

PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

NOTE: Pre-Application Discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. Also the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.

When you submit these PRT notes to meet the requirement in Table 6-1-1 you will be charged a \$50 PRT fee with the application.

PA#: <u>18-339</u>	<small>Official Use only</small> Received By: <u>J. Delgado</u>	Date: <u>11-28-18</u>
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Applicant Name: Michelle Negrette **Phone#:** 505.710.4221 **Email:** mnegrett@mac.com

APPOINTMENT DATE & TIME: For Montano Family Homes Dec 3, 2018 @ 1:30pm

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 1.7 acres **Existing Zoning:** R-1 **Proposed Zoning:** R-1

Previous case number(s) for this site: RZ-2018-00029

Applicable Overlays or Mapped Areas: none

Residential: Type and No. of Units Proposed: cluster/10 units

Commercial: Estimated building square footage: _____ **No. of Employees:** _____

Mixed Use: Project specifics: _____

LOCATION OF REQUEST:

Physical Address: 712 Montano NW **Zone Atlas Page (Please identify the subject site on the map and attach)** F-14

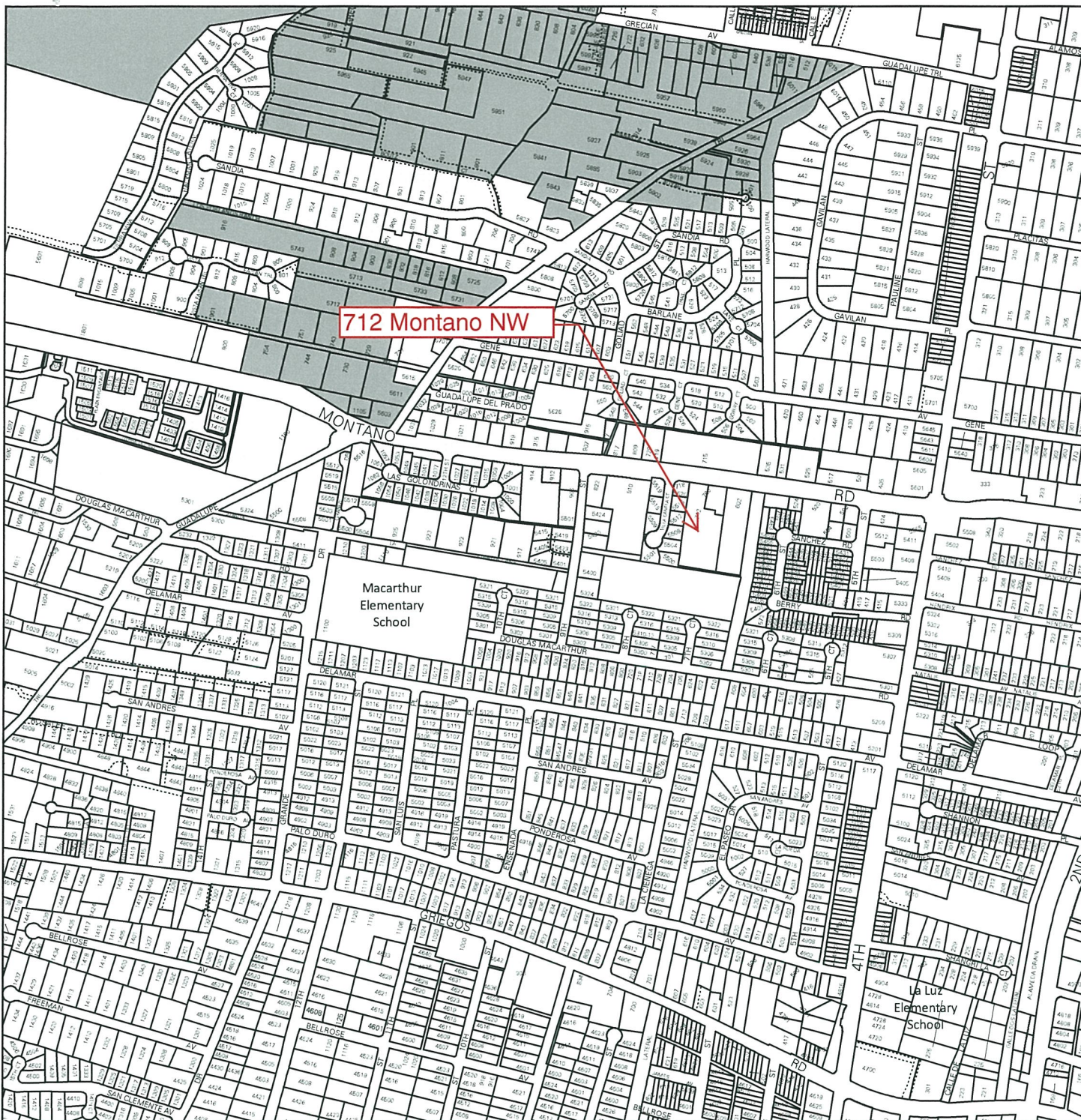
BRIEFLY DESCRIBE YOUR REQUEST: (What do you plan to develop on this site?)

Client requesting cluster development for site with 10 units and 30% dedicated private open space.

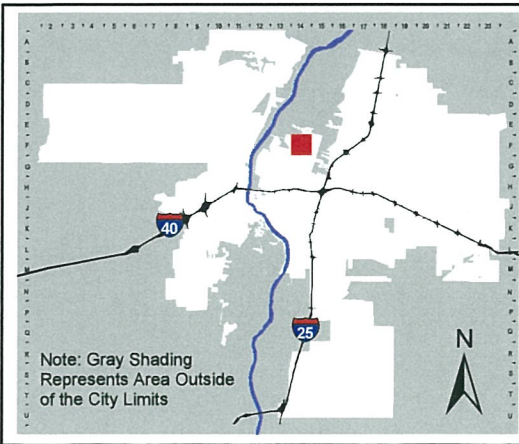
LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST: (Please be specific so our staff can do the appropriate research.)

Need clarification on required process - site plan for building permit or site plan for subdivision. Also, need clarification on subdivision process, and sequencing site plan approval for cluster, then subdivision approval, or can they be done concurrently.

Can internal road remain private? Can roads be included in the 30% open space area? Need clarification on setback reductions, can garages abut? Does all open space need to be joined or can there be separate areas?



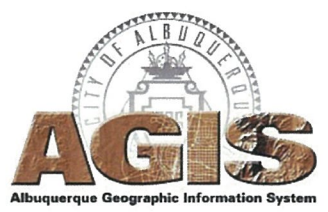
For more current information and details visit: www.cabq.gov/gis



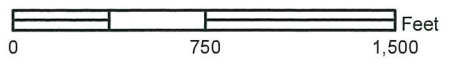
Address Map Page:

F-14-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



R-1C

Permitted

1.7 acres - 10 units maximum per site
/ 7,000 sf 10.5 - rounded down

4-3B2 - Each dwelling on subdivided lot

DRB - SP Sub & Plat concurrent

Site Plan Admin all new low density separate from plat - Use Specific Standard
Subdivision of Land Mayor

has to go DRB - Site Plan / DRB - notice NA by email

Sketch Plat - PRE App Meeting notice 100 ft
prop owner

Internal Road Private - 10 lots - City Standards

OS visible from public street

Roads can't count toward O.S.

must meet setbacks on perimeter

designate setbacks interior - on site plan

1 du per lot no attached units min separation -

abating

a common open space

Sketch plat private street infrastructure required

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-339 Date: 12.3.2018 Time: 1:30 pm

Address: 712 Montano NW

AGENCY REPRESENTATIVES AT MEETING:

Planning: Cheryl

Code Enforcement: _____

Fire Marshall: _____

Transportation: _____

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: _____

R/C ^{min.} ~~max.~~ sf. 7000 sf lots = 6 units \Rightarrow 10 units
SITE INFORMATION:

Zone: RA ~~Lot size min 10890~~ Size: 1.7 acres

Use: Cluster Overlay Zone: N/A

Comp Plan Area Of: Consistency Comp Plan Corridor: Montano Major

Comp Plan Center: N/A MPOS or Sensitive Lands: N/A transit

Parking: _____ MR Area: _____

Landscaping: _____ Street Trees: _____

Use Specific Standards: N/A

Dimensional Standards: N/A

*Neighborhood Organization/s: _____

*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.

PROCESS:

Type of Action: DRB for Sketch Plat then DRB for Site Plan + Plat

Review and Approval Body: _____ Is this PRT a requirement? _____

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-339 Date: 12-3-2018 Time: 1:30 pm

Address: 712 Montano Rd. NW

NOTES:

4.3 B-2: Each dwelling n/b on subdivided lot - no attached separate pfr fire code - 10ft.?

90 to DRB - for concurrent Site Plan for ~~Subdivision~~ and Plat
First complete Sketch Plat through DRB

→ Notification - notice Neighborhood Association by mail
notice property owners within 100 ft

Internal Road can be private if meets City Standards
does not count toward open space

Private Open Space (30%) n/b visible from Street Road
and contiguous - on own lot

Sitbacks for perimeter not interior
Front 15'; Side 5'; Rear 15'

Consult Transportation & Hydrology

Raquel Michael Doby Huges
regarding what sheets needed for DRB Site Plan
for cluster development

Can keep road as part of open space lot but not
part of 30%.

4.3 (F)(17) - Kitchen can be on separate floors

4.3(B)(2)(d)

no solid wall

can have shed, chicken coop, play structure - no building permit