



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2021-005037 Date: 8/09/2023 Agenda Item: #6 Zone Atlas Page: K-15

Legal Description: Lots 7 THRU 9, BLOCK 32, Terrace Addition

Location: 1203 Coal Ave SE between CEDAR ST SE and SYCAMORE ST SE

Application For: PS-2023-00056 – Sketch Plat (DFT) Previously reviewed

1. No objection to the proposed lot consolidation
2. For future development please request an availability/serviceability statement online at the following link www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

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

Application For: SD-2023-00146 – PRELIMINARY/FINAL PLAT (DHO)

1. No objection

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005037
1203 Coal

AGENDA ITEM NO: 6

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. No objection

For Future Development:

2. An approved Traffic Circulation Layout (TCL) will be required. One is currently in review.
3. Please submit a Traffic Scoping form to Matt Grush mgrush@cabq.gov to determine if a traffic study will be required.

. 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: August 9, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2021-005037 Hearing Date: 08-09-2023
Project: 1203 Coal Ave SE Agenda Item No: 6

<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 - Hydrology will need to approve a Grading & Drainage Plan prior to approval of Site Plan for Building Permit or Building Permit.

APPROVED
 DENIED

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

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: 8/9/2023

AGENDA ITEM NO: 6

DHO PROJECT NUMBER:

PR-2021-005037

SD-2023-00146– PRELIMINARY/FINAL PLAT

SKETCH PLAT 03-15-23 (DFT)

IDO – 2022

PROJECT NAME:

CARTESIAN SURVEYS, INC. agent for **GRADY GROUP LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 7 THRU 9, BLOCK 32, TERRACE ADDITION** zoned **MX-M**, located at **1203 COAL AVE SE** between **CEDAR ST SE** and **SYCAMORE ST SE** containing approximately 0.4541 acre(s). (K-15)

PROPERTY OWNERS: D & S ONE INC

REQUEST: CREATE ONE NEW LOT FROM 3 EXISTING LOTS, GRANT ADDITIONAL RIGHTS-OF-WAY TO THE NORTH ADJOINING THE ALLEYWAY. DETERMINATION REQUEST TO ALLOW EXISTING WIDTHS FOR BOTH ALLEYWAY AND COAL AVE SE RIGHTS-OF-WAY

COMMENTS:

1. Code Enforcement has no comments or objections.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 8/9/23 -- **AGENDA ITEM:** #6

Project Number: PR-2021-005037

Application Number: SD-2023-00146

Project Name: 1203 Coal SE – Coal & Cedar

Request:

Preliminary/Final Plat

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

COMMENTS:

Items in Orange color need attention

*Sketch plat completed in January & March 2023.

1. Items Needing to be Completed or Corrected

- The application number must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.
- The Plat included a DPM note regarding DHO determinations to maintain the existing width of the alleyway and the existing width of Coal Ave. The applicant included a justification letter within the submittal and justified the request per the IDO criteria.
- ***Please confirm ROW development and any changes. Include compliance detail for section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.**

****Verification of standards per Transportation****

The location is not in a Center. It is within a Major Transit Corridor.

Coal Ave.: Other Arterial: Sidewalk: 6ft & Landscape Buffer: 5-6ft

Cedar St.: Local Street: Sidewalk: 5ft & Landscape Buffer: 4-5ft.

**(See additional comments on next page)*

- Please provide confirmation that all public notice requirements were fulfilled.
 - Please confirm that ZHE exceptions are no longer needed. Is that demonstrated within the Site Plan that was included in this submittal or will that be addressed at building permit?
*Site is subject to 5-6(E) Edge Buffer Landscaping. Reference Table 5-6-4.
 - The AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat.
-

2. Standard Comments and Items in Compliance

- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck and to PLNDRS@cabq.gov.
- 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.

****Submittal has been reviewed to the standards within the IDO and DPM.
Planning approval is recommended.***

3. Future Development Guidance.

****Please reference the following development standards from the IDO.
Subject to change pending formal submittal or change in development type/use.
Changes to site may require amendments to previous approvals.***

- ❖ **Table I, II, III – Provisions for ABC Comp Plan Centers & Corridors.**
*Within ¼ mile of MS-Main Street Corridor and PT-Premium Transit Corridor.
*University neighborhoods mapped area.
- ❖ **4-2 Allowed Uses for MX-M, table 4-2-1. *Reference Use Specific Standards for uses**

and/or development.

- ❖ **5-1 Dimension Standards for MX-M.** 5-1-G Exceptions and Encroachments.
**Plans will need to demonstrate that Dimensional standard requirements are being met.*
- ❖ **5-3 Access & Connectivity requirements.** Including, but not limited to –
5-3(C) General Access and Circulation, 5-3(D) Pedestrian Circulation, 5-3(E) Subdivision Access and Circulation
- ❖ **5-4 Subdivision of Land.**
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
***Plans will need to demonstrate compliance of parking requirements.**
Provide calculation detail and any shared parking agreement information.
- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.
***Plans will need to demonstrate compliance of landscaping requirements.**
Provide calculations & detail.
***Be aware of several sections related to new development –**
5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas, and 5-6-E Edge Buffer requirements.
- ❖ **5-7 Walls/Fences,** table 5-7-1. ***Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-12 for Signage** requirements and restrictions.
- ❖ **Section 6-1,** table 6-1-1 for **public notice requirements.**
- ❖ **7-1 Definitions** for development, dwelling and Uses.

4-3(B)(6) Dwelling, Townhouse 4-3(B)(6)(a) For townhouse developments containing more than 6 dwelling units on a common lot, minimum usable open space shall be provided as follows: 1. Efficiency or 1 bedroom: 200 square feet per unit. 2. 2 bedrooms: 250 square feet per unit. 3. 3 or more bedrooms: 300 square feet per unit. 4. In UC-MS-PT areas, the minimum usable open space required shall be 50 percent of the requirements in Subsections 1 through 3 above. 4-3(B)(6)(b) The required side setbacks required by Part 14-16-5 (Development Standards) shall apply to the end units of each townhouse dwelling, and shall not apply to interior side lot lines where townhouse dwelling units share a common interior wall. 4-3(B)(6)(c) For properties on which the rear or side lot line abuts an R-A or R1 zone district or on which the rear lot line is across an alley from an R-A or R-1 zone district, no townhouse dwelling may

contain more than 3 dwelling units. 4-3(B)(6)(d) In the MX-L, MX-M, and MX-H zone districts, on properties abutting a Main Street (MS) corridor or on properties in a Premium Transit (PT) area that abut a PT corridor, townhouses are prohibited unless the front façade faces the MS or PT corridor. 4-3(B)(6)(e) In any Mixed-use zone district west of the Rio Grande on properties abutting the public right-of-way of a Major Transit (MT) or Premium Transit (PT) Corridor, allowable uses in the Commercial category are required along at least 50 percent of the ground floor of the façade facing the Major Transit or Premium Transit Corridor.

4-3(B)(8) Dwelling, Multi-family 4-3(B)(8)(a) No more than 40 percent of required usable open space can be private to a household or occur on upper stories of the project buildings unless the site is located in a DT-UC-MS-PT area or is 660 feet or less in any direction of an NR-PO zone district or Major Public Open Space. 4-3(B)(8)(b) In DT-UC-MS-PT areas, this use shall provide somewhere on the lot at least 1 tree per ground floor dwelling unit, in addition to meeting all applicable standards in Section 14-16-5-6 (Landscaping, Buffering, and Screening). 4-3(B)(8)(c) In other areas, this use shall meet all of the following landscape standards, in addition to all applicable standards in Section 14-16-5-6 (Landscaping, Buffering, and Screening). 1. This use shall provide, somewhere on the lot, at least 1 tree per ground floor dwelling unit and at least 1 tree per second floor dwelling unit; no additional trees are required for additional dwelling units on the third or higher floors. 2. Twenty-five (25) percent of the net lot area shall contain landscaping; playgrounds, sports courts, swimming pools, or similar features may count up to 10 percent of net lot landscaping. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscaped area, and the maximum a tree canopy shall count toward this requirement is 600 square feet. 3. Cool season grasses are restricted to 20 percent of the landscape area. Warm season grasses may cover up to an additional 70 percent of the landscape area. 4-3(B)(8)(d) At least 50 percent of the trees required by Subsection (b) or (c) above shall be deciduous canopy-style shade trees or coniferous trees capable of attaining a mature canopy diameter of at least 25 feet. 4-3(B)(8)(e) In Mixed-use zone districts, a maximum of 100 dwelling units resulting from a conversion of existing non-residential development to a residential use shall be exempt from the definition of kitchen in IDO Section 14-16-7-1 in multi-family dwellings that receive funding through the City of Albuquerque Department of Family and Community Services as affordable housing as defined by Article 14-21 of ROA 1994 (Affordable Housing Implementation Ordinance), if all of the following requirements are met. 1. A separate kitchen and bathroom shall be provided in each dwelling unit. 2. The kitchen shall include all of the following requirements: A sink of adequate size and shape for washing dishes and food items (as opposed to washing hands). A refrigerator that includes a separate freezer compartment. A countertop surface, an appliance for warming food (such as microwave or hotplate), and an electrical

outlet that allows the appliance to be plugged in safely. 3. An accessory or primary use for office or personal services shall be provided on the same premises for service coordination. 4. An agreement shall be provided with application materials to prove that a minimum of 40 hours of support services a week will be provided to residents. 5. Units shall have a maximum of 2 bedrooms, and occupancy shall be limited as follows: 2 people per efficiency unit. 2 people per 1-bedroom unit. 4 people per 2-bedroom unit. 4-3(B)(8)(f) In any Mixed-use zone district west of the Rio Grande on properties abutting the public right-of-way of a Major Transit or Premium Transit Corridor, allowable uses in the Commercial category are required along at least 50 percent of the ground floor of the façade facing the Major Transit or Premium Transit Corridor. 4-3(B)(8)(g) In the MX-L and MX-M zone districts in the North I-25 – CPO-10, this use is prohibited on the ground floor. 4-3(B)(8)(h) This use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A) if located on the ground floor of any building in the Downtown Center in any zone district other than MX-FB-ID or in the Volcano Heights Urban Center.

Multi-family Residential Development

Residential development of multi-family dwellings or uses from the Group Living category (except small community residential facilities) in zone districts as allowed per Table 4-2-1. Properties that include both multi-family dwellings and low-density residential development are considered multi-family residential development for the purposes of this IDO. Properties with other uses accessory to residential primary uses allowed per Table 4-2-1 are still considered multi-family residential development for the purposes of this IDO. See also Other Uses Accessory to Residential Primary Uses.



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: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 08/9/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

PR-2021-005037

SD-2023-00146– PRELIMINARY/FINAL PLAT

SKETCH PLAT 03-15-23 (DFT)

IDO – 2022

CARTESIAN SURVEYS, INC. agent for GRADY GROUP LLC requests the aforementioned action(s) for all or a portion of: LOTS 7 THRU 9, BLOCK 32, TERRACE ADDITION zoned MX-M, located at 1203 COAL AVE SE between CEDAR ST SE and SYCAMORE ST SE containing approximately 0.4541 acre(s). (K-15)

PROPERTY OWNERS: D & S ONE INC

REQUEST: CREATE ONE NEW LOT FROM 3 EXISTING LOTS, GRANT ADDITIONAL RIGHTS-OF-WAY TO THE NORTH ADJOINING THE ALLEYWAY. DETERMINATION REQUEST TO ALLOW EXISTING WIDTHS FOR BOTH ALLEYWAY AND COAL AVE SE RIGHTS-OF-WAY

Comments:

08-09-2023

No comments or Objections.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or 505-768-5378 with questions or concerns.