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:*** *6/29/2022*

AGENDA ITEM NO: 4

DRB PROJECT NUMBER:
PR-2020-003688

SD-2021-00196 – PRELIMINARY PLAT

PROJECT NAME:
ISAACSON & ARFMAN INC. – FRED ARFMAN/IAN ANDERSON agent for **GREATER ALBUQUERQUE HABITAT FOR HUMANITY – DOUG CHAMPLIN/BILL** REILLY requests the aforementioned action(s) for all or a portion of: **LOTS 42 THRU 55, DAVID-PEREA-COURSON SUBDIVISION** zoned R-1B, located at **62nd ST NW between CLOUDCROFT RD NW and COORS BLVD NW** containing approximately 2.13 acre(s). (J-11) *[Deferred from 11/3/21, 11/17/21, 12/1/21, 12/15/21, 1/12/22, 2/2/22, 4/6/22, 4/20/22, 5/18/22. 6/22/22]*

PROPERTY OWNER: GREATER ALBUQUERQUE HABITAT FOR HUMANITY, LONNIE YANES

REQUEST: NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. PLAT WILL REVISE CURRENT LOT LINES, DEDICATE NEW PUBLIC RIGHT OF WAY AND NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT.

COMMENTS:

1. Re-plat must meet all requirements of IDO sections 5-3 Access & Connectivity and 5-4 Subdivision of Land – including sections 5-4(F)(3) Lot Dimensions.
2. Property is Zoned R-1B (Residential Single Family):
   - R-1B standards will apply, as per IDO section 5-1(C)(1) and Table 5-1-1. Minimum Lot size is 5000 sq ft.
   - Area of consistency: Contextual lot size will apply, as per IDO 5-1(C)(2).
   - Calculations for Contextual lot sizes to be allowed:

   Average block lot size is .1521 acre
   75% = .1140 acre minimum lot size (4965 sq ft)
   125% = .1901 acre maximum lot size (8281 sq ft)
3. Please note that the Preliminary Plat update submittal on 10/13/2021 met contextual lot size requirements. However, current submittal does not appear to meet contextual lot size requirements, as proposed lot sizes are .1085 acre (4725 sq ft).

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4. Property is within CPO-2: Coors Boulevard Protection Overlay -- all development and design standards apply, as per IDO 3-4(C), including specific Grading standards.
5. Future Development must meet all Development Standards as noted in IDO 14-16-5, CPO-2 in IDO section 3-(4), and any other standards in the IDO, DPM, or other adopted City regulations.