

DEVELOPMENT HEARING OFFICER

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: 07/31/24

AGENDA ITEM NO: 2

PROJECT NUMBER:

PR-2019-002668

SD-2024-00124 – PRELIMINARY/FINAL PLAT
IDO – 2024

PROJECT NAME:

ALDRICH LAND SURVEYING | TIM ALDRICH agent for SECURITY SELF STORAGE, INC. | JOHN MECHENBIER, VICE PRESIDENT requests the aforementioned action(s) for all or a portion of: LOT/TRACT 28-A-1, INTERSTATE INDUSTRIAL TRACT zoned NR-LM, located at 4000 ELLISON DRIVE NE between SOUTHWEST CORNER OF ELLISON ST and WASHINGTON ST NE containing approximately 4.9146 acre(s). (D-17)

PROPERTY OWNERS: SECURITY SELF STORAGE INC

REQUEST: Create Lot 28-A-1-A & 28-A-1-B to dedicate 28-A-1-B to AMAFCA in fee simple per agreement between owner and AMAFCA. Lot 28-A-1-B contains AMAFCA's existing concrete channel and facilities

COMMENTS:

1. Code Enforcement has no comments and no objections.

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

DRB Project Number: 2019-002668 Hearing Date: 07-31-2024
Project: Tract 28-A-1 Interstate Industrial Agenda Item No: 2

<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.

☐ APPROVED
☐ DENIED

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

Project Number: 2019-002668
Washington Street and Ellison

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection

. 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: July 31, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 7/31/24 -- **AGENDA ITEM:** #2

Project Number: PR-2022-007299

Application Number: SD-2024-00113

Project Name: 4000 Ellison. (7101 Washington) Corner cul-de-sac of Ellison and Washington.

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.*

Background:

- The applicant is requesting a Preliminary/Final Plat to create an additional lot in the southern portion in order to dedicate right of way to AMAFCA for the existing concrete channel and facilities.
- The property is currently zoned NR-LM (Non-Residential Light Manufacturing). It is in an Area of Consistency; Is not within a Center/Corridor area.
- Previously, there was a DRB Site Plan (2019) approval and DRB Platting action (2022) approval. More recently, in 2023, there was a DHO platting action approval for a Preliminary/Final Plat and Vacation of Public Easement.

COMMENTS:

Items in **orange type need comment or corrections.*

1. Items that need to be completed or corrected

- **Confirm the details of the proposed Preliminary/Final plat for the DHO at the hearing.** Subdivision of land and dedication of ROW.

**(See additional comments on next pages)*

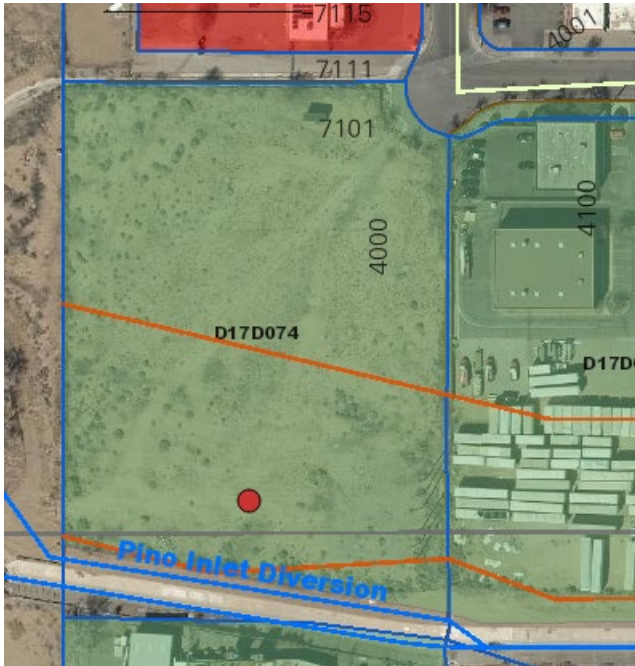
- Confirm compliance from previous platting action with *Section 7 of the DPM Table 7.2.29*, and the Required Improvements section from 5-4(N) of the IDO.

Regarding Sidewalk width requirements and the landscape buffer.

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

Clarify if any additional infrastructure is needed.

- Clarify and confirm if the easement in orange is still active and if it will affect this request.



- The Project and Application numbers must be added to the plat before final sign-off of the Plat.
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.

2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal. Related documents are included in the submittal package.
- *Applicant/Agent to ensure all final submitted documents and drawings are sealed and signed by a design professional licensed in the State of New Mexico.***
- Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#).***

**(See additional comments on next pages)*

- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA were 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.
- After DHO approval and final sign off, a recorded copy of the Plat must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
- Per 6-6(K)(2)(I) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.

****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

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

- The IDO zone district is NR-LM. Future development is subject to the IDO and the DPM, NR-LM. Here is a link to the IDO and DPM:
IDO--
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>
DPM--
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

****Submitted plans should demonstrate how standards are being met.***

- ❖ **4-2 Allowed Uses**, table 4-2-1. *****Follow the Use Specific Standards per section 4-3 of the IDO for any proposed development/uses.***
- ❖ **5-1 Dimension Standards.**
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.
- ❖ **5-2 Site Design and Sensitive Lands.**
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land.**
- ❖ **5-5 Parking and loading.**
- ❖

****(See additional comments on next pages)***

- ❖ **5-6 Landscaping, buffering, and Screening.** *Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail.*
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, and 5-6-E Edge buffer requirements.
- ❖ **5-7 Walls/Fences,** table 5-7-1. ***Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-9 Neighborhood Edges.**
- ❖ **5-11-E Building/Façade Design.**
- ❖ **5-12 Signage.**
- ❖ **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.**



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FROM: Robert Webb/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 7/31/24

**(See additional comments on next pages)*