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: 15

DRB PROJECT NUMBER:
PR-2022-006935
2022-00089 – SKETCH PLAN

PROJECT NAME:
DAN KRUPIAK agent **for FAIRWAYS VENTURES LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 4 THRU 6, X zoned X, located at 10900, 10915 JUAN TABO north of JUAN TABO PL NE and COMMANCHE** containing approximately 2.1 acre(s). (G-21)

PROPERTY OWNERS: H2C INVESTMENTS LLC, 4001 JUAN TABO LLC

REQUEST: SUBDIVISION OF EXISTING LOTS TO 16 SINGLE FAMILY LOTS

COMMENTS:

1. Properties are zoned MX-T, Mixed Use Transition zone, and must meet all Dimensional standards as per IDO section 5-1(D), Table 5-1-2. I would defer to Planning for further discussion on required Setbacks for a residential development, in this situation, as the minimum 5 foot front setback would not seem appropriate.
2. Regardless of the minimum front setback determination, there is a required 20 foot driveway in low density residential development, as per IDO section 5-3(C)(3)(b).
3. Lot 4 is located in an Area of Consistency, and lots 5 and 6 are located in an Area of Change. All are adjacent to residential Areas of Consistency. Typically, when an Area of Change is abutting and Area of Consistency, there would be required buffer areas, as per IDO section 5-6(E)(5), Table 5-6-5. However, as the proposed use is a low density residential development, I believe this would be exempted, as per the Specific Standards cited by Table 5-6-5 in IDO section 5-6(E)(2), Development next to Low-Density Residential Zone Districts. This section only applies to "*multi-family, mixed-use, or non-residential development.*"
4. Must comply with IDO sections 5-3 Access and Connectivity and 5-4 Subdivision of Land.
5. Future Development must meet all standards of the IDO, DPM, or other adopted City regulations.