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: 14

DRB PROJECT NUMBER:
PR-2022-006926
PS-2022-00088 – SKETCH PLAN

PROJECT NAME:
PROFESSIONAL SURVEYING LLC agent for VINCENT SANCHEZ requests the aforementioned action(s) for all or a portion of: **TRACT 291 A & B, MRGCD MAP 38 AND LOTS 17 & 18, PUEBLO BONITO ADDITION** zoned **X, located at 2514 & 2518 CARSON RD NW & 2429 PUEBLO BONITO CT NW** containing approximately X acre(s). (J-13)

PROPERTY OWNERS: SANCHEZ VINCENT & REBECCA
REQUEST: REPLAT 4 LOTS

COMMENTS:

1. Re-platting of property cannot increase an existing nonconformity or create a nonconformity of the IDO.
2. Properties are all zoned R-1C and must meet Dimensional standards of IDO section 5-1(C), Table 5-1-1.
3. Must meet all requirements of IDO section 5-4, for Subdivision of Land, but we are particularly concerned with IDO 5-4(C) Compliance with Zoning Requirements and 5-4(F) Lot Design and Layout.
4. The minimum Lot Size for lots in the R-1C zone is 7000 square feet. The proposed revision would greatly reduce the size of Proposed Lot 1, Tract 291B, and would significantly increase the extent of non-conformity, in violation of IDO section 5-4(C)(1), Compliance with Zoning Requirements, and 5-4(F)(4), Remainder Lots Prohibited. An approved Variance to lot size would be required from the Zoning Hearing Examiner (ZHE), prior to submittal of plat for approval.
5. The proposed revision is also insufficient to allow Tract 291A, proposed Lot 2, to meet the size requirements, of 7000 sq ft, though this may be allowed as per IDO section 5-4(C)(1)(b), which states: "Nonconforming lots may be replatted without requiring Variance to lot size if the replat meaningfully decreases the degree of already existing nonconformity."
6. Properties are located in an Area of Consistency, and must meet contextual lot sizes as per IDO section 5-1(C)(2). Calculations are needed to determine if the proposed lots fall within allowed contextual lot sizes for the respective block areas of these properties. Contextual lot calculations are shown on attached pages.

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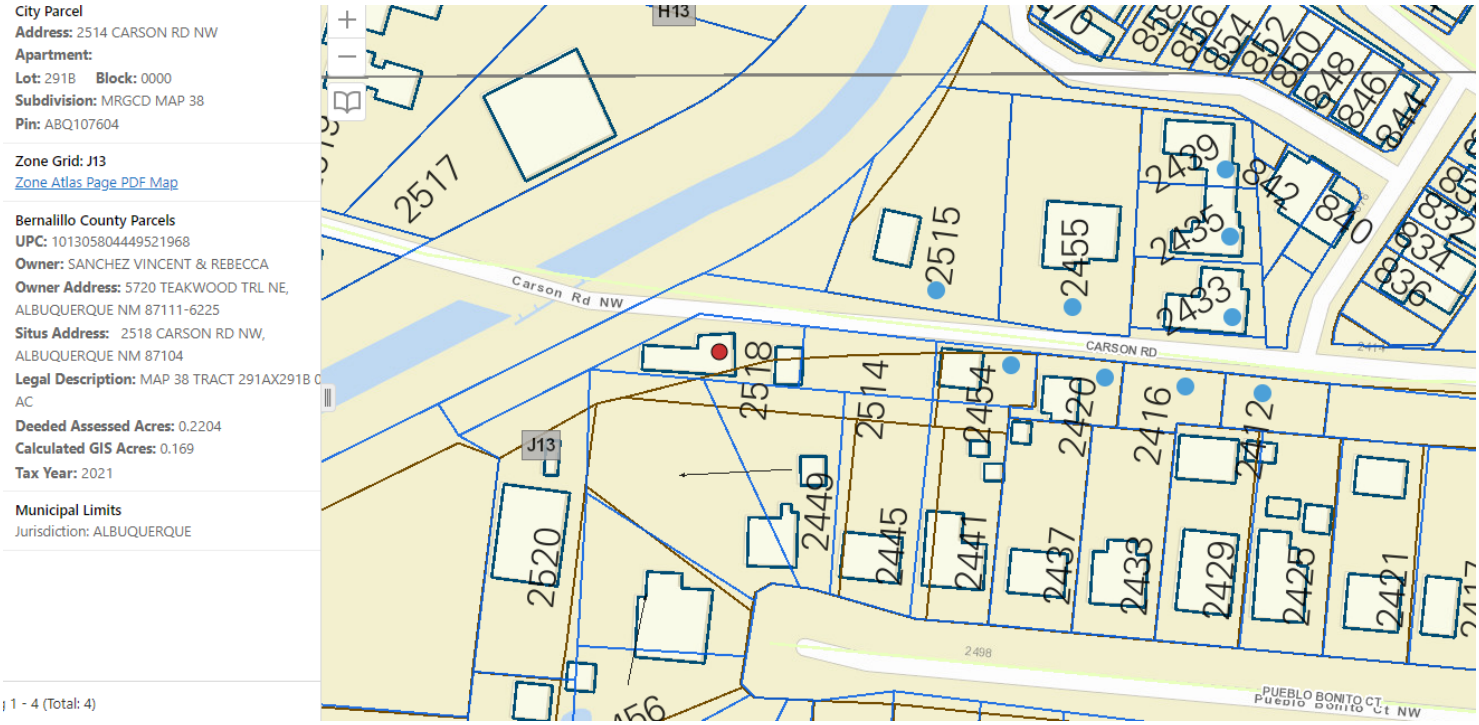
7. For lots fronting Carson Rd NW:

Average lot size in block area = 0.1387 acre
Minimum allowed lot size (75%) = 0.1040 acre
Maximum allowed lot size (125%) = 0.1734 acre

See map below, showing properties included in block area for calculations of average.



Proposed Lot 2 = 0.1342 acre = within allowed contextual lot size
Proposed Lot 1 = 0.902 acre = lower than allowed minimum contextual lot size of 0.1040 acre
Proposed 17A = 0.1836 acre = higher than allowed maximum contextual lot size of 0.1734 acre

You must obtain an approved Variance from the Zoning Hearing Examiner (ZHE) prior to replat for each lot that is not within the allowed minimum or maximum contextual lot size requirements.

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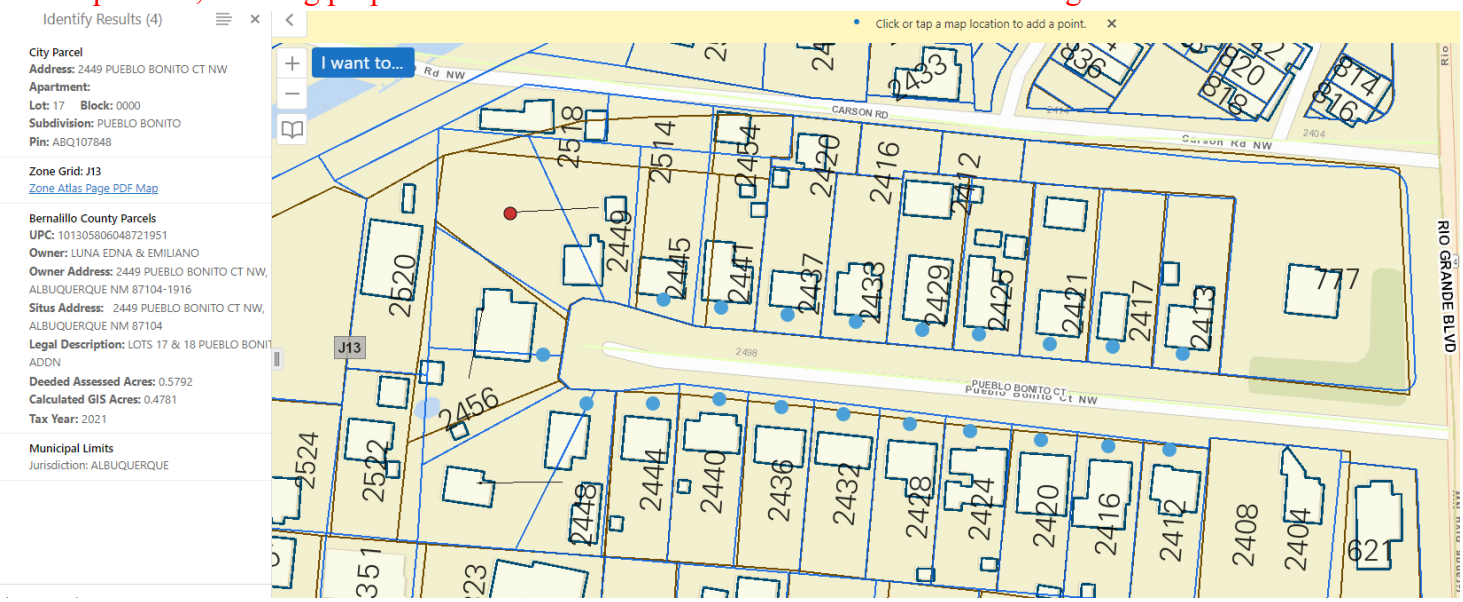
8. For lots fronting Pueblo Bonito Ct NW:

Average lot size in block area = 0.2351 acre
Minimum allowed lot size (75%) = 0.1763 acre
Maximum allowed lot size (125%) = 0.2939 acre
See map below, showing properties included in block area for calculations of average.



~~Proposed 17A = 0.1836 acre = within allowed contextual lot size~~
Proposed 18A = 0.3103 acre = higher than allowed maximum contextual lot size of 0.2939 acre
You must obtain an approved Variance from the Zoning Hearing Examiner (ZHE) prior to replat for each lot that is not within the allowed minimum or maximum contextual lot size requirements.