



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

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

APPLICANT: Terry O. Brown (CTB Development PHONE: (505) 883-8807
 ADDRESS: P. O. Box 92051 FAX: N/A
 CITY: Albuquerque STATE NM ZIP 87199-2051 E-MAIL: tobe@swcp.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Proposed Lot Split

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. 3 Block: 30 Unit: N/A
 Subdiv/Addn/TBKA: Huning Highland Addition
 Existing Zoning: SU-2 LCR Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): K-14-Z UPC Code: 101405748521143406

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Unknown

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 0.1631 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: High St.
 Between: Coal Ave. and Iron Ave.

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Terry O. Brown DATE February 17, 2015
 (Print Name) Terry O. Brown Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____

Hearing date _____

Project # _____

Staff signature & Date _____

Terry O. Brown
3017 Charleston St. NE
Albuquerque, NM 87110

Re: 509 – 511 High St. SE Request for Sketch Plat Review

To Whom It May Concern:

I am the current owner of the vacant lot at 509 – 511 High Street SE. The lot is located on the west side of High St. SE just south of Coal Ave. It is located within the boundary of the South Broadway Neighborhood Association, and it lies within the overlay zone of the Huning Highland Historic Preservation Area. The lot is zoned SU-2 for LCR (Limited Commercial Residential) under the South Broadway Neighborhood Sector Development Plan. The adjacent property to the north of this lot is also zoned SU-2 for LCR while the property to the south is zoned MR (Mixed Residential Use) in the South Broadway Sector Plan Area.

It is my understanding that an old triplex existed on the lot(s) until late 2006 / early 2007 at which time the structure caught on fire and burned to the ground. I purchased the lot in mid-2007 after the lot had been cleared of debris and materials from the fire. After purchasing the vacant lot in mid-2007, efforts were being made to redevelop the lot until mid-2008 at which time the economy crashed. So efforts to develop the property were put on hold.

Now it appears that the economy may have recovered sufficiently to begin development of the property. I have consulted on numerous occasions with my architect, Treveston Elliot, and have held two Preliminary Review Team (PRT) meetings with the City (04/01/2014 and 05/27/2014) to formulate a plan for redevelopment of the vacant lot that would be an amenity to the neighborhood. The first PRT meeting sent me back to the drawing board to create another plan due to zoning complications.

The new plan requires the subdivision of the existing lot (50' x 142') longitudinally or laterally to create two lots, each being 25' x 142' or 50' x 71'. Rather than constructing a common wall duplex unit on each lot, it is proposed to construct two detached residential units on each lot creating four new residential units (one more than was on the lot previously before it burned down. I would like to obtain some guidance from the Development Review Board to define the implications of subdividing the existing lot to allow for this development.

The proposed plan consists of one single story 750 S.F. residential unit on the northeast corner of the project and three two-story 990 S.F. residential units.

Approval and implementation of the proposed plan for 509 – 511 High Street will require variances to be approved by the City Zoning Hearing Examiner, but I am not obtaining clear direction as to what variances will be needed. I would also like to get direction from the Development Review Board as to which variances will be required. Possibilities include:

- 1) A variance for lot size – subdivision of the existing 50' x 142' lot will create two 25' x 142' lots or two 50' x 71' lots. Two dwelling units are proposed for each new lot. The design of the project will maintain the minimum required open space for each lot.
- 2) A variance for density – the maximum density allowed by the City Planning Department would allow 3.3 dwelling units to be constructed on the 50' x 142' existing lot. The new plan proposes 4 dwelling units on the two new lots. That constitutes an approximately 21% increase in density allowed by City Planning Department.
- 3) A setback variance – the proposed new north lot will be constructed as a zero lot line with the south side of the building structure on the lot line and a ten feet wide setback on the north side of the lot. A solar variance is proposed to be granted by the new north lot for the new south lot since the building structures on these two lots will be constructed to modern energy efficiency standards. The building setback on the new south lot is proposed to be five (5) feet on both the north and south side of the building structure.

An alternative to the proposed new plan is to construct a triplex similar to the one that existed before it was burned to the ground. I believe that this proposed new plan is a better one since 1) it is more innovative, 2) it will cost more to implement due to the City requirements to pave the alley and re-work the utility service lines, and 3) it will allow the developer to invest more money into both lots and each lot could be sold as a principle residence with a rental unit in the back, thus making it more economical and attractive for potential buyers since each lot would be more affordable to potential buyers.

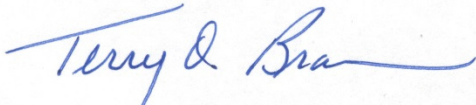
Attached for your information are the following:

- Vicinity Map – Zone Atlas Page K-14-Z
- Survey of existing lot showing possible lot division.
- Proposed Architectural Site Plan
- Rendering of proposed project
- City of Albuquerque Preliminary Review Team (PRT) Minutes

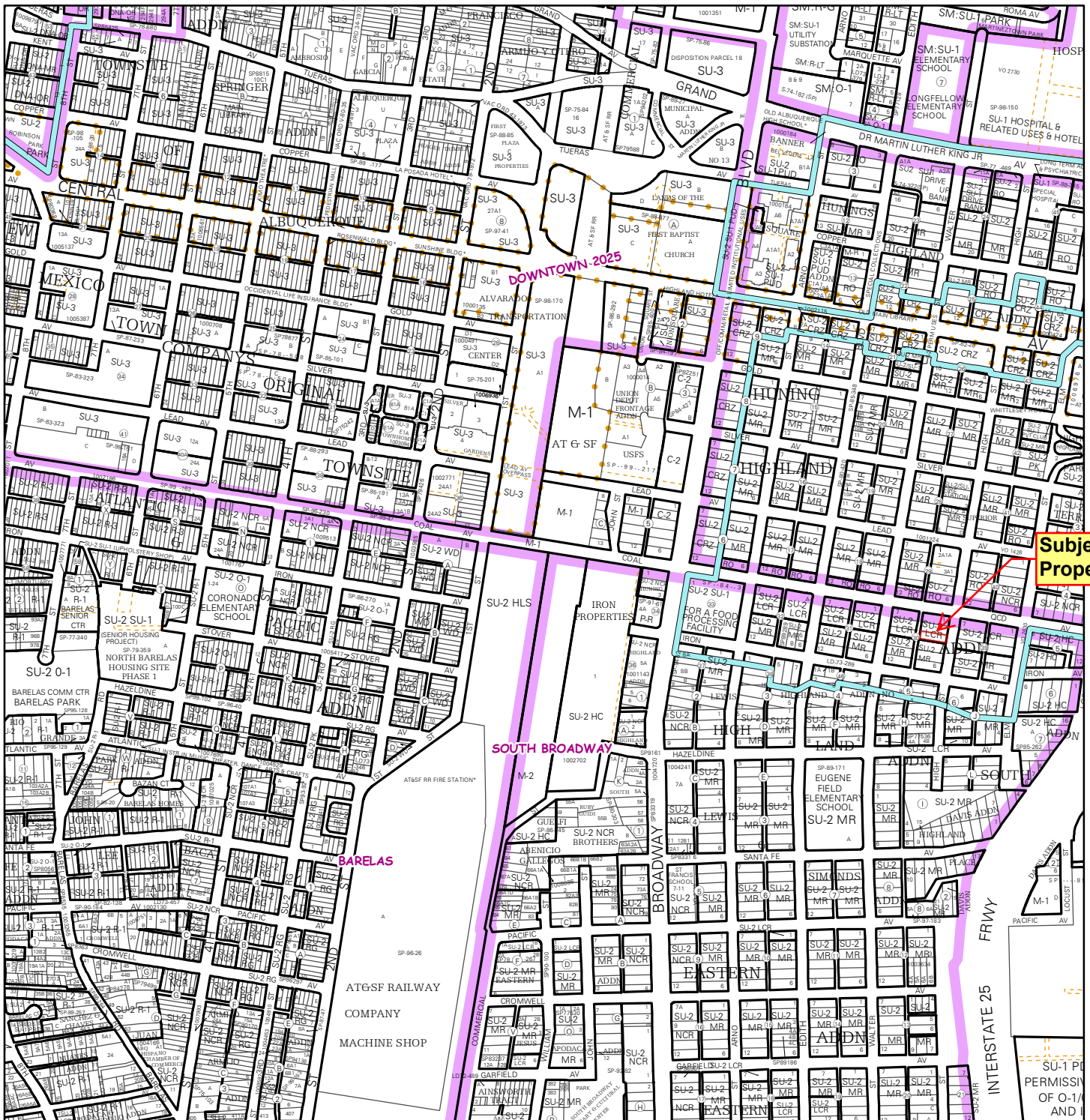
In summary, I hope to obtain the following information from the Development Review Board before proceeding with subdivision of the lot:

- 1) Is it preferable to subdivide the lot laterally or longitudinally?
- 2) What variances will need to be requested and approved from the Zoning Hearing Examiner prior to constructing the project?
- 3) All other comments and considerations from the D.R.B.

Best Regards,



Terry O. Brown
3017 Charleston St. NE
Albuquerque, NM 87110
(505) 883-8807



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

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-14-Z

Selected Symbols

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

DATE:
05/30/07
SCALE:
1"=30'
CREW:
IL, SG
DRAWN:
JMP
JOB NO.
071772

CARTESIAN SURVEYS, INC.

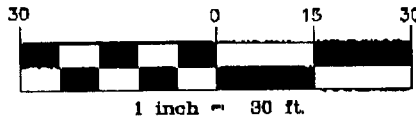
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

PLAT OF SURVEY LOT 3, BLOCK 30 HUNINGS HIGHLAND ADDITION CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

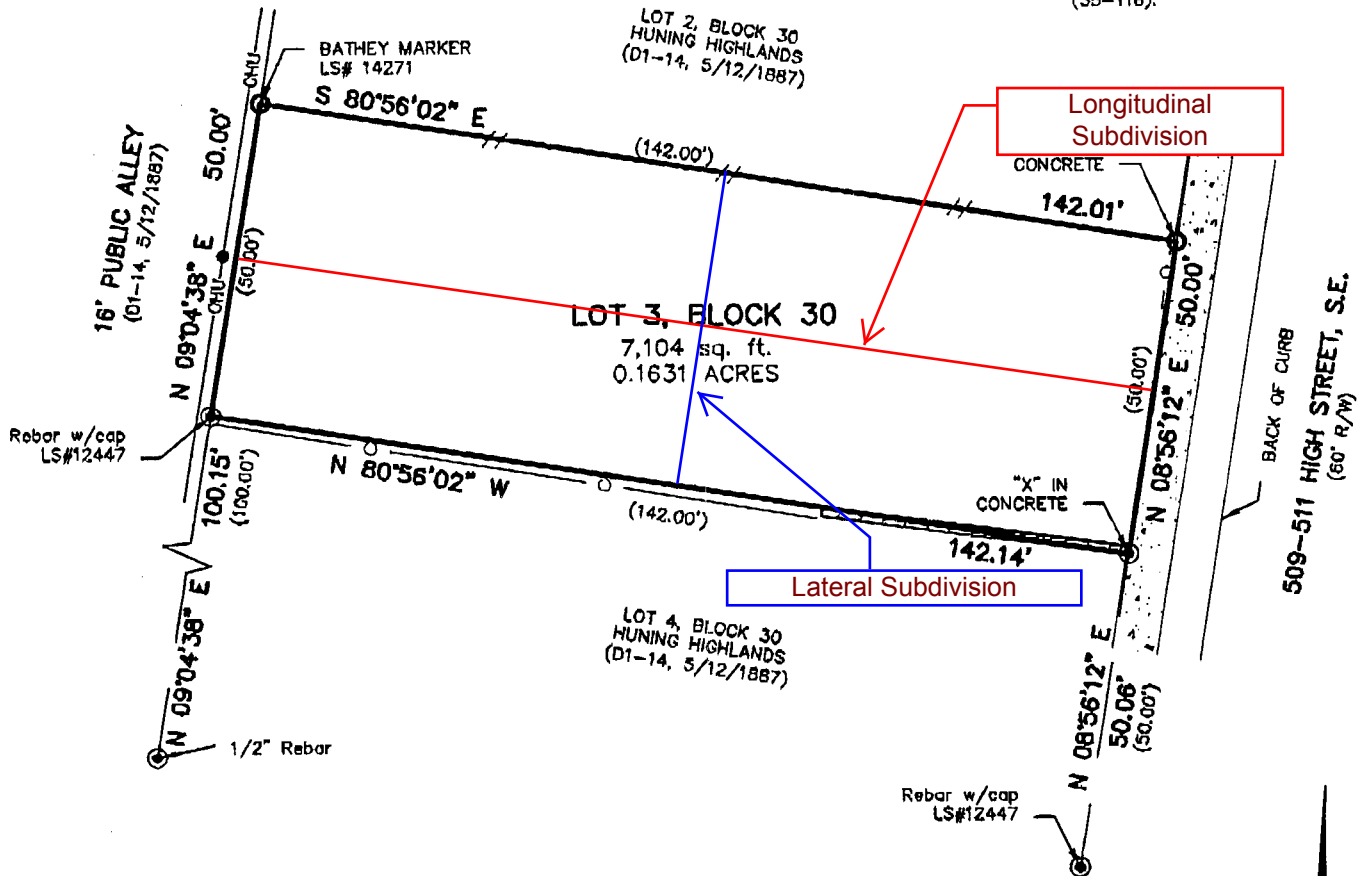
LEGEND

N 00°00'00" E	MEASURED INFO
(N 00°00'00" E)	RECORD INFO
— // —	WOOD FENCE
— o —	CHAINLINK FENCE
▬▬▬	BLOCK WALL
○	SET AS INDICATED
⊙	FOUND AS INDICATED
●	POWER POLE
—OHU—	OVERHEAD UTILITY

GRAPHIC SCALE



- NOTE: 1. THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OUTSIDE OF THE 500-YEAR FLOODPLAIN, AS DETERMINED BY F.E.M.A AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED NOVEMBER 19, 2003, MAP NO. 35001CD334E.
2. THIS LOT IS IS LOCATED IN PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST.
3. FIELD SURVEY WAS PERFORMED IN MAY 2007.
4. BASIS OF BEARING REFERENCES PLAT OF LOTS 1-A-1, 2-A-1 AND 3-A-1, BLOCK 29, HUNINGS HIGHLAND ADDITION FILED 1/6/88, (35-116).



LEGAL DESCRIPTION

LOT NUMBERED THREE (3) IN BLOCK NUMBERED THIRTY (30) OF THE HUNINGS HIGHLAND ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AN DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 12, 1887, IN PLAT BOOK D1, FOLIO 14.

DOCUMENTS

1. PLAT OF RECORD FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 12, 1887, IN PLAT BOOK D1, FOLIO 14.
2. TITLE COMMITMENT PROVIDED BY FIDELITY TITLE FILE NUMBER 071075139, EFFECTIVE DATE OF MAY 18, 2007.

SURVEYOR'S CERTIFICATE

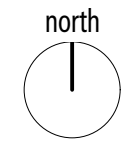
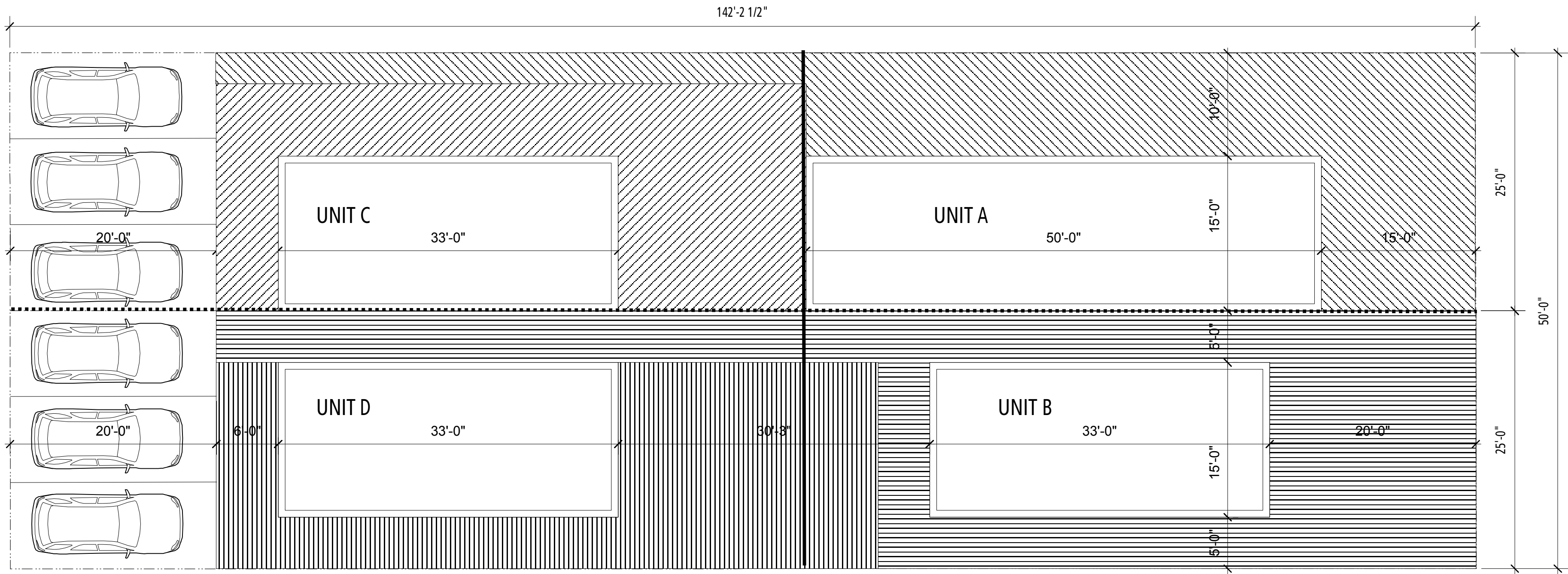
I, WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT DO NOT MEET NEW MEXICO SUBDIVISION ORDINANCE, AND IS NOT INTENDED TO SUBDIVIDE AN EXISTING PARCEL. THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT AND IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT. NO ENCROACHMENTS EXIST EXCEPT AS NOTED AND ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

WILL PLOTNER JR.
N.M.P.S. No. 14271

DATE

5/31/07

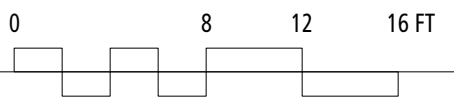




1

Site Plan

Scale: 1/8" = 1'-0"





PRE-APPLICATION REVIEW TEAM (PRT) MEETING*

PA # 14- 073

Date: 5/27/2014 Time: 1:30.

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: KYM DICOME Other LORENA PATTON-QUINTANA.
Transportation: Cynthia Beck Other _____
Code Enforcement: Michael Anaya Other _____
Others: MARY ELLEN HENNESSEY

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- Zone Map Amendment
- Sector Dev. Plan Amendment
- Site Dev. Plan for Subdivision
- Site Dev. Plan for Bldg Permit
- Other _____
- EPC Approval
- EPC Approval
- EPC Approval
- EPC Approval
- City Council Approval
- City Council Approval
- DRB Approval
- DRB Approval
- Admin. Approval
- Admin. Approval

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-2 VCP
Applicable Plans: 9 BROADWAY + HUNTING HIGHLAND H02
Applicable Design Regulations: _____
Other Applicable Regulations: _____
Previously approved site plans/project #s: _____
Proposed Use/Zone: _____
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts given:

- Zone Map Amendment Process
- R-270-1980
- AA Process
- EPC Schedule

Further input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, other)

LUCC ZHE (VARIANCE)

Additional Notes:

ZHE.

- CAN GET A VARIANCE TO > # OF UNITS FROM 3.26 → 4
- MEET OPEN SPACE REQ'MENTS
- MUST HAVE 10' BETWEEN UNITS - GET VARIANCE (ZHE)
- CARPORTS. OPEN \$ 14-16-3-3 (BXC) CAN BE ZERO.
- TAKE OUT DRIVE ABLE (HIGH ST.)

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[Signature]
PRT CHAIR

[Signature]
APPLICANT/OR AGENT

**Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY; THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

(continued...)

PAVE THE ALLEY. (WORK ORDER. DEC)

NO ADA.

PARKING = 1.5 @ UNIT. (AS LONG AS UNDER 1000 SF)

UNIT A - 14' HEIGHT (BLDG).

RC REVERTS TO RT WHICH SAYS UNITS (ON)

* ELEVATIONS - NEW BLDG / NEIGHBORHOOD CONCERNS.
DEVELOPMENT GUIDELINES.
HUNING HIGHLAND

after signing

* (Mechall - LCR → RC → RT. houses not limited to one plot lot.)

R.T (14-16-2-9)(D)

Lot size - TH (2000 SF 22' min lot)

House (3000 SF) 36' "

lot size

SO

~~9/24/18~~

30
22
5/6

PA # 14-073 **DATE: 5/27/14** **TIME: 1:30**
Applicant: Terry O. Brown
Site Address: 509-511 High St. SE
Acreage: .1631
Zoning: SU-2 for LCR
Zone Atlas Page K-14
Applicable Plans: South Broadway and Huning Highland HOZ
Request: Subdivide existing lot 7 build 2 residential units on each of the 2 new lots

Questions/Concerns: General feasibility; do they need grading/drainage plan; confirm setbacks met

Design Regulations

South Broadway SDP - LRC (limited commercial residential) has no additional design standards

LRC corresponds to RC in the ZC with exceptions not applicable to this request. The RC zone has the following requirements:

(C) *Height*. Structures shall not exceed 26 feet in height, except as provided in § 14-16-3-3 of this Zoning Code.

(D) *Usable Open Space*.

(1) Usable open space shall be provided on-site at 750 square feet per townhouse dwelling unit.

(2) For apartments other than townhouses, usable open space shall be provided on-site in an amount equal to 200 square feet for each efficiency or one-bedroom apartment, and 300 square feet for each dwelling unit containing two or more bedrooms. Where apartments other than townhouses occupy the same structure as the permissive nonresidential uses, and no apartments are located on the ground level, the required usable open space may be reduced by 50%.

(E) *Lot Size*. No requirements.

(F) *Setback*. The following regulations apply, except as provided in § 14-16-3-3 of this Zoning Code:

(1) There shall be a front and a corner side-yard setback of not less than five feet and a setback of 11 feet from the junction of a driveway and a public sidewalk or planned public sidewalk location.

(2) Where the site faces or is contiguous to a different residential zone the setback requirements of that zone apply.

(3) The clear sight triangle shall not be infringed upon.

(G) *Off-Street Parking*. Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

In RC, density cannot exceed 20 dwelling units per acre. $20 \times .1631 = 3.26$. Only 3 units permitted.

Huning Highland Historic Overlay Design Guidelines

- Must apply for a Certificate of Appropriateness
- I believe a grading/drainage plan is required for the CoA.
- Must be heard by LUCC because of new construction
- Must be compatible in height, mass, scale, setback, geometry, materials and color with other buildings on the block

There are no known approved site plans or projects per AGIS.

Staff questions note on site plan regarding proposed lot #2 and zone change to MR.

Lorena Patten, Planner