



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

PR-2018-001482

VA-2023-00368 – SIDEWALK WAIVER

IDO - 2022

TIERRA WEST, LLC agent for DAVID H. REYNOLDS (RIVERSIDE WEST, LLC) requests the aforementioned action(s) for all or a portion of: TRACT OF LAND EAST OF AMOLE DEL NORTE DIVERSION CHANNEL, TRACT 1 OF SUMMARY PLAT LAND DIVISION OF WESTLAND DEVELOPMENT CO INC TOGETHER WITH A TRACT OF LAND WITHIN THESE ¼ SE ¼ SEC 34, zoned R-MC, located at 2911 ERVIN LN SW between COORS BLVD NW and ERVIN LN SW containing approximately 40.82 acre(s). (M-10)

PROPERTY OWNERS: NMAL RIVERSIDE MHP LLC

REQUEST: SIDEWALK WAIVER TO ALLOW FOR SIDEWALK ON ONLY ONE SIDE OF EACH ROAD

Comments:

12-20-2023

No objections to the sidewalk waiver request.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or 505-768-5378 with questions or concerns.



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2018-001482 Date: 12/20/2023 Agenda Item: #5 Zone Atlas Page: M-10

**Legal Description: TRACT OF LAND EAST OF AMOLE DEL NORTE DIVERSION CHANNEL,
TRACT 1 OF SUMMARY PLAT LAND DIVISION OF WESTLAND DEVELOPMENT CO INC
TOGETHER WITH A TRACT OF LAND WITHIN THESE ¼ SE ¼ SEC 34**

Location: 2911 ERVIN LN SW between COORS BLVD NW and ERVIN LN SW

Application For:

Application For: VA-2023-00368 – SIDEWALK WAIVER IDO - 2022

1. No objection
 - a. Defer to transportation.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001482
2911 Ervien

AGENDA ITEM NO: 5

SUBJECT: Sidewalk Waiver

ENGINEERING COMMENTS:

1. The justification for the sidewalk waiver is not acceptable. The sidewalks you have shown do not work as they do not provide access anywhere and the ADA corner ramps are in locations where there is no sidewalk to access across the street.
2. For plat, internal roadways will be local roads and must meet ROW indicated in the DPM and will require 5' sidewalks along both sides of the road. All work done in the ROW will need to be on an infrastructure list and be done through City work order.
3. An approved TCL will be required prior to site plan.

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

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: December 20, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2018-001482 Hearing Date: 12-20-2023
Project: Riverside Mobile Home Park Agenda Item No: 5

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input checked="" type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology will need an updated Conceptual Grading & Drainage Plan prior to Preliminary Plat.
- Hydrology defers to Transportation on the Sidewalk Waiver.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 12/20/23 -- **AGENDA ITEM:** #5

Project Number: PR-2018-001482

Application Number: VA-2023-00368

Project Name: 2911 Ervien LN SW

Request:

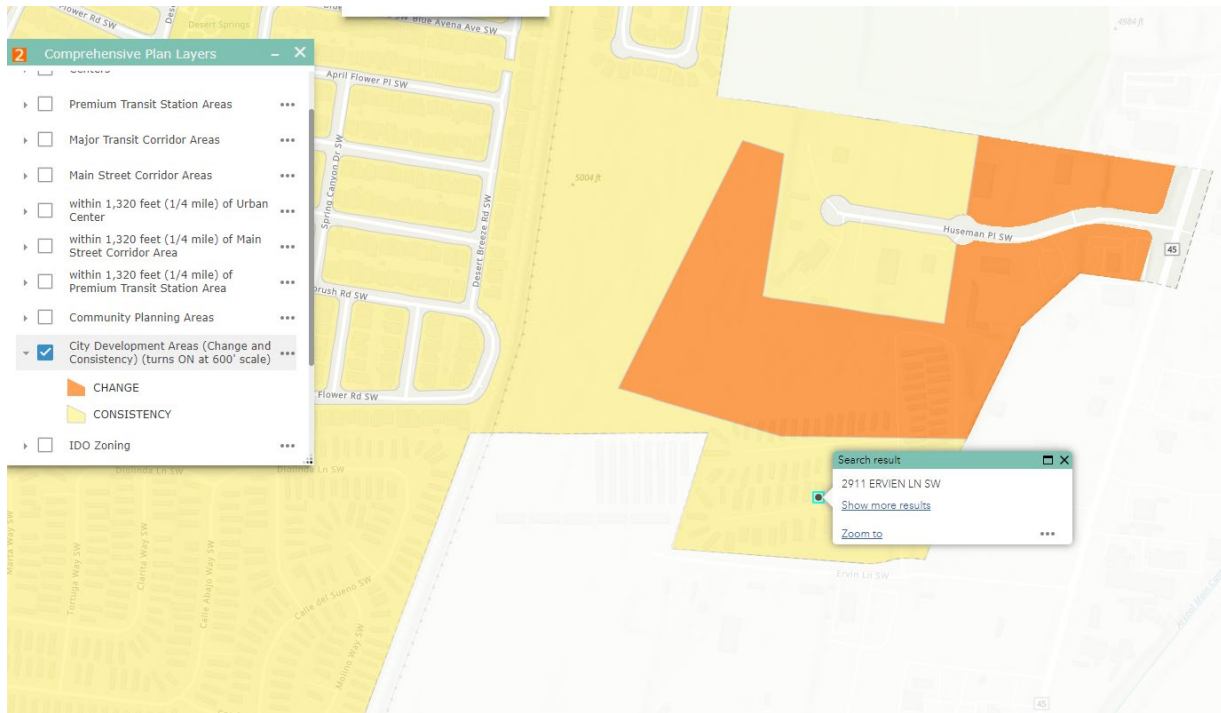
Sidewalk Waiver

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

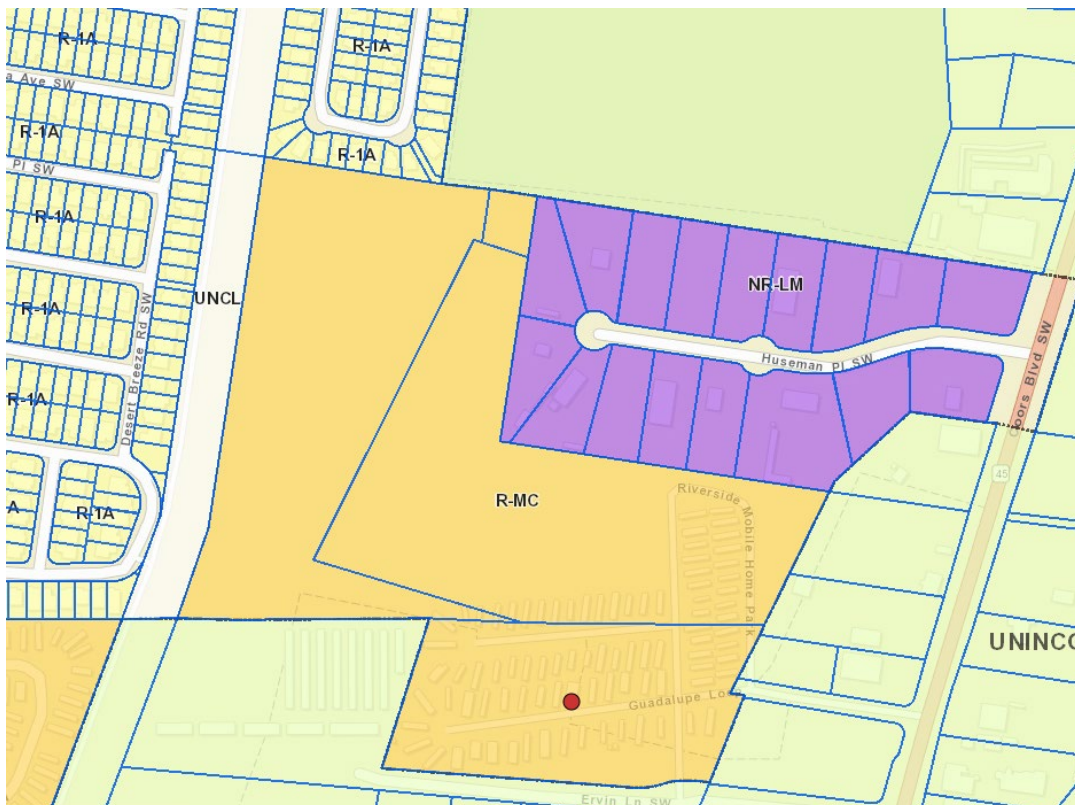
BACKGROUND:

- This is a request to allow for sidewalk on only one side of each road.
- This site is not within any Overlay Zones and is located in Southwest Mesa Community Planning Area.
- The subject site is partially located in Major Transit Corridor 660-feet.
- This site is within Riverside and Seay Brothers Landfill Buffer area. It is also located partially in the Area of Consistency and another part in Area of Change. See the image below for your reference:

**(See additional comments on next pages)*



- This site is located within R-MC zone district (Residential – Manufactured Home Community zone district) and is adjacent to sites that have different zonings. Please see the image below for you reference:



COMMENTS:

Items is *orange* type need immediate attention

1. Items Needing to be Completed or Corrected

- Planning defers to Transportation regarding the Sidewalk Waiver request and its compliance with 6-6(P)(3) of the IDO.
- Confirm if an associated platting application or site development application is proposed; per Table 6-4-3 of the IDO, a Sidewalk Waiver expires within 1-year if not platted and expires with an associated Site Plan if approved by the DHO.

2. Standard Comments and Items in Compliance

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. No re-plating action cannot increase any existing nonconformity or create a new nonconformity. ***Confirm existing structures and demo. *Clarify any existing nonconforming mobile homes.**

3. Future Development Guidance

- Future development must meet all applicable standards and provisions of IDO (R-MC) and the DPM. ***Plans should demonstrate how standards are being met.**
- For Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file.
After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions and for P for Site Plans. ***Obtain all required signatures as a part of the application submittal process.**

****Please reference the following development standards from the IDO.
Subject to change pending formal submittal and/or proposed development types/uses.***

- **Tables I, II, III – Provisions for ABC Comp Plan Centers & Corridors, and mapped areas.**

- **4-2 Allowed Uses, table 4-2-1. *Reference Use table and Use Specific Standards for proposed development standards, requirements, and restrictions.**

4-3(B)(1)(b) If the single-family detached dwelling meets the definition of a manufactured home, the manufactured home shall meet all of the following standards, as applicable.

1. The applicant shall provide the title of the manufactured home to demonstrate that it was constructed on or after June 15, 1976, the effective date of the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC. Sec. 5401).

2. Each manufactured home shall have a certification plaque certifying compliance with the Federal Manufactured Housing Construction and Safety Standards Act of 1974. The applicant shall provide proof of the certification plaque.

3. If the dwelling is located in an R-MC district, the provisions of Subsection 14-16-2-3(C) (Residential – Manufactured Home Community Zone District (R-MC)) shall apply.

Manufactured Home Community Zone District (R-MC) 2-3(C)(1) The purpose of the R-MC zone district is to accommodate manufactured home communities and to require those communities to incorporate high-quality planning and design. Allowable uses in the R-MC zone district are shown in Table 4-2-1.

- **5-1 Dimension Standards for MX-L. 5-1-G Exceptions and Encroachments.**

****Plans should include relevant measurements for setback, height, elevation, Etc.***

- **5-2(C) Site Design to Avoid Sensitive Lands.**

5-2(D) Archaeological Sites.

5-2(H) Landfill Buffers – Within 1000ft of Seay Brothers & Riverside.

Sensitive lands include landfill gas buffer areas, which comprise closed or operating landfills and the areas of potential landfill gas migration surrounding them. Development within landfill gas buffer areas, as established by Interim Guidelines for Development within City Designated Landfill Buffer Zones of the City Environmental Health Department and as shown on the Official Zoning Map, shall follow the Interim Guidelines to mitigate health hazards due to methane and other byproduct gases. All development within a landfill gas buffer requires a Landfill Gas Mitigation Approval pursuant to Subsection 14-16-6-4(S)(5) to ensure that potential health and safety impacts are addressed.

5-2(G) Irrigation Facility (Acequia) Standards- Artificial Water Way: Amole Del Norte Div. Ch. To the West. All flood control arcs (AMAFCA and City).

5-2(I) Major Arroyo Standards.

- **5-3 Access & Connectivity requirements.**
*Clarify if access is affected by replat.
- **5-5 Parking & Loading requirements, Table 5-5-1.**
*Plan demonstrate that all required parking standards. Include calculations.
- **5-6 Landscaping, Buffering, and Screening standards and requirements.**
*Be aware of several sections related to new development –
5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas. 5-6-E Edge buffer requirements,
5-6(E)(5) Area of Change Next to Area of Consistency- Area of Consistency in R-A, R1, R-MC, or R-T 14-16-5-6(E)(2) Landscaped buffer area ≥ 15 ft.
*Provide landscaping plan. Include calculations and buffering/screening detail. Clarify how each all landscaping requirements are being met.
- **5-7 Walls/Fences, table 5-7-1.** *Development requires separate permitting.
- **5-8 for Outdoor Lighting requirements.**
- **5-12 for Signage requirements and restrictions.** Per Residential zone districts.
- **Section 6-1, table 6-1-1 for public notice requirements.**
- **Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.**
- **Vacations per 6-6-M.** *May require additional approvals.
- **7-1 Development, dwelling and use definitions.**

Check for compliance with DPM Table 7.2.29 regarding sidewalk/landscaping requirements.

Please detail landscape/buffer zone and sidewalk widths.

Access clarification needed.

Local streets require 5ft Sidewalk(s) and 4ft-6ft Landscape buffer(s).



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: Hannah Aulick/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 12/19/23