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:*** *3/30/2022*

AGENDA ITEM NO: 17

DRB PROJECT NUMBER:

PR-2022-006762
SD-2022-00043 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
ALDRICH LAND SURVEYING – TIM ALDRICH agent for STEVEN R. CHAMBERLIN AND SUSAN CHAMBERLIN requests the aforementioned action(s) for all or a portion of: LOT 2, ALVARADO GARDENS zoned R-A, located at 2217 MATTHEW AVE NW between HARVEST LANE NW and CORIANDA CT NW containing approximately 0.5327 acres(s). (G-13)

PROPERTY OWNERS: CHAMBERLIN STEVEN R & SUSAN

REQUEST: DIVIDE LOT 24 INTO 2 TRACTS, GRANT PRIVATE ACCESS EASEMENT, PRIVATE SANITARY SEER AND WATER SERVICE EASEMENT AND PUBLIC UTILITY EASEMENT

COMMENTS:

1. Property is zoned Rural & Agricultural (R-A) and must meet all Dimensional Standards of the R-A zone, as per IDO section 5-1, Table 5-1-1 for platting and development.
2. Property is located in an Area of Consistency and must meet Contextual lot size standards per IDO section 5-1(C)(2)(b).
3. Contextual lot size calculations are as follows:
   - Total Acreage of four lots measured (see map below) = 1.4858/4 lots = 0.3714 acre average size.
   - 75% of 0.3714 acre = 0.2785 acre minimum lot size allowed.
   - 125% of 0.3714 acre = 0.4643 acre maximum lot size allowed.
4. Lot sizes proposed are as follows:
   - Lot 24-A = 0.2827 acres – this fits within the allowed contextual lot sizes allowed.
   - Lot 24-B = 0.2500 acres – this is less than the minimum allowed contextual lot size allowed.

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5. Based on calculations shown and the lot sizes proposed, you must obtain prior approval for the smaller lot size before Code Enforcement can approve the proposed Plat action. This can be done either through submittal of a Deviation Application with the application for the Preliminary/Final Plat, or by obtaining an approved Variance for the smaller lot to meet the calculated allowed size.

See the Map below for illustration of block area and lots included. Lots included in block calculations are:

- 2219 Matthew Av, 2214 Matthew Av, 2210 Matthew Av, and 2200 Matthew Ave.
- These four lots are the only lots which front the same street, Matthew Ave, within the block between Corianda Ct/Meadowview, to the East, and Harvest Lane, to the West.

Excerpt from IDO, section 5-1(C)(2) Contextual Residential Development in Areas of Consistency:

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.