DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

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

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *11/8/2023*

AGENDA ITEM NO: 6

DRB PROJECT NUMBER:
PR-2019-002089
SD-2019-00196 – PRLEIMINARY/FINAL PLAT
IDO - 2022

PROJECT NAME:
ARCH + PLAN LAND USE CONSULTANTS LLC agent for **LANDCO** requests the aforementioned action(s) for all or a portion of: **LOTS 18-P1 & 19A-P1, UNIT 2, SUNSET FARM** zoned **R-1B**, located at **239-243 ANNA MARIA PL SW between SUNSET RD and RIO GRANDE (river)** containing approximately **0.3552** acre(s). **(K-12)** *[Deferred from 10/25/23x]*

PROPERTY OWNERS: LANDCO II LLC

REQUEST: LOT CONSOLIDATION: 2 LOTS INTO 1 LOT

COMMENTS:

1. Property is zoned R-1B, and must meet Dimensional Standards as per IDO 5-1(C), Table 5-1-1.
2. Property is located in an Area of Consistency, and must meet Lot Size allowances as per IDO section 5-1(C)(2)(b)(3). It is located adjacent to sensitive lands (the Atricso Lateral, an Irrigation Facility or Acequia, located immediately South of the property), which allows it to be up to 150% larger than the average of the lots that contain a primary building on the block of Anna Maria Pl SW, per IDO 5-1(C)(2)(b)(3).
3. Proposed combined lot size is 0.3539 acre, which exceeds the allowed size range, from *75% at 0.1369 acre to 150% at 0.2738 acre.*. This would require a Variance for the difference above the allowed lot size (.3539 acre - .2738 acre = ***.0801 acre variance***).
4. Property owner has obtained the required Variances for the Contextual lot size for both lots, as per documentation provided in the submittal.
5. A note should be added to the plat regarding the Variances obtained, and citing Variance case numbers.
6. Code Enforcement has no further comments or objections.

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Comments from 11/2/2022 DRB Sketch Plat:

7. *Property is zoned R-1B, and must meet Dimensional Standards as per IDO 5-1(C), Table 5-1-1.*
8. *Property is located in an Area of Consistency, and must meet Lot Size allowances as per IDO section 5-1(C)(2)(b)(3). It is located adjacent to sensitive lands (the Atricso Lateral, an Irrigation Facility or Acequia, located immediately South of the property – see Definitions, below), which allows it to be up to 150% larger than the average of the lots that contain a primary building on the block of Anna Maria Pl SW.*
9. *Calculations of allowable Lot Size based on Anna Maria Pl SW are as follows:*
   - *Average lot size for lots with primary buildings = 0.1825 acre*

(Note: includes lots with addresses of 201, 205, 209, 215, 219, 220, 223, 224, 228, 236, 237, 251)

   - *Minimum lot size allowed, at 75% of 0.1825 acre = 0.1369 acre*
   - *Maximum lot size allowed, at 150% of 0.1825 acre = 0.2738 acre*
10. *Proposed combined lot size is 0.3539 acre, which exceeds the allowed size. Prior to replat, you must obtain a Variance for the difference above the allowed lot size (.3539 acre - .2738 acre = .0801 acre variance), as per IDO section 5-1(C)(2)(b)(3).*
11. *CE has no further comments.*

Open Space Definitions - Common Open Space
The area of undeveloped land and/or existing site features within a cluster development that is set aside for the preservation, use, and enjoyment by the owners and occupants of the dwellings in the development and includes historic buildings or structures, sensitive lands, agriculture, landscaping, or outdoor recreation uses. The common open space is a separate lot or easement on the subdivision plat of the cluster development. For the purposes of the common open space calculation in cluster development, parks and concrete or reinforced arroyos do not count as common open space. See also Dwelling Definitions for Dwelling, Cluster Development.

Sensitive Lands Definitions – Irrigation Facility
The system of water facilities within the MRGCD, including acequias, ditches, laterals, canals, interior drains, riverside drains, and wasteways, which convey water to irrigators or return unused irrigation water to the Rio Grande. Some facilities may also convey stormwater. The irrigation facility includes the canal that conveys the water, the maintenance road(s) along the bank top, and the sloped banks that tie back to the surrounding land. These facilities may or may not have a formal easement. See also Acequia.

Acequia
An irrigation ditch operated and maintained by the MRGCD or a community acequia association. See also Irrigation Facility.