DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

David G. Gutierrez, PE, Senior Engineer | 505-924-3695 dggutierrez@cabq.gov

DRB Project Number: 2021-005225 Hearing Date: **06-29-2022**

Project: **401 Walter St. SE** Agenda Item No: **9**

☒ 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 no objection to the proposed subdivision.
- Any future plans an approved grading and drainage plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

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 _____

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-2021-005225	06/29/2022	#9
Zone Atlas Page: K-14	Legal Description: Lot(s) LOT 1 BLOCK 18, HUNING'S HIGHLAND Location: 401 WALTER ST SE between LEAD and COAL	
Request For: PS-2022-00134-SKETCH PLAT		

ABCWUA Comment:

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

1. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
2. This project is within the adopted service area.
3. Pro rata is not owed for this property.
4. Utility Plan:
    a. Provide a utility plan that indicates the location of proposed services.
5. Infrastructure List:
    a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
6. Proper private water and/or private sanitary sewer service easements shall be granted for access to public waterline and/or public sanitary sewer for proposed lots which do not have direct access. The width of the private service easement shall be determined by the engineer or surveyor.

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: 9

DRB PROJECT NUMBER:
PR-2021-005225
PS-2022-00134– SKETCH PLAT

PROJECT NAME:
SCATTERFARM, LLC requests the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 18, HUNING'S HIGHLAND** zoned **R-1A**, **located at 401 WALTER ST SE between LEAD and COAL** containing approximately 0.81 acre(s). (K-14)

PROPERTY OWNERS: SCATTERFARM LLC
REQUEST: SKETCH PLAT REVIEW AND COMMENT

COMMENTS:

1. Property is located in the HPO-4 Historic Protection Overlay zone, and must meet requirements and approvals as per IDO section 3-5, including obtaining Certificate of Appropriateness prior to any alteration of existing structures or construction of new buildings.
2. Property is zoned R-1A Single Family Residential zone, and is located in an area of Consistency. As such, it must meet Dimensional Standards of IDO 5-1(C), Table 5-1-1 and Contextual lot size standards as per IDO 5-1(C)(2)(b).
   "5-1(C)(2)(b) Lot Size
   In any Residential zone district in an Area of Consistency, the minimum and maximum lot sizes for construction of new low density residential development shall be based on the size of the Bernalillo County Tax Assessor's lot, or a combination of adjacent Tax Assessor's lots, on the portions of the blocks fronting the same street as the lot where the new low-density residential development is to be constructed, rather than on the size of the individual subdivision lots shown on the existing subdivision plat."
3. Contextual Lot size calculations for this block area are as follows:
   - Average block lot size (Walter Street, between Lead/Coal) = 0.1639 acre (7140 sq ft)
   - Minimum allowed lot size (75% of Average) = 0.1230 acre (5358 sq ft)
   - Maximum allowed lot size (125% of Average) = 0.2049 acre (8927 sq ft)

   Proposed lots (3550 sq ft) are significantly lower than the allowed size for Contextual Lot Standards.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-005225 AGENDA ITEM NO: 9
401 Walter

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. The alleyway would need to be widened to 20' to meet City standards. If you are unable to widen the alleyway then a DRB determination is required. Please provide a letter justifying this determination. Since the alleyway is proposed to be used for parking it must be paved according to City standards. These improvements need to be included on an infrastructure list.
2. Please provide an exhibit which shows the property line in relation to the cub, gutter and sidewalk.
3. Please provide right-of-way at the alley entrance to allow a 15' radius.

. 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: June 29, 2022

ACTION:

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

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

DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/29/22 -- **AGENDA ITEM**: #9*

***Project Number**: PR-2021-005225*

***Application Number**: PS-2022-00134*

***Project Name**: 401 Walter St. SE*

Request: Sketch Plat: Subdivide a lot into two lots

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

COMMENTS:

For future platting action submittals-

- The project and application numbers must be added to Plat sheets, prior to final sign-off from Planning.
  Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S as a part of the application process and obtain the required signatures.

- 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.

- As this site is located within a residential zone district within an Area of Consistency, the lot sizes will have to conform to the Contextual Lot Size Standards for construction of new low-density residential development per 5-1(C)(2)(b) of the IDO. Planning defers to Code Enforcement regarding whether or not the proposed lot sizes would meet the standards.

**(See additional comments on next page)*

- Development per 5-1 Dimension Standards for R-1A and HPO-4 Historic Overlay Zone.

- Off-Street parking requirements per 5-5-C, table 5-5-1.

Alley A public right-of-way or private way, or a part thereof, primarily devoted to vehicular use and providing secondary access to abutting property or primary vehicular access to residential properties, minimizing or eliminating the need for driveway or drive aisle access to the street. For the purposes of access, alleys are considered a type of street. See also Private Way, Right-of-way, and Street.

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 DATE: 06/28/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-005225
PS-2022-00134– SKETCH PLAT
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PROPERTY OWNERS: SCATTERFARM LLC
REQUEST: SKETCH PLAT REVIEW AND COMMENT

06-29-2022
No comments for this case.