DEVELOPMENT REVIEW BOARD

Planning Dept. - Minor Case Comments

***HEARING DATE**: 9/21/22 -- **AGENDA ITEM**: #10*

***Project Number**: PR-2022-006861*

***Application Number**: SD-2022-00112*

***Project Name**: Tracts "A" Lands of Fernandez*

Request: *P & F Plat*

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

COMMENTS:
Update 9/20/22:

- **A DRB determination request letter for an existing sidewalk fronting along the site to remain as-is has been submitted. A note noting this DRB determination and the DRB approval date (should the Plat and DRB determination be approved) must be added to the Plat prior to final sign-off by Planning.**
- ~~The project and application numbers must be added to the Plat.~~

- The DXF file for the Plat must be approved by AGIS. The applicant must submit their submittal to platgisreview@cabq.gov for DXF file approval.

- ~~The owner's, surveyor's, City Surveyor's, utility, and AMAFCA signatures must be obtained on the Plat prior to the Plat being heard by the DRB and approved (see Form S below).~~

- ~~Form S must be signed by Hydrology, Transportation, and Water Authority staff ensuring that all the required documentation required by these staff for this proposed re-plat is submitted and approved prior to their signatures being provided on this Form. Form S must be signed by Hydrology, Transportation, and Water Authority staff prior to the Plat being heard by the DRB and approved. Form S can be obtained at the following location: https://documents.cabq.gov/planning/online-forms/FormS.pdf~~

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

- The site is within an Area of Consistency where Contextual Standards to lot size apply. Additionally, the proposed re-plat would create a lot (through lot consolidation) approximately 9,195.5 square feet in size, which is less than the 10,000 square foot minimum lot size in the R-1D zone district. However, this proposed re-plat appears to decrease the extent of nonconformity from both the Contextual Standards and the extent of nonconformity from the minimum lot size requirements in the R-1D zone district, and Section 5-4-C regarding nonconforming lots would apply. Therefore, a Variance(s) and/or Deviation(s) to lot size would not be required.

Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck DATE: 9/20/22
Planning Department