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-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *6/29/2022*

AGENDA ITEM NO: 8

DRB PROJECT NUMBER:
PR-2022-007221
PS-2022-00133 – SKETCH PLAT

PROJECT NAME:
TRAMWAY PROPERTIES, LLC requests the aforementioned action(s) for all or a portion of: **LOT 15 BLOCK 4, MELENDRES SUBDIVISION** zoned **R-MH**, **located at 1026 PALOMAS DR SE between KATHRYN and ANDERSON** containing approximately 0.186 acre(s). (L-18)

PROPERTY OWNERS: TRAMWAY PROPERTIES LLC

REQUEST: SUBDIVIDE LOT INTO TWO SEPARATE PARCELS

COMMENTS:

1. Must meet requirements of IDO sections 5-3 Access & Connectivity and 5-4 Subdivision of Land, particularly 5-4(C) Compliance with Zoning Requirements and 5-4(F)(3)(a) Lot Dimensions:
   "Lot sizes shall comply with all applicable standards in this IDO, including but not limited to Section 14-16-5-1 (Dimensional Standards)."
2. Re-plat may not create a non-conformity or increase any existing non-conformity on the property.
3. Property is zoned R-MH, Residential Multi-family High Density Zone, and must meet all Dimensional Standards of the R-MH zone as per IDO 5-1(C), Table 5-1-1.
   - Minimum lot size is 10,000 square foot and 150 foot width;
   - Setbacks are 15 feet Front, 5 feet Side Interior, and 15 feet Rear.
4. Property is non-conforming as to size of the lot at this time; however, as it is located in the R-MH zone, it may be subject to allowances in IDO 6-8(E)(3), allowing lot sizes as per R-ML.
   "6-8(E)(3) Lots legally nonconforming to minimum lot width or minimum lot size requirements in the R-MH zone district shall be developed governed by the RML zone district standards in all respects; no Variance is required for such development."
   Therefore, I believe no Variance would be required for the Lot size, if proposed lots are at least 3500 sq ft, as per R-ML requirement for Single Family Home.

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5. Setbacks: Proposed lot line would create non-compliance of setback requirements. Variances must be obtained prior to plat submittal for all setbacks not in compliance:
    - 15 ft rear setback for home closest to street;
    - 15 ft front setback for home further back;
    - side setback, if under 5 feet.
6. Show how parking requirements would be met. As per site plan available on case 1005461, 4 parking spaces are required (two 3 bedroom homes).If needed, a Shared Parking Agreement must be prepared and recorded.