

November 10, 2025

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

Re: TA Lands Subdivision Phase 1, Tract 1 - Preliminary Plat Submittal –**IDO Waiver**

Dear DHO Chair:

We are requesting the following deferral, wavier and variances to the City Standard Design

IDO Waiver: (See IDO Waiver Exhibit for exact locations)

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 minimum of additional nineteen (19) feet of buffer (between the back property line and ROW) with an additional 15' of back yard to allow for a larger setback to the roadway.

Block Length

- The IDO states the maximum block length for local streets is 600'. After meeting with city planning, it was our understanding that this was to allow for pedestrian connectivity. We are requesting a waiver to the pedestrian access points as it relates to the proposed layout and adjacent property to follow the pedestrian specific movements and connectivity. The waivers include along Encanto Road, as no access will be available to the north since there is an existing elementary school. Also, along Quinto Drive where no access will be available as to the east is Unser Blvd (classified as principal arterial) and along Paloma Circle where no access will be available as to the south is Anderson Hills Ave. For both Quinto Drive and Paloma Circle, the judgment of not providing pedestrian access came from safety point of view and having more controlled pedestrian traffic only from the internal streets. All other internal street networks meet the 600' max block length.

We request that this request be heard at with the Preliminary Plat application. Please feel free to contact me at 823-1000 with questions or comments.

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.
- 1.a **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 a minimum of additional nineteen (19) feet of buffer (between the back property line and ROW) with an additional 15' of back yard to allow for a larger setback to the roadway.

The block length waiver does not/will not adversely affect Items 2, 3, 4, 5 below.

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 CLOMR is complete.

The access to public streets waiver does not/will not adversely affect Items 7, 8, 9, below.

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.