DEVELOPMENT HEARING OFFICER

Planning - Case Comments

***HEARING DATE**: 11/8/23 -- **AGENDA ITEM**: #6*

***Project Number**: PR-2019-002089*

***Application Number**: SD-2023-00196*

***Project Name**: 239 - 243 Anna Maria Pl SW*

Request: Minor Preliminary/Final Plat

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

BACKGROUND

- This application is a request to consolidate two existing lots into one lot (Lot 19A-P1-A, Sunset Farm Unit 2 at 15,417.20 square feet in size). Existing zoning for this site is R-1B, and the site is not located within any Centers or Corridors.

- The subject site went through Sketch Plat review by the Development Review Board (DRB) on November 2, 2022 per PR-2019-002089 / PS-2022-00240.

- On May 16, 2023, the ZHE approved a Variance to the Contextual Lot Size Requirements for the subject site per PR-2019-002089 / VA-2023-00098 & VA-2023-00099.

- The subject property is located within the Valley Drainage Area, and within 330' of Major Public Open Space.

1. Items Needing to be Completed or Corrected

- The signature from ABCWUA has not been obtained on Form S. Prior to the approval of the Plat by the DHO, ABCWUA must confirm that they do not need any associated approvals (such as an Availability Statement) and would have no issues signing Form S.

- The application number must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.

- The City's AGIS office must approve the DXF file for the Plat prior to the final sign-off of

**(See additional comments on next pages)*

the Plat, should the Plat be approved by the DHO.

- ***Please confirm ROW development detail and the compliance of section 7 of the DPM, Table 7.2.29. In regards to Sidewalk width requirements and its landscape buffer.**
  Defer to Transportation for standards.
  Anna Maria Pl SW is a local street: a 5-foot sidewalk and a 4-6 -foot Landscape Buffer is required.

- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Final Plat. Therefore, prior to final sign-off of the Final Plat, the date of the DHO approval must be added to the Plat.

- All standards within IDO section 5-4 Subdivision of Land and 5-4(C) Compliance with Zoning Requirements apply to platting actions.

- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck and PLNDRS@cabq.gov (should the Plat be approved by the DHO).

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2. Standard Comments and Items in Compliance

- On May 16, 2023, Arch+Plan Land Use Consultants, agent for property owner Landco II LLC ("Applicant") appeared before the Zoning Hearing Examiner ("ZHE") requesting a variance of .0801 acres to the allowed contextual lot size of 0.2738 acres for the proposed lot size of .3539 acres ("Application") upon the real property located at 239 Anna Maria PL SW ("Subject Property"). This request was approved by the ZHE on May 31, 2023. (VA-2023-00098 & VA-2023-00099).

- The Applicant had obtained the required utility/AMAFCA, City Surveyor, Surveyor, Middle Rio Grande Conservancy District, and Property Owner signatures on the Plat.

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.
  **Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.*

3. Future Development Guidance

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

- ***4-2 Allowed Uses***, table 4-2-1. ***Reference Use Specific Standards 4-3(C)(8) for**

Single Family

- ***5-1 Dimension Standards*** for R-1B. 5-1-G Exceptions and Encroachments.

  ***Area of consistency. IDO 5-1-C-2-B contextual lot size standards may apply, per Code Enforcement.**
  Reference subsection #3 'On lots that include sensitive lands or are adjacent to sensitive lands or Major Public Open Space, the lot may be up to 150 percent larger.' And **#5. '**In making the calculations in Subsections 1 through 4 above, any lots owned by the applicant with existing site features that are to be preserved, including but not limited to areas of open space or existing structures, shall not be considered in the contextual standards calculations for lot size.'

  5-2 Site Design and Sensitive Lands standards. ***Reference Arroyo standards and Open Space Edges:**
- **5-2(G) IRRIGATION FACILITY (ACEQUIA) STANDARDS & 5-2(I) MAJOR ARROYO STANDARDS**
  ***The subject property is located within the Valley Drainage Area and all future development shall comply with requirements of section 5-2(G) and 5-2(I) of the IDO.**
- **5-2(J) MAJOR PUBLIC OPEN SPACE EDGES**
  ***Lot is within 330-feet of Major Public Open Space and must comply with all requirements of section 5-2(J).**

- ***5-3 Access & Connectivity*** requirements.
  ***Clarify if access is affected by replat.**
  ***5-3(C)(3) Driveways, Drive Aisles, and Access 5-3(C)(3)(a) Development shall comply with the driveway, drive aisle, and access standards in the DPM.**
  For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.

- ***5-7 Walls/Fences***, table 5-7-1. ***Development requires separate permitting**.

- ***5-8 for Outdoor Lighting*** requirements. Residential zone district.

- ***5-11 Building and façade design*** requirements for new development per 5-11-C.

- Section ***6-1***, table 6-1-1 for ***notice requirements***.

- Platting action per ***6-6-K Subdivision of Land-Minor*** or ***6-6-L Subdivision of Land-Major.***

- Vacations per ***6-6-M***.

- ***7-1 Development, dwelling and use definitions***.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Bonnie Strange/Jolene Wolfley DATE: 11/6/23
Planning Department