Albuquerque Bernalillo County
Water Utility Authority

Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2021-005692 Date: 01/25/2023 Agenda Item: #4 Zone Atlas Page: K-20

Legal Description: LOTS 21, 22, AND 24-A, BLOCK 24, BUENA VENTURA

Location: 301 EUBANK BLVD NE

Application For: SD-2023-00020 – PRELIMINARY/FINAL PLAT (DHO)

1. No adverse comment to the proposed lot consolidation

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

UTILITY DEVELOPMENT

DEVELOPMENT HEARING OFFICER (DHO)
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:*** *1/25/2023*

AGENDA ITEM NO: 4

DRB PROJECT NUMBER:
PR-2021-005692
SD-2023-00020 – PRELIMINARY/FINAL PLAT
SKETCH PLAT 2-9-22
IDO - 2021

PROJECT NAME:
CSI – CARTESIAN SURVEYS INC. agent for **THOMAS M. SALAS AND THERESA M. SALAS TRUST UTA** requests the aforementioned action(s) for all or a portion of: **LOTS 21, 22, AND 24-A, BLOCK 24, BUENA VENTURA** zoned **MX-L**, located at **301 EUBANK BLVD NE** containing approximately **0.6498** acre(s). **(K-20)**

PROPERTY OWNERS: SALAS THOMAS M & THERESA M TRUSTEES SALAS TRUST UTA

REQUEST: LOT LINE ELEIMINATION TO CONSOLIDATE 3 EXISTING LOTS INTO ONE NEW LOT

COMMENTS:
1. Code Enforcement has no comments and no objections.

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-005692
PS-2022-00012 – SKETCH PLAT
CSI – CARTESIAN SURVEYS, INC. agent for THOMAS M. SALAS AND THERESA M. SALAS TRUST UTA requests the aforementioned action(s) for all or a portion of: LOTS 21, 22 AND 24-A, BLOCK 24, BUENA VENTURA zoned MX-L, located at 301 EUBANK BLVD NE between CHICO RD NE and COPPER AVE NE containing approximately 0.6498 acre(s). (K-20)
PROPERTY OWNERS: SALAS THOMAS M & THERESA M TRUSTEES SALAS TRUST UTA
REQUEST: CREATE ONE NEW LOT VIA LOT LINE ELIMINATION BETWEEN 3 EXISTING LOTS

PR-2021-005692
SD-2023-00020 – PRELIMINARY/FINAL PLAT
IDO - 2021
CSI – CARTESIAN SURVEYS INC. agent for THOMAS M. SALAS AND THERESA M. SALAS TRUST UTA requests the aforementioned action(s) for all or a portion of: LOTS 21, 22, AND 24-A, BLOCK 24, BUENA VENTURA zoned MX-L, located at 301 EUBANK BLVD NE containing approximately 0.6498 acre(s). (K-20)
PROPERTY OWNERS: SALAS THOMAS M & THERESA M TRUSTEES SALAS TRUST UTA
REQUEST: LOT LINE ELEIMINATION TO CONSOLIDATE 3 EXISTING LOTS INTO ONE NEW LOT

<u>02-09-2022</u>
Street trees required if new development applicable per IDO Section 5-6(B).
Chico is a proposed Bicycle Blvd.

<u>01-25-2023</u>
No objection to requested lot consolidation.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005692 AGENDA ITEM NO: 4
301 Eubank Blvd.

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation has an approved TCL dated 10/13/2022.
2. Sidewalk along Chico needs to be a minimum of 5' wide with 4' clear around any obstructions. You have listed a portion of this sidewalk as only 3.5' wide. The sidewalk along Eubank appears to meet minimum standards, but please verify there is 4' clear around obstructions such as light poles along Eubank. Any work done in the right-of-way needs to be on an infrastructure list and be done through a Work Order.

. 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: January 25, 2023

ACTION:

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

DEVELOPMENT HEARING OFFICER

Planning - Case Comments

***HEARING DATE**: 1/25/23 -- **AGENDA ITEM**: 4*

***Project Number**: PR-2021-005692*

***Application Number**: PS-2023-00020*

***Project Name**: 301, 309, 313 Eubank*

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:

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. No re-plating action cannot increase any existing nonconformity or create a new nonconformity. ***Clarify existing structure(s), demo, and proposed development changes for existing restaurant.**

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

- Future development must meet all applicable standards and provisions of IDO (MX-L) and the DPM. ***Plans should demonstrate how standards are being met.**

- Please reference the following development standards from the IDO. Subject to change pending formal submittal and/or proposed development types/uses.

    - Table III – Provisions for ABC Comp Plan Centers & Corridors, East Gateway mapped area.
    - 4-2 Allowed Uses, table 4-2-1. ***Reference Use table and Use Specific Standards for proposed development standards, requirements, and restrictions.**
      ****Restaurant is existing, however Site plan is reflecting new Drive-through**.*
      4-3(F)(4) Drive-through or Drive-up Facility and related section 14-16-5-5(I)(2)(a).

**(See additional comments on next page)*

4-3(F)(4) Drive-through or Drive-up Facility
4-3(F)(4)(a) Each stacking lane is limited to a maximum order board area of 50 square feet. The face of the order boards shall be oriented away from public streets to the maximum extent practicable. If not practicable, at least 2 evergreen trees shall be planted in the landscape buffer area required by Subsection 14-16-5-5(I)(2)(a) in locations that would best screen the order board from the public right-of-way. 4-3(F)(4)(b) This use shall comply with the provisions of Section 14-16-5-5 (Parking and Loading) and Section 14-16-5-9 (Neighborhood Edges). 4-3(F)(4)(c) This use is prohibited accessory to cannabis retail. 4-3(F)(4)(d) Within 330 feet of Major Public Open Space, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A). 4-3(F)(4)(e) Notwithstanding Subsection (d) above, this use is prohibited adjacent to Major Public Open Space.

5-5(I)(2) Drive-through or Drive-up Facility Design
5-5(I)(2)(a) Drive-through lanes adjacent to public rights-of-way shall be screened by a landscape buffer area at least 6 feet wide containing a vegetative screen or wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed concrete masonry unit (CMU) block) at least 3 but not more than 4 feet tall. The landscape buffer area shall be provided on the public street side. 5-5(I)(2)(b) Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be audible beyond the property line of the site. 5-5(I)(2)(c) Drive-through service windows shall be angled at least 45 degrees from parallel with any abutting lot line of a Residential zone district so that it does not directly face the residential lot. 5-5(I)(2)(d) In UC-MS-PT areas and the MX-H zone district, no drive-through lanes shall be located between the front façade of the primary building and the front lot line or within a required street side setback, except on lots that meet at least 2 of the following criteria. 1. The lot is located on a corner. 2. The lot is 21,780 square feet (1/2 acre) or smaller. 3. The lot does not have vehicular access to the street that the front façade of the primary building faces. 5-5(I)(2)(e) In UC-MS-PT areas and the MX-H zone district, if a drive-through lane is allowed pursuant to Subsection 14-16-5-5(I)(2)(d), the drive-through lane shall be screened pursuant to Subsection 14- 16-5-5(I)(2)(a), and enhanced pedestrian crossings, such as a raised crosswalk, shall be required where the drive-through lane crosses a pedestrian pathway to the primary entrance of the building. 5-5(I)(2)(f) Drive-through service windows and any associated order board shall be located at least 50 feet in any direction from any abutting Residential zone district or lot containing a residential use in any Mixed-use zone district. 5-5(I)(2)(g) Where abutting any Residential zone district or lot containing a residential use in any Mixed-use zone district, the edge buffering provisions of Subsection 14-16-5-6(E) (Edge Buffer Landscaping) shall apply.

5-1 Dimension Standards for MX-L. 5-1-G Exceptions and Encroachments.
*__Plans should include setback measurements and elevations with height measurements__.

- 5-3 Access & Connectivity requirements.
  *__Clarify if access is affected by replat.__
- 5-5 Parking & Loading requirements, Table 5-5-1.
  *__Clarify if parking is affected by replat__
- 5-6 Landscaping, Buffering, and Screening standards and requirements.
  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 including 5-6(E)(2) Development Next to Low-density Residential Zone Districts**.
  *__Clarify if Landscaping is affected by replat__
- 5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting.
  5-7-D-3 for any wall height exceptions.
- 5-8 for Outdoor Lighting requirements.
- Neighborhood Edges. 5-9(D) Parking, Drive-Through or Drive-Up Facilities, and Loading. 5-9(D)(1) Parking and Drive-through or Drive-up Facilities.
- **5-11-E Building and façade design requirements.**
- 5-12 for Signage requirements and restrictions. *East Gateway Mapped Area.
- **Section 6-1, table 6-1-1 for public notice requirements**.
- Platting action per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- Vacations per 6-6-M. May require additional approvals.
- 7-1 Development, dwelling and use definitions.

- Requirements of DPM Table 7.2.29 for the pedestrian realm generally require as follows:
  The subject property is not located within Center.
  Eubank Blvd. NE is an arterial street with a minimum sidewalk width requirement of 6-feet and a landscape/buffer zone width requirement of 5-6 feet.
  Chico St. NE is a local street with a minimum sidewalk width requirement of 5-feet and a landscape/buffer zone width requirement of 4-6 feet.

  The DPM allows balancing of considerations of the pedestrian realm in a redevelopment situation, see below:

  DPM Section 7-2(D)(4) (p.7-20) states, “Achieving standards widths for desired elements may be particularly challenging for roadway reconstruction projects, thus requiring some level of prioritization on individual roadways and consideration of the role that a series of roads play across the network. For reconstruction projects, the landscape buffer zone should be provided as space allows.”

Please detail landscape/buffer zone and sidewalk widths, and any sidewalk that will be replaced based on design or sidewalk disrepair, and please confirm if any right-of-way dedication will be necessary to meet the sidewalk width and landscape/buffer zone with requirements of Table 7.2.29 of the DPM.

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/Jolene Wolfley DATE: 01/23/23
Planning Department