



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2019-003221 Date: 04/10/2024 Agenda Item: #5 Zone Atlas Page: D-17

Legal Description: LOTS 7 & 8, INTERSTATE INDUSTRIAL TRACT UNIT IV

**Request: INTERIOR LOT LINE ELIMINATION BETWEEN TWO EXISTING LOTS TO
CREATE ONE NEW LOT, GRANT PUE ALONG WASHINGTON ST NE, DEDICATE
ADDITIONAL RIGHT-OF-WAY TO HAWKINS ST NE RIGHT-OF-WAY**

Location: 4015 HAWKINS ST NE between WASHINGTON ST NE and JEFFERSON ST NE

Application For: SD-2019-003221 – PRELIMINARY/FINAL PLAT

1. No objection

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

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: 04/10/2024

AGENDA ITEM NO: 5

DHO PROJECT NUMBER:

PR-2019-003221

SD-2019-003221 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 5-6-20 (DRB)

IDO - 2022

PROJECT NAME:

TIERRA WEST LLC agent for **GALBRETH WILLIAM E TRUSTEE GALBRETH RVT** requests the aforementioned action(s) for all or a portion of: **NE Corner Tr 310; The N'ly Parts of TS 308, 309 & 310; Tr Comprising Por. TR 310, UNIT 8 ATRISCO GRANT** zoned **MX-T** located at **5720, 5720 MIAMI RD NW** between **MIAMI and COORS BLVD NW** containing approximately **5.4683** acre(s). **(H-11)**

PROPERTY OWNERS: KEMPER COMMERCIAL LLC

REQUEST: INTERIOR LOT LINE ELIMINATION BETWEEN TWO EXISTING LOTS TO CREATE ONE NEW LOT, GRANT PUE ALONG WASHINGTON ST NE, DEDICATE ADDITIONAL RIGHT-OF-WAY TO HAWKINS ST NE RIGHT-OF WAY

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: 2019-003221 Hearing Date: 04-10-2024
Project: Lot 7-A, Interstate Industrial Tract, Unit IV Agenda Item No: 5

<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

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-003221
Hawkins Drive

AGENDA ITEM NO: 5

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. You mentioned the 6' sidewalk for Hawkins being on an infrastructure list but there is no infrastructure list included with your application.
2. For future development an approved TCL will be required prior to site plan or building permit. Also, a Traffic Scoping Form will need to be submitted to determine if a TIS 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: April 10, 2024

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 04/10/24 -- **AGENDA ITEM:** #5

Project Number: PR-2019-003221

Application Number: SD-2024-00053

Project Name: 4015 Hawkins St NE

Request: MINOR PRELIMINARY/FINAL PLAT: INTERIOR LOT LINE ELIMINATION BETWEEN TWO EXISTING LOTS TO CREATE ONE NEW LOT, GRANT PUE ALONG WASHINGTON ST NE, DEDICATE ADDITIONAL RIGHT-OF-WAY TO HAWKINS ST NE RIGHT-OF WAY

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

BACKGROUND

LRRS- Bordered by a Major Collector to the South (Hawkins)

Bike Lanes- Existing Bike Route along the Western edge of the plot

IDO Zoning- Zoned **NR-LM** and surrounded to the South, West, and East by **NR-LM**, and to the North by **NR-BP**

Table 7.7-29- See DPM reference table below

Area of Change/Consistency – The subject property is within an Area of Consistency, is bordered on three sides by Areas of Consistency, and is bordered to the North by an Area of Change.

Special Corridor- **PT/MT/MS** – Not within any special corridors

Within ¼ mi of UC/MS/PT- Not within ¼ Mi of a MS/UC/ or PT

City Center- N/A

CPO – N/A

VPO - N/A

**(See additional comments on next pages)*

APO - N/A

HPO - N/A

Sketch Plat applications on the subject property were reviewed by the Development Review Board (DRB) on January 8, 2020 and May 6, 2020.

This is a request for a replat to eliminate the interior lot line between Lots 7 and 8, Interstate Industrial Tract, Unit IV, creating Lot 7-A at 2.0314-acres in size, and grants an easement and 734-square feet of right-of-way to the City of Albuquerque as depicted on the Plat.

1. Items Needing to be Completed or Corrected

Note: Items in *orange type* require a response.

- Demonstrate 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.

Verification of standards per Transportation

Provide measurement for the existing ROW and distance from curb to property line along street frontage.

FIGURE 7.2.41 Street Element Dimensions Along Major Roads

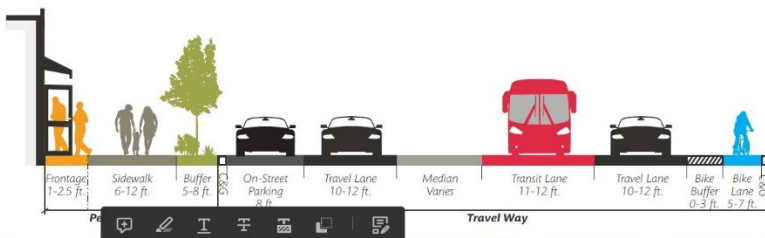


TABLE 7.2.29 Street Element Dimensions

Corridor Type / Classification	Location	Design Speed (MPH)	Pedestrian Realm			Travel Way		
			Frontage Zone (ft.)	Sidewalk Width (ft.)	Landscape / Buffer Zone (ft.)	Bike Lane Width (ft.)	Bike Buffer (ft.)	Travel Lane Width (ft.)
Premium Transit	Inside Center	30-35	1-2.5	10-12	6-8	6-6.5	0-3	10-12
	Outside Center	35-40	1-2.5	8-10	6-8	6-7	1.5-3	10-12
Major Transit	Inside Center	30-35	1-2.5	10-12	6-8	5-6.5	0-3	10-12
	Outside Center	35-40	N/A	6-10	6-8	6-7	1.5-3	10-12
Multi-modal	Inside Center	30-35	1-2.5	10-12	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6-10	6-8	6-7	1.5-3	10-11
Commuter	Inside Center	30-35	1-2.5	10	6-8	5-6.5	1.5-3	10-12
	Outside Center	40-50	N/A	6	6-8	6-7	3-5	10-12
Main Street	Main Street	25-30	1-2.5	10-12	6-8	5-6.5	0-3	10-11
	Inside Center	30-35	1-2.5	10	6-8	5-6.5	0-3	10-11
Other Arterial	Inside Center	30-35	1-2.5	10	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6	5-6	6-7	1.5-3	10-11
Minor Arterial	Inside Center	30-35	1-2.5	10	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6	5-6	6-6.5	1.5-3	10-11
Major Collector	Inside Center	25-30	1-2.5	10	5-6	5	0-3	10-11
	Outside Center	30-35	N/A	6	5-6	5-6	0-3	10-11
Minor Collector	Inside Center	25-30	1-2.5	10	5-6	5	0-3	10-11
	Outside Center	30-35	N/A	6	5-6	5-6	0-3	10-11
Major Local	Inside / Outside Center	18-30	1-2.5 / N/A	5	5-6	Shared Lane		See Part 7-4(J) Local Streets
	Inside / Outside Center	15-25	1-2.5 / N/A	5	4-6	N/A	N/A	

- Hawkins Street is considered a Major Collector Street and requires a 6-foot side walk and 5-6-foot landscape buffer. Please clarify regarding the landscape buffer size. Staff notes that the application submittal includes a response to Transportation comments from the January 8, 2020 Sketch Plat, noting that an Infrastructure List (IL) will be provided to include a 6-foot wide sidewalk along Hawkins. However, an IL was not included with the submittal.
- The application number must be added to the Plat.
- Per 6-6(K)(2)(k), The date of the DHO approval shall be recorded on the Final Plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(J)(2).
- After acceptance of the Plat application, DXF approval from AGIS must be obtained.
- After DHO approval and final sign off, a **recorded copy of the plat must be sent to the Jay Rodenbeck** at jrodenbeck@cabq.gov and **Angela Gomez** at agomez@cabq.gov (should the Plat be approved by the DHO).

2. Standard Comments and Items in Compliance

- Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.
- Regarding meeting the public notice requirements of Table 6-1-1 of the IDO, the Office of Neighborhood Coordination (ONC) noted that there were no neighborhood associations to notify.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA have all been obtained on the plat.
- Final documents are sealed and signed by a design professional licensed in the State of New Mexico.
- Per 6-6(K)(2)(l), the applicant shall record the final 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. The applicant shall provide the City a digital copy of the recorded plat.
- As per Table 6-4-3, Subdivision of Land - Minor does not expire once timely recorded.

3. Guidance for Future Development

- 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.

- 2-5(C) NON-RESIDENTIAL – LIGHT MANUFACTURING ZONE

❖ **2-5(C)(2) Use and Development Standards**

Table 2-5-5: NR-LM Zone District Dimensional Standards Summary <i>See Table 5-1-3 for complete Dimensional Standards</i>		
Site Standards		
A	Lot width, minimum	N/A
B	Building coverage, maximum	N/A
Setback Standards		
C	Front, minimum	5 ft.
D	Side, minimum	0 ft.
E	Rear, minimum	0 ft.
Building Height		
F	Building height, maximum	65 ft. >100 ft. from front lot line: N/A

- ❖ **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.
- ❖ **4-3 USE-SPECIFIC STANDARDS**
- ❖ **5-1(E) NON-RESIDENTIAL ZONE DISTRICTS**
- ❖ **5-2 SITE DESIGN AND SENSITIVE LANDS**
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land**
- ❖ **5-5 Parking & Loading requirements**, Table 5-5-1
- ❖ **5-6 Landscaping, Buffering, and Screening**
- ❖ **5-7 Walls/Fences**, table 5-7-1. **Development requires separate permitting.*
- ❖ **5-8 for Outdoor Lighting requirements.**

- ❖ **5-9** Neighborhood Edges
- ❖ **5-10** Solar Access
- ❖ **5-11** Building Design
- ❖ **5-12** Signs
- ❖ **5-13** Operation and Maintenance
- ❖ **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.**



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FROM: Marcelo Ibarra/ Jay Rodenbeck
Planning Department

DATE: 04/9/24

