



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-Date: Agenda Item: #2 Zone Atlas Page: K-10

Legal Description: Lots 150-A and 150-B, Town of Atrisco Grant, Unit 6

Request: Create one new lot from two existing lots

Location: 6800 Gonzales Rd SW between Airport Dr SW and Adrian St SW

Application For: SD-2024-00048 – PRELIMINARY/FINAL PLAT

1. No objection to the proposed lot consolidation.

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

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: 03/27/2024

AGENDA ITEM NO: 2

DHO PROJECT NUMBER:

PR-2021-005606

SD-2024-00048 – PRELIMINARY/FINAL PLAT

IDO - 2022

PROJECT NAME:

CSI – CARTESIAN SURVEYS, INC. agent for **BARRY GLASS EDUCATIONAL FOUNDATION** requests the aforementioned action(s) for all or a portion of: **LOTS 150-A and 150-B, TOWN OF ATRISCO GRANT, UNIT 6** zoned **R-T**, located at **6800 GONZALES RD SW** between **AIRPORT DR SW** and **ADRIAN ST SW** containing approximately **5.6498** acre(s). (**K-10**)

PROPERTY OWNERS: BARRY GLASS EDUCATIONAL FOUNDATION

REQUEST: CREATE ONE NEW LOT FROM TWO EXISTING LOTS

COMMENTS:

1. Property is zoned R-T, and current use of the property located at 6800 Gonzales Rd SW is Mark Armijo Academy, an APS Charter School, requires a Conditional Use Approval. Expansion of this property would infer an expansion of the use. Please clarify if the prior required Conditional Use approval was obtained.
2. Code Enforcement has no objections to the proposed platting action, with understanding that further use of this property for the school would need to be approved through Conditional Use, if not already obtained.

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

DRB Project Number: 2021-005606 Hearing Date: 03-27-2024
Project: Lot 150-B-1, Town of Atrisco
Grant, Unit 6 Agenda Item No: 2

<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 an approved Grading & Drainage Plan (L10D007A) with engineer's stamp 11/11/2020.
- Hydrology has no objection to the platting action.
- **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). Please note that this site's discharge has to obtain the 100 year – 10-day volume in a retention pond, since there is no downstream capacity.

☐ APPROVED
☐ DENIED

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



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2021-005606

SD-2024-00048 – PRELIMINARY/FINAL PLAT

IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for BARRY GLASS EDUCATIONAL FOUNDATION requests the aforementioned action(s) for all or a portion of: LOTS 150-A and 150-B, TOWN OF ATRISCO GRANT, UNIT 6 zoned R-T, located at 6800 GONZALES RD SW between AIRPORT DR SW and ADRIAN ST SW containing approximately 5.6498 acre(s). (K-10)

PROPERTY OWNERS: BARRY GLASS EDUCATIONAL FOUNDATION

REQUEST: CREATE ONE NEW LOT FROM TWO EXISTING LOTS

Comments:

03-27-2024

No comments or objections.

Please note that this site is adjacent to Alamosa Park along the southern border of the property. Future development may have specific design standards in the IDO.

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.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005606
6800 Gonzales SW

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Coors is a Principal Arterial and a major transit corridor and requires 6' to 10' sidewalk with a 6' to 8' sidewalk. Gonzales is a local road and requires 5' sidewalk with 4' to 6' landscape buffer. All work in the ROW needs to be placed on an infrastructure list.
2. For future development, an approved TCL will be required before site plan or building permit. Also, a Traffic Scoping Form will need to be submitted to Matt Grush (mgrush@cabq.gov) to determine if a TIS 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: March 27, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 03/27/24 -- **AGENDA ITEM:** #2

Project Number: PR-2021-005606

Application Number: SD-2024-00048

Project Name: 6800 Gonzales Rd SW

Request:

Consolidation of two lots

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

BACKGROUND

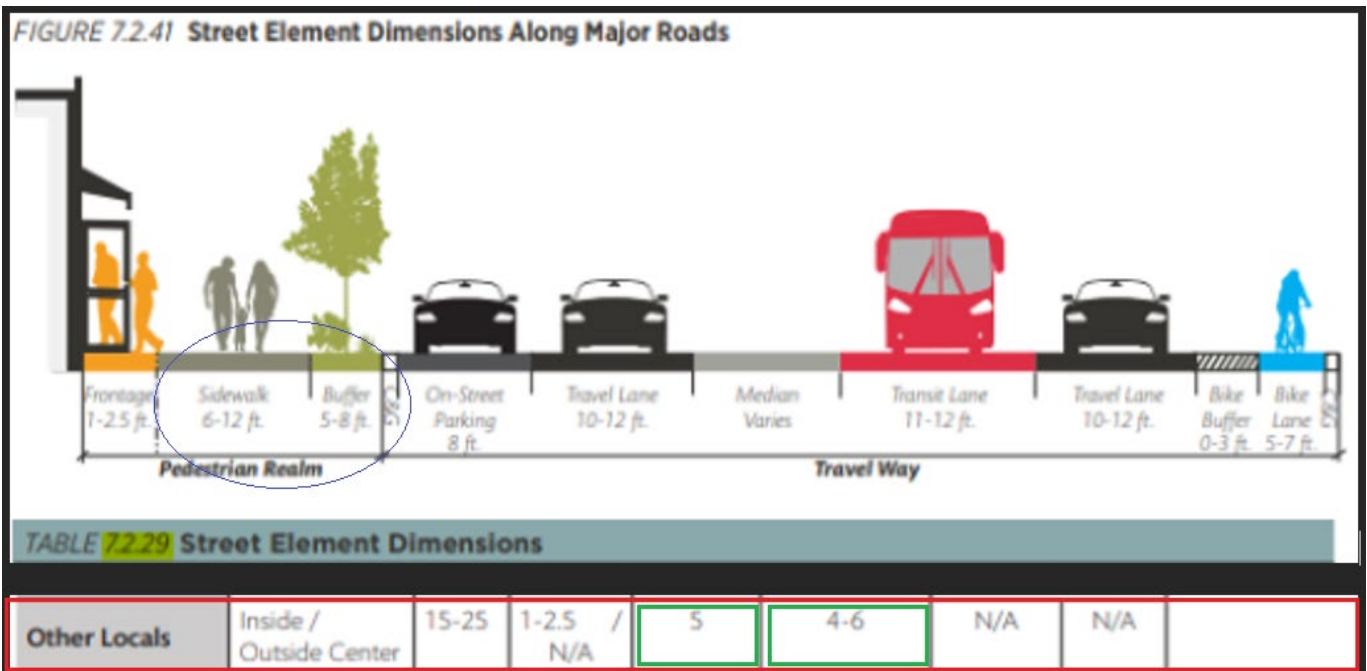
- This is a request to consolidate two existing lots (150-A and 150-B, Town of Atrisco Grant, Unit 6) into one. Lot 150-A (west) currently vacant and a Charter School with portable classrooms on lot 150-B (East).
- The IDO zone district for the subject sites is R-T, Townhouse, and are located in an Area of Consistency. The lots are located within the Alamosa Neighborhood Association. Bikes and trails; there's a (Proposed) Bike Route off of Gonzales Rd SW. These sites are within the Major Transit Corridor (MT) and categorized as "other locals" street.
- This property is not located within any overlay zone and is not within or in proximity to any other corridors.

1. Items Needing to be Completed or Corrected

Note: Items in orange type require a response.

- Demonstrate compliance with section 7 of the DPM Table 7.2.29 and Required Improvements section from 5-4(N) of the IDO. In regards to the Sidewalk width requirements and the accompanying landscape buffer.
Verification of standards per Transportation
Provide measurement for the existing ROW and distance from curb to property line along street frontage.

**(See additional comments on next pages)*



- Gonzales Street is considered a local street and requires a 5-foot side walk and 4-6-foot landscape buffer. Please clarify regarding the landscape buffer size.
- The application number must be added to the Plat.
- Please explain what use is being proposed for future development on this site.
- Per 6-6(K)(2)(k), The date of the DHO approval shall be recorded on the Final Plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(J)(2).
- After acceptance of the Plat application, DXF approval from AGIS must be obtained.
- After DHO approval and final sign off, a **recorded copy of the plat must be sent to the Jay Rodenbeck** at jrodenbeck@cabq.gov and **Angela Gomez** at agomez@cabq.gov (should the Plat be approved by the DHO).

2. Standard Comments and Items in Compliance

- Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.
- Public notice requirements per Table 6-1-1, have been completed prior to formal platting submittal (Email and Web Posting). Such notices are provided in the application packet.

- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, MRGCD and AMAFCA have all been obtained on the plat.
- Final documents are sealed and signed by a design professional licensed in the State of New Mexico.
- Per 6-6(K)(2)(I), the applicant shall record the final plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the plat, or the subdivision shall be voided. The applicant shall provide the City a digital copy of the recorded plat.
- As per Table 6-4-3, Subdivision of Land - Minor does not expire once timely recorded

3. Guidance for Future Development

- Future development must meet all applicable standards and provisions of the IDO (*per R-T*), 5-4(C) Compliance with Zoning Requirements, and the DPM.
***Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards; during the review of this platting application, a previously-approved Administrative Amendment on the subject property was discovered by staff. The Applicant is advised to coordinate with Christina Chavez in the Urban Design and Development Division at christinachavez@cabq.gov to confirm the original Site Plan approval.**

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

- ❖ **4-2 Allowed Uses**, table 4-2-1.
 Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for *R-T.
- ❖ **5-1 Dimension Standards for R-T**. 5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc. All will need to show standards and requirements are being met.*

 Per Table 5-1-1 – Residential Zone District Dimensional Standards – For lots located within R-T zone districts the following standards need to be met:

In the R-T sub-zone, one internal side setback may be 0 ft. if the opposite internal side setback is at least 10 ft.
 Minimum Rear Setback: 15 ft.
 Building Height Maximum: 26 ft.
Planning defers to Code Enforcement for Contextual Residential Development Standards in an Area of Consistency.
- ❖ **5-1(C)(2) Contextual Residential Development in Areas of Consistency**
 - 5-1(C)(2)(b)

- 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.
- Staff believes that the zoning of the subject property, which is shown as R-T in the City's GIS database, could potentially be incorrect. The zoning of the subject property must be confirmed, as it could potentially have an impact on future site development on the subject property. Staff advises the Applicant to coordinate with Christina Chavez in the Urban Design and Development Division at christinachavez@cabq.gov to confirm any prior EPC approvals for zone changes on the subject property.
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land**
- ❖ **5-5 Parking & Loading requirements, Table 5-5-1**
- ❖ **5-6 Landscaping, Buffering, and Screening**
- ❖ **5-7 Walls/Fences, table 5-7-1. **Development requires separate permitting.***
- ❖ **5-8 for Outdoor Lighting requirements.**
- ❖ **5-9 Neighborhood Edges**
- ❖ **5-10 Solar Access**
- ❖ **5-11 Building Design**
- ❖ **5-12 Signs**
- ❖ **5-13 Operation and Maintenance**
- ❖ **6-4(R) Dedications.**
- ❖ **Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M.**
- ❖ **7-1 Development, dwelling and use definitions.**



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: Marcelo Ibarra/Jay Rodenbeck
Planning Department

DATE: 03/26/24