

DHO Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Updated Justification Letter for DHOWVR-2025-000039: TA Lands Subdivision Phase 1, Tract 1 - Preliminary Plat Submittal – **IDO Access to Public Streets Waiver**

Dear DHO Chair:

Below is an updated justification letter for ABQ-Plan DHOWVR-2025-00039 for the above-mentioned site and IDO Waiver.

Access to Public Streets

- The IDO states that “Residential lots shall avoid layout where the rear lot line is adjacent to a collector or arterial street.”

There are 35 lots which backup to Unser Blvd (which is currently classified as a Principal Arterial). These lots have an average of 35 feet (19.5 feet minimum) of buffer between the back of property line and the Unser ROW with an additional 15’ of back yard to allow for a larger setback to the roadway.

With the entire site being new, we have flexibility in design to avoid any existing conditions which is especially true to 1.d of the Review and Decision Criteria of the IDO. Described in the attached is further justification of the Access to Public Streets waiver.

Sincerely,



Kelly Klein, P.E.
Project Manager
Community Development and Planning

KMK

Enclosures

cc: Brian Patterson, Titan Development

ACCESS TO PUBLIC STREETS

6-6(P)(3) Review and Decision Criteria

6-6(P)(3)(a) General

An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.

1. Any of the following criteria applies.
 - a. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.
 - b. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.
 - c. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.
 - d. **Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.**

JUSTIFICATION:

1.d applies per the IDO 14-16-5-4(F)(2) where lots backup to an arterial street. There are 35 lots which backup to Unser Blvd (which is currently classified as a Principal Arterial). These lots have an average of 35 feet (19.5 feet minimum) of buffer between the back of property line and the Unser ROW with an additional 15' of back yard to allow for a larger setback to the roadway.

The access to public streets waiver complies with the IDO waiver approval decision criteria items 2-10 listed below. Notes are added where applicable.

2. The Waiver will not be materially contrary to the public safety, health, or welfare.
3. The Waiver does not cause significant material adverse impacts on surrounding properties.
4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.
5. The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.
6. The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.
Criteria does not apply as there is not a floodplain in the area after a LOMR is complete.
7. The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.
8. The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DHO as part of this approval.
9. The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).
10. If the request is for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

Criteria does not apply as this is not a sidewalk waiver.