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: 9

DRB PROJECT NUMBER:
PR-2021-005225
PS-2022-00134– SKETCH PLAT

PROJECT NAME:
SCATTERFARM, LLC requests the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 18, HUNING'S HIGHLAND** zoned **R-1A**, **located at 401 WALTER ST SE between LEAD and COAL** containing approximately 0.81 acre(s). (K-14)

PROPERTY OWNERS: SCATTERFARM LLC
REQUEST: SKETCH PLAT REVIEW AND COMMENT

COMMENTS:

1. Property is located in the HPO-4 Historic Protection Overlay zone, and must meet requirements and approvals as per IDO section 3-5, including obtaining Certificate of Appropriateness prior to any alteration of existing structures or construction of new buildings.
2. Property is zoned R-1A Single Family Residential zone, and is located in an area of Consistency. As such, it must meet Dimensional Standards of IDO 5-1(C), Table 5-1-1 and Contextual lot size standards as per IDO 5-1(C)(2)(b).
   "5-1(C)(2)(b) Lot Size
   In any Residential zone district in an Area of Consistency, the minimum and maximum lot sizes for construction of new low density residential development shall be based on the size of the Bernalillo County Tax Assessor's lot, or a combination of adjacent Tax Assessor's lots, on the portions of the blocks fronting the same street as the lot where the new low-density residential development is to be constructed, rather than on the size of the individual subdivision lots shown on the existing subdivision plat."
3. Contextual Lot size calculations for this block area are as follows:
   - Average block lot size (Walter Street, between Lead/Coal) = 0.1639 acre (7140 sq ft)
   - Minimum allowed lot size (75% of Average) = 0.1230 acre (5358 sq ft)
   - Maximum allowed lot size (125% of Average) = 0.2049 acre (8927 sq ft)

   Proposed lots (3550 sq ft) are significantly lower than the allowed size for Contextual Lot Standards.