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:*** *5/11/2022*

AGENDA ITEM NO: 8

DRB PROJECT NUMBER:

PR-2022-06571, 5.11.22
SD-2022-00073 – PRELIMINARY/FINAL

PROJECT NAME:
CSI – CARTESIAN SURVEYS, INC. agent for **THE CONSTANCE, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 58 & 59, ROSSITER ADDITION zoned R-ML**, located at **4505 12TH ST NW between BELLROSE AVE NW and 12th CT NW** containing approximately **0.6945 acre(s)**. **(F-14)**

PROPERTY OWNERS: CONSTANCE LLC THE
REQUEST: CREATE ONE NEW LOT FROM TWO EXITING LOTS VIA LOT LINE ELIMINATION, GRANT EASEMENT

COMMENTS:
NOTE: Submittal has referenced and addressed the Code Enforcement comments from the Sketch Plat review on 2/9/22, and the updated comments reflected on 2/18/22 via email communications. For clarity of the record, CE will repeat a synopsis of those comments:

1. Properties are zoned R-ML, Multi-Family Low Density. It is located in an Area of Consistency.
2. Contextual lot size standards apply, as per IDO Dimensional Standards, 14-5-1(C)(2), for all Low-Density Residential Development (Single-Family, Duplex, Townhouse). Prior Contextual Lot Size Calculations show this is very difficult to meet if planning Low-Density Residential Development.
3. Contextual lot size standards will not apply to Multi-Family Residential Development. This is an allowed use in the R-ML area, and is not subject to contextual lot size standards. It would appear, by definition of a Multi-Family Dwelling, that five (5) Duplex building units on one lot could be defined as a Multi-Family Residential Development.
4. To proceed with development of the lot as Multi-Family Residential, all applicable landscaping standards would apply, as per IDO and 4-3(B)(7) and 5-6(B).
5. Future development must meet all Dimensional Standards for lot sizes, setback, and structural height allowances as per the R-ML zone, as per IDO section 14-16-5 and Table 5-1-1.
6. All future development must meet all standards of the IDO, DPM, and other adopted City regulations.