DEVELOPMENT REVIEW BOARD
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:*** *6/29/2022*

AGENDA ITEM NO: 3

DRB PROJECT NUMBER:
PR-2020-003847
SD-2022-00088 – PRELIMINARY PLAT

PROJECT NAME:
ISAACSON & ARFMAN, INC | FRED ARFMAN agent for YES HOUSING, INC. | THADDEUS LUCERO requests the aforementioned action(s) for all or a portion of: TRACT B, CALLE CUARTA zoned MX-M, located at 3510 7th ST NW between FITZGERALD RD NW and FAIRFIELDS PL NW containing approximately 2.5306 acre(s). (G-14)

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: PRELIMINARY PLAT FOR 21 SINGLE-FAMILY LOTS

COMMENTS:
1. Re-plat of property cannot create a non-conformity to the IDO or increase an existing non-conformity.
2. Re-plat of property must meet all requirements of IDO section 5-3, Access & Connectivity, and 5-4, Subdivision of Land, including 5-4(F)(3) Lot Dimensions.
3. Property is zoned MX-M (Mixed Use Moderate Intensity), with Dimensional Standards as per IDO section 5-1(D), Table 5-1-2. Lots appear designed for Townhouse Development (2200 sq ft lots), and future development must meet Specific Use standards for Townhouse Dwellings as per IDO section 4-3(B)(5) and Dimensional Standards as per IDO Table 5-1-1 and Driveways as per 5-3(C)(3)(b).
4. CE has no further comments at this time.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-003847 AGENDA ITEM NO: 3
3510 7th St.

SUBJECT: Plat

ENGINEERING COMMENTS:

PLATTING ACTION:

1. Include the most recently recorded plat for comparison as part of submittal package.
2. For record purposes only, provide infrastructure list that includes infrastructure list items for this site that were previously financially guaranteed. These include all adjacent roadway facilities.
3. For any new infrastructure (such as streetlighting), include on infrastructure list and financially guarantee improvements.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: June 29, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

New Mexico DEPARTMENT OF TRANSPORTATION

June 16, 2022

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Subject: Comments for Design Review Board on June 29, 2022 Albuquerque, Bernalillo County, District Three

Dear Ms. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2018-001405
Case Description: Amendment to Site Plan.
Location: 201 Unser Blvd. NW Albuquerque, NM 87121
Type of Development (Residential/Commercial): Commercial
Possible Impacted NMDOT roadway(s): I-40/Unser Blvd.
Department Comments:

- NMDOT does not have any comments at this time.

Project Number: PR-2020-003847
Case Description: Major Preliminary Plat
Location: 3510 7th St. NW Albuquerque, NM 87107
Type of Development (Residential/Commercial): Residential
Possible Impacted NMDOT roadway(s): N/A
Department Comments:

- NMDOT does not have any comments at this time.

If there are any questions, please feel free to contact Keith Thompson at 505.490.3752 or Keith.Thompson@state.nm.us
Sincerely,

Keith Thompson, D3 Support Engineer

cc: Nancy Perea, D3 Traffic Engineer (email)
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

Michelle Lujan Grisham
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

Hilma Espinoza Chynoweth
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

Emailed June 14, 2022
DRB Comments for Meeting on 6/29/2022

To: Angela Gomez, Development Review Board Secretary
City of Albuquerque

From: Jared Romero, Development Review Engineer
AMAFCA

RE: DRB COMMENTS for PR-2018-001405

TRACT A-2 PLAT FOR TRACTS A-1 & A-2, NUEVO ATRISCO: ZAP: K-10

SD-2022-01115	Amendment to Site Plan	• No adverse comments
VA-2022-000165	Sidewalk Waiver	• No adverse comments

Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No:	Date:	Item No:
PR-2020-003847	06/29/2022	#1
Zone Atlas Page: G-14	**Legal Description:** TRACT B, CALLE CUARTA **Location:** 3510 7TH ST NW between FITZGERALD RD NW and FAIRFIELDS PL NW	
Request For: SD-2022-00088 – PRELIMINARY PLAT		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. Availability Statement #210845 has been issued and provides the conditions for service. A new Availability Statement is not required for this subdivision.
2. There were two documents included in the submittal, both totaling 385 pages. For subsequent submittals, please remove duplicate pages. The submittal included a significant amount of duplicates which made it difficult to identify the necessary documents for review.
3. Utility Plan:
    a. Provide the previously approved DRB utility plan with any plat submittals.
4. Infrastructure List:
    a. For sanitary sewer, include an additional "8" for denoting the second sanitary sewer line item.
    b. For the public waterline, what is the purpose of "Tract" A in the location?
5. Plat
    a. Sheet 3 of 5

        i. Provide more labels for the existing public water and sanitary sewer easements granted to the Water Authority.
        ii. The plat only shows one callout and references “plat 2022-35”. Please confirm.
    b. Sheet 4 of 5
        i. The availability statement indicated a proposed public sanitary sewer easement that would be narrower than the required minimum of 20’. Please show and label this on the plat.
        ii. Where are the easements necessary for the location of the proposed public waterline and public sanitary sewer? Was Easement A supposed to include this?
6. For information only.
    a. This project is within the adopted service area.
    b. Pro rata is not owed for this property.

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan

Scott Elder
SUPERINTENDENT

Kizito Wijenje
EXECUTIVE DIRECTOR

June 15, 2022

M E M O R A N D U M

To: Development Review Board
c/o Angela Gomez, Administrative Assistant, DRB Board

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director APS Facility Planning & Construction
Amanda Velarde, Director, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
Kalyn Finnell, AICP, Senior Planner Manager, APS Capital Master Plan

From: Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

Re: CABQ Development Review Board Case to be heard on June 29, 2022, Case 2 of 2, PR #2020-003847

1. **Project #2020-003847**
    a. DRB Description:
        a. SD-2022-00088—Preliminary Plat
    b. Site Information: Calle Cuarta, Tract B.
    c. Site Location: 3510 7th Street NW, between Fitzgerald Road NW and Fairfields Place NW.
    d. Request Description: Application for site plan consisting of development of 21 single family lots.
    e. APS Comments: Location is less than 300 feet from Garfield Middle School. This application is part of a development plan spanning several attendance areas, with a total build-out of 60 residential units. Residential development at this location will impact Cochiti Elementary School, La Luz Elementary School, Garfield Middle School, and Valley High School.

        i. **Residential Units: 61**
        ii. **Est. Elementary School Students: 16**
        iii. **Est. Middle School Students: 7**
        iv. **Est. High School Students: 7**
        v. **Est. Total # of Students from Project: 30**

*The estimated number of students from the proposed project is based on an average student

generation rate for the entire APS district.

School Capacity

School	2021-2022 (40th Day) Enrollment	Facility Capacity	Space Available
Cochiti Elementary School	215	331	116
La Luz Elementary School	127	336	209
Garfield Middle School	334	666	332
Valley High School	1,056	1,845	789

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2020-003847 Hearing Date: **06-29-2022**

Project: 3510 7th St – Calle Cuarta Agenda Item No: **3**

☐ Sketch Plat	☐ Minor Preliminary / Final Plat	☒ Preliminary Plat	☐ Final Plat
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☐ Site Plan for Bldg. Permit ☐ Site Plan for Subdivision	☐ Bulk Land Plat
☐ SIA Extension	☐ DPM Variance	☐ Vacation of Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Grading and Drainage Plan (G14D097) with engineer's stamp of 04/28/22.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Infrastructure List.

RESOLUTION/COMMENTS:

Water:

Code Enforcement:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

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

Middle Rio Grande Conservancy District
1931 2nd St Sw | 87102-4515
PO Box 581 | 87103-0581
Albuquerque, New Mexico
Ph: (505) 247-0234 | Email: mapping@mrgcd.us

MRGCD Engineering/Mapping Plat Reviews

Review Date: 6/16/2022 **Hearing Date:** 6/29/2022

Project No: PR2020-003847 (SD2022-00088) **Agenda:** DRB

Plat Type: Preliminary Plat **Completed By:** DP

Plat/Survey Title:

PLAT OF LOTS 1 THRU 21 CALLE CUARTA RESIDENTAL

Displays MRGCD Signature line and Approval Note: YES

R/W Centerline, Bearings, Distances and Drawing(s) Referenced: N/A

MRGCD Water Service Charge Paid: N/A

Property has Legal Access: YES

Encroachments on MRGCD Facility: N/A

MRGCD Signed off for Final Approval on:

Engineering/Mapping Comments:

1. Please move MRGCD signature line with other signatories and remove approval signature below approval note (shown on plat).
2. Final Plat Approval Signature required by the MRGCD.

Licensing/Lands Comments:

DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/29/22 -- **AGENDA ITEM**: #1*

***Project Number**: PR-2020-003847*

***Application Number**: PS-2022-00088*

***Project Name**: 3510 7th, (4th & Fitzgerald)*

Request: *Preliminary Plat*

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

COMMENTS:

- Utility and AMAFCA signatures will be required for the Final Plat, and must be obtained and included with the Final Plat application submittal prior to acceptance of the Final Plat and placement on a DRB agenda.

- DXF File approval from AGIS will be required for the Final Plat, and must be obtained and included with the Final Plat application submittal prior to acceptance of the Final Plat and placement on a DRB agenda.

- Final Plat is required within one year of Preliminary Plat approval.

- A recorded IIA will be required with the Final Plat, and must be obtained and included with the Final Plat application submittal prior to the acceptance of the Final Plat and placement on a DRB agenda.

- The project and application numbers must be added to Plan sheets, prior to final sign-off from Planning.

- Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

**(See additional comments on next page)*

- Future development must meet all applicable standards and provisions of previous approved Site Plans. Changes to any previously approved Site Plan may require minor/major amendments to that plan.
  If none exist and/or where silent, development must meet standards and provisions of the IDO, DPM and CPO-9.

- Future development clarification will be needed. Townhome or Multifamily. Separate standards and requirements will apply to each.

- For a Townhome development please reference the following IDO sections:
  - 4-3-B-5 Townhome Use Specific Standards.
  - 5-1 Dimension Standards for MX-M.
  - 5-3-C-3-B Access & Connectivity.
  - 5-5 Parking & Loading, table 5-5-1. 5-5-D Motorcycle, 5-5-E Bicycle.
  - 5-7 Walls/Fences
  - 5-11-C Building and façade design.
  - 7-1 Development and Dwelling definitions.

- For Multifamily development please reference the following IDO sections:
  - 4-3-B-7 Multifamily Use Specific Standard.
  - Please note subsection (b) allows more area for native grasses.
  - 5-1 Dimensional Standards for MX-M.
  - 5-5 Parking & Loading, table 5-5-1. 5-5-D Motorcycle, 5-5-E Bicycle.
  - 5-7 Walls/Fences
  - 5-9 Neighborhood Edges, R-1 to the South.
  - 5-11-D Building and façade design.
  - 7-1 Development and Dwelling definitions.

ONE ALBUQUERQUE planning

<u>Disclaimer</u>: 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: Robert Webb/Jay Rodenbeck DATE: 06/24/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2020-003847
PS-2022-00087 – SKETCH PLAT
ISAACSON & ARFMAN | FRED ARFMAN agent for YES HOUSING, INC. | THADDEUS LUCERO requests the aforementioned action(s) for all or a portion of: TRAT B, CALLE CUARTA zoned MX-M, located at 3510 7TH ST NW between 7TH ST NW and FAIRFIELDS PL NW containing approximately 2.5306 acre(s). (G-14)
PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: SKETCH PLAT REVIEW AND COMMENT

05-04-2022
No objection to requested plat for separate lots.

06-29-2022
What Department will maintain the "Public Pedestrian Easements" granted to the City of Albuquerque?