



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2019-003158 Date: 01/10/2024 Agenda Item: #4 Zone Atlas Page: C-20

Request: Create Tract B, BLOCK 19 UNIT 3, NORTH ALBUQUERQUE ACRES, TRACT 3

Legal Description: Tract B Block 19, Unit 3, North Albuquerque Acres, Tract 3

Location: 8130 Ventura St NE between Holly Ave and Paseo Del Norte

Application For: SD-2024-00003-PRELIMINARY/FINAL PLAT (DHO)

1. No objection

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

DEVELOPMENT HEARING OFFICER (DHO)

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: 01/10/2024

AGENDA ITEM NO: 4

DRB PROJECT NUMBER:

PR-2019-003158,

SD-2024-00003 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 10-18-23 (DFT)

IDO - 2022

PROJECT NAME:

ARCH + PLAN LAND USE CONSULTANTS LLC agent for **LIMERICK LLC** requests the aforementioned action(s) for all or a portion of: **TRACT B BLOCK 19 UNIT 3, NORTH ALBUQUERQUE ACRES, TRACT 3** zoned **MX-L**, located at **8130 VENTURA ST NE** between **HOLLY AVE** and **PASEO DEL NORTE** containing approximately **0.623** acre(s).
(C-20)

PROPERTY OWNERS: LIMERICK LLC

REQUEST: DEDICATION OF ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE

COMMENTS:

1. Code Enforcement has no comments or objections..

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-003158
8130 Ventura

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection.

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: January 10, 2024

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 1/10/24 -- **AGENDA ITEM:** #4

Project Number: PR-2019-003158

Application Number: SD-2024-00003

Project Name: Tract B, North Albuquerque Acres, Block 19, Tract 3, Unit 3

Request:

Minor 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

- This is a request to subdivide an existing tract into two new tracts and dedicate right-of-way to the City of Albuquerque along Ventura Street and Holly Avenue.
- The subject site went through Sketch Plat review by the Development Facilitation Team (DFT) on October 18, 2023 per PR-2019-002089 / PS-2023-00164.
- The subject site is located in North Albuquerque Community Planning area. This lot is zoned MX-L, and is not located within any Overlay Zones. The subject property and all adjacent properties are within City Development Area of Consistency.

COMMENTS

Note: Items in **orange type** need to be addressed.

The proposed platting action was reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. All standards within IDO section 5-4 Subdivision of Land and 5-4(C) Compliance with Zoning Requirements apply to platting actions.

**(See additional comments on next pages)*

1. Items Needing to be Completed or Corrected

- Explain the purpose for the existing landscape area and sidewalk that are being partially dedicated as right of way.
- Explain if any infrastructure improvement is needed for this project. If Infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.
- Project and application numbers must be added to the Plat prior to final sign-off by DFT staff.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Final Plat. Therefore, prior to final sign-off of the Final Plat, the date of the DHO approval must be added to the Plat.

2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1 has been completed by the applicant prior to submitting the platting application (Email and Web Posting).
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are obtained by the applicant on the Plat.
- All documents are signed/stamped by a design professing licensed in the State of NM.
- Verify if existing sidewalk and landscape buffer are to remain or demonstrate compliance with section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer.

Ventura Street is a collector, requiring a 6-foot sidewalk & 5-6-foot landscape/buffer zone. Holly Avenue is a local street, requiring a 5-foot sidewalk & 4-6-foot landscape/buffer zone.

**Verification of required standards per the Transportation section.*

- The DXF file was approved by the AGIS office on November 3, 2023.
- 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** (should the Plat be approved by the DHO).

- Per 5-4(L)(2), easements or public rights-of-way for public infrastructure shall be granted or dedicated, respectively, in accordance with the minimum standards and requirements set forth in the DPM. Planning defers to Transportation, and Water Utility Authority for the approval of this request.

3. Future Development Guidance

- Future development must meet all applicable standards and provisions of the IDO (per MX-L), 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.**
 - **5-3 Access & Connectivity** requirements.
 - **5-6 Landscaping, Buffering, and Screening**
 - **5-7 Walls/Fences**, table 5-7-1. ***Development requires separate permitting.**
 - **5-8 for Outdoor Lighting** requirements. Residential zone district.
 - **5-11 Building and façade design** requirements for new development per 5-11-C.
 - Section **6-1**, table 6-1-1 for **notice requirements**.
 - Vacations per **6-6-M**.
 - **7-1 Development, dwelling and use definitions.**
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FROM: Hannah Aulick/Jolene Wolfley
Planning Department

DATE: 1/9/24
