



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2019-002248

SD-2023-00229 – PRELIMINARY/FINAL PLAT

IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for ARGUS JEFFERSON PARTNERS, LLC | INDY SQUARE SBUX, LLC requests the aforementioned action(s) for all or a portion of: LOTS 2 AND 3, INDEPENDENCE SQUARE zoned NR-LM, located at 6715 JEFFERSON ST NE between OSUNA RD NE and ELLISON ST NE containing approximately 1.7897 acre(s). (E-17)

PROPERTY OWNERS: ARGUS JEFFERSON PARTNERS LLC & INDY SQUARE SBUX LLC
REQUEST: CREATE 2 NEW LOTS FROM 2 EXISTING LOTS BY LOT LINE ADJUSTMENT

Comments:

12-20-2023

No objections to the requested action.

Note: Future development of the site will require Street Frontage Trees per IDO 14-16-5-6(D) along Jefferson St.

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-2019-002248 Date: 12/20/2023 Agenda Item: #3 Zone Atlas Page: E-17

Legal Description: LOTS 2 AND 3, INDEPENDENCE SQUARE

Location: 6715 JEFFERSON ST NE between OSUNA RD NE and ELLISON ST NE

**Application For: CREATE 2 NEW LOTS FROM 2 EXISTING LOTS BY LOT LINE
ADJUSTMENT**

Application For: SD-2023-00229 – PRELIMINARY/FINAL PLAT IDO-2022 - DHO

1. No objection to the proposed subdivision.
 - a. For future development, please request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002248 (1005517)
6715 Jefferson

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection to the plat.
2. Prior to site plan or building permit an approved TCL (Traffic Circulation Layout) will be required. At this time please submit a Traffic Scoping Form to Matt Grush mgrush@cabq.gov to determine if a Traffic Study will be required.

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: 2019-002248 Hearing Date: 12-20-2023
Project: Lots 2-A & 3-A, Independence Square Agenda Item No: 3

<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input 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 has no objection to the platting action.
- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED
☐ DENIED

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 12/20/23 -- **AGENDA ITEM:** #3

Project Number: PR-2019-002248

Application Number: SD-2023-00229

Project Name: 6715 Jefferson St NE

Request:

Preliminary /Final Plat

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

COMMENTS:

Items in **orange type** need immediate attention

Background

- Applicant is requesting a Preliminary/Final Plat for a lot line adjustment. Creating two new lots from two existing.
- The IDO zone district for the subject site is NR-LM. It is within an EC-Employment Center.

1. Items that need to be completed or corrected

- Please confirm the proposed request is only for a lot line adjustment. the lot consolidation replat? No new development/uses are proposed at this time.
- The Project & Application numbers must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.
- The Planning Department's AGIS Division must approve the DXF file prior to the final sign-off of the Plat, should the Plat be approved by the DHO.

**(See additional comments on next pages)*

- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Final Plat.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck and PLNDRS@cabq.gov .
- *Please clarify if current request will affect or include 1005517?



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

March 9, 2016

Project# 1005517

16DRB-70059 VACATION OF PNM & DRAINAGE EASEMENTS
16DRB-70046 PRELIMINARY PLAT APPROVAL
16DRB-70051 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

TIERRA WEST LLC, CARTESIAN SURVEYS INC & DEKKER PERICH SABATINI, agents for ARGUS JEFFERSON PARTNERS LLC request the referenced/ above actions for all or a portion of Lots 2A1 and 2A2, **ENVIRCO TRACT** zoned M-1, located on the west side of JEFFERSON ST NE north of OSUNA RD NE containing approximately 7 acres. (E-17)

At the March 9, 2016 Development Review Board meeting, The vacation was approved as shown on exhibit b in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance.

- Clarify compliance with **section 7 of the DPM Table 7.2.29** and Required Improvements section from 5-4(N) of the IDO. *In regards to the Sidewalk width requirements and the accompanying landscape buffer. Provide measurement for the existing ROW and distance from curb to property line along street frontages.

****Verification of standards per Transportation****

Jefferson is a Principal Arterial. Requires 6ft Sidewalk and 5-6 ft Landscape/Buffer Zone. Jefferson also has a Bike Lane.

2. Standard Comments and Items in Compliance

- All public notice requirements of IDO section 6, table 6-1-1, have been completed prior to this submittal. Related documents are included in the submittal package.
- *Final documents must be sealed and signed by a design professional licensed in the State of New Mexico.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all provided on the plat sheet.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.

****Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.***

3. Future Development Guidance

- Future development must meet all applicable standards and provisions of the IDO (*per NR-LM*), 5-4(C) Compliance with Zoning Requirements, and the DPM.
****Submitted plans should demonstrate how standards are being met for any applicable & previous approvals and/or current standards. Changes may require amendments.***

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

- ❖ **Table III: IDO Provisions for ABC Comp Plan Centers and Corridor Areas.**
- ❖ **4-2 Allowed Uses**, table 4-2-1.
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for NR-LM and/or any existing previous approved development plan.
- ❖ **5-1 Dimension Standards for NR-LM.** 5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc.
All will need to show standards and requirements are being met.*
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land**
- ❖ **5-5 Parking & Loading requirements**, Table 5-5-1. Calculations required.
- ❖ **5-6 Landscaping, buffering, and Screening.** **Several standards exist.*
- ❖ **5-7 Walls/Fences**, table 5-7-1. ***Development requires separate permitting.**

- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-E Building/Façade Design.**
- ❖ **5-12 Signage** requirements.
- ❖ **5-13 Operation and Maintenance**
- ❖ **Section 6-1, table 6-1-1** for public notice requirements.
- ❖ **6-4(R) Dedications.**
- ❖ 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 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: Jay Rodenbeck/Jolene Wolfley/Robert Webb
Planning Department

DATE: 12/20/23