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:*** *5/18/2022*

AGENDA ITEM NO: 11

DRB PROJECT NUMBER:

(AKA: PR-2021-006287)
PR-2021-006297
SD-2022-00039 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
COMMUNITY SCIENCES CORPORATION agent for **RACHEL MATTHEW DEVELOPMENT CORPORATION & THE SANTA BARBARA HOMEOWNERS ASSOCIATION/ELISA CARDENAS** requests the aforementioned action(s) for all or a portion of: **LOT 2 BLOCK 16, SANTA BARBARA SUBDIVISION zoned R-T, located at 7300 SANTA BARBARA RD near RANCHO DE PALOMAS RD NE** containing approximately X acre(s). (D16)
[Deferred from 3/9/22, 4/6/22, 4/20/22, 4/27/22,5/4/22, 5/11/22]

PROPERTY OWNERS: SANTA BARBARA HOMEOWNERS ASSOCIATION

REQUEST: SUBDIVIDE ONE LOT INTO FOUR LOTS

COMMENTS:

1. All prior comments have been noted and addressed. No further comments, and no objections.

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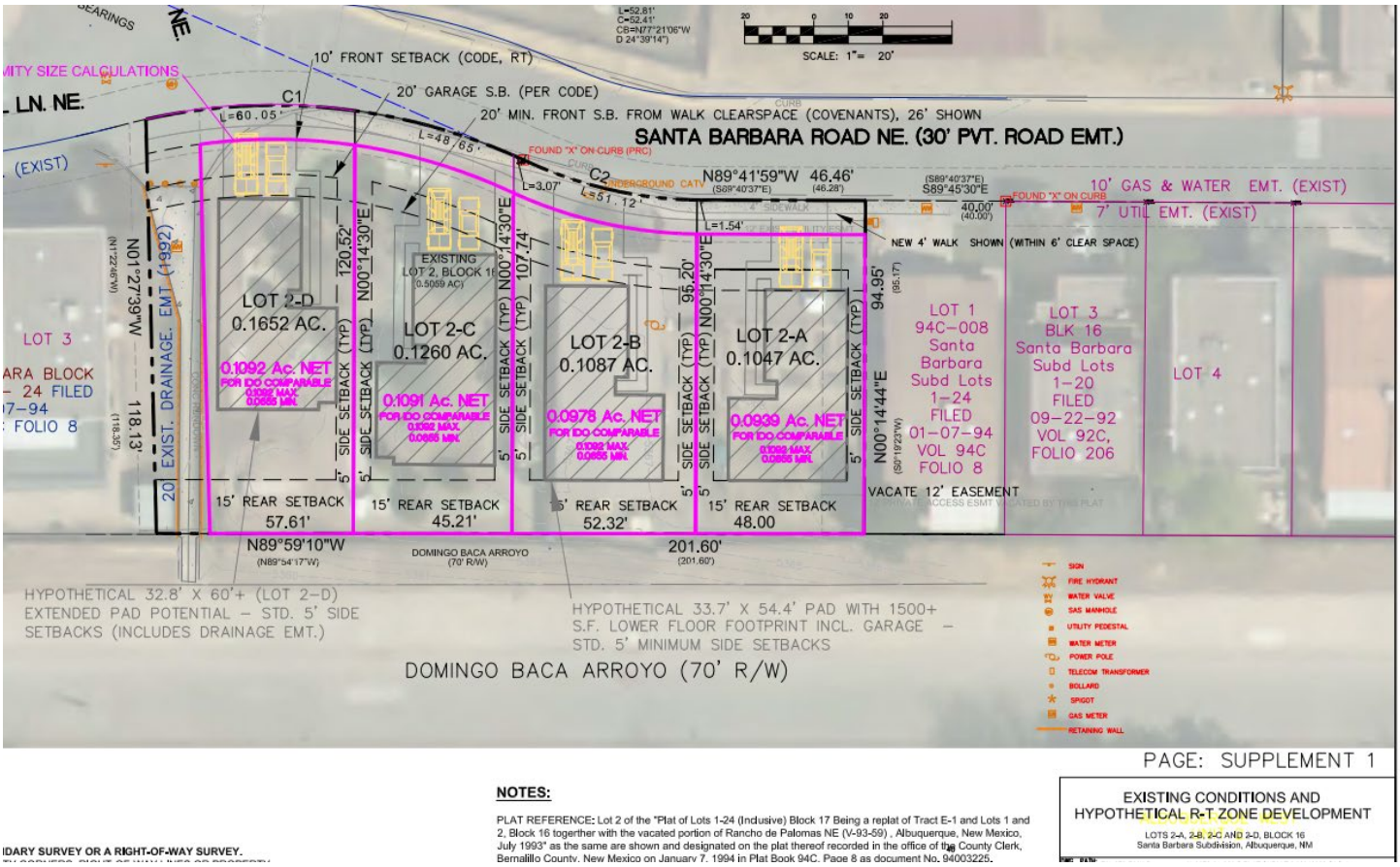
Screen shot excerpt of 3/9/22 submittal showing allowed "Net Lot Sizes" for Area of Consistency:



Comments from 3/9/22:

1. Property is zoned R-T and is located in an Area of Consistency. All standards and requirements of the IDO, DPM, and other relevant City regulations must be met.
2. As per prior communications with Planning Staff and calculations of Area of Consistency, these lot sizes must fall within .0655 acre minimum (75%) and .1092 acre maximum (125%) for consistency. The modified net size of proposed lots falls within what is allowed by the Area of Consistency calculations.
3. No additional comments or objections.

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Comments from 12/15/21 Sketch Plat:

- *Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations. Including but not limited to: IDO sections 5-3 Access & Connectivity, 5-4 Subdivision of land.*
- *More information would be needed to determine dimensional standards. What type of R-1?*
- *Platting action cannot create a new nonconformance.*
- *Area of consistency.*