



**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: David G. Gutierrez, P.E.
Phone: 505.289.3381**

DRB Project No: PR-2018-001560	Date: 3/01/23	Item No: #2
Zone Atlas Page: E-20	Legal Description: Lot(s) TRACT A-2 PLAT OF TRACT A-1 AND A-2 HOFFMANTOWN BAPTIST CHURCH SITE, HOFFMANTOWN Location: HARPER ROAD NE between VENTURA STREET NE and WYOMING BLVD NE	
Request For: SD-2022-00172 – PRELIMINARY PLAT VA-2022-00332 – TEMPORARY DEFERRAL OF SIDEWALK SD-2022-00173 – VACATION OF PUBLIC EASEMENT – (30FT SANITARY SEWER) SD-2022-00174 – VACATION OF PUBLIC EASEMENT – (10FT WATER, SEWER, PUBLIC UTLITY) SD-2022-00175 – VACATION OF PRIVATE EASEMENT – (CROSS LOT BLANKET DRAINAGE EASEMENT)		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

No additional submittals were provided, previous comments still apply:

SD-2022-00172 – PRELIMINARY PLAT

1. Availability Statement #220212 has been issued and provides the conditions for service. Public extensions are required.
2. No objection to the proposed plat.

- a. The plat shall be recorded then easements shall be recorded to keep the existing lines in place. No service will be sold to any lot without completion of the proposed relocations and infrastructure list items completed.

SD-2022-00173 – VACATION OF PUBLIC EASEMENT – (30FT SANITARY SEWER)

1. A public easement shall replace the existing easement once final plat is recorded.

SD-2022-00174 – VACATION OF PUBLIC EASEMENT – (10FT WATER, SEWER, PUBLIC UTILITY)

2. A public easement shall replace the existing easement once final plat is recorded.

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: 3/1/2023

AGENDA ITEM NO: 2

DRB PROJECT NUMBER:

PR-2018-001560

SD-2022-00172 – PRELIMINARY PLAT

VA-2022-00328 – IDO WAIVER – (SIDEWALK)

VA-2022-00329 – IDO WAIVER – (BACKYARD)

VA-2022-00330 – IDO WAIVER – (BLOCK LENGTH)

VA-2022-00331 – DPM WAIVER – (MINIMUM CENTER-LINE RADIUS)

VA-2022-00332 – TEMPORARY DEFERRAL OF SIDEWALK

SD-2022-00173 – VACATION OF PUBLIC EASEMENT – (30FT SANITARY SEWER)

SD-2022-00174 – VACATION OF PUBLIC EASEMENT – (10FT WATER, SEWER, PUBLIC UTILITY

SD-2022-00175 – VACATION OF PRIVATE EASEMENT – (CROSS LOT BLANKET DRAINAGE EASEMENT)

SKETCH PLAT 8-17-22

PROJECT NAME:

BOHANNAN HUSTON INC. agent for HOFFMANTOWN CHURCH requests the aforementioned action(s) for all or a portion of: TRACT A-2 PLAT OF TRACT A-1 AND A-2 HOFFMANTOWN BAPTIST CHURCH SITE, HOFFMANTOWN zoned R1-C, located on HARPER RD between VENTURA ST and WYOMING BLVD containing approximately 14.0 acre(s). (E-20) [Deferred from 11/30/22, 12/7/22, 2/1/23]

PROPERTY OWNERS: PULTE GROUP

REQUEST: PRELIMINARY PLAT APPROVAL, INFRASTRUCTURE LIST, WAIVERS, VACATION OF PUBLIC/PRIVATE EASEMENTS

COMMENTS:

1. Prior comments have been addressed. Code Enforcement has no further comments or objections.



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2018-001560

PS-2022-00164 – SKETCH PLAT

IDO - 2021

BOHANNAN HUSTON INC. agent for HOFFMANTOWN CHURCH requests the aforementioned action(s) for all or a portion of: TRACT A-2, HOFFMANTOWN zoned MX-L, located on HARPER RD between VENTURA ST and WYOMING BLVD containing approximately 14.0 acre(s). (E-20)

PROPERTY OWNERS: HOFFMANTOWN BAPTIST CHURCH

REQUEST: SKETCH PLAT REVIEW AND COMMENT

MINOR CASES – AFTERNOON SESSION BEGINNING AT 1:30 pm

PR-2018-001560

SD-2022-00172 – PRELIMINARY PLAT

VA-2022-00328 – IDO WAIVER – (SIDEWALK)

VA-2022-00329 – IDO WAIVER – (BACKYARD)

VA-2022-00330 – IDO WAIVER– (BLOCK LENGTH)

VA-2022-00331 – DPM WAIVER– (MINIMUM CENTER-LINE RADIUS)

VA-2022-00332 –TEMPORARY DEFERRAL OF SIDEWALK

SD-2022-00173 – VACATION OF PUBLIC EASEMENT – (30FT SANITARY SEWER)

SD-2022-00174 – VACATION OF PUBLIC EASEMENT – (10FT WATER, SEWER, PUBLIC UTILITY

SD-2022-00175 – VACATION OF PRIVATE EASEMENT – (CROSS LOT BLANKET DRAINAGE EASEMENT)

BOHNNAN HUSTON INC. agent for HOFFMANTOWN CHURCH requests the aforementioned action(s) for all or a portion of: TRACT A-2 PLAT OF TRACT A-1 AND A-2 HOFFMANTOWN BAPTIST CHURCH SITE, HOFFMANTOWN zoned R1-C, located on HARPER RD between VENTURA ST and WYOMING BLVD containing approximately 14.0 acre(s). (E-20)

PROPERTY OWNERS: PULTE GROUP

REQUEST: PRELIMINARY PLAT APPROVAL, INFRASTRUCTURE LIST, WAIVERS, VACATION OF PUBLIC EASEMENTS

08-17-2022

The Long Range Bikeway System map shows a Proposed Paved Trail on Harper Rd NE. Please provide an asphalt multi-purpose trail per DPM 7-4(F)(6)(ii) Design Standards:

“The minimum width required for a trail along a roadway is 18 feet, which includes minimum 10 feet for trail, 5 feet for setback from the curb, and 3 feet setback from any adjacent property



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

line. The setbacks from the curb and the property line may include shoulders. “

Harper Rd NE would typically require street trees within 20-ft from the curb, which would benefit the street environment if there is a waiver to IDO Section 5-4(F)(2)(b): Residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street.

11-30-2022, 12-07-2022

- On the Preliminary Plat, dedication of ROW is typically to City of Albuquerque Parks and Recreation Department for multi-purpose trail (existing could be confused with DMD).
- On the sidewalk exhibit, please show the asphalt multi-use trail as a different color to show the location and extent rather than sidewalk.
- Can the trail extend along one side of the entry where the sidewalk is deferred (Section B-B)?
- On the Infrastructure List, the multi-use trail may need to specify “asphalt”.

03-01-2023

No further comments.

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

DRB Project Number: 2018-001560 Hearing Date: 3/1/2023
 Project: Tract A-2, Hoffmantown Baptist Church Agenda Item No: 2

<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has approved the Grading Plans and Drainage Report (E20D020B) with Engineer’s Stamp Date: 10/14/22.
- Hydrology has no objection to the vacation of the private cross lot drainage easement.
- Hydrology defers to either Transportation or Water Authority for the other vacations or IDO waivers.
- Hydrology has no objection to the Infrastructure List.

Plat –

- The private roadway needs to be a private access easement, private drainage easement, and public water & sanitary easement. This is to be maintained by the HOA.

Comment –

PRIOR TO GRADING PERMIT / WORK ORDER:

The following order of submittals and approvals needs to be done in this order.

1. Submit a CLOMR for approval.
2. Submit approved CLOMR to FEMA.
3. Submit a Grading Plan approved for Grading Permit, Floodplain Permit, and Scour Wall construction. **This cannot be approved till FEMA approves the CLOMR.**
4. Once the scour wall is built and the ground within the current floodplain is backfilled, submit a LOMR for approval by Hydrology and then to FEMA for approval.
5. Once the LOMR is approved by FEMA, construction can be done within the current floodplain area.

APPROVED
 DENIED

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

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

APPROVED
 DENIED

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

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001560 (1007412)
Hoffmantown Baptist Church

AGENDA ITEM NO: 2

SUBJECT: Preliminary Plat, Waivers, Vacation of Easements

ENGINEERING COMMENTS:

1. Transportation has no objections any of the requested items.

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: March 1, 2023

ACTION:

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

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



DEVELOPMENT REVIEW BOARD

Planning - Case Comments

HEARING DATE: 3/1/23 -- **AGENDA ITEM:** #2

Project Number: PR-2018-001560

Application Number: SD-2022-00172, VA-2022-00332, SD-2022-00173, SD-2022-00174, SD-2022-00175

Project Name: Hoffmantown-Harper Rd.

Request:

Preliminary Plat, Temporary Deferral of Sidewalk, Vacation of Public Easement, Vacation of Private Easement

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

COMMENTS:

- A thorough Sensitive Lands Analysis has been provided for this application. (It should be noted that the Sensitive Lands Analysis was not provided for the EPC zoning amendment application approved for this site per PR-2018-001560 / RZ-2021-00041.) The site layout presented for the subdivision would build on sensitive lands of steep slopes (9% slope or greater) and the floodplain per the Sensitive Land Analysis. The IDO requires review by the EPC per IDO 5-2(C)(4):

'If development cannot avoid sensitive lands pursuant to Subsections (2) and (3) above, the project shall be processed as a Site Plan – EPC pursuant to Subsection 14-16-6-6(J) and may require a Variance – EPC pursuant to Subsection 14-16-6-6(N).'

~~Updated 12/6/22: DRB must approve waivers related to transportation, not the EPC. DRB will review at the meeting which waivers can be acted upon before the EPC review of Sensitive Lands per IDO 6-6(J)(2). See relevant IDO sections below:~~

**(See additional comments on next page)*

- 6-6(J)(2)(g) The EPC may grant a Variance to IDO standards (other than to standards in Sections 14-16-5-3, 14-16-5-4, or 14-16-5-5) pursuant to Subsection 14-16-6-6(N) (Variance – EPC).
- 6-6(J)(2)(h) Any request for a Waiver to IDO standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), or 14-16-5-5 (Parking and Loading) requires review and approval by the DRB pursuant to Subsection 14-16-6-6(P) (Waiver – DRB).
- 6-6(J)(2)(i) A Site Plan – EPC may not be approved until after any necessary Variances or Waivers are obtained.
- 6-6(J)(2)(j) Any Variances, Waivers, or deviations granted that are associated with a Site Plan shall be noted on the approved Site Plan.

Updated 2/28/23: The DRB approved Waivers to IDO sidewalk, backyard, block length, and minimum center-line radius requirements per VA-2022-00328, VA-2022-00329, VA-2022-00330, and VA-2022-00331 respectively on December 7, 2022.

The EPC has the discretionary authority to determine if the sensitive lands could be altered to allow for the development as designed. ~~Therefore, **this project must go to the EPC for a Site Plan for the subdivision, which would include a Variance application with regard to 5-2(C)(4) regarding avoidance of sensitive lands. The portions of the applications VA-2022-00329 IDO Waiver (backyard) and VA-2022-00330 (block length) should also be transferred to the EPC to be reviewed with the Site Plan for the subdivision and need to convert to EPC Variances.** The remainder of the applications (preliminary plat, DRB waivers for sidewalk, DPM Waiver, and vacations) would be placed on hold and considered after the decision of the EPC.~~

Please note that the EPC Site Plan would be the site plan for the homes and they would not have an additional site plan required at building permit.

Updated 2/28/23: The EPC approved a Major Site Plan Amendment and a Site Plan on February 16, 2023 per PR-2018-001560 / SI-2022-02318 / SI-2022-02414.

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity
- Utility and AMAFCA signatures will be required for the Final Plat, and must be obtained and included with the Final Plat application submittal prior to acceptance of the Final Plat and placement on a DRB agenda.

**(See additional comments on next page)*

- DXF File approval from AGIS will be required for the Final Plat, and must be obtained and included with the Final Plat application submittal prior to acceptance of the Final Plat and placement on a DRB agenda.
- Final Plat is required within one year of Preliminary Plat approval.
- A recorded IIA based on the Infrastructure List included with the Preliminary Plat submittal will be required with the Final Plat, and must be obtained and included with the Final Plat application submittal prior to the acceptance of the Final Plat and placement on a DRB agenda.
- Development must meet standards and provisions of IDO (R-1C) and the DPM.
*Plans must demonstrate how standards are being met.
- **Updated 2/27/23: The DRB approved the rear lot line waiver on 2/16/23.**
Updated 12/7/22. A DRB waiver is required for rear lot lines along a major street. ~~This application for a DRB waiver should be decided by EPC as a variance.~~ The IDO states that rear lot lines should be avoided along a major street like Harper. The applicant has justified the waiver request for a waiver to this provision for this subdivision layout. This layout, however, is dependent upon the EPC decision regarding building on sensitive lands. The EPC must determine whether or not to accept a DRB waiver related to rear lot lines along a major street for this subdivision.

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5-4(F)(2) Access to Public Streets

- 5-4(F)(2)(a) All lots shall have frontage on a street unless deemed impracticable due to topography or other constraints and a Waiver – DRB for an alternative layout and access provisions is approved pursuant to Subsection 14-16-6-6(P).
- 5-4(F)(2)(b) Residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street. Local frontage roads may be used within a subdivision to avoid locating residential rear yard walls along collector and arterial streets.

- **Updated 2/27/23: The DRB approved a block length waiver on 2/16/23.**
Updated 12/6/22 ~~This application for a DRB waiver should be decided by EPC as a variance.~~ A DRB waiver for block length is required for a block greater than 600 feet. Lots 1-22 appear to qualify as a block per this IDO definition. The applicant has justified the waiver request for block length per this subdivision layout. This layout, however, is dependent upon the EPC decision regarding building on sensitive lands. The EPC must determine whether or not to accept a DRB waiver related to block length for this subdivision.

**(See additional comments on next page)*

Block

“Where used to describe a city block or an area to be platted with lots and streets, an area that is bounded but not crossed by streets, railroad rights-of-way, waterways, unsubdivided areas, or other barriers.”

- Common tracts must identify use, beneficiaries and maintenance responsibilities.

5-4(F)(3)(d) Tracts for open space, drainage, landscaping, or other communal purposes shall have their use, beneficiaries, and maintenance responsibilities clearly noted on the subdivision plat.

- Please reference the following development notes and additional standards from the IDO.
 - 4-2 Allowed Uses, table 4-2-1. Single Family Detached Dwelling is permissive per Use Specific Standards 4-3-B-1.
 - 5-1 Dimension Standards for R-1C. 5-1-G Exceptions and Encroachments.
 - 5-2 Site Design and Sensitive Lands requirements for new subdivisions.
 - 5-3 Access & Connectivity requirements. 5-3(C)(3) Driveways, Drive Aisles, and Access for low density residential.
 - 5-5 Parking & Loading requirements, Table 5-5-1.
 - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
 - 5-11-C Building and façade design for low density residential.
 - 7-1 Development, dwelling and use definitions.

Updated 2/28/23: The February 16, 2023 EPC Notice of Decision for the Major Site Plan Amendment and Site Plan features a condition of approval as follows:

- **The EPC delegates final sign-off authority of the site plan to the Development Facilitation Team (DFT), previously known as the DRB. The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.**

An EPC Sign-off application must be submitted and approved and signed off by DFT staff prior to the final sign-off of the Final Plat. The applicant must work with the EPC Planner to produce a comment memo showing that the EPC conditions of approval have been met.

**(See additional comments on next page)*

Updated 2/28/23: The easement vacations were justified per 6-6(M) of the IDO.



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: Robert Webb/Jolene Wolfley/Jay Rodenbeck
Planning Department

DATE: 2/28/23

**(See additional comments on next page)*