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:*** *11/8/2023*

AGENDA ITEM NO: 7

DRB PROJECT NUMBER:
PR-2023-008085
SD-2023-00187 – PRELIMINARY PLAT
SD-2023-00189 – FINAL PLAT
SD-2023-00189 – VACATION OF PUBLIC EASEMENT
VA-2023-00310 – WAIVER TO DPM
IDO - 2022

PROJECT NAME:
ISAACSON & ARFMAN, INC. agent for **LEPPKE INVESTMENTS | LAS VENTANS HOMES** requests the aforementioned action(s) for all or a portion of: **TRACT A-1, SPANISH WALK** zoned **PD** located between **4TH ST and CAMINO ESPANOL** containing approximately **2.4401** acre(s). (**E-14**)

PROPERTY OWNERS: LEPPKE INVESTMENTS, APPLICANT LAS VENTANAS HOMES

REQUEST: SUBDIVIDE 2.4 ACRES INTO 17 SINGLE FAMILY LOTS AND 5 HOA TRACTS

COMMENTS:
1. All prior comments have been addressed in the submittal, citing prior EPC approvals given in their official Notices of Decision.
2. Code Enforcement has no further comments, and no objections to all actions proposed in this application.

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Comments from 9/20/23 DFT review:

1. *Property is zoned PD, and is located in an Area of Change. It is abutting R-1D on the West, partially to South, and partially adjacent to the North, across the street. It is also partially abutting to R-ML to the South. All of these properties are in an Area of Consistency.*
2. *The PD zone allows development of single family homes, that "maintain the pattern of development in the surrounding subdivision," as per IDO 2-6(A)(7). The predominant surrounding subdivisions are R-1D properties, which would require a minimum 10,000 square foot lot size and 70 foot lot width. The plans presented call out R-1A dimensions, which are considerably smaller in size and width.*

   Code Enforcement recommends consideration of re-zoning property to match desired lot sizes, as per an EPC approved Site Development Plan, IDO 2-6(A)(3)(b).

   IDO 2-6(A)(7) Procedure for Single-family Development
   For PD zone districts that show a clear pattern of single-family residential platting or land use based on a pre-IDO approval, the property owner may apply for a Site Plan – Administrative pursuant to Subsection 14-16-6-5(G) for low density residential development that maintains the pattern of development in the surrounding subdivision.

3. Proposed sign would not be allowed in a residential district, as per Table 5-12-1, which is referred to in IDO 5-12(F)(1), below. Again, if EPC Site Development Plan submitted, it is possible to pursue signage.

   5-12(F)(1) Signs in Residential Zone Districts
   5-12(F)(1)(a) *The provisions in this Subsection 14-16-5-12(F)(1) and Table 5-12-1 apply to all signs in any Residential zone district unless specified otherwise in this IDO.*
   5-12(F)(1)(b) *Notwithstanding the provisions in Table 5-12-1, a Neighborhood Association representative on file with the Office of Neighborhood Coordination (ONC) or the applicant for a subdivision is allowed 1 monument or freestanding sign for every 5 acres of land within the Neighborhood Association boundary or proposed subdivision area, up to a maximum of 4 signs. If mounted on a perimeter wall, a letter of authorization from the property owner must be submitted with the application.*

4. No further comments at this time.