

CITY OF ALBUQUERQUE
DEVELOPMENT REVIEW BOARD

M I N U T E S

January 29, 2020

Agenda Item 8
Project Number 2019-002184-Site Plan

MEMBERS:

Jolene Wolfley, Chair
Jeanne Wolfenbarger, Transportation
Kris Cadena, Water Authority
Shahab Biazar, City Engineer/Hydrology
Jacob Martinez, Code Enforcement
Cheryl Somerfeldt, Parks and Recreation

STAFF PRESENT:

Maggie Gould, Planning Manager
Jay Rodenbeck, Staff Planner
Nicole Sanchez, Attorney
Angela Gomez, Hearing Monitor

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CHAIR WOLFLEY: (Off audio) and Site Plan 2019-379. This is Guardian Storage at 4909 Juan Tabo. And we'll go ahead and have you all introduce yourself, and then I'll swear you in.

MR. LOPEZ: I'm Jesus Lopez, with RESPEC, civil engineer.

MR. STROZIER: Jim Strozier, with Consensus Planning.

MR. PINE: Jason Pine, with Cartesian Surveys.

CHAIR WOLFLEY: Excellent.

(Witnesses sworn.)

CHAIR WOLFLEY: Thank you. The parties have sworn in.

Okay. Go ahead and give us an update. Your preliminary final plat is new. The other site plan has been deferred, so...

MR. STROZIER: Okay. That is --

CHAIR WOLFLEY: Previously.

MR. STROZIER: That is correct.

Madam Chair and Board Members, we have addressed the comments that we received by the DRB members at the last meeting. This item was primarily deferred in order to allow the plat to catch up to the site plan. And the purpose of the plat was to dedicate the additional right-of-way as requested along Juan Tabo.

That -- the plat is before you today, and the site plans have been revised to show the additional right-of-way dedication. We did receive additional comments from transportation this week, which we have addressed. And I believe those were sent to you via e-mail, but we have them here as well, addressing your latest comments. And we also updated the infrastructure list to reflect the water authority's request.

CHAIR WOLFLEY: Great. All right.

Is there anyone here to speak on this case?

MS. GOMEZ: No, (inaudible).

CHAIR WOLFLEY: No? Okay. Just a reminder, if you do want to speak on any case, please sign up at the desk over there with Ms. Gomez.

We'll go ahead and take board comments. Water authority.

MR. CADENA: Good morning. In regard to the preliminary plat, there's no objection.

With regard to the site plan, if you could just show me that change of vegetation.

The irrigation service is great. Okay. And for information only, you have an availability Statement 190317 which provides the conditions for service. Thank you.

CHAIR WOLFLEY: Okay. Code enforcement.

MR. MARTINEZ: Code enforcement has no objection to either request.

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CHAIR WOLFLEY: Parks.

MS. SOMERFELDT: Parks has no (inaudible).

CHAIR WOLFLEY: Hydrology.

MR. BIAZAR: Hydrology has no objection to the plat. For the site plan, we have an approved conceptual grading and drainage plan with engineer stamp dates of December 20th, 2019, and January 9th, 2020. So we just need to make sure that the latest approved site plan is -- grading and drainage plan is included with the site plan.

(Inaudible crosstalk.)

MR. STROZIER: And this is -- this is the latest updated stamp.

UNIDENTIFIED FEMALE: You want the stamp on it? (Inaudible) stamp it.

MR. BIAZAR: (Inaudible). Okay.

MR. STROZIER: All right.

MR. BIAZAR: Since we have an updated site plan, we need this one to be approved before we go further --

MR. LOPEZ: Okay.

MR. BIAZAR: -- so hydrology can defer, if necessary.

(Inaudible crosstalk.)

MR. LOPEZ: So there were no changes since the latest.

MR. BIAZAR: Okay.

MR. LOPEZ: I think there might -- we just -- the samples update the (inaudible).

MR. BIAZAR: Right. And that -- and that -- that -- since it is an updated stamp, it's not the stamp from either of the two approved ones, then we'd have to check it again.

CHAIR WOLFLEY: Okay. Okay. Is that a deferral or delegation item?

UNIDENTIFIED MALE: (Inaudible).

MR. BIAZAR: They have a new stamp date on their grading and drainage plan. The last approved one was on January 9th, and they have one that's now stamped the 23rd, so we would need to --

MR. LOPEZ: (Inaudible).

MR. BIAZAR: Yeah.

CHAIR WOLFLEY: Okay.

MR. BIAZAR: So yeah, just delegated.

MR. LOPEZ: Okay.

CHAIR WOLFLEY: All right. And those comments are being made by our city engineer, Shahab Biazar.

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(Witness sworn.)

CHAIR WOLFLEY: So you -- Okay. All right. So the comments from the city engineer were that this could be a delegation item.

Let's go to transportation.

MS. WOLFENBARGER: Okay. Transportation has no objection to the approval of the plat, the 10-foot dedication, and to the infrastructure list provided.

I did receive the fire marshal stamped plan. That was sent to me by e-mail, however, I still had a few remaining comments that I didn't see addressed by e-mail. And they were minor comments, such as including the stamp on the site plan showing the ADA cross slope on the drive pads. And also, calling out the city standard details for the drive pad and sidewalk.

And then there were some -- just some minor dimension park -- dimensioning on the parking island radii.

MR. STROZIER: I believe that we have addressed all of those, and I have a copy of the updated site plan with the stamp, engineer stamp site plan today, so --

MS. WOLFENBARGER: And I would need to take (inaudible) before I approve.

CHAIR WOLFLEY: Okay. So your comment -- your continued needs relate to the site plan and the --

MS. WOLFENBARGER: Yes, minor --

CHAIR WOLFLEY: -- site plan as well?

MS. WOLFENBARGER: -- needs related to the site plan, yes.

CHAIR WOLFLEY: And the site plan, as well.

MR. BIAZAR: The site plan and grading and drainage.

CHAIR WOLFLEY: Okay. Ms. Gould, can you give me some advice. It looks like we might be okay with the plat, but not the site plan. Should we --

MS. GOULD: Let's -- let's give Ms. Wolfenbarger a moment.

CHAIR WOLFLEY: Okay.

MS. GOULD: And then I think we can go from there.

MS. WOLFENBARGER: Will you please show me the drive pad and -- and sidewalk? Those are the only two things I need to check. I see you addressed two of my comments.

MR. STROZIER: (Inaudible) detail sheet.

MS. WOLFENBARGER: Okay. You addressed by third comment. And then the references to the city standard details on the sidewalk and drive pad.

UNIDENTIFIED MALE: So those will be on the work order.

MS. WOLFENBARGER: You are going to do a work order?

UNIDENTIFIED MALE: That's correct.

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MS. WOLFENBARGER: Okay.

UNIDENTIFIED MALE: Is that's okay?

MS. WOLFENBARGER: And that will be okay. So with the comments that you addressed, I -- I approve the site plan.

UNIDENTIFIED FEMALE: Okay.

MR. STROZIER: Thank you.

CHAIR WOLFLEY: Okay. And planning comments are that you have addressed the comments made in previous comment sheets on your site plan and plat.

Okay. So we're going to first look at taking action on the plat. I'll ask each board member to vote to approve or deny the preliminary final plat. If you're accepting delegation, please summarize that delegation and the time needed.

Let's start with water.

MR. CADENA: Approved. Water authority approved.

MR. MARTINEZ: Code enforcement approves.

MS. SOMERFELDT: Parks approves.

MR. BIAZAR: Hydrology approves.

MS. WOLFENBARGER: Transportation approves.

CHAIR WOLFLEY: Okay. And planning approves.

So there is a consensus vote to approve Item 8, preliminary plat, Item 8, which is Project 2018-4, preliminary final plat 2020-27, because the application meets all the applicable requirements of the IDO and DPM, period.

Okay. All right.

Now we're going to take action on the --

MS. GOULD: (Inaudible) --

CHAIR WOLFLEY: Oh, excuse me.

MS. GOULD: (Inaudible) and delegation for any required (inaudible).

CHAIR WOLFLEY: Okay. Thank you, Ms. Gould.

UNIDENTIFIED MALE: Yes. I have all the utilities, and I also have (inaudible).

MS. GOULD: Okay.

CHAIR WOLFLEY: That shows Academy Place.

UNIDENTIFIED MALE: Yeah.

MS. GOULD: That's the --

CHAIR WOLFLEY: Oh, that is? Okay. That's -- all right. That's right. Academy Place. I'm focused on Juan Tabo. Okay. So

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our -- Okay. We're good.

Now we will -- I'll ask each board member to vote to approve or deny Item 8, Project 2019-2184, the site plan, which is 2019-379. And if you're accepting delegation, please summarize that delegation and the time needed.

I'll start with water.

MR. CADENA: Water authority approves.

MR. MARTINEZ: Code enforcement approves.

MS. SOMERFELDT: Parks and rec approves.

MR. BIAZAR: Hydrology takes delegation for -- to recheck the grading and drainage plan. We can say four weeks. I think it'll be done much quicker.

UNIDENTIFIED MALE: (Inaudible).

MR. BIAZAR: Okay.

MS. WOLFENBARGER: Transportation approves.

CHAIR WOLFLEY: And planning approves, with delegation for final sign-off. Okay? And the infrastructure list. Okay. Thank you. Cue cards.

There is a consensus vote to approve Item 8, Project 2019-2184, and Site Plan 2019-00379, because the application meets all the applicable requirements of the IDO and DPM, with delegation to hydrology and planning for the items just stated.

MR. GOULD: And there's an infrastructure list attached to it. And you probably are looking at a delegation date of a couple of months out.

CHAIR WOLFLEY: Okay. Thank you, Ms. Gould. I forgot to say that the delegation would be for eight weeks.

UNIDENTIFIED FEMALE: Did the infrastructure list (inaudible)? Is that what we --

MS. GOULD: And we also need to sign this -- the infrastructure list.

UNIDENTIFIED MALE: For the site plan?

CHAIR WOLFLEY: Yeah, so there's an infrastructure list and a site plan to sign.

(Inaudible crosstalk.)

(Conclusion of recording.)

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RE: CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD MEETING MINUTES
OF JANUARY 29, Item 8

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I HEREBY STATE AND AFFIRM that the foregoing is a correct transcript of an audio recording provided to me and that the transcription contains only the material audible to me from the recording and was transcribed by me to the best of my ability.

IT IS ALSO STATED AND AFFIRMED that I am neither employed by nor related to any of the parties involved in this matter other than being compensated to transcribe said recording and that I have no personal interest in the final disposition of this matter.

IT IS ALSO STATED AND AFFIRMED that my electronic signature hereto does not constitute a certification of this transcript but simply an acknowledgement that I am the person who transcribed said recording.

DATED this 15th day of March 2020.

Kelli A. Gallegos _____

Kelli A. Gallegos