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	07/13/2022	#5
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. No new files received. Previous comments repeated below.
2. Availability Statement #210845 has been issued and provides the conditions for service. A new Availability Statement is not required for this subdivision.
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.

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:*** *7/13/2022*

AGENDA ITEM NO: 5

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) [Deferred from 6/29/22]

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

COMMENTS:

1. No new submittal provided as of 7/11/22 to address the comments made on 6/29/22.
2. As discussed in 6/29/22 DRB Hearing, you must submit a correction to the Justification Letter dated 6/1/22 and submitted prior to 6/29/22 Hearing, which states: "The subdivision will consist of 21 Single-Family lots." As discussed in the 6/29/22 hearing, Single Family lots are not a Permissive use in the MX-M zone.
3. Property is zoned MX-M (Mixed Use Moderate Intensity), with Dimensional Standards required as per IDO section 5-1(D), Table 5-1-2. Lots are reportedly 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. Code Enforcement has no further comments, and no other objections at this time.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-003847 AGENDA ITEM NO: 5
3510 7th St.

SUBJECT: Plat

ENGINEERING COMMENTS:

PLATTING ACTION:

1. All comments have been addressed. 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 13, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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

DRB Project Number: 2020-003847 Hearing Date: **07-13-2022**

Project: 3510 7th St – Calle Cuarta Agenda Item No: **5**

☐ 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 _____

DEVELOPMENT REVIEW BOARD

Planning – Major Case Comments

***HEARING DATE**: 7/13/22 -- **AGENDA ITEM**: #5*

***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:
7/12/22 Update:

- **The applicant must obtain the current owner's signature on the Plat, which is the City of Albuquerque, and/or documentation confirming that YES Housing was awarded the contract to proceed with the project based on an RFP submittal with the City.**

- 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.

**(See additional comments on next page)*

- 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.

7/12/22 Update:

- **An Administrative Amendment to the original Site Plan approval for the site (PR-2020-003847 / SI-2021-01955) was approved depicting the proposed platting action.**
- ~~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.

<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: 07/12/22
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

PR-2020-003847
SD-2022-00088 – PRELIMINARY PLAT
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

<u>05-04-2022</u>
No objection to requested plat for separate lots.

<u>06-29-2022</u>
What Department will maintain the “Public Pedestrian Easements” granted to the City of Albuquerque?

Meeting Notes:
APS Planner would have experience with and be able to comment on CPTED principles.
Deferred to July 13

<u>07-13-2022</u>
Please add note regarding private maintenance of trail. No new submittal in file, so could not review.