



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 12/10/25 -- **AGENDA ITEM:** #13

Project Number: PR-2025-020159

Application Number: PA-2025-00393

Project Name: 2210 New York Ave. SW

Request: Sketch Plat – To create two lots from four existing lots

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

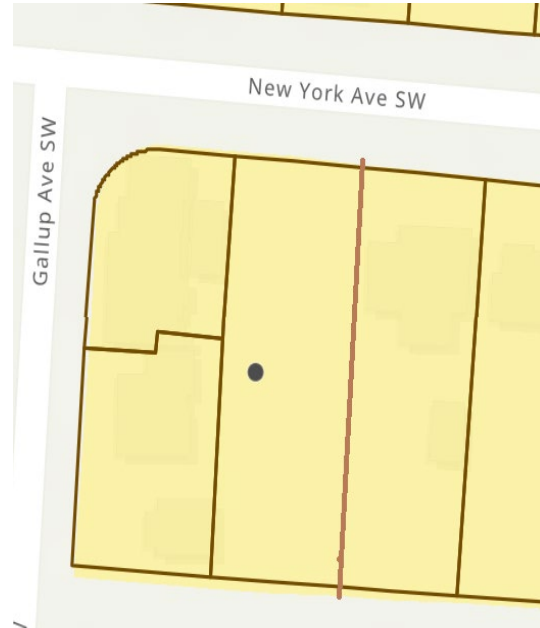
BACKGROUND

Items that need immediate attention are in orange type

- This is a request for a Sketch Plat review to replat four existing lots into two new lots. The applicant proposes to replat Lots 7–10, Block 2, of the West Park Addition Subdivision. The resulting lots will be designated as Lot 8-A of (0.1757 acres) and Lot 10-A (Approximately 0.1689 acres).
***See Exhibit below**
- The subject property is zoned R-1A (Residential – Single-Family Zone District), and located at 2210 New York Avenue SW.
- Property is within an area of Consistency and the Central ABQ Community Planning Areas (CPA).
- The subject property is located within 1,320 feet (1/4 mile) of Premium Transit Station, Main Street Corridor Area and within the boundaries of the West Park Neighborhood Association.
- Property is not located within any Character Protection Overlay zone districts.

**(See additional comments on next pages)*

IDO/DPM COMMENTS



- Demonstrate compliance with Section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer. New York Avenue SW is a local street and requires a 5' sidewalk with 4' to 6' landscape buffer. Planning staff defer to Transportation team to determine whether a determination letter is necessary to meet these requirements.

*Verification of required standards per the Transportation section.

IDO/DPM COMMENTS

- Confirm the intended future use of the new created lot.
- If a new address is required for the newly created lot, Planning staff recommend applying online through the ABQ Plan (Tyler Tech) [Self Service Public Site](#) . Begin an application for address assignment, and be sure to upload your recorded plat plan. Indicate which direction the main entry will face to ensure the address can be assigned correctly. Please note that there is a \$50 fee, which must be paid before the address is issued.

2-3(B)(2) Use and Development Standards

| Table 2-3-3 R-1 Zone District Dimensional Standards Summary | | | | | |
|---|----------------------------|--|---------------|---------------|----------------|
| See Table 5-1-1 for complete Dimensional Standards | | | | | |
| R-1 Sub-zone | | A | B | C | D |
| Site Standards | | | | | |
| A | Lot size, minimum | 3,500 sq. ft. | 5,000 sq. ft. | 7,000 sq. ft. | 10,000 sq. ft. |
| B | Lot width, minimum | 25 ft. | 35 ft. | 50 ft. | 70 ft. |
| C | Usable open space, minimum | N/A | N/A | N/A | N/A |
| Setback Standards | | | | | |
| D | Front, minimum | 10 ft. | 15 ft. | 20 ft. | |
| E | Side, minimum | Interior: 5 ft. Street side of corner lots: 10 ft. | | | 10 ft. |
| F | Rear, minimum | 10 ft. | 15 ft. | | |
| Building Height | | | | | |
| G | Building height, maximum | 26 ft. | | | |

4-3 USE-SPECIFIC STANDARDS

4-3(B) RESIDENTIAL USES

4-3(B)(1) Dwelling, Single-family Detached

5-1 DIMENSIONAL STANDARDS

5-1(C) RESIDENTIAL ZONE DISTRICTS

5-1(C)(1) Residential Zone District Dimensional Standards for R-1A

- According to Section 5-1(C)(2) of the IDO, which outlines the contextual Residential Development Standards in Areas of Consistency, the subject property is zoned R-1A and may be subject to these standards.

5-1(C)(2)(a) Applicability

5-1(C)(2)(b) Lot Size

*In any Residential zone district in an Area of Consistency, the minimum and maximum lot sizes for construction of new low-density residential development shall be based on the size of the Bernalillo County Tax Assessor’s lot, or a combination of adjacent Tax Assessor’s lots, on the portions of the blocks **fronting the same street** as the lot where the new low-density residential development is to be constructed, rather than on the size of the individual subdivision lots shown on the existing subdivision plat.*

*This subdivision appears to meet the Contextual Lot size standards, with an **average lot size of 0.1658-acres**. The **newly created lots are 0.1757 and 0.1689 acres**, which fall within the required range-between the smallest lot (**0.1243 acres**) and largest lot (**0.2072 acres**).*

**See exhibit below*

5-3(C) GENERAL ACCESS AND CIRCULATION



- A platting application will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary/Final Plat application, due to the consolidation of these lots.
- A Minor Preliminary/Final Plat application can be applied for at the ABQ-PLAN portal (click on the 'ENTER ABQ-PLAN' icon in the ABQ-PLAN webpage accessible at the following link below to enter the ABQ-PLAN portal):
<https://www.cabq.gov/planning/abq-plan/abq-plan>
- Within the ABQ-PLAN webpage, there's also a link to an ABQ-PLAN Resources and FAQs webpage to access guides and tutorials to assist with creating an account and applying for applications in ABQ-PLAN (you will be applying for a 'Minor Plat Application'):
<https://www.cabq.gov/planning/abq-plan/abq-plan-resources-and-faqs>
- The DHO application form and Form S2 are no longer required to be included with the application submittal for a Minor Preliminary/Final Plat in ABQ-PLAN. However, for reference to submittal requirements for this application, you can continue to refer to the checklist of items for this application on Form S2, featured in the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>

- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA's must include the following:
 1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:
https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf
 2. Zone Atlas Map sheet with the site highlighted and labeled
 3. Copy of the Plat
- In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: onc@cabq.gov as well as (505) 768-3334.
- Per 6-4(B) of the IDO, a Pre-Submittal Tribal Meeting request must be offered to tribal contacts on file with the Planning Department if the subject property for a Minor Preliminary/Final Plat application is located within 660 feet of Major Public Open Space and/or a tribal boundary. The subject property for this Sketch Plat is not located within this area, therefore a Pre-Submittal Tribal Meeting request will **not** be required for a future platting application on the subject property.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.

- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- **If infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.**
- **These parcels are within the designated Fast Housing zones, so any future residential development on them can go through an expedited review process without additional fees.**

***** Once approved, before a Plat or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Plat or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Plat or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Plat or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. The Plat or Infrastructure List must feature/depict the project and application numbers.
5. The Plat must be stamped and signed by a surveyor licensed in the State of New Mexico.
6. The title of the Plat or Infrastructure must follow the following naming scheme:
 - a. **Plat:** project number_application number_Plat_Approved_date of approval.

- b. **Infrastructure List:** project number_application number_IL_Approved_date of approval

FUTURE DEVELOPMENT GUIDANCE

****Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.***

- ❖ 4-2 Allowed Uses, table 4-2-1. ***Reference Use Specific Standards any new uses and/or development.**
- ❖ 4-3 Use-specific Standards
- ❖ 5-1 Dimension Standards for **R-1A**. 5-1-G Exceptions and Encroachments.
***Plans will need to show Dimensional standards detail for new development.**
***Site is in an Area of Change.**
- ❖ 5-3 Access & Connectivity requirements. **5-3(C)(3)** Driveways, Drive Aisles, and Access
- ❖ 5-4 Subdivision of land – **Minor**
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1. 14-16-5-5 shall apply to all uses and development in any zone district.
- ❖ 5-6 Landscaping, Buffering and Screening
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ 5-8 Lighting
- ❖ Section 6-1, table 6-1-1 for notice requirements.
- ❖ 6-4 General Procedures
- ❖ Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- ❖ Vacations per 6-6-M.
- ❖ 7-1 Development, dwelling and use definitions.



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Marcelo Ibarra/Jay Rodenbeck
Planning Department

DATE: 12/9/25
