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-Senior Code Enforcement Specialist
Planning Department
jppalmer@cabq.gov ***DATE:*** *5/25/2022*

AGENDA ITEM NO: 8

DRB PROJECT NUMBER:
PR-2021-005744
SD-2022-00076 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
COMMUNITY SCIENCES CORPORATION agent for **JOHN FARROW** requests the aforementioned action(s) for all or a portion of: **TRACT 94-A-1-A-1, TRACT A LOT 6, FRANCELLA TOWNHOUSES zoned RA**, located at **2400 MEADOWVIEW NW** between **MATTHEW AVE NW and MEADOWVIEW DR** containing approximately **1.7632** acre(s). (G-13)

PROPERTY OWNERS: FARROW JOHN E & STEPHANIE A RVT

REQUEST: REPLAT EXISTING TRACTS INTO NEW TRACTS

COMMENTS:
1. Property is zoned R-A, and is within an Area of Consistency. It is not located in an Overlay Zone.
2. In prior communications with the applicant, including myself and Planning Staff, it was determined the calculations for the Area of Consistency should be re-calculated. As shown in my emails to the applicant, included in this submittal, the calculations show the Maximum Allowed Lot Size is 1.1649 acre, and the Lowest Allowed Lot Size is 0.6989 acre. Calculating the Deviation, the Lowest allowed size of 0.6989 acre less 10% is 0.6290 acre; the proposed lot size is 0.6584, which is within that 10% deviation from the lowest allowed lot size.
3. Based on this information, and with the Deviation request submitted, Code Enforcement recommends approval of the Deviation request.
4. If the requested Deviation is approved, Code Enforcement has no objections to the proposed re-plat.

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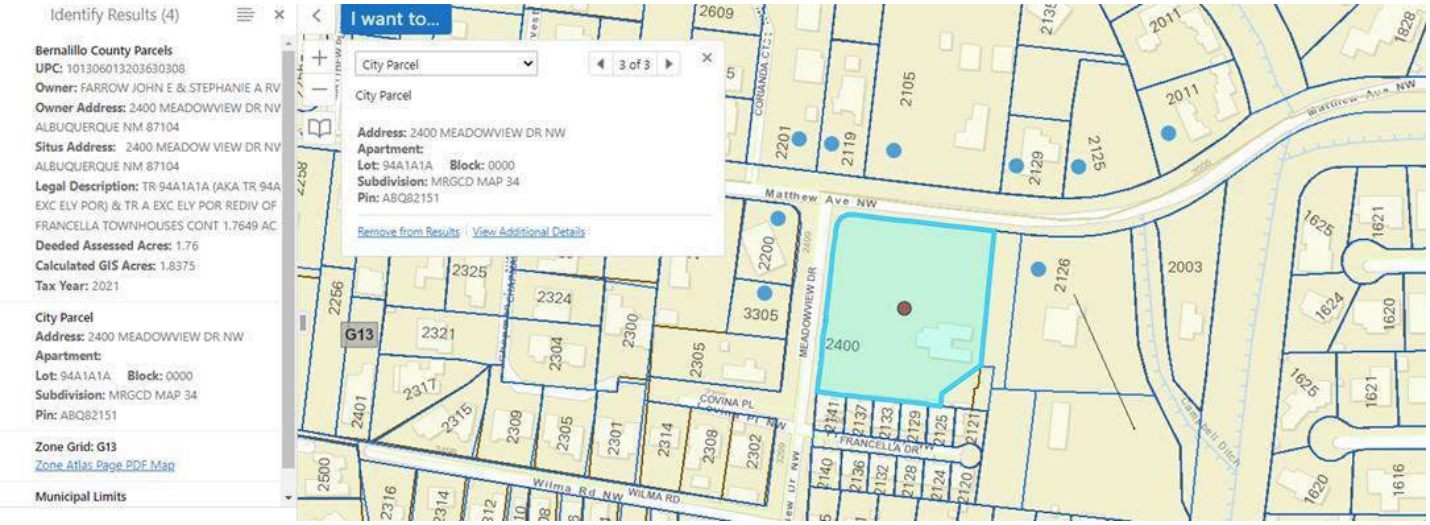
COPY of Email sent 2/23/22 regarding Contextual Lot Size Calculations:

Good afternoon, Tom,

As we have discussed, I have re-calculated the allowed lot sizes for the Area of Consistency, in regards to the lot split being proposed for 2400 Meadowview Ave NW. This calculation closely resembles the earlier calculations made, which included 2011 Matthew Av NW, on the North side of Matthew before the Acequia, as shown below, and we have added 3305 Meadowview Dr, as there is now a house being built on that lot.



This calculation provides a slightly lower Contextual Lot size, which means that the proposed lot will be within 10% of the allowed Contextual Lot size. This enables the owner to apply for the 10% Deviation in the re-plat, instead of having to obtain a Variance. *The Lowest Allowed Size* is 0.6989 acre , less 10% is 0.6290 acre; the proposed lot size is 0.6584, which is within that 10% expansion/deviation from the allowed size.

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DATE: *5/25/2022*

UPC	SITUS Address	Deeded Assessed Acreage	Calculated GIS Acres	10% Deviation
101306017807230906	2011 MATTHEW NW	0.468	0.5048957	
101306015008530616	2105 MATTHEW AVE NW	2.1619	2.15505518	
101306012507030615	2119 MATTHEW AVE NW	0.4154	0.41028868	
101306016406830801	2125 MATTHEW AVE NW	0.6713	0.62941367	
101306016003030307	2126 MATTHEW AVE NW	3.18	3.09898677	
101306015206230802	2129 MATTHEW AVE NW	0.3183	0.31178167	
101306011004730210	2200 MATTHEW AVE NW	0.25	0.29348234	
101306011307530614	2201 MATTHEW NW	0.7806	0.77565709	
101306010803730208	3305 MEADOWVIEW DR NW	0.25	0.20736485	
	Average size of lots		**0.9319**	10% Deviation
	Low = 75% of Average		**0.6989**	0.6290
	Low = 75% of Average		**1.1649**	

Thank you for your patience with this matter. When you submit your Plat for DRB review, please include a copy of the Deviation Application (attached). This will be reviewed as part of the DRB review process, by Code Enforcement. Once approved, it will become a part of the record. In addition, you may need to add a note to the plat about the approved deviation allowed. I have copied Jay Rodenbeck, in case I have missed anything, or you need to ask him any related questions.

Please inform Mr. Farrow, and let me know if you have further questions or if I can be of further assistance in this matter. Thank you!

ONE ALBUQUERQUE planning

JEFF PALMER
Senior Code Enforcement Specialist