



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2019 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2020-004595
Application No. PS-2020-00101

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- Albuquerque/ Bernalillo Co. WUA
- Code Enforcement

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 10/28/2020 HEARING DATE OF DEFERRAL: _____

SUBMITTAL DESCRIPTION: Pre-Application Review Team (PRT) Meeting Notes

CONTACT NAME: Juanita Garcia

TELEPHONE: ~~362~~ 362-8903 EMAIL: jag@jagpandz.com

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

<i>Official Use only</i>		
PA#: <u>20-187</u>	Received By: <u>Diego Ewell</u>	Date: <u>10/14/2020</u>
APPOINTMENT DATE & TIME: <u>N/A</u>		

Applicant Name: Juanita Garcia - JAG Planning & Zon Phone#: 505 362-8903 Email: jag@jagpandz.com

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Size of Site: 4.661 Acres Existing Zoning: PD Proposed Zoning: No Change

Previous case number(s) for this site: DRB-92-342

Applicable Overlays or Mapped Areas: None

Residential – Type and No. of Units: Single-Family Development

Non-residential – Estimated building square footage: N/A No. of Employees: N/A

Mixed-use – Project specifics: N/A

LOCATION OF REQUEST:

Physical Address: No Address Assigned Zone Atlas Page (Please identify subject site on the map and attach) E-22

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Eleven Lots are proposed for single family development.

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

The site is zoned PD with no approved site plan. What would be the process for obtaining a site plan - EPC or DRB? Can you confirm if there is a case file for DRB-92-342? Applicant wants to develop the site similar to R-1(D) but may not

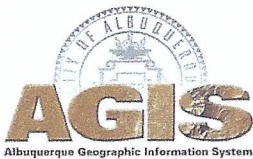
meet the minimum lot width of 70' because of existing utility easements along the eastern portion of the site. What would be the process of obtaining an exception, if needed - ZHE, DRB or EPC?



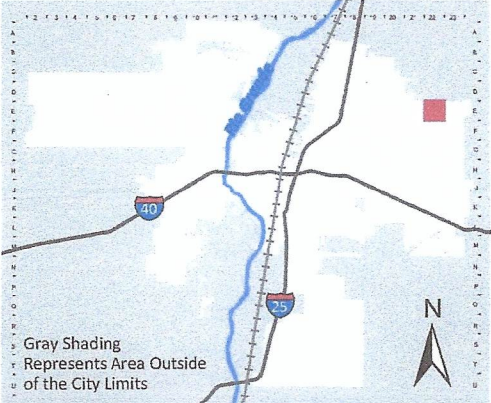
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-22-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-187 Date: 10/21/20 Time: N/A (sent via email to jag@jagpandz.com)

Address: No address assigned

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Marcelo Ibarra (marceloibarra@cabq.gov)

Fire Marshal: Bob Nevárez (rnevarez@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Nilo Salgado (nsalgado-fernandez@cabq.gov)

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: Eleven Lots are proposed for single family development

SITE INFORMATION:

Zone: PD

Size: 4.661 acres

Use: Vacant

Overlay zone: x

Comp Plan Area of: Consistency

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: As applicable to the most similar use or district as shown in Section 14-16-5-1, unless different standards are approved in the PD approval process

*Neighborhood Organization/s: Peppertree Royal Oak Residents Association, District 8 Coalition of NAs

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods.resources.*

PROCESS:

Type of Action: *See Zoning Comments

Review and Approval Body: * Is this a PRT requirement? *

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-187 Date: 10/21/20 Time: N/A (sent via email)

Address: No address assigned

NOTES:

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

No approved site plan on file.

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

Zoning Comments

Location: 12408 WALKERWAY NE

102206250617640163

ABQ RANCH ESTATES

Current status of replat for development is unknown.

Project – Subdivide and develop 11 lots for Single Family Homes.

Current Zoning – PD

Proposed Zoning—R-1C or R-1D

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-187 Date: 10/21/20 Time: N/A (sent via email)

Address: No address assigned

Area of Consistency

Previous Zoning – R-D

No Site Development Plan found.

Original Plat DRB-94-311

Subdivision of Land Major 6-6-J

Sketch Plat 6-6-J-2-b

Variance ZHE 6-6-N

Site Plan DRB 6-6-G

Additional comments from Zoning

-Zone Change or the Zone Change process was not addressed in the notes.

Current zone is PD. Project proposed is for single family development and re-plat. Lot's surrounding this property are also single family and either R-1C or R-1D.

Contextual standards would need to be met for the development of the new subdivision to meet one of those zone districts. Section 5-1

However, as part of the redevelopment would be identifying a zone district. Zone change requests would be EPC.

-Processes were noted, but project would be Site Plan DRB.

Variances process can depend on the specific request. Dimensional standard mentioned in the application would be variance ZHE.

As always, if the applicant has specific questions pertaining to zoning and/or the development standards they are encouraged to reach out to the zoning counter at 505-924-3857 option 1.

Transportation Development comments

For additional information contact Jeanne Wolfenbarger (924-3991)

***Contact Jeanne Wolfenbarger for input/discussion/comments for this proposed case.**

****General comments below if applicable to proposed single family development:**

Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-187 Date: 10/21/20 Time: N/A (sent via email)

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- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

Platting and Public Infrastructure Requirements for Roadways

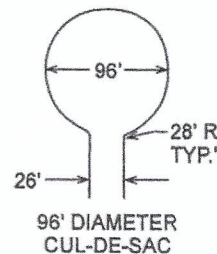
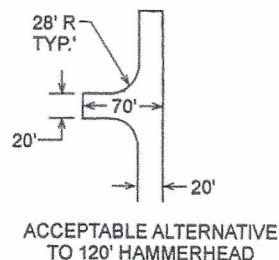
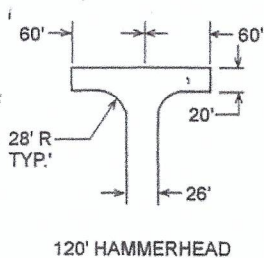
1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

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- All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
- Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
- There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
- Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
- Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
- If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:



- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.

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9. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
10. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at lrumpf@cabq.gov