

Project Information

ADDRESS: 501 CENTRAL AVE. NE ALBUQUERQUE, NM 8702

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.))
 MT (MAJOR TRANSIT CORRIDOR (CENTRAL AVE.))
 PT (PREMIUM TRANSIT STATION AREA (EDO STATION))

LOT SIZE: 142' X 100' (0.326 ACRES / 14,200 SQ. FT.)

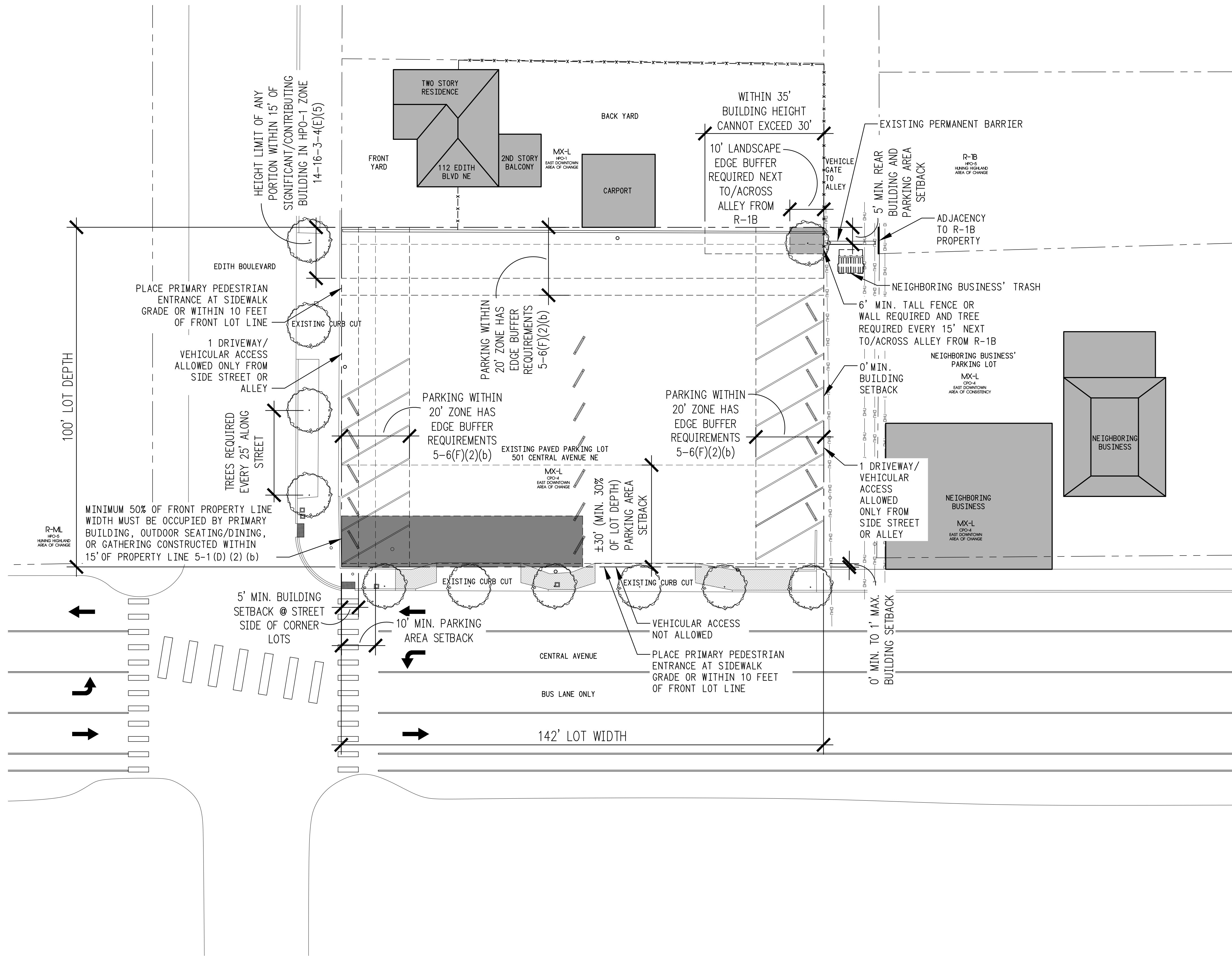
3-4(E)(3) SETBACK STANDARDS (MX-L & CPO-4)

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-1B)
 MINIMUM 6 FEET FOR BUILDINGS ≤ 30 FEET TALL
 MINIMUM 10 FEET FOR BUILDINGS > 30 FEET TALL

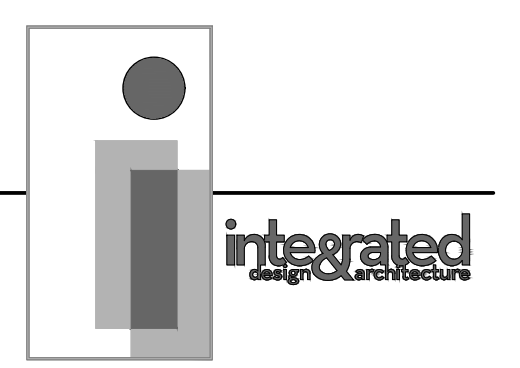
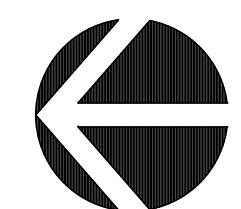
TABLE 5-1-2 BUILDING HEIGHT: 60'6" MAXIMUM, 55' + 5% DEVIATION PER TABLE 6-4-1

SECTION 14-16-3-4(E)(4) BUILDING HEIGHT BOMBS DO NOT APPLY.
 SECTION 14-16-3-4(E)(5) BUILDING HEIGHT STEPDOWN TO 30 FEET MAXIMUM WITHIN 35 FEET OF AN R-1B LOT IN WHICH CASE NEIGHBORHOOD EDGE PROVISIONS FOR BUILDING HEIGHT IN SUBSECTION 14-16-5-9(C) DO NOT APPLY.
 SECTION 14-16-3-4(E)(5) HEIGHT LIMIT OF ANY PORTION OF A STRUCTURE WITHIN 15 FEET IN ANY DIRECTION OF A SIGNIFICANT OR CONTRIBUTING BUILDING OR CITY LANDMARK IN THE HPO-1 OR HPO-5 ZONE SHALL BE NO MORE THAN 3 STORES HIGHER THAN THE CONTRIBUTING BUILDING OR THE MAXIMUM HEIGHT ALLOWED BY THE ZONE DISTRICT, WHICHEVER IS LESS.
 SECTION 14-16-5-9(C)(2) BUILDING HEIGHT STEPDOWN TO 30 FEET MAXIMUM WITHIN 30 FEET OF AN R-1B LOT

3-4(E)(6)(A) PARKING LOCATION AND DESIGN:
 FRONT: MINIMUM ±30 FEET (30% OF LOT DEPTH)
 STREET SIDE: MINIMUM 10 FEET
 REAR: MINIMUM 5 FEET
 DRIVEWAY ACCESS POINTS: 1 ACCESS POINT ALLOWED PER 100 FEET FRONTAGE
 VEHICULAR ACCESS: ONLY ALLOWED FROM SIDE STREET OR ALLEY



501 CENTRAL



Project Information

STORIES: 5

TOTAL UNITS: 44
 STUDIOS: 28
 ONE BR: 16

** 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
 $\frac{44 \text{ UNITS}}{44 \text{ SPACES}}$

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

- (1) 44 SPACES X 0.30 REDUCTION = 13.2 = 14
 - (2) 44 SPACES X 0.10 REDUCTION = 4.4 = 5
- TOTAL REDUCTION = 19 SPACES

TABLE 6-4-1 - ALLOWABLE DEVIATIONS:

44 SPACES X 0.05 DEVIATION = 2.2 = 3

TOTAL MINIMUM OFF-STREET PARKING REQUIRED:

44 SPACES - 19 SPACES = 25 SPACES

TOTAL REQUIRED IF DEVIATION IS ALLOWED:

25 SPACES - 3 SPACES = 22 SPACES

PARKING PROVIDED:

11 STANDARD
 6 COMPACT
 + 3 ACCESSIBLE
 20 SPACES

VARIANCE NEEDED = 5 SPACES

VARIANCE NEEDED IF DEVIATION IS ALLOWED = 2 SPACES

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

1-25 REQUIRED OFF-STREET PARKING SPACES + 1 MOTORCYCLE SPACE

MOTORCYCLE PARKING PROVIDED:

1 SPACE

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

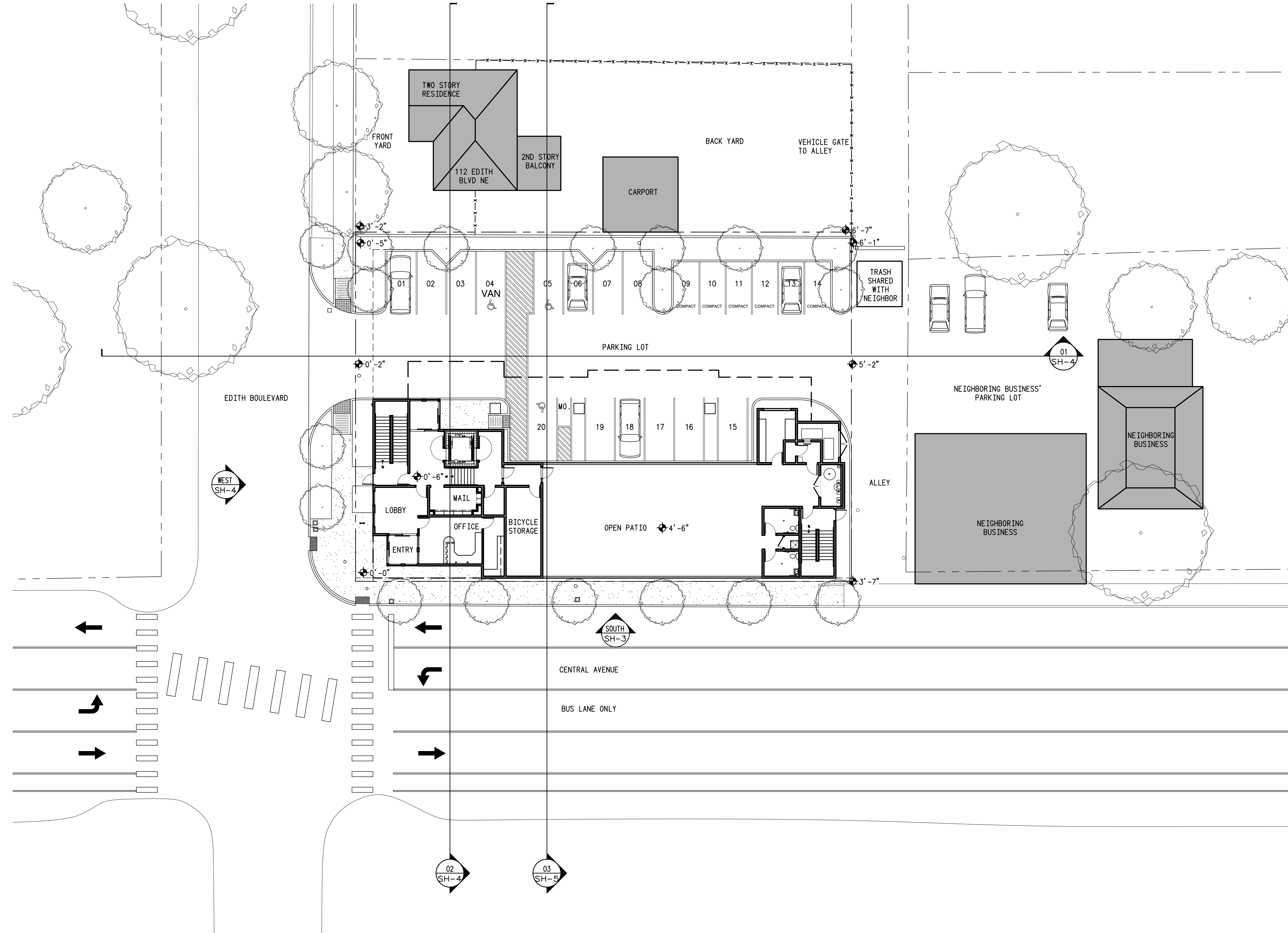
PER IDO: 25 SPACES X 0.10 = 3 BICYCLE SPACES

PER IDO IF DEVIATION IS ALLOWED: 22 SPACES X 0.10 = 2 BICYCLE SPACES

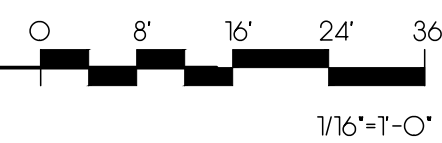
PER MFA: 44 UNITS X 0.50 SPACES = 22 BICYCLE SPACES

BICYCLE PARKING PROVIDED:

22 SPACES



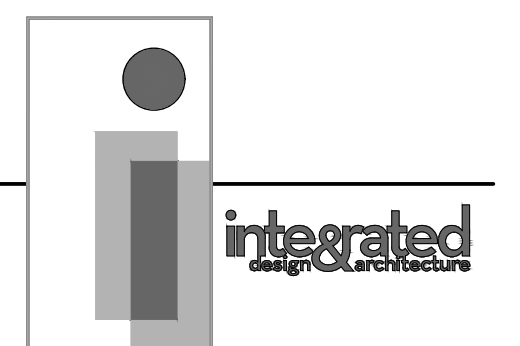
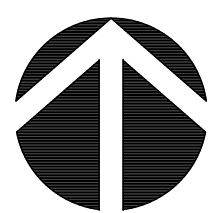
PROPOSED SITE PLAN

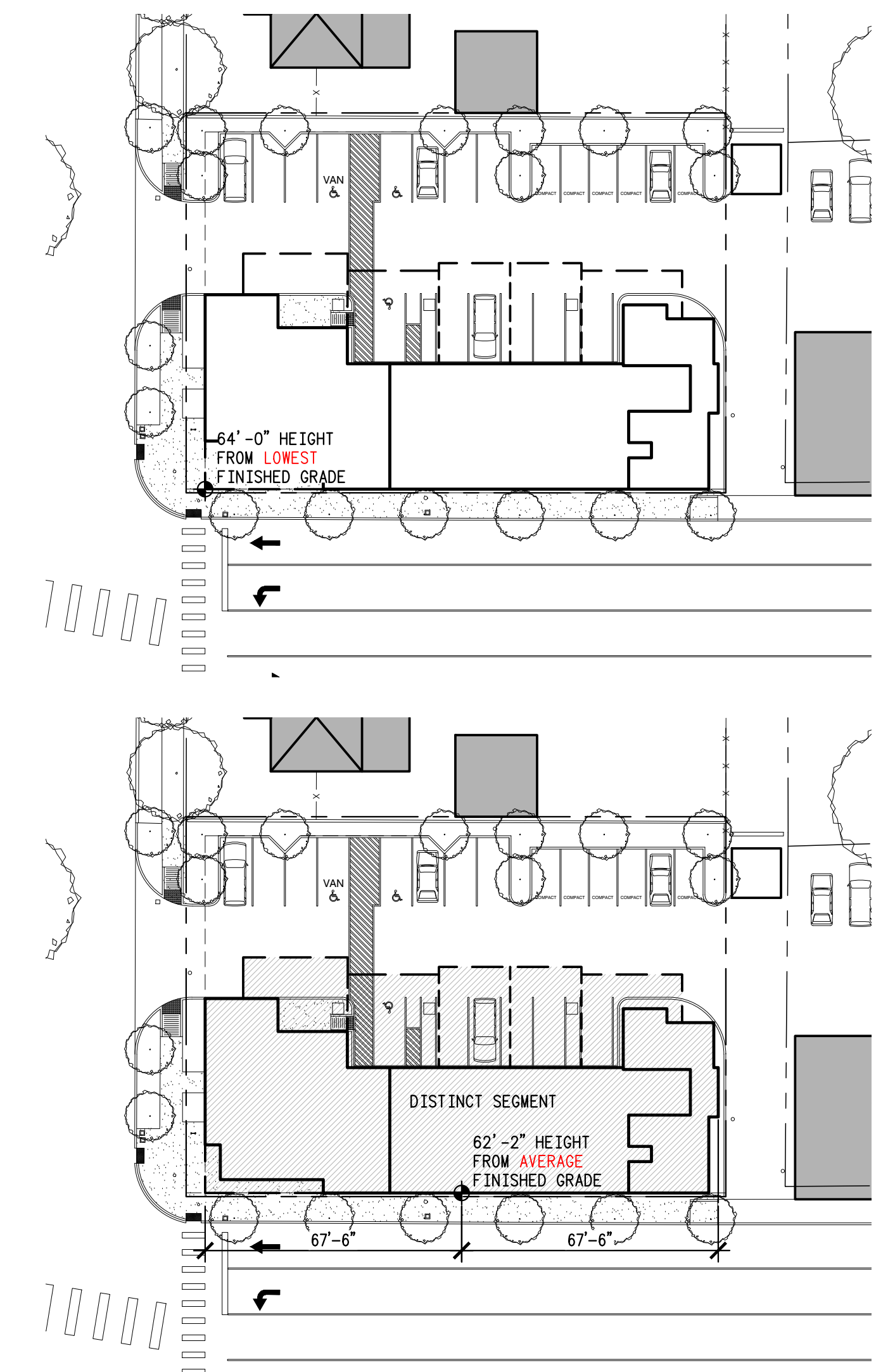
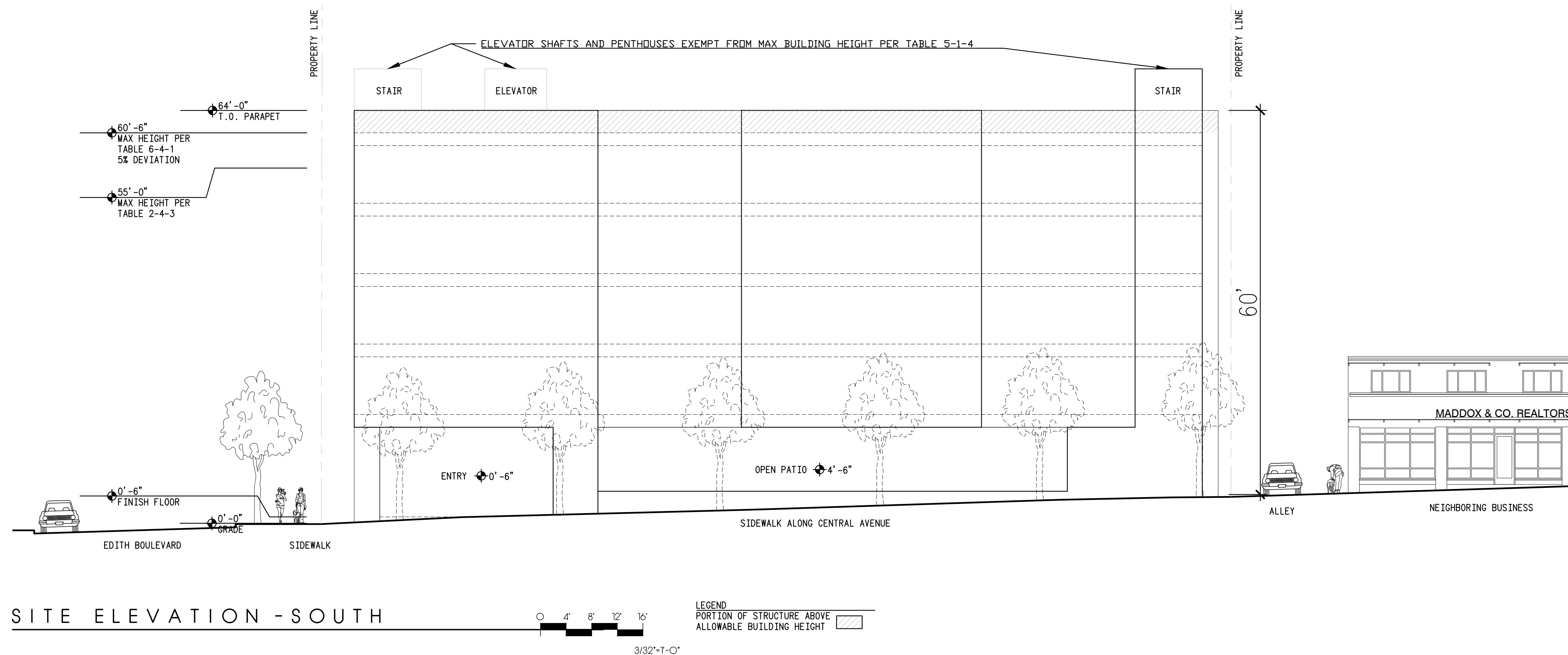
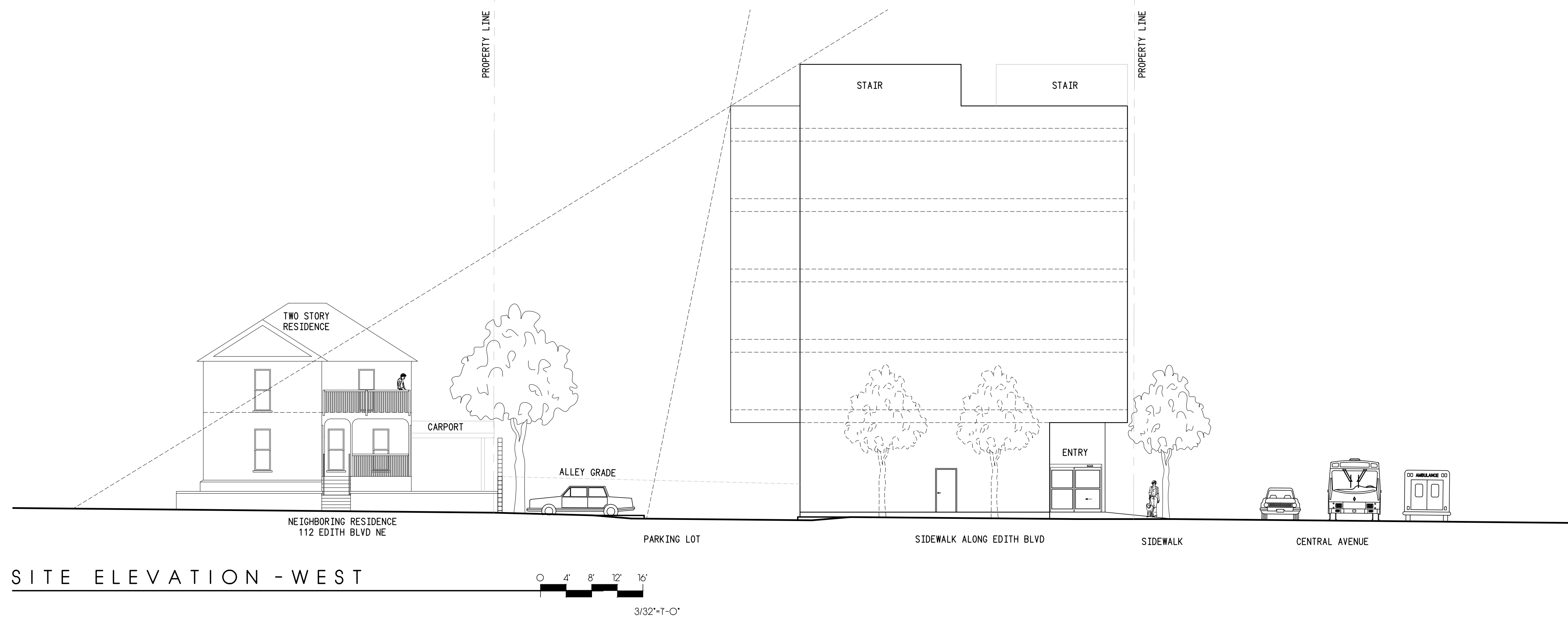


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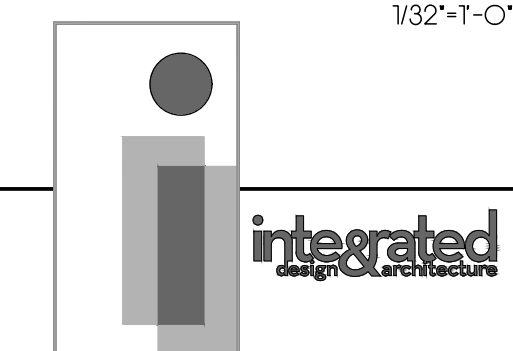
MARCH 20, 2024

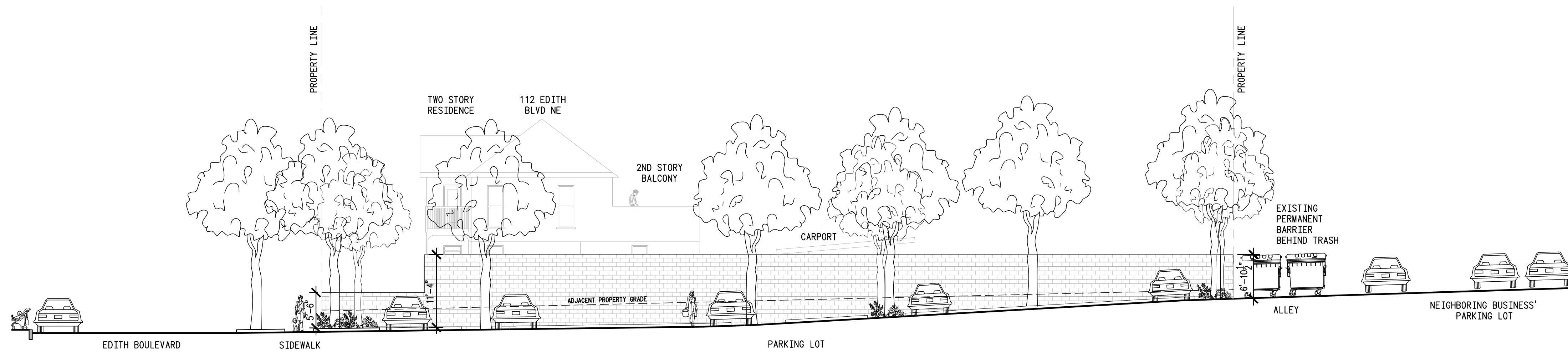
SHEET 2 of 8



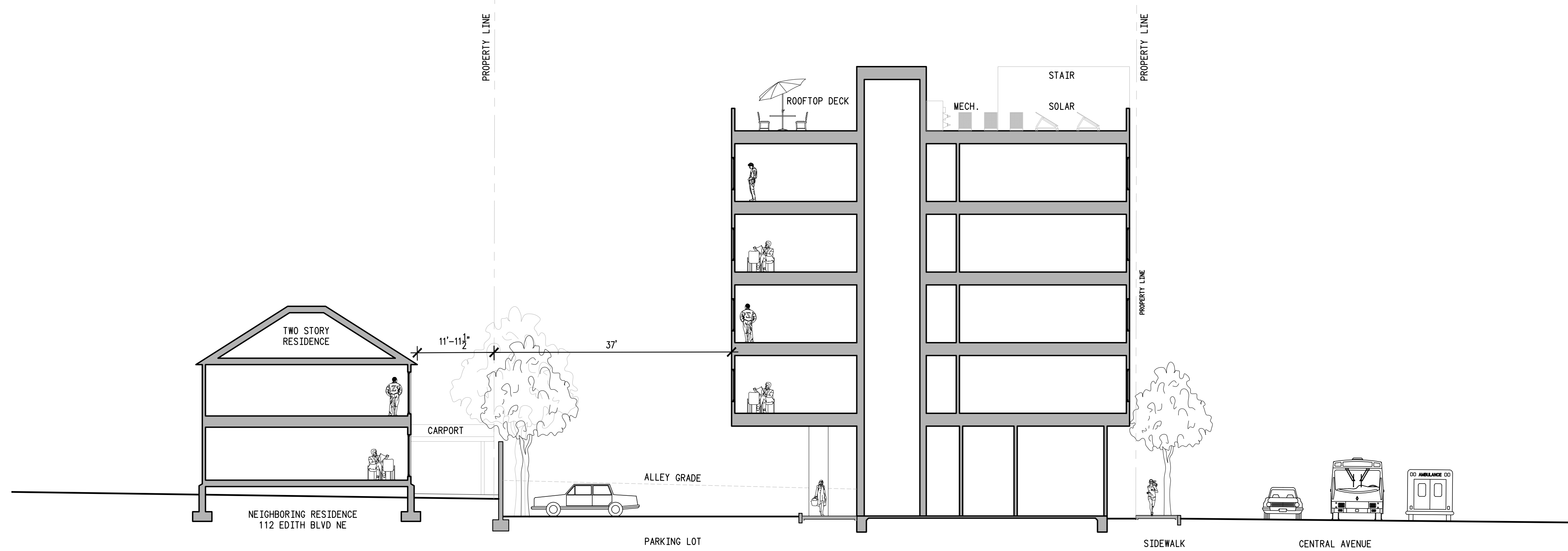
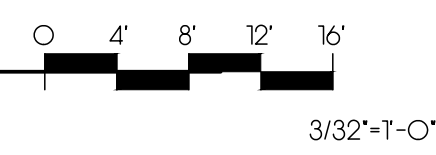


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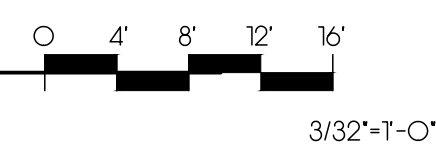




SITE SECTION 01

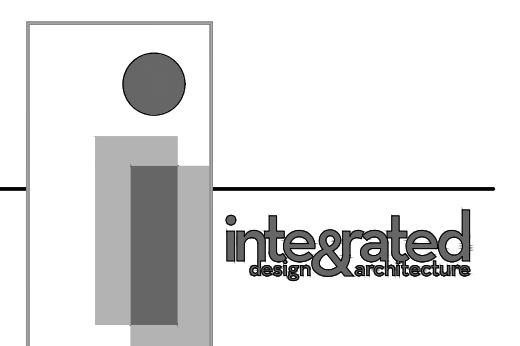


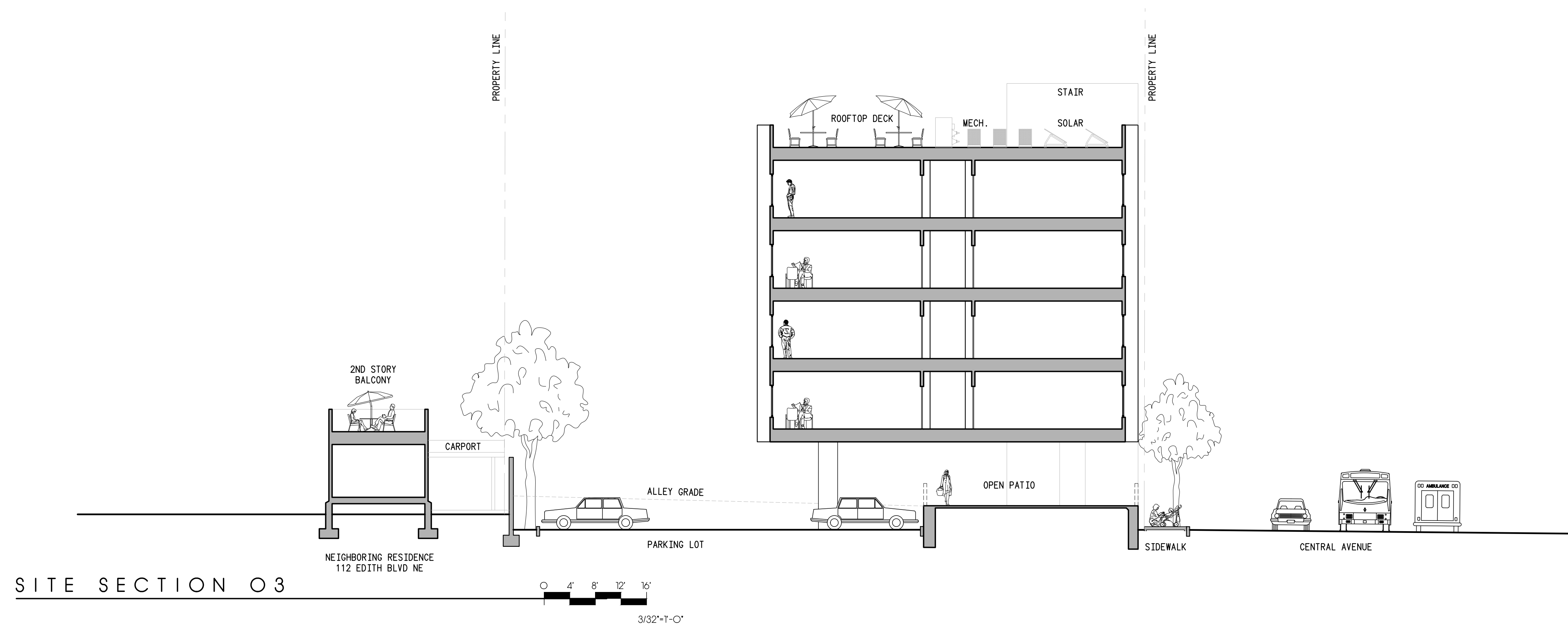
SITE SECTION 02



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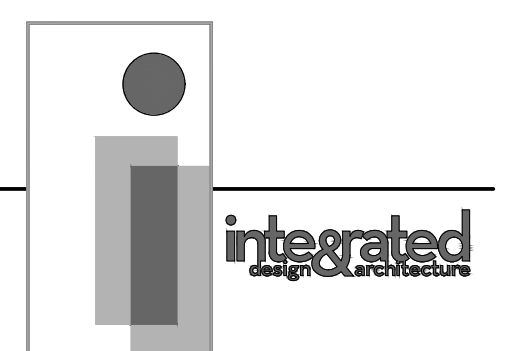
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PROVIDED OPEN SPACE

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

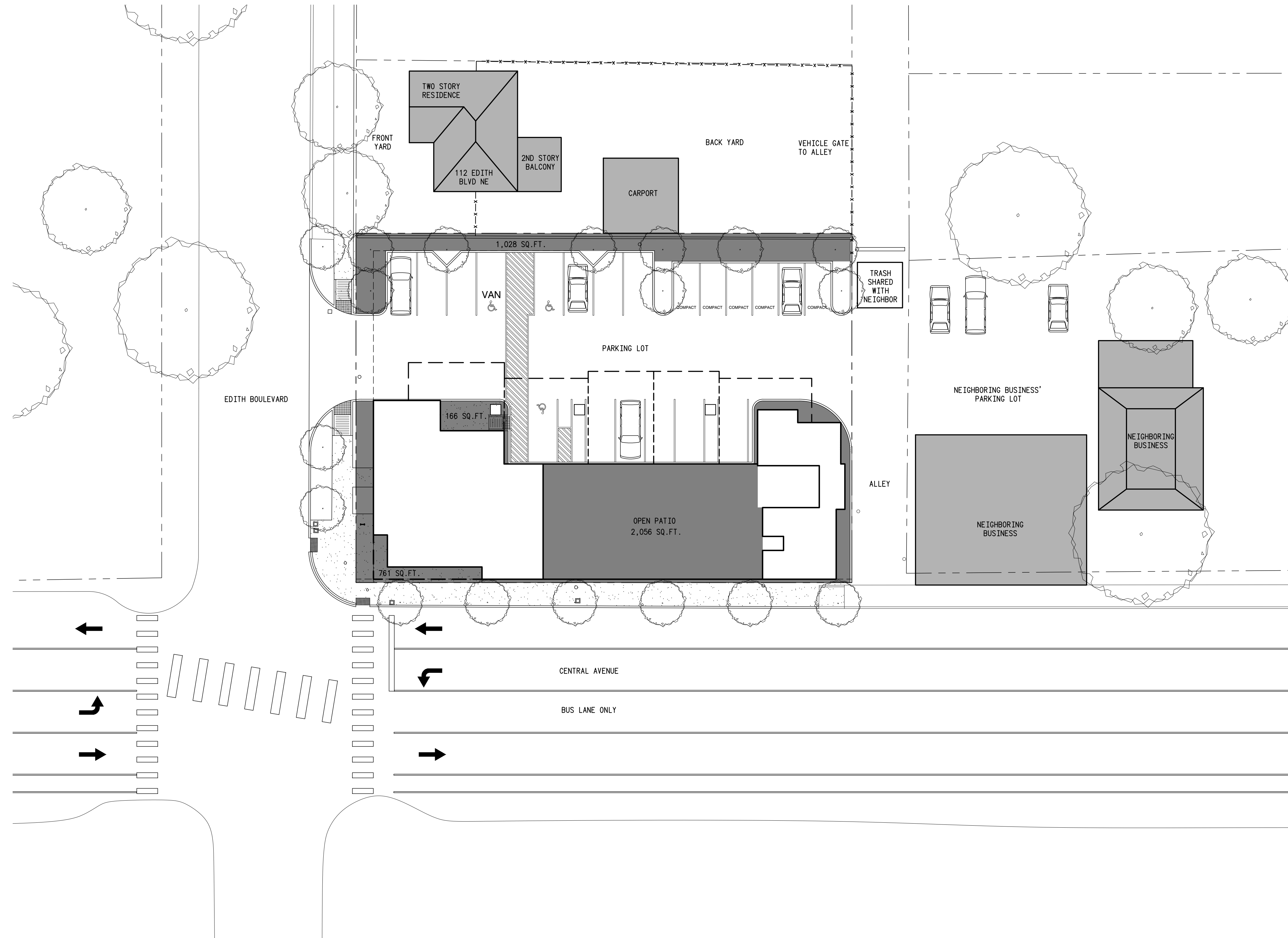
USABLE OPEN SPACE REQUIRED = 112.5 SQ. FT. X 44 UNITS = 4,950 SQ. FT.

USABLE OPEN SPACE PROVIDED:

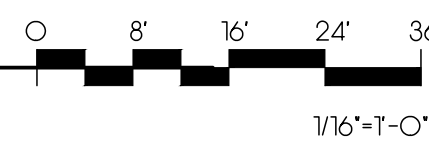
2,056 SQ. FT. (PATIO)
 + 1,955 SQ. FT. (OTHER)
 4,011 SQ. FT.

VARIANCE NEEDED = 939 SQ. FT. (21 SQ. FT. / UNIT)

** ROOFTOP MAY BE USED TO SATISFY THIS REQUIREMENT



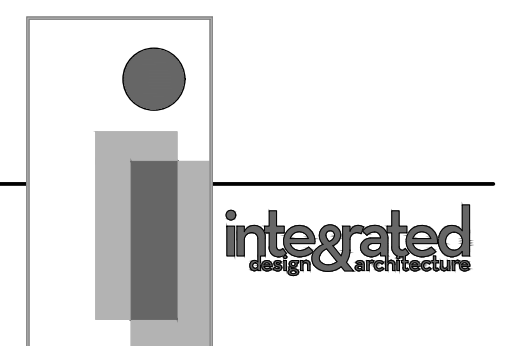
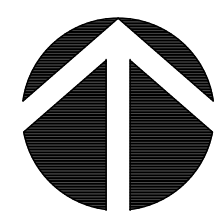
REQUIRED USABLE OPEN SPACE - GROUND FLOOR & SITE



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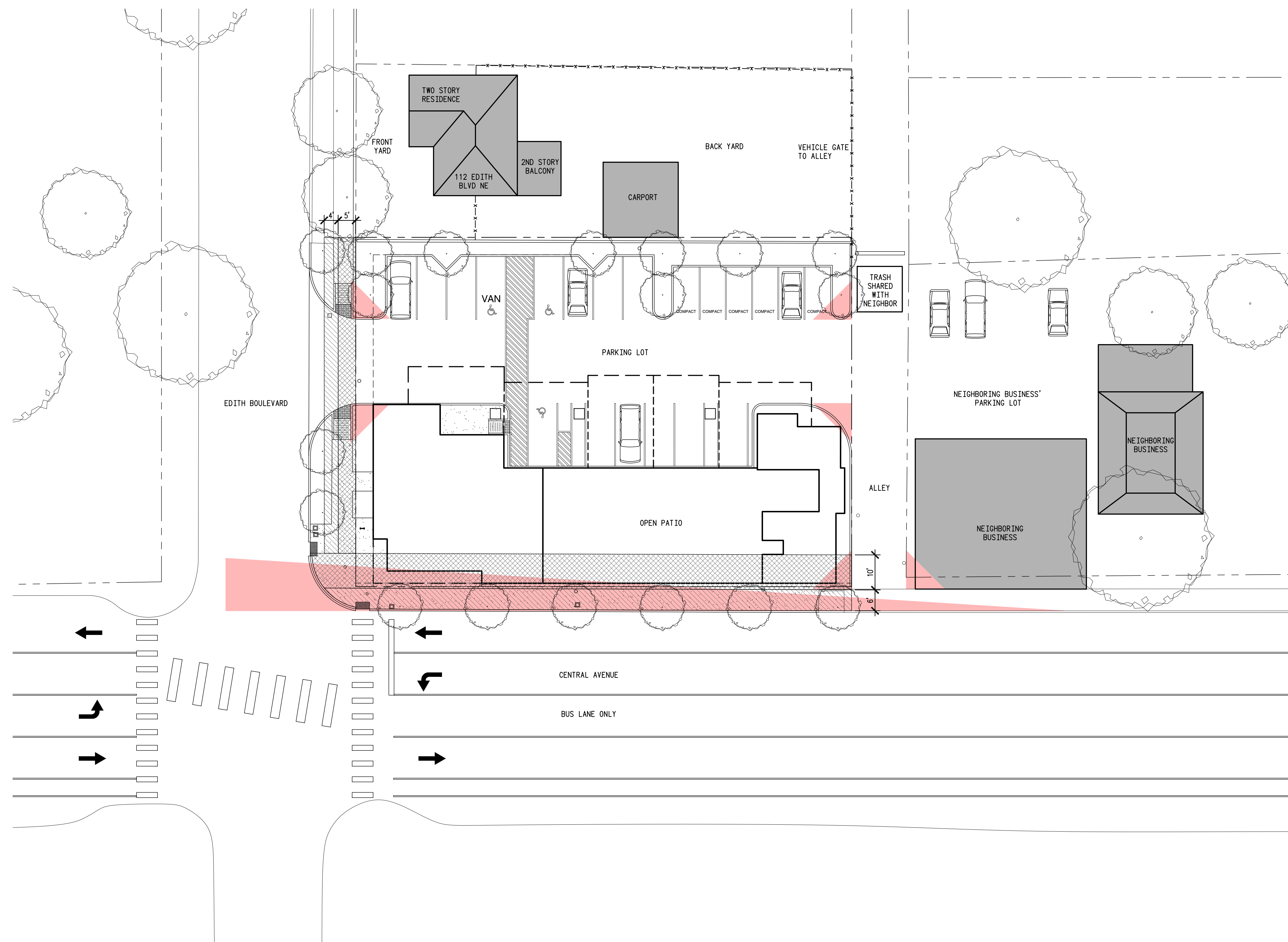


Legend

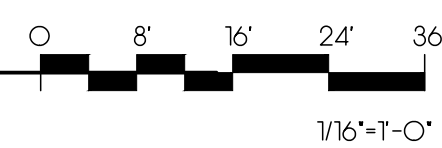
 SIDEWALK WIDTH REQUIRED, AS PER IDO / DPM STANDARDS

 LANDSCAPE BUFFER WIDTH REQUIRED, AS PER IDO / DPM STANDARDS

 CLEAR SIGHT TRIANGLE REQUIRED, AS PER IDO / DPM STANDARDS

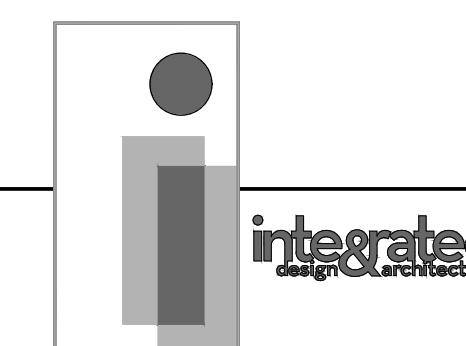
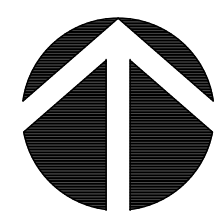


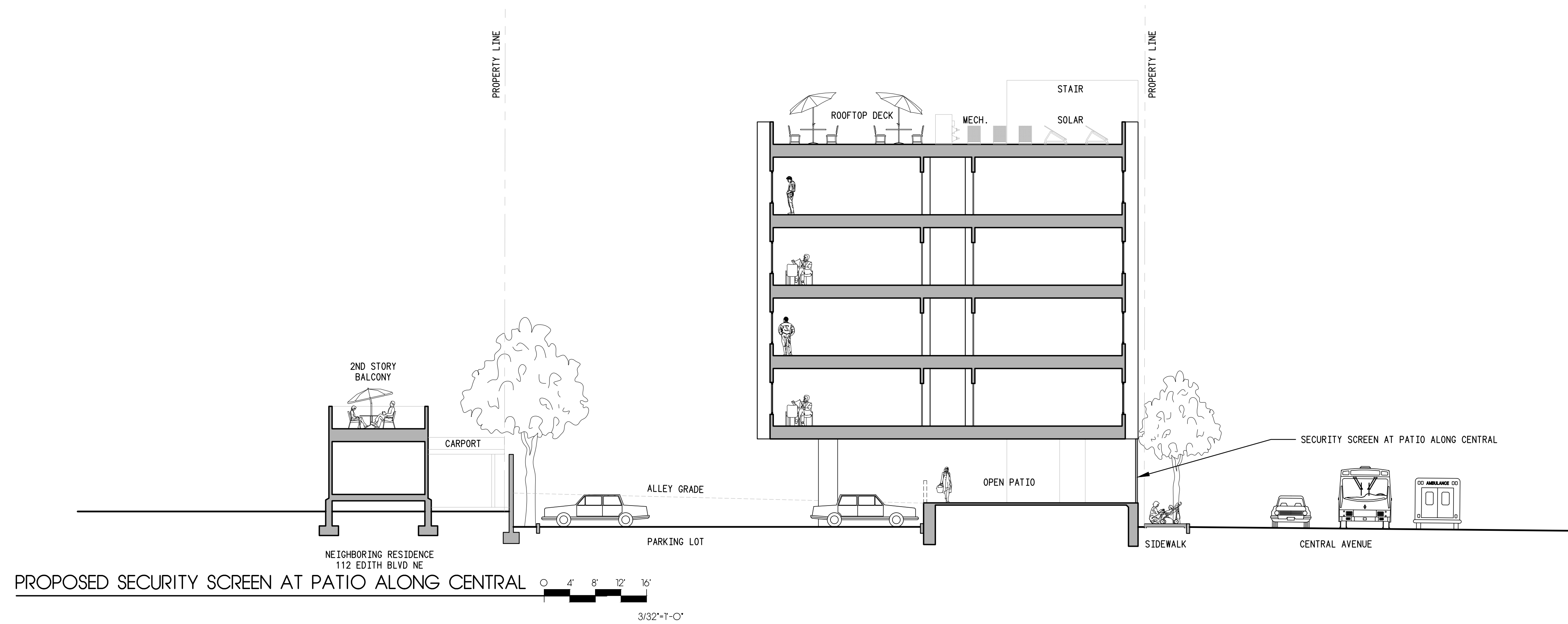
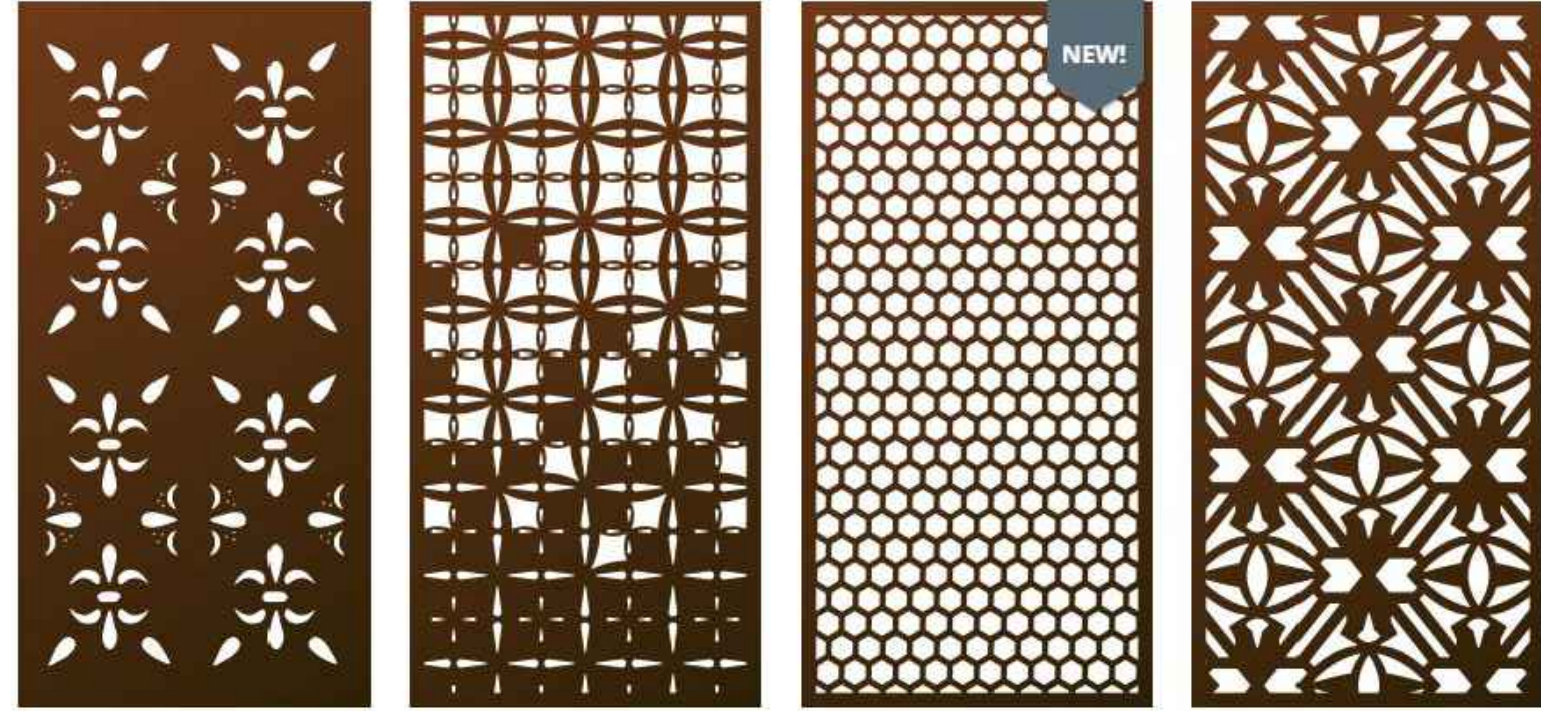
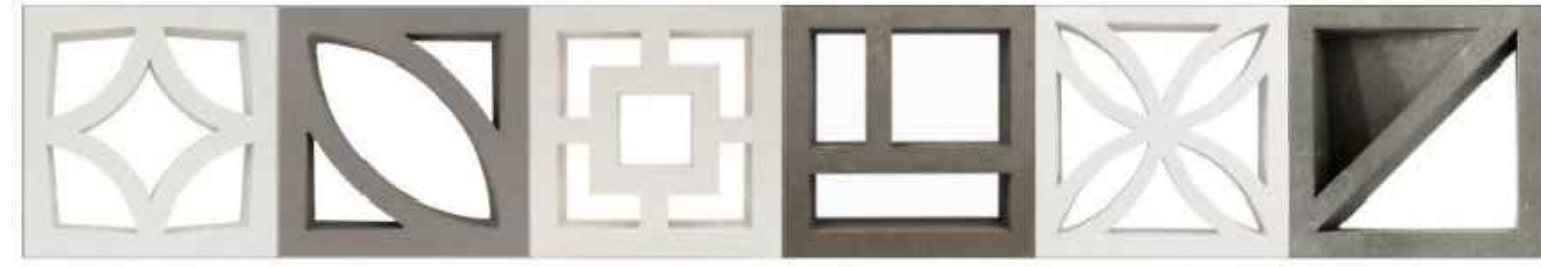
REQUIRED STREET SIDEWALK & LANDSCAPE BUFFER



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