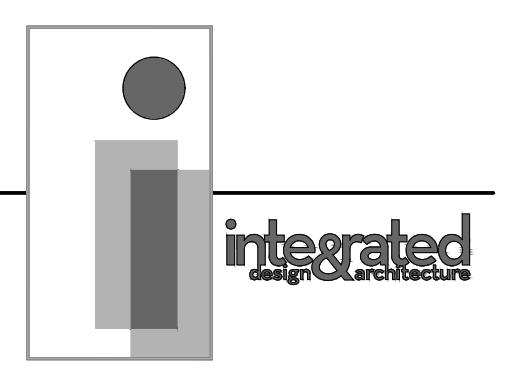
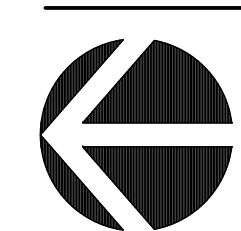
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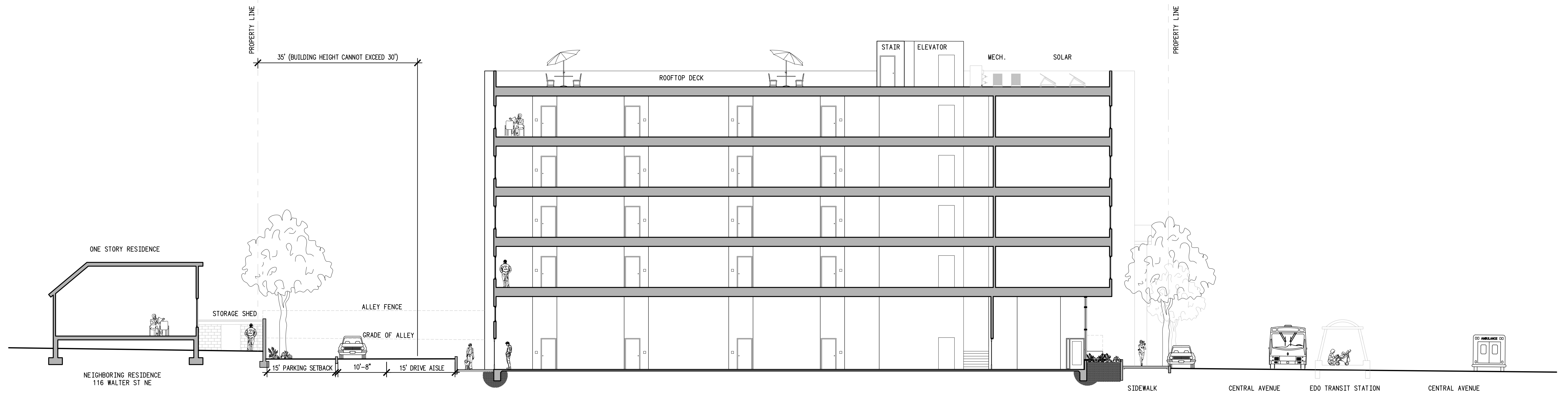




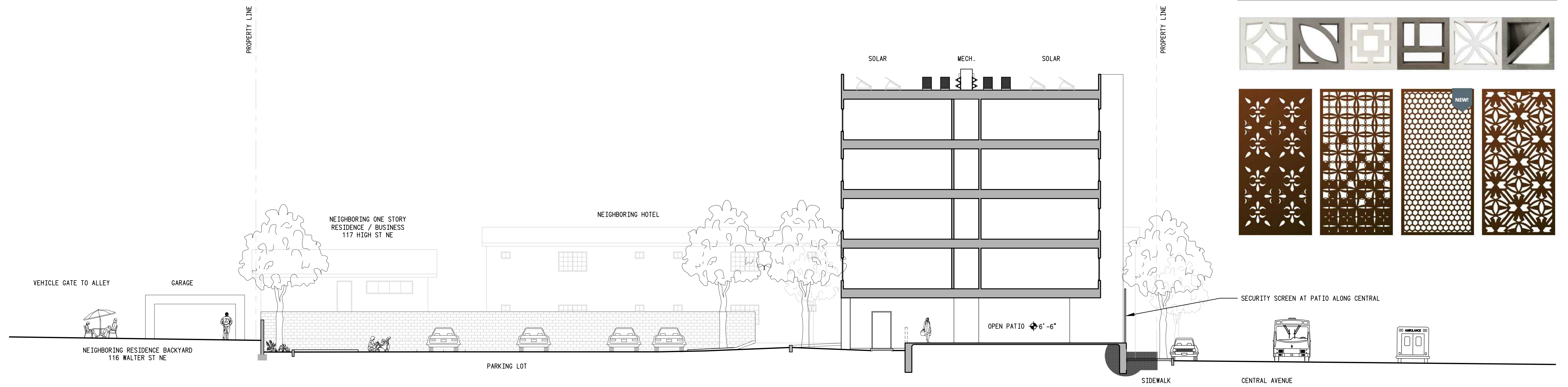
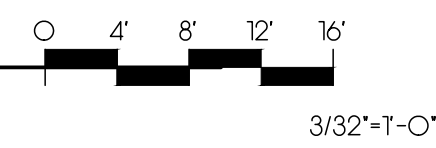
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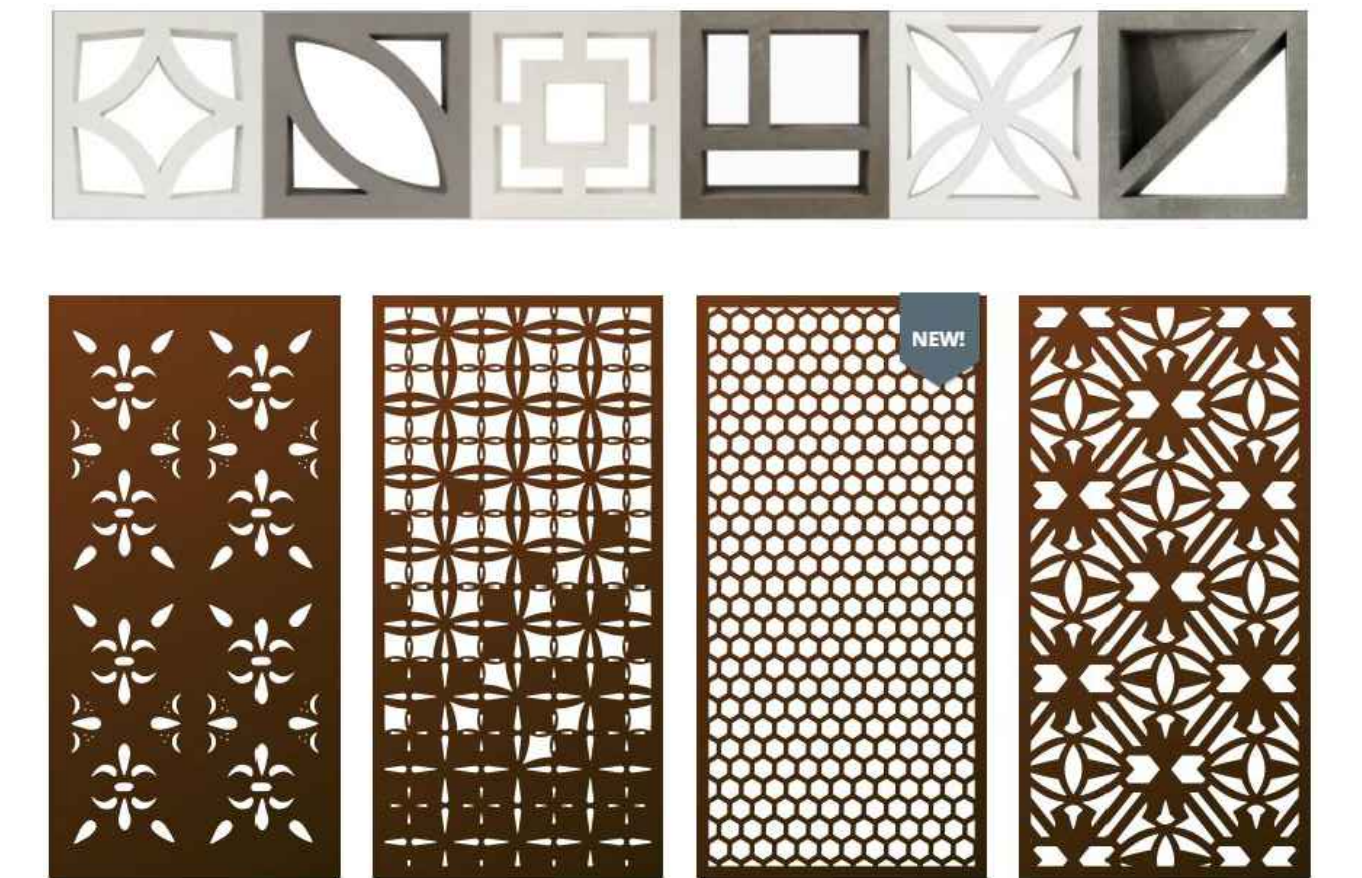




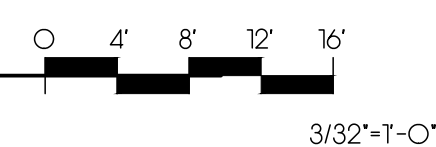
REQUIRED NEIGHBORHOOD EDGE PARKING LOT BUFFER
 REQUIRED BUILDING HEIGHT STEPDOWN WITHIN 35'



Screen Material Examples



PROPOSED SECURITY SCREEN AT PATIO ALONG CENTRAL



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