

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

10. **Project# 1007419**
08DRB-70438 SKETCH PLAT
REVIEW AND COMMENT

CARLOS MARTINEZ agent(s) for MARIA & RAYMOND FUNES request(s) the above action(s) for all or a portion of Lot(s) 15-16, Block(s) H, **ATLANTIC & PACIFIC** zoned SU-2 RG, located on ATLANTIC SW BETWEEN 2ND ST SW AND 3RD ST SW containing approximately .0607 acre(s). (K-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. ~~Project# 1007503~~
08DRB-70435 SKETCH PLAT
REVIEW AND COMMENT

BRUCE W. DAVIS request(s) the above action(s) for all or a portion of Lot(s) 12-15, Block(s) C, **ATLANTIC & PACIFIC ADDITION** zoned SU-2 WD, located on STOVER AVE SW BETWEEN 1ST ST SW AND 2ND ST SW containing approximately .29 acre(s). (K-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1007504**
08DRB-70436 SKETCH PLAT
REVIEW AND COMMENT

SURV-TEK INC agent(s) for THE BINDRA FAMILY TRUST request(s) the above action(s) for all or a portion of Tract(s) E-4, **ALBUQUERQUE SOUTH UNIT THREE** zoned C-2, located on GIBSON BLVD SW BETWEEN 98TH ST SW AND DE ANZA DR SW containing approximately 27.8174 acre(s). (M-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

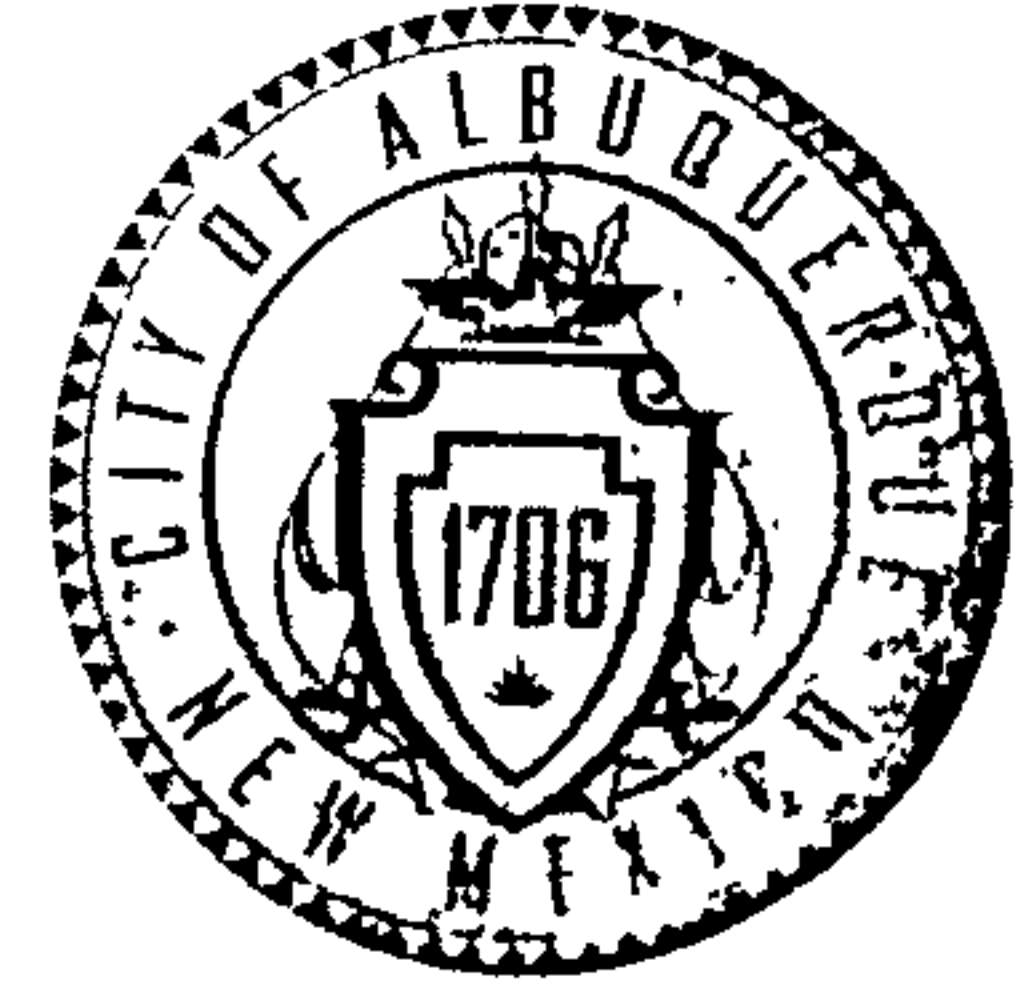
13. **Project# 1007505**
08DRB-70437 SKETCH PLAT
REVIEW AND COMMENT

SEAN GILLIAN agent(s) for TREVESTON ELLIOTT ARCHITECT request(s) the above action(s) for all or a portion of Lot(s) 21-25, Block(s) 39, **RAYNOLDS ADDITION** zoned SU-2 R-2, located on IRON SW BETWEEN 9TH ST SW AND 8TH ST SW (K-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Other Matters: Approval of minutes:

June 18, 2008
June 25, 2008
July 9, 2008

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1007503

AGENDA ITEM NO: 11

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

PO Box 1293

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.

Albuquerque

NM 87103

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussal* X; WITHDRAWN

www.cabq.gov

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: October 15, 2008

CITY OF ALBUQUERQUE

2

PLANNING DEPARTMENT

October 15, 2008

DRB Comments

ITEM # 11

PROJECT # 1007503

APPLICATION # 08-70435

RE: Lots 12-15, Block C, Atlantic & Pacific Addition

The site is zoned SU-2/ WD (Barelas Sector Development Plan); the proposed development should be discussed with the Zoning division of the Planning Department, as it will be reviewed by Zoning for building permit (note requirement for landscaping plan to be approved by Zoning Enforcement Officer for proposed Multiple Unit lot).

Alley improvements (paving) will likely be required (for both north-south and east-west alleys); refer to comments from Transportation Development.



Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____

APPLICANT: Bruce Davis PHONE: 262-0862
 ADDRESS: PO Box 4583 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87196 E-MAIL: brucearchi@gmail.com
 Proprietary interest in site: yes List all owners: Bruce W. Davis gmail.com

DESCRIPTION OF REQUEST: Review proposed re-plat. This property falls under the new SU2-WD zoning as of 4-08
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lots 12, 13, 14, 15 Block: C Unit: _____
 Subdiv/Addn/TBKA: Atlantic & Pacific Addition
 Existing Zoning: SU2-WD Proposed zoning: same
 Zone Atlas page(s): K-14 UPC Code: _____ MRGCD Map No _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
None

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? no
 No. of existing lots: 4 No. of proposed lots: 6 Total area of site (acres): .29
 LOCATION OF PROPERTY BY STREETS: On or Near: Corner of 2nd St. & Stover Ave. SW
 Between: 2nd ST. SW and 1st ST. SW

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: 1

SIGNATURE [Signature] DATE 10-7-08
 (Print) Bruce W. Davis Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>08DRB 70435</u>	<u>SK</u>	<u>5(3)</u>	<u>\$ 0</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>10/15/08</u>				Total <u>\$ 0</u>

Sandy Standley 10/06/08 Project # 1007503
 Planner signature / date

Form revised 4/07

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** Your attendance is required.
 - Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies** none
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

- EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** Your attendance is required.
 - Preliminary Plat reduced to 8.5" x 11"
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Copy of DRB approved infrastructure list
 - Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** Your attendance is required.
 - Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations & cross sections of perimeter walls **3 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Copy of recorded SIA
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - List any original and/or related file numbers on the cover application
 - DXF file and hard copy of final plat data for AGIS is required.

- MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** Your attendance is required.
 - 5 Acres or more: Certificate of No Effect or Approval
 - Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
 - Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
 - Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
 - Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
 - Infrastructure list if required (**verify with DRB Engineer**)
 - DXF file and hard copy of final plat data for AGIS is required.

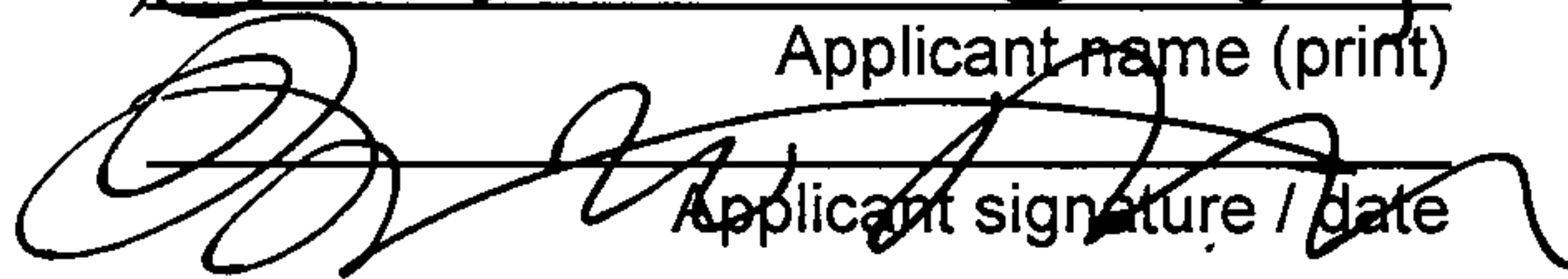
- AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** Your attendance is required.

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Bruce W. Davis
 Applicant name (print)

 Applicant signature / date



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
08DRB - 70435

Sandy Handley 10/06/08
 Planner signature / date
 Project # 1007503



For more current information and more details visit: <http://www.cabq.gov/gis>

Albuquerque Geographic Information System

Map amended through: 6/13/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-14-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contour
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

BRUCE WARREN
DAVIS, ARCHITECT

* PO Box 4583 Albuquerque, NM 87196 *

Abq 505-262-0862 SF 505-983-9178

brucearchi@gmail.com

10-7-08

To:

The Design Review Board

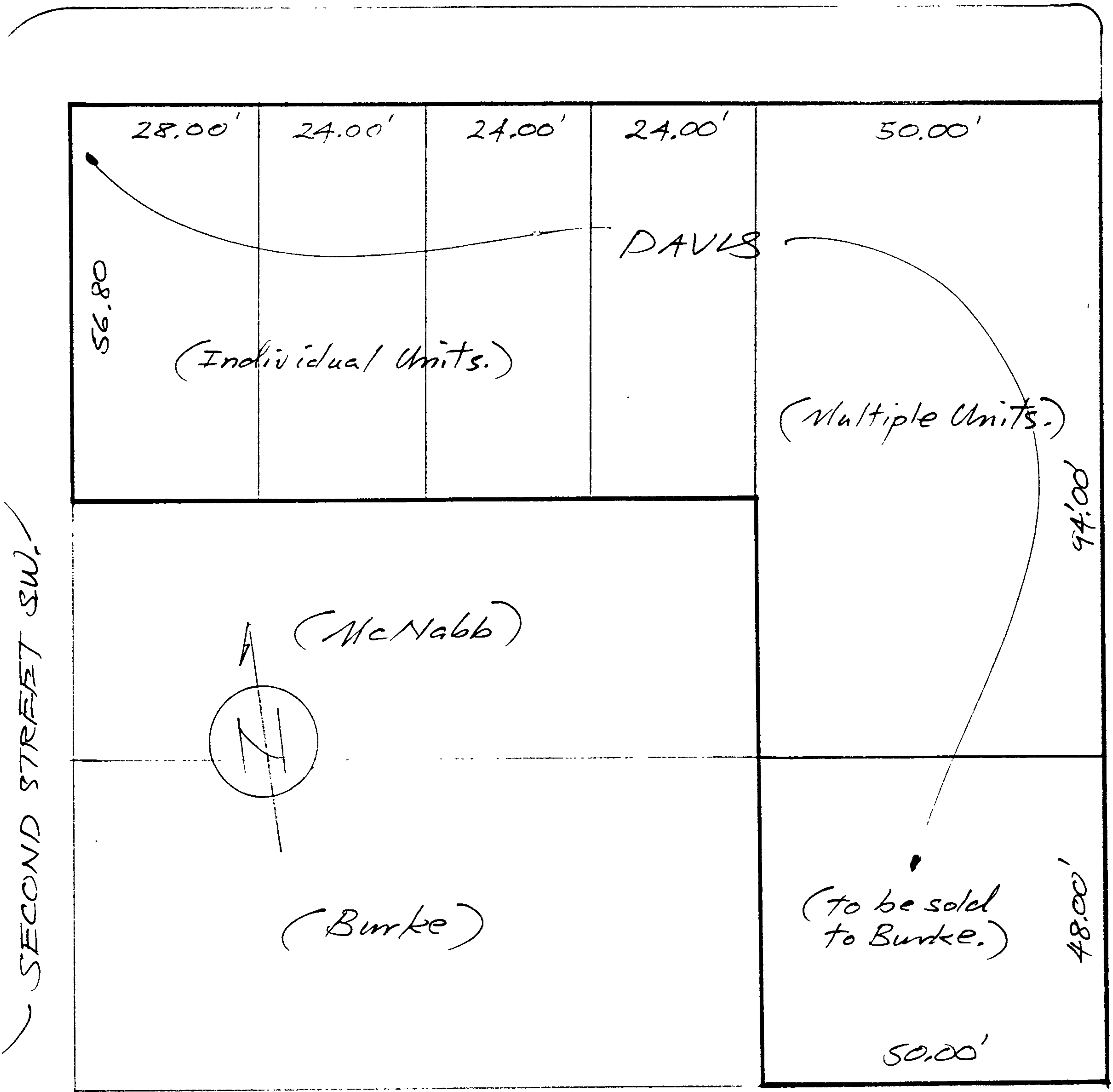
I am requesting a review of a proposed re-plat of the indicated property at 2nd & Stover S.W. As of this April, the zoning is "SU2-WD," "Mixed Warehouse District." (See attached.)

The purpose of the re-plat is to facilitate the construction of several residential units aimed at people with home occupations, (seamstress, web-designer, carpenter etc.)

(No commercially zones activities.)
The 7 to 9 units would range in size from 700 ϕ to 2000 ϕ , plus parking garages.

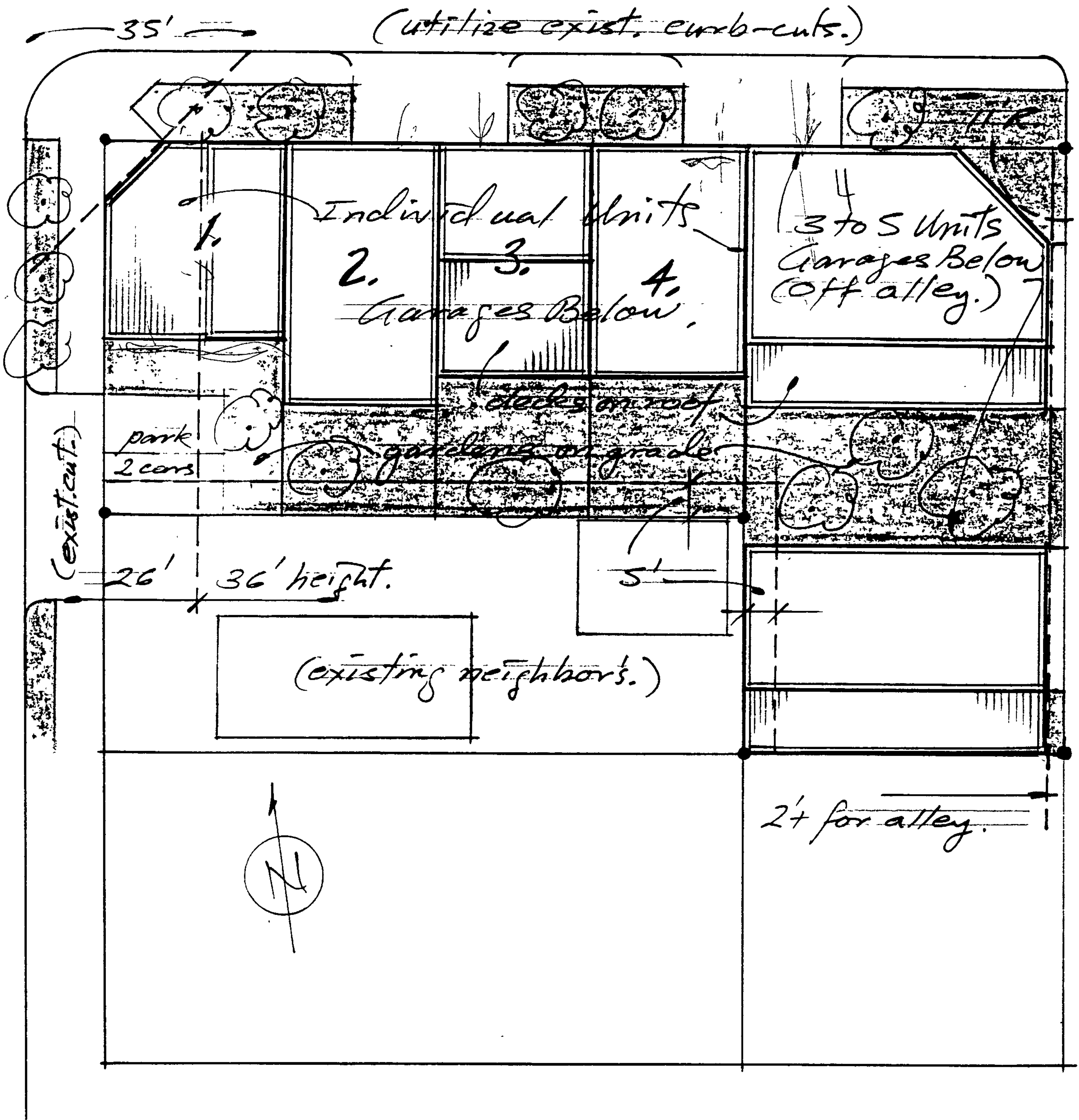
The attached site development sketch illustrates one design option. We are intending to provide a viable option to the currently available, very expensive, "live-work" condos & lofts.

STOVER AVENUE, N.



700 SECOND STREET S.W.
PROPOSED SUBDIVISION

(LOTS 12, 13, 14, 15.)
10-7-'08



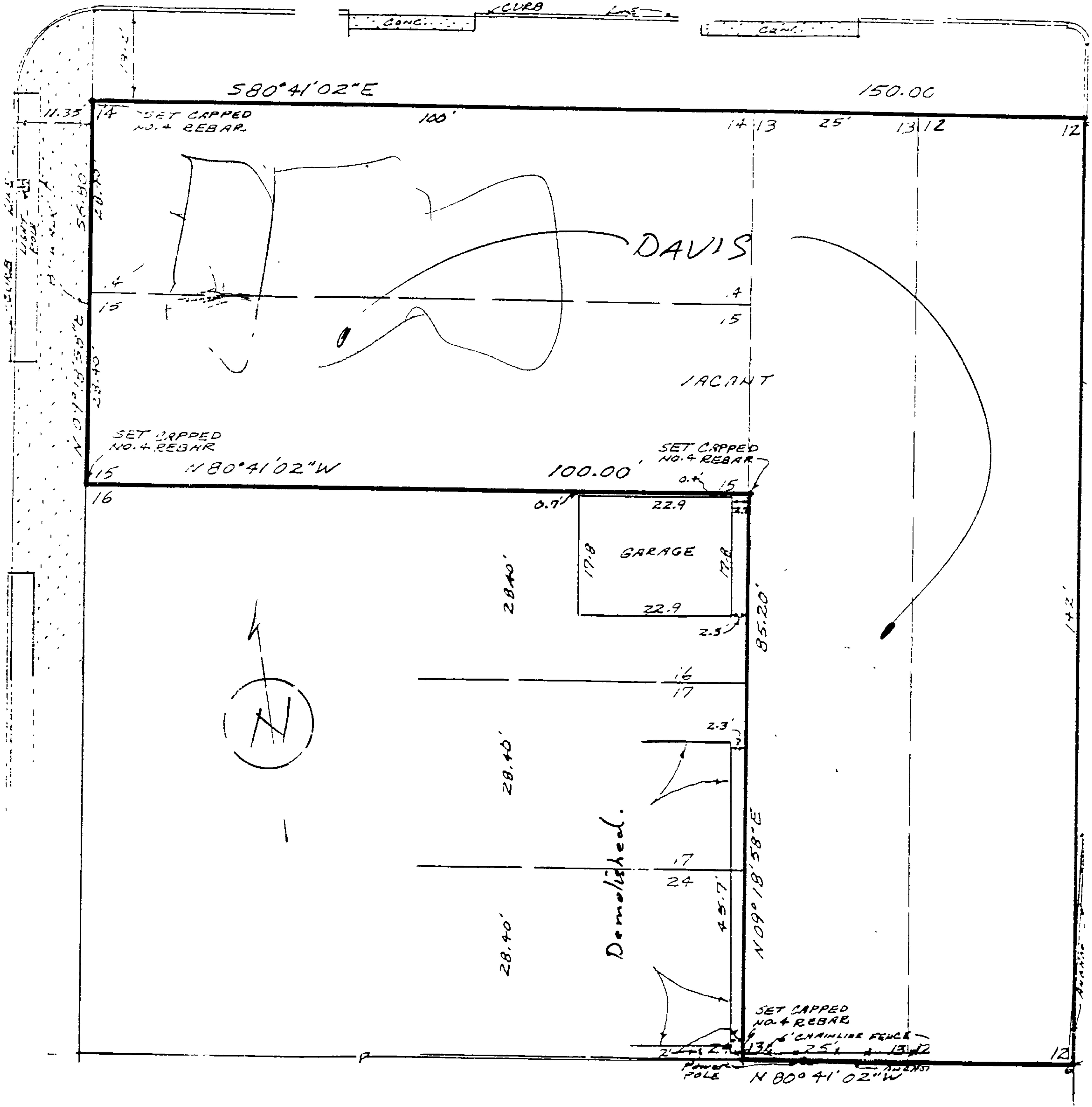
700 SECOND STREET S.W.

POSSIBLE SITE PLAN

10-7-08

STOVER AVENUE S.W. (60'R/W)

SECOND STREET S.W.



700 SECOND STREET S.W.

(LOTS 12, 13, 14, 15.)

EXISTING SUBDIVISION
10-7-'08

PLAT OF SURVEY OF
LOTS 12 THRU 15, BLOCK C, OF THE
ATLANTIC AND PACIFIC ADDITION
ALBUQUERQUE, NEW MEXICO

1.2. Actions

1.2.1 Zoning, Regulations, and Guidelines

1.2.1.a Zoning revisions. Adopt new zoning proposals outlined in Section 6 of the Plan. Areas to be rezoned are shown in Figure 26. The Adopted Zoning Map in Figure 36 shows all zoning in place with the adoption of the Sector Development Plan. This zoning facilitates the development of single family housing on 25' lots with appropriate lot width, size, and setback requirements. It also allows for accessory dwelling units (or "granny flats") on single family home lots. Finally, it creates a Warehouse District, to encourage adaptive reuse of vacant manufacturing buildings, and a special Rail Yards zone to spur redevelopment of that property in a way that is compatible with neighborhood desires.

1.2.1.b Design guidelines. Adopt voluntary residential design guidelines summarized in Section 6 and elaborated in Appendix F.

1.2.2 Program Enhancements

1.2.2.a Planning for South Barelás. Consider allocating funds to plan for South Barelás (extending south from Bridge Boulevard to the City limits) by creating

a Sector Development Plan for that area or updating the existing Metropolitan Redevelopment Area plan. Link planning for Southern Barelás with the Barelás Sector Plan to make them compatible. Involve residents and stakeholders from the northern portion of Barelás

in the South Barelás planning process. Alternatively, when the Barelás Sector Development Plan is updated in the future, extend that Plan's boundaries to include the

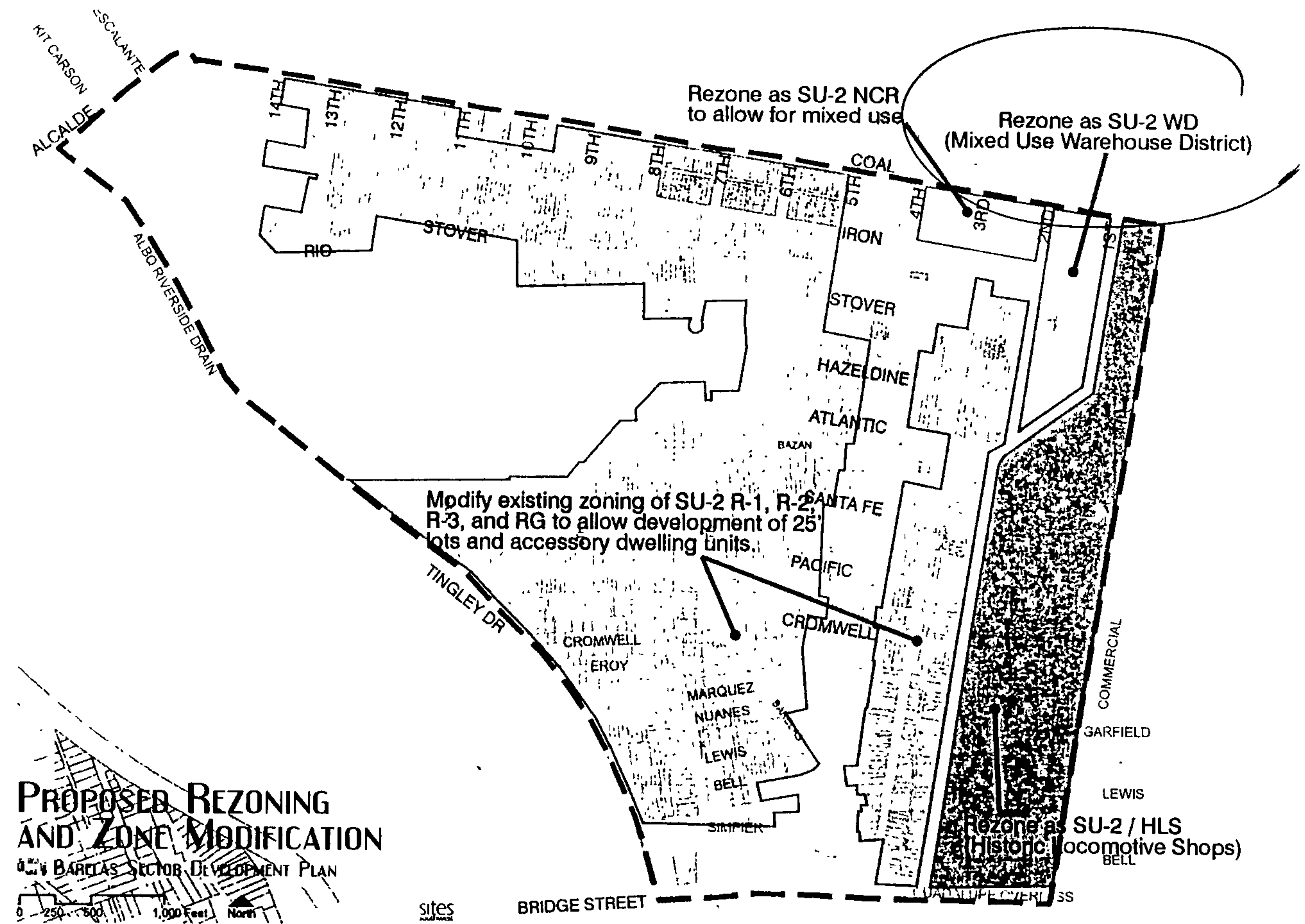


Figure 26. Proposed Rezoning and Zone Modification



The SU-2/WD Mixed Warehouse District Zone corresponds to the R-3 Residential Zone and C-3 Heavy Commercial Zone in the Comprehensive City Zoning Code with the following exceptions:

- A. Permissive Uses
 - 1. Uses permissive in the R-3 Residential Zone.
 - 2. Uses permissive in the C-3 Heavy Commercial Zone
- B. Conditional Uses
 - 1. Uses conditional in the C-2 Zone and R-3 Zone are conditional in this zone
- C. Prohibited Uses
 - 1. Automobile dismantling yard.
 - 2. Construction contractor's equipment storage or contractor's plant.
 - 3. Feed or fuel storage or sales.
 - 4. Vehicle storage outdoors as a principal use.
 - 5. Emergency shelter.
- D. Height

Structure height up to 36 feet is permitted at any legal location. Maximum building height for any structure is 52 feet. The height and width of any structure over 36 feet shall fall within 45-degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. To protect solar access, a structure over 36 feet in height may not exceed the northern boundary of these 45-degree planes, but may be sited in any other direction within planes drawn at a 60-degree angle from the same boundaries or

centerline. Exceptions to the above are provided in Section 14-16-3-3 and Section 14-16-3-5 of this Zoning Code. Notwithstanding any of the above regulations, structures shall not exceed 26 feet in height within 75 feet of a lot zoned specifically for houses.

- E. Lot Size

No requirements.
- F. Setback
 - 1. No front or coner side yard setback is required.
 - 2. There shall be a setback of 11 feet from the junction of a driveway or alley and a public sidewalk location.
 - 3. No side yard setback is required, except that a 5-foot side yard or rear yard setback shall be required where a site abuts any of the following addresses in residential use as of the adoption of this plan, so long as the residential use remains: 709 and 713 First Street SW, 704 2nd Street SW.
 - 4. Notwithstanding any of the above regulations, the clear sight triangle shall not be infringed upon at street intersections.
- G. Off-Street Parking
 - 1. Off-street parking spaces shall be provided according to half of the requirement for each use listed in Section 14-16-3-1 of the Zoning Code
 - 2. No reductions are allowed
- H. Usable Open Space
 - 1. Usable open space shall be provided on-site in an amount equal to 200 square feet for each efficiency or one-bedroom dwelling unit, 250 square

feet for each two-bedroom dwelling unit, and 300 square feet for each dwelling unit containing three or more bedrooms.

- 2. Where an aggregate of two or more dwelling units is constructed on any given lot, the development shall include landscaping of the ground-level usable open space, planted and maintained according to a landscaping plan approved by the Zoning Enforcement Officer.

SU-2/HLS Historic Locomotive Shops Zone

The SU-2/HLS Zone provides suitable sites for a mix of commercial, residential and light industrial uses on the historic locomotive shops site. The zone provides for flexibility of land use and design within the property and for compatible orientation to the neighborhood and buffering between the locomotive shops complex and residential areas. (Upon approval of a Master Site Development Plan - see section J below - this zone will be amended to adopt the Master Plan.)

- A. Permissive Uses.
 - 1. Uses permissive in the R-3 zone.
 - 2. Uses permissive in the C-2 zone with the following exceptions:
 - a) Wireless telecommunications facility is not a permissive use
 - b) Laboratory is not a permissive use
 - 3. Uses permissive in the IP zone with the following exceptions
 - a) Air separation plant is not permitted.

