

DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DHO calendar – late submittals will not be accepted unless approved by the DHO)

PROJECT NO. PR 2019-002089
Application No. PS 2022-00240

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- Albuquerque/ Bernalillo Co. WUA
- Code Enforcement
- Parks and Recreation

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DHO SCHEDULED HEARING DATE: _____ HEARING DATE OF DEFERRAL: DEC, 6, 2023

SUBMITTAL
DESCRIPTION: _____

PLANNING: UPDATED PRELIMINARY FINAL PLAT LETTER TO DHO

PLANNING & TRANSPORTATION DEVELOPMENT: UPDATED DRB DETERMINATION / SIDEWALK EXHIBIT

PARKS & RECREATION: RESONSE TO MAJOR OPEN SPACE REQUIREMENTS TO BE RREFLECTED (UPATED LETTER)

CONTACT NAME: DERRICK ARCHULETA

TELEPHONE: 505-980-8365 EMAIL: arch.plan@comcast.net

**ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM**

December 1, 2023

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque NM

**RE: LOT 19A-P1-A, SUNSET FARM SUBDIVISION, UNIT 2
PR 2019-002089**

Development Hearing Officer:

I would like to request Preliminary Final Plat review for a minor subdivision for the above mentioned property. Sketch Plat was presented to the DRB on November 2, 2022.

The property owner is interested in the consolidation of two legal lots of record for existing Lots 18-P1 and 19A-P1, Sunset Farm Subdivision. Proposed Lot 19A-P1-A at 0.3539± acres on property zoned R-1B (Single Family – Medium Lot).

Existing lots are currently undeveloped.

As per Code Enforcement comments, the Zoning Hearing Examiner approved variances to contextual lot size under ZA 2023-00098 and ZA 2023-00099.

In terms of response to Sketch Plat comments, they are as follows:

ABCWUA: No objection to lot consolidation; Any water services that are left to be unused must properly abandoned by cutting it to the main and capping it.

CODE ENFORCEMENT: Dimensional standards not achieved, Variance for the difference must be obtained.

PARKS & RECREATION: Compliance with Major Open Space requirements will be reflected in the building permit component as part of development.

HYDROLOGY: No objection to platting action

TRAFFIC ENGINEER: Sidewalk exhibit, ROW radius. DHO Determination included in Supplemental Submittal

PLANNING: Future development guidance

The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan with no planning area assigned.

Thank you for your time and consideration of the proposed application and DHO Determination.

Sincerely,



Derrick Archuleta, MCRP
Principal

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

November 30, 2023

Development Hearing Officer
Planning Department / Development Services Division
600 Second Street NW
Albuquerque NM 87102

**RE: A request for DHO Determination to maintain existing sidewalk width at 3.83 feet along Anna Maria Place
PR 2019-002089**

Development Hearing Officer and members of the Development Facilitation Team,

ARCH+PLAN Land Use Consultants, agent for Landco LLC respectfully request your review and consideration to maintain the existing sidewalk width along Anna Maria Place at 3.83 feet. As a Local Street, the sidewalk width is to be at five (5) feet.

The subject application is connected to the eventual development of the site with a single family residence through lot consolidation of two (2) lots into one (1) lot. As part of the lot consolidation process, lot size variances were approved through the Zoning Hearing Examiner process under VA 2023-00098 and VA 2023-00099.

The properties are located within a subdivision known as Sunset Farm Subdivision Unit 2 which was platted originally in 2015. Throughout the gated community the existing average sidewalk width is around 3.83 feet. This consistent width is what is typical throughout the subdivision. The assumption is that when the existing sidewalk widths were reviewed, approved and constructed they achieved requirements in effect. Achieving the sidewalk standard width of five (5) feet would create issues of sidewalk width inconsistencies solely along the subject property.

Subject to §14-16-6-6(P)(3) Review and Decision Criteria for an application for a Determination, the application complies in the following manner:

1. Any of the following criteria applies.
 - c. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.

Response: *Maintaining the existing sidewalk width will support the existing reviewed and approved sidewalk width throughout the Sunset Farm Subdivision Unit 2. The gated community has sidewalks at 3.83 feet. Widening the sidewalk to five (5) feet, achieving technical standards would outweigh and not support the public interest of this neighborhood. A five (5) foot sidewalk would compromise the established neighborhood character of existing sidewalks. The focus through lot consolidation completion, are property development interests of this vacant property. In addition, the opportunity to maintain the existing sidewalk width supports neighborhood character throughout the subdivision which would be accomplished with Determination approval.*

2. The Determination will not be materially contrary to the public safety, health, or welfare.

Response: *The Determination will not be materially contrary to the public safety, health or welfare in that the existing sidewalk width will be maintained and constructed throughout the subdivision at 3.83 feet.*

The existing sidewalk width is consistent and functions effectively. Sidewalks also exist on both sides of Anna Maria Place.

3. The Determination does not cause significant material adverse impacts on surrounding properties.

Response: *Approval of the Determination will not cause significant material adverse impacts on surrounding properties in that the existing sidewalk width will be maintained which is consistent throughout the neighborhood. In addition, the existing sidewalks at the same width within this gated community establish consistency eliminating any potential adverse impacts.*

4. The Determination will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

Response: *As part of Development Facilitation Team review the Determination will not hinder future planning, public right-of-way acquisition or the financing or building of public infrastructure improvements. Comments from those responsible City departments have determined no objection to the lot consolidation action including non issue with the existing sidewalk width.*

5. The Determination will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.

Response: *The Determination will not conflict significantly with the goals and provision of any City, County or AMAFCA adopted plan or policy, the IDO or any other City code of ordinance in a property that is located in an Area of Consistency. Analysis and review with the existing sidewalk width did not expose any concern either through code or policy including plat signature by reviewing agencies as part of the lot consolidation application.*

6. The Determination will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

Response: *The Determination will not allow, encourage or make possible undesired development in the 100-year flood plain as evidenced by review and non issue by AMAFCA and City Hydrology. Review of the lot consolidation also revealed non issue with the sidewalk width.*

7. The Determination will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.

Response: *Support of the Determination will not materially undermine the intent and purpose of the IDO including Development Standards of the underlying R-1B zone. The proposed land use is permissive. The lot consolidation of the property is to support development opportunities which will create the eventual need for building permit review and approval.*

8. The Determination does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DHO as part of this approval.

Response: *The Determination will not create a lot or support development that will not meet applicable or the ability to achieve development standards for the zone district in that the lot consolidation will create one legal los of record for the purpose of residential development. The subject sire is vacant but the land use within the subdivision is currently in place and through completion of the process, including the Determination will further support development to the property.*

9. The Determination approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).

Response: *The approved determination is the minimum necessary to not only maintain the existing sidewalk width, but to also maintain and not adjust the established width throughout the subdivision. The intent is to maintain consistency of the sidewalk widths along Anna Maria Place sole access within the Sunset Farm Subdivision.*

10. If the request is a for a Determination to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

Response: *The Determination is to maintain the existing sidewalk width which is the existing width throughout the subdivision.*

The application has achieved all other requirements of DHO that are connected to these properties including lot size variances except for the subject application. As previously mentioned, the existing sidewalk widths on Anna Maria Place function effectively with existing development with non-issue.

Approval of the Determination will allow the applicant's to complete the lot consolidation of the property and proceed with the development of the property.

We respectfully request your review and approval of this Determination.

Sincerely,



Derrick Archuleta, MCRP

SIDEWALK EXHIBIT

EXISTING SITE CONDITIONS

LOT 19A-P1-A
SUNSET FARM SUBDIVISION, UNIT 2
OCTOBER 2023

LEGEND

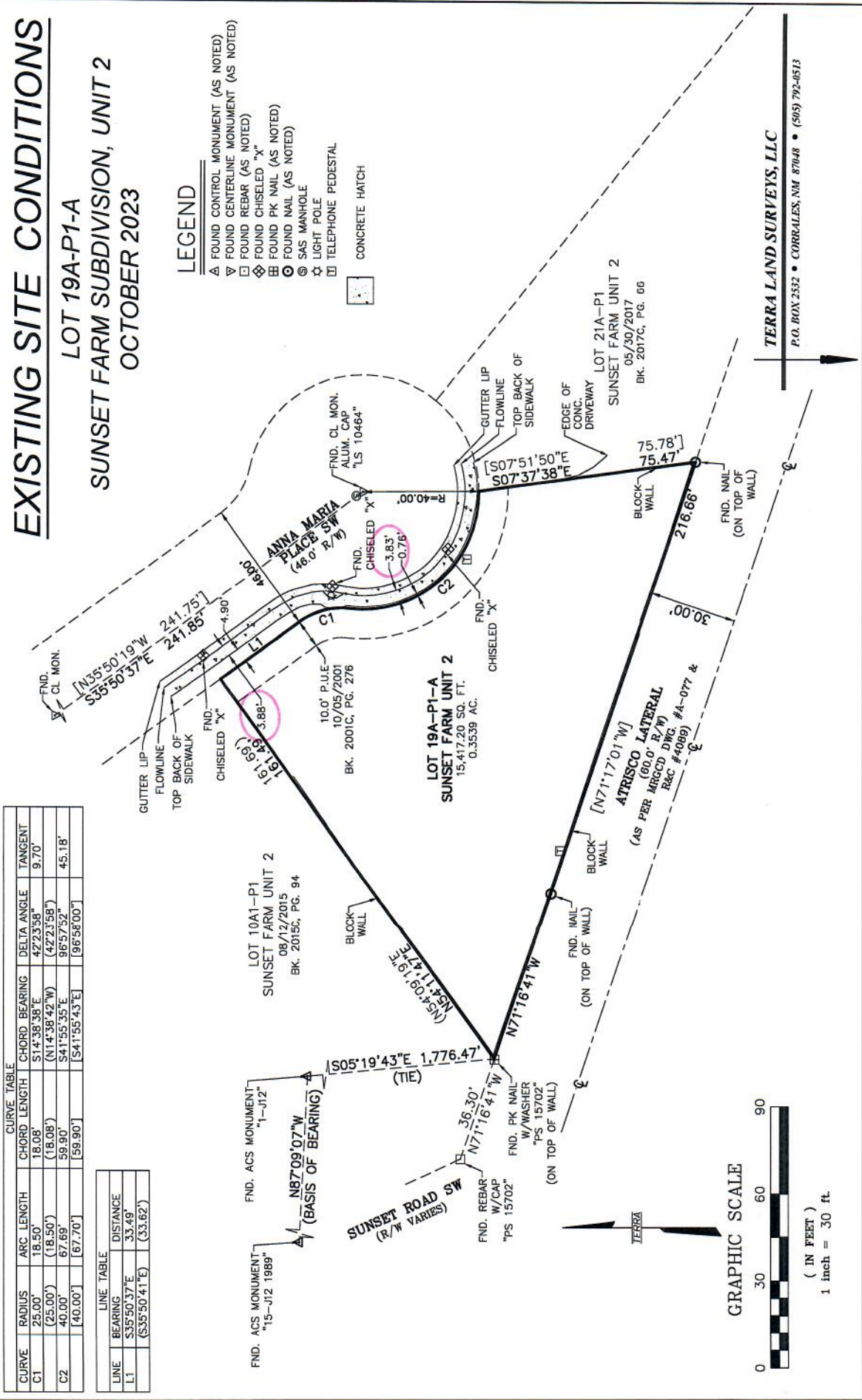
- △ FOUND CONTROL MONUMENT (AS NOTED)
- ▽ FOUND CENTERLINE MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- ⊠ FOUND CHISELED "X"
- ⊞ FOUND PK NAIL (AS NOTED)
- ⊙ FOUND NAIL (AS NOTED)
- ⊗ SAS MANHOLE
- ⊕ LIGHT POLE
- ⊞ TELEPHONE PEDESTAL
- ▣ CONCRETE HATCH

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	25.00'	18.50'	18.08'	S14°38'38"E	42°23'58"	9.70'
	(25.00')	(18.50')	(18.08')	(N14°38'42"W)	(42°23'58")	
C2	40.00'	67.89'	59.90'	S41°55'35"E	96°57'52"	45.18'
	(40.00')	(67.70')	(59.90')	(S41°55'43"E)	(96°58'00")	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S35°50'37"E	33.49'
	(S35°50'41"E)	(33.62')



TERRA LAND SURVEYS, LLC
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