



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2021-005714 Date: 12/06/2023 Agenda Item: #9 Zone Atlas Page: G-14

Legal Description: LOTS 1 & 2 AND 8 THRU 13, MONKBRIDGE ADDITION

Location: 4000 2ND ST NW between HEADINGLY AVE and MESCALERO RD

Application For: SD-2023-00165-PRELIMINARY/FINAL PLAT (DHO)

1. Previous comments still apply – no new submittal showing the note has been added.
 - a. Preliminary plat:
 - i. Add the following note to the plat.
 1. “Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”
 - ii. No issues with the proposed lot consolidation.
 1. Availability Letter 230411 has been issued and identifies the conditions for service for the proposed site plan. Fire flow cannot be met with existing conditions and line upsizing is required. Construction or infrastructure list with financial guarantee to install new fire hydrant and installation of new 8” main for the proposed development will be required.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

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

AGENDA ITEM NO: 9

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Show existing sidewalk widths and distances from curb to right-of-way. Right-of-way dedication may be required on Headingly or 2nd Street. Your sidewalk exhibit does not show widths or distance to from curb or right-of-way.
2. 2nd Street is a Principal Arterial and requires a 6-foot sidewalk with a 5-6 foot landscape buffer along the frontage. Provide an exhibit showing proposed sidewalk, and provide additional right-of-way width for the bus stop to allow for a future bus shelter. There is a proposed bike lane along 2nd Street, please provide a cross section to show that it will fit in the existing right-of-way or right-of-way dedication may be required
3. Headingly is a Local road and requires a 5-foot wide sidewalk with 4-6 foot landscape buffer.

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: December 6, 2023

ACTION: _____

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 12/6/23 -- **AGENDA ITEM:** #9

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:

- This proposed Plat would consolidate 8 existing lots into a single lot (Lot 1-A) a total of 2.0711-acres in size.

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).

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.

**(See additional comments on next pages)*

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 5-6-ft landscape buffer
 - 2nd Street NW is a minor arterial, requiring a 6-ft. sidewalk and 5-6-ft landscape buffer.

- 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.



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: Jay Rodenbeck
Planning Department

DATE: 12/5/23