

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: 07/31/24

AGENDA ITEM NO: 4

PROJECT NUMBER:

PR-2021-005714

SD-2023-00165 – PRELIMINARY/FINAL PLAT
IDO – 2022 SKETCH 7-14-21 (DRB)

PROJECT NAME:

ARCH + PLAN LAND USE CONSULTANTS agent for MARY ELLEN GONZALES requests the aforementioned action(s) for all or a portion of: LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE ADDITION zoned NR-LM, located at 4000 2nd ST NW between HEADINGLY AVE and MESCALERO RD containing approximately 2.0711 acre(s). (G-14) [Deferred from 9/13/23c, 9/27/23c, 12/6/23c, 1/10/23c, 2/7/24c, 3/27/24c, 6/12/24]

PROPERTY OWNERS: J & M DISCOUNT TOWING LLC & GONZALES MARY ELLEN

REQUEST: Lot Consolidation: 8 lots into 1 lot

COMMENTS:

1. It is our understanding that the original submittal, which included the Site Plan and replat action, is currently being submitted only for consideration of the replat action. As per the statement submitted by the property owner for the record on 12/06/2023, “the purpose of this application...is strictly for the completion of a replat to consolidate 8 lots into one lot of record.”
2. Code Enforcement has the understanding that senior Planning staff reviewed the matter of the replat with the applicants and because the property is located within the Railroad and Spur Area, it was determined it may be re-platted, but there can be no building permit or modification of the existing business without prior approval of a Site Plan through EPC, as per IDO section 5-2(E)(2)(e).
3. Code Enforcement has no objection to the proposed replat action, with the finding that no further development may occur until a prior-approved EPC plan for development has been obtained.

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

DRB Project Number: 2021-005714 Hearing Date: **07-31-2024**
Project: 4000 2nd St. NW Agenda Item No: **4**

<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 (G14D100) with engineer's stamp 12/02/2022.
- Hydrology has no objection to the platting action.

☐ APPROVED
☐ DENIED

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005714
4000 2nd Street NW

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. New sidewalk needs to be placed on an infrastructure list and financially guaranteed.
2. For future development an approved TCL will be required prior to site plan or building permit. Also, a Traffic Scoping Form will need to be filled out and submitted to Curtis Cherne (ccherne@cabq.gov) to determine if a traffic study is required.

Disclaimer: The comments provided are based upon the information received from the applicant. 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: July 31, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 7/31/23 -- **AGENDA ITEM:** #4

Project Number: PR-2021-005714

Application Number: SD-2023-00165

Project Name: Lot 1-A Monkbridge Addition

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 type** need comment or corrections.

Items in **green type** are compliant, address previous comments.

- This proposed Plat would consolidate 8 existing lots into a single lot (Lot 1-A) a total of 2.0711-acres in size.
- **Update 7/29/24:** Before the December 6, 2023 DHO meeting, the property owner provided a signed statement explaining that only a replat is being pursued at this time, per the ZEO's response. That statement is on file.

Update 12/5/23: At the September 13, 2023 DHO meeting, Code Enforcement and Planning staff noted that the site is located within the Railroad and Spur Small Area. In the original application submittal, an approved Fire 1 Plan sheet was included depicting a new 12,900 square foot shop building, which the Applicant noted at the September 13th DHO hearing would be occupied by a Light Vehicle Repair facility. Per 5-2(E)(1) of the IDO, future development and/or redevelopment involving Light Vehicle Repair within the Railroad and Spur Small Area requires a Cumulative Impact Analysis. Per 6-6(I)(1)(c)(5) of the IDO, any application for development in the Railroad and Spur Small Area requiring a Cumulative Impact Analysis requires a Site Plan – EPC approval. Per 5-2(E)(2)(e) of the IDO, an approved Site Plan – EPC is required prior to the submittal of any request for platting on the property (when the Cumulative Impact Analysis requirements within the Railroad and Spur Small Area are triggered).

**(See additional comments on next pages)*

Due to these requirements, Code Enforcement and Planning staff noted at the September 13th DHO hearing that a deferral of this application would be necessary until the EPC approved a Site Plan – EPC.

The Applicant has since appealed to the City to make a determination that a Site Plan – EPC approval is not required. On November 20th, the Zoning Enforcement Officer (ZEO) James Aranda sent a response to the agent for the application, Derrick Archuleta, noting that a Site Plan – EPC is not required strictly for a replat provided that the Applicant provide a signed statement from the property owner explaining that only a replat is being pursued at this time. The Applicant has provided a signed statement to address the ZEO's response, which has been filed by staff. However, the statement does not provide any detail as to how the proposed 12,900 square foot building expansion and/or expansion of the Light Vehicle Repair facility use is/are not being pursued at this time. **Therefore, staff requests that the Applicant provided a revised statement with more detail as to how the proposed 12,900 square foot building expansion and/or expansion of the Light Vehicle Repair facility use is/are not being pursued at this time.**

- ***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****
 - Headingly Ave NW is a local street, requiring a 5-ft sidewalk and 4-6-ft landscape buffer
 - 2nd Street NW is a minor arterial, requiring a 6-ft. sidewalk and 5-6-ft landscape buffer.

Update 7/29/24: A Sidewalk Exhibit and Road Exhibit have been submitted per prior Transportation and Planning comments.

The Sidewalk Exhibit depicts a new 5-foot-wide sidewalk along with a 4-5-foot-wide landscape buffer along Headingly Ave. NW as well as a new 6-foot-wide sidewalk along with a 5-6-foot-wide landscape buffer along 2nd Street NW; **these improvements must be placed on an Infrastructure List (IL).**

A recorded Infrastructure Improvements Agreement (IIA) and approved Financial Guaranty based on the IL **or** proof of construction of the improvements on the IL per DRC must be submitted prior to final sign-off of the Plat.

- Future development must meet all applicable standards and provisions of the IDO and the DPM.
Here is a link to both:
https://documents.cabq.gov/planning/IDO/2022_IDO_AnnualUpdate/IDO-2022AnnualUpdate-EFFECTIVE-2023-07-27.pdf

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

****Submitted plans should demonstrate how standards are being met for any applicable previous approval and/or all current standards.***

- All standards within IDO section 5-4 Subdivision of Land and 5-4(C) Compliance with Zoning Requirements apply to platting actions.
- *Confirm that no new nonconformities will be created with replat.**

Preliminary/Final Plat submittal information—

- DXF approval from AGIS must be obtained. The application number must be added to the Plat.
- Once/if the plat is approved by the DHO, the date of DHO approval must be added to the plat prior to final sign-off of the plat.

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 within the NR-LM zone district.
- ❖ **Table 5-1-3: Dimension Standards for NR-LM.**
***Plans should include measurements for setback, separation, height elevations, etc. All will need to show standards and requirements are being met.**
- ❖ **5-5 Parking & Loading requirements, Table 5-5-1**
- ❖ **5-6 Landscaping, Buffering, and Screening requirements.**
Per Table 5-6-4 and 5-6(E)(4) of the IDO, a landscaped buffer area at least 25-feet in width must be provided on the northern boundary of the subject property along the property line between the subject property and the R-ML and R-1C-zoned properties. The landscaped edge buffer area provided must meet the requirements of 5-6(E)(4)(b) of the IDO.
- ❖ **5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting requirements. Also reference CPO-5.**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ **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.



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FROM: Jay Rodenbeck
Planning Department

DATE: 7/30/24