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:*** *8/24/2022*

AGENDA ITEM NO: 7

DRB PROJECT NUMBER:
PR-2022-007492
PS-2022-00167 – SKETCH PLAT
IDO - 2021

PROJECT NAME:
ISAACSON & ARFMAN, INC. | FRED ARFMAN, PE agent for **LLAVE ENTERPRISES** requests the aforementioned action(s) for all or a portion of: **LOT 13 BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned **PD**, **located at 8950 ALAMEDA BLVD NE between VENTURA ST and BARSTOW ST** containing approximately 0.8995 acre(s). (C-20)

PROPERTY OWNERS: LLAVE ENTERPRISES

REQUEST: SKETCH PLAT REVIEW AND COMMENT

COMMENTS:

1. Property is zoned PD, Planned Development.Zone. The old zoning designation was R-D Residential. Dimensional and Development standards are dependent on the approved use of the property, which is generally dictated by an EPC Site Plan. This is typically done in conjunction with a Zone Change to PD, as per section IDO 2-6(A)(3), Planned Development Zone Districts.
2. Must follow IDO 5-2 Site Design and Sensitive Lands, including Major Arroyo Standards, IDO 5-2(I). Development involving sensitive lands must seek development through Site-Plan EPC, per IDO 5-2(C)(4).
3. Re-plat of the property must follow 5-4, Subdivision of Land. Within IDO 5-4(C), Compliance with Zoning Requirements, it states:
   5-4(C)(6) In the PD and NR-SU zone districts, and for development in any zone district on a site 5 acres or greater adjacent to Major Public Open Space, an approved Site Plan – EPC is required prior to any platting action. In the PC zone district, an approved Framework Plan is required prior to any platting action. Subsequent platting must conform to the approved plans.
   We will defer to Planning for further comment on this procedure, but believe that an approved Site-Plan EPC and/or Zone Change request must be done in conjunction or prior to any platting action.