

Community Design Solutions

August 25, 2025

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Deviation Request – Minimum Lot Size, Lot 1-A, Block 2 JF Armijo Subdivision

Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of Greater Albuquerque Habitat for Humanity, respectfully submits this request for a **Deviation from the minimum lot size requirement** as determined by the contextual standards of the Integrated Development Ordinance (IDO).

Deviation Request

The contextual lot size calculation for this block establishes a minimum lot size of **0.1146 acres**. The proposed plat will create two lots of **0.1131 acres** and **0.1145 acres**, each falling just below the standard by **65 square feet** and **4 square feet**, respectively. We are requesting approval of a deviation to allow these lots to be recorded as shown on the plat.

Justification under IDO Section 6-4(N)(3)

(a) Site Constraints / Unusual Pattern

- The subject property is larger than most lots within Block 2 of the JF Armijo Subdivision. The contextual calculation is skewed upward by three unusually large parcels at **2323 (0.2894 ac)**, **2310 (0.2761 ac)**, and **2318 (0.194 ac)**.
- These outliers establish a contextual minimum that exceeds the prevailing size of most other lots in the subdivision, which typically range from **0.075 to 0.121 acres**.
- This unusual lot pattern prevents subdivision of the property into lots that reflect the character of the surrounding neighborhood.

(b) Not Created by Applicant

- The site conditions result from the historic subdivision pattern and the IDO's contextual averaging formula.
- The applicant has not taken any action to create or increase these constraints.

(c) Single-Site Request

- This request applies only to Lot 1-A of Block 2.
- It is not part of a pattern of similar deviation requests in the same subdivision or vicinity by this applicant.

(d) No Material Adverse Impacts

- The proposed lots are nearly identical in size to many existing lots in the neighborhood and are sufficient to accommodate single-family development consistent with existing homes.
- No adverse impacts to neighboring properties or infrastructure are expected.

(e) Not Related to Overlay Zone Standards

- This request does not involve any Overlay Zone standard. Approval will not result in a violation of Overlay requirements.

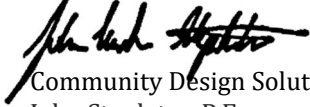
Public Benefit

Greater Albuquerque Habitat for Humanity will develop the lots for affordable housing, directly supporting City goals for housing affordability, infill development, and efficient use of existing infrastructure.

Conclusion

The requested deviation satisfies all requirements of IDO Section 6-4(N)(3). It represents the minimum relief necessary to allow subdivision consistent with the established character of the neighborhood. We respectfully request approval to allow the two lots as proposed.

Sincerely,



Community Design Solutions, LLC

John Stapleton P.E.

CDS | Project Manager

505-545-9607

Exhibit A – Contextual Lot Size Calculation Summary

Block: William Street SE, JF Armijo Subdivision (Block 2)

Address	Lot Sizes (in acres):
• 2317 –	0.1212
• 2321 –	0.1212
• 2323 –	0.2894 ← <i>outlier (very large)</i>
• 2329 –	0.0918
• 2310 –	0.2761 ← <i>outlier (very large)</i>
• 2318 –	0.1940 ← <i>outlier (large)</i>
• 2322 –	0.1171
• 2324 –	0.0758
• 2330 –	0.0875

Total: 1.3741 acres

Average Lot Size: $1.3741 \div 9 = 0.1527$ acres

IDO Contextual Range (75%–125% of average):

- Minimum = $0.1527 \times 0.75 = 0.1146$ acres
- Maximum = $0.1527 \times 1.25 = 0.1909$ acres

Proposed Lots (Lot 1-A split):

- Lot 1-A-1: **0.1131 acres** (65 sq. ft. below minimum)
- Lot 1-A-2: **0.1145 acres** (4 sq. ft. below minimum)

Key Observations:

- The contextual minimum is disproportionately inflated by 3 large lots:
 - 2323 (0.2894 ac)
 - 2310 (0.2761 ac)
 - 2318 (0.1940 ac)
- Most other lots on the block are between **0.075 and 0.121 acres**, consistent with the applicant's proposed lots.
- The variance requested is extremely minor, amounting to **<1.5% difference from the required minimum**.

Conclusion:

The proposed lots are compatible with the neighborhood's historic small-lot pattern and the variance represents the minimum necessary relief.