

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-004098  
Bridge and 86th

AGENDA ITEM NO: 10

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Bridge and 86th are both major collectors and require 6' sidewalk with a 5' to 6' landscape buffer.
2. Please list ROW width along both roadways to ensure they meet the requirements of the DPM. There are also proposed bike lanes along Bridge. Please provide a cross section showing if proposed bike lanes will fit within the existing ROW, otherwise ROW dedication may be required.
3. An approved TCL will be required prior to site plan. Please also submit a filled in Traffic Scoping Form to Curtis Cherne ([ccherne@cabq.gov](mailto:ccherne@cabq.gov)) 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](mailto:earmijo@cabq.gov)

DATE: August 7, 2024

---

ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

---

DRB Project Number: 2020-004098 Hearing Date: 08-07-2024

Project: Bridgepoint Subdivision Agenda Item No: 10

☒ Sketch Plat

☐ Site Plan for Bldg.  
Permit

**ENGINEERING COMMENTS:**

- Hydrology will need to approve a Conceptual Grading & Drainage Plan prior to platting action.
- The infrastructure list will be needed for Preliminary Plat.
- 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 FACILITATION TEAM

### Planning Comments

**HEARING DATE:** 08/07/2024 **AGENDA ITEM:** #10

**Project Number:** PR-2020-004098

**Application Numbers:** PS-2024-00130

**Project Name:** Bridgepoint Subdivision

**Requests:**

*Sketch Plat of subdivision creating a 38-lot duplex subdivision with associated infrastructure improvements*

---

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

---

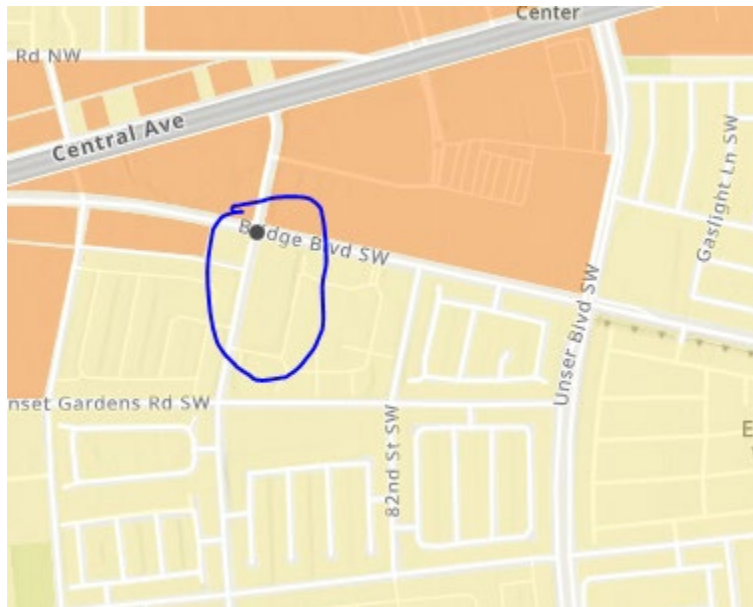
---

### BACKGROUND

---

- Review is subject to the IDO Effective August 3, 2024.
- This Sketch Plat proposal features a request for a subdivision of an existing 4.52 acre parcel that is vacant for 28 residential home lots that will accommodate 19 duplexes. Each unit will be two stories with a 2-car garage. The community will include a common open space area that will also accommodate drainage. The project will have a gated entrance off of 86<sup>th</sup> Street.
- The site is zoned PD.
- The subject parcel is not in any specially designated Corridor or Center.
- The subject parcel is in an Area of Consistency. Surrounding parcels on the south, east and west are also Areas of Consistency. The parcel to the north is an Area of Change.

*\*(See additional comments on next page(s))*



- The subject parcel is not in any IDO overlay zone.
- 86<sup>th</sup> Street and Bridge are both designated as Major Collectors in this area.
- 86<sup>th</sup> Street is designated for a bike lane. Bridge is a proposed bike lane.

---

#### **IDO/DPM COMMENTS**

*Comments in orange need attention*

---

- The site is zoned PD and a Site Plan must be approved by the Environmental Planning Commission (EPC) along with final sign-off of the Site Plan by Development Facilitation Team (DFT) staff (if conditioned by the EPC) prior to subdivision and platting for a Major Preliminary Plat; due to the number of lots proposed, the platting application required for Development Hearing Officer (DHO) approval after Site Plan – EPC and final sign-off approval would be a Major Preliminary Plat.
- See the table below regarding duplexes as an allowable use.

**Table 4-2-1: Allowable Uses**

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory  
 CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary  
 Blank Cell = Not Allowed

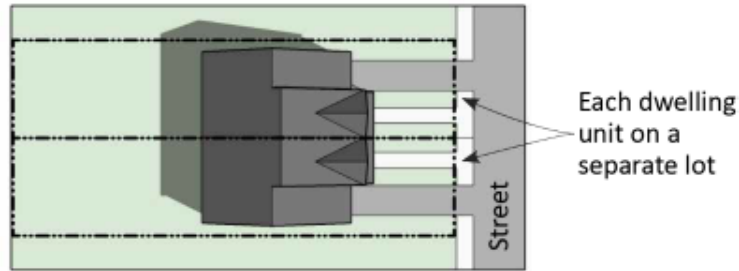
Zone District >>	Residential						Mixed-use				Non-residential								Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO			
																A	B	C	
Land Uses																			
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, single-family detached	P	P	P	P	P		P												4-3(B)(1)
Dwelling, mobile home			P																4-3(B)(2)
Dwelling, cluster development	P	P		P	P		P												4-3(B)(3)
Dwelling, cottage development	P	P	P	P	P		P												4-3(B)(4)
Dwelling, two-family detached (duplex)		P		P	P		P												4-3(B)(5)
Dwelling, townhouse				P	P	P	P	P	P	P									4-3(B)(6)
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA							4-3(B)(7)
Dwelling, multi-family					P	P	P	P	P	P		CV							4-3(B)(8)
Group Living																			
Assisted living facility or nursing home				C	P	P	P	P	P	P									
Community residential facility, small	P	P		P	P	P	P	P	P	P									4-3(B)(9)
Community residential facility, large					P	P	P	P	P	P									4-3(B)(9)
Dormitory						P	C	P	P	P									
Group home, small					C	P	P	P	P										4-3(B)(10)
Group home, medium					C	C	C	P	P	P									4-3(B)(10)
Group home, large						C			C	C									4-3(B)(10)

- Follow the Use Specific Standards for a Duplex

#### 4-3(B)(5) Dwelling, Two-family Detached (Duplex)

4-3(B)(5)(a) Where this use is allowed and the 2 dwelling units are on separate lots, interior side setbacks required by the zone district shall not apply to any lot line where the 2 units share a common wall.

4-3(B)(5)(b) This use is prohibited in the R-1 zone district, except in R-1A where 1 two-family detached dwelling is permissive on 2 lots where the building straddles the lot line and each dwelling unit is on a separate lot. (See figure below.)



- Any submittal for ungraded land requires a **Sensitive Lands Analysis submittal** per Section 5-2 of the IDO. See this link for directions on completing the analysis. [Sensitive lands analysis form \(cabq.gov\)](https://cabq.gov/sensitive-lands-analysis-form)
- \*Please confirm ROW development detail and the compliance of section 7 of the DPM, Table 7.2.29. In regards to Sidewalk width requirements and its landscape buffer.**  
86<sup>th</sup> Street and Bridge are both Major Collectors, Outside of a Center.  
Each requires a **6-foot sidewalk and 5-6' landscape buffer is required.**  
***\*Defer to Transportation for confirmation.***
- Any drainage ponds must meet or exceed the requirements of Standard Specification 1013, Drainage ponds: Slope Stabilization and Seeding. See the link: [Section 1013 Specification.pdf \(cabq.gov\)](https://cabq.gov/section-1013-specification.pdf)
- On the Preliminary Plat, information on existing easements, easements that are proposed to be granted with the Plat, and easements that are proposed to be vacated from the Plat must be provided. If any easements are proposed to be vacated with the Plat, these Vacations must be approved as separate actions (each Vacation requires a DHO approval separately) by the DHO prior to the approval of the Preliminary Plat.

- Per Table 6-1-1 and 6-4(K)(3) of the IDO, Neighborhood Associations as well as property owners within 100 feet in any direction of the subject property must be notified by first-class mail of the Preliminary Plat application. Proof of notification must be provided in the submittal.
- Per Table 6-1-1 and 6-4(K)(4) of the IDO, a sign providing notice of the Preliminary Plat application must be posted on the site at least 15 calendar days before the DHO hearing, and proof must be provided to staff of the sign posting (digital pictures of the posted sign) before the 15-calendar day deadline and/or the pictures provided (if submitted after the 15-calendar day deadline) must be time-stamped. Proof of posting was provided by the applicant.

---

## FUTURE DEVELOPMENT GUIDANCE

---

Future development must meet all applicable standards and provisions of the IDO and the DPM.

***\*Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.***

***Please reference the following development standards from the IDO.***

***<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>***

***\*Subject to change pending formal submittal and/or changes in development type/use.***

***Changes may also require amendments to previous approvals.***

- ❖ **4-2 Allowed Uses, table 4-2-1. \*Reference Use Specific Standards 4-3-B-5 Dwelling, two family-detached.** Explain and demonstrate how all standards are being met.
- ❖ **5-1 Dimension Standards. 5-1-G Exceptions and Encroachments.**  
***\*Plans will need to demonstrate that Dimensional standard requirements are being met.***
- ❖ **5-3 Access & Connectivity requirements**  
***\*5-3(C)(3) Driveways, Drive Aisles, and Access 5-3(C)(3)(a) Development shall comply with the driveway, drive aisle, and access standards in the DPM.***  
***5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.***

5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.



- ❖ **5-4 Subdivision of Land.**
  - ❖ **5-5 Parking & Loading requirements**, Table 5-5-1.
  - ❖ **5-6 Landscaping, Buffering, and Screening standards and requirements.**
  - ❖ **5-7 Walls/Fences**, table 5-7-1. **\*Development requires separate permitting.**
  - ❖ **5-8 for Outdoor Lighting** requirements.
  - ❖ **5-11 Building and façade design requirements.** 5-11-C for Low-Density Residential.  
\*Demonstrate and explain how standards and requirements are being met.
  - ❖ **7-1 Development, dwelling, and use definitions**  
\*Reference definitions for Low-Density Residential and Two-Family, Detached (Duplex).
- 



*Disclaimer: 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: Jolene Wolfley/Jay Rodenbeck  
Planning Department

DATE: 8/6/24

---