

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-006261
1860 Griegos

AGENDA ITEM NO: 1

SUBJECT: Final Plat

ENGINEERING COMMENTS:

1. No objection.

. 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 14, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 6/14/23 -- **AGENDA ITEM:** #1

Project Number: PR-2021-006261

Application Number: SD-2023-00105

Project Name: Griegos Farms

Request:

Final Plat to create a total of 90 units of 46 one bedrooms of 655sf., 10 two bedrooms of 897sf., and 34 two bedrooms of 1070sf.

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

COMMENTS:

This is the planning comments on Final Plat approval which is a completely separate process from Site Plan approval. These comments are not contributed to the Site Plan approval.

1. Items Needing to be Completed

- The Final Plat is consistent with the Preliminary Plat for TRACT 144-A-1, MRCGD MAP NO. 31, TRACT 144-B-2 OF MRGCD MAP NO. 31, TRACT 2 OF THE BULK LAND PLAT OF TRACTS 1 AND 2, OUR LADY OF GUADALUPE which was approved by the Development Review Board (DRB) on December 14, 2022.
- The **Project number** needs (PR-2021-006261) to be added to the Plat. Also, the **Plat application number** must be added to the plat as SD-2023-00105.
- Private accesses are classified as Local Streets. Planning refers to Transportation Department to clarify the Sidewalk and Buffer Zone/Landscaping of the internal streets based on DPM.
- The **signature block** needs to be corrected to the DHO signature block:
 - City Engineer/Hydrology signature block needs to be corrected to "HYDROLOGY".
 - DRB Chairperson Planning Department" signature block needs to be corrected to "PLANNING".

- CITY ENGINEER signature block needs to be added as the last line for the signature block.
- The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to the final sign-off from Planning should the Plat be approved by the Development Hearing Officer

2. Items in Compliance

- An Infrastructure List was approved by DRB on December 21, 2022, per PR-2021-006261_SD-2022-00179.
- An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement was submitted with the Final Plat application submittal.

3. Guidance for Future Development:

- Please reference the following development standards from the IDO.
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>
- Once this Final Plat is approved at the DHO, the applicant needs to work with the County to record the plat and send a recorded plat confirmation to the Planning Department for the record to help further actions or development.



Disclaimer: The comments provided are based on the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Leila Shadabi
Planning Department

DATE: 6/23/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2021-006261

SD-2023-00105 – FINAL PLAT

IDO - 2021

KENNETH MYERS, REMBE DESIGN AND DEVELOPMENT agent for GRIEGOS FARMS, LLC requests the aforementioned action(s) for all or a portion of: TRACT 144-A-1, MRCGD MAP NO. 31, TRACT 144-B-2 OF MRCGD MAP NO. 31, TRACT 2 OF THE BULK LAND PLAT OF TRACTS 1 AND 2, OUR LADY OF GUADALUPE zoned R-A, located at PROPERTIES ADJACENT TO 1860 GRIEGOS ST. between THE GRIEGOS DRAIN and SAN ISIDRO containing approximately 10.23 acre(s). (F-13)

PROPERTY OWNERS: GRIEGOS FARMS LLC

REQUEST: FINAL PLAT APPROVAL

Comments:

06-14-2023

No objections to the platting action.

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 REVIEW BOARD

Planning - Case Comments

HEARING DATE: 12/7/22 -- **AGENDA ITEM:** #4

Project Number: PR-2022-006261

Application Number: SI-2022-2109

Project Name: 1860 Griegos Rd – Rembe Design and Development

Request:

Cottage court development with 90 units within 8 lots, with a community building.

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

COMMENTS:

- The project and application numbers must be added to all Plan sheets, prior to final sign-off from Planning.
- Utilities and AMAFCA signatures are required for the Preliminary Plat.
- DXF File approval from AGIS will be required for the Final Plat action.
- A recorded Infrastructure Improvements Agreement will be needed before a Final Plat can be accepted and processed.
- The Final Plat must have all utility and AMAFCA signatures before it can be accepted and processed.
- Confirm how the Preliminary Plat is reflecting the Bulk Land Plat note related to drainage.
- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

**(See additional comments on next page)*

- Development is subject to all IDO & DPM standards. Including, but not limited to: R-A requirements, IDO section 5-2 Drainage Area, IDO section 5-6 Landscaping-Buffering-Screening, and Cottage Development Use specific standard requirements 4-3-B-3.
- All standards within IDO section 5-4-C apply to all re-platting actions.
- Clarify street access and/or access easement detail.

Site Plan Comments:

- **This is the first application for this project and, therefore, the ‘project site’ for the cottage development is Tract B per the IDO definition below. The entire project is to remain under one ownership and the applicant will note this on the site plan or other recorded instrument.** The project site has a community center, outdoor amenities, a private street and open space tracts that will be held in common. The parcel was also part of a bulk land subdivision approved by the DRB on 2.16.22), and this parcel, Tract B, was separated from the remainder of the Our Lady of Guadalupe Church lands.

IDO Definition:

Project Site

“A lot or collection of lots shown on a Subdivision – Minor or Major or on a Site Plan. This term refers to the largest geography specified in the earliest request for decision on the first application related to particular development. For example, if a large lot is subdivided and submitted for development in phases, any regulation referring to the project site would apply to the entirety of the land in the original lot included in the Subdivision application.”

- The site is zoned R-A and R-A allows for a Cottage Development according to the Use Specific Standards of 4-3(B)(4) (see below):

4-3(B)(4) Dwelling, Cottage Development

4-3(B)(4)(a) The maximum project size for a cottage development is 2 acres.

4-3(B)(4)(b) The minimum project size for a cottage development is as follows:

1. General: 1 acre.
2. In UC-MS-PT areas or within 1,320 feet (¼ mile) of UC-MS-PT areas: 10,000 square feet.
3. Outside of UC-MS-PT areas, if granted a Conditional Use approval pursuant to Subsection 14-16-6-6(A): 10,000 square feet.

Staff Comment: The 8 parcels proposed are compliant with the IDO provisions regarding cottage development above as they are each greater than 1 acre and less than 2 acres. There is no provision of the IDO that precludes cottage developments next to each other.

4-3(B)(4)(c) Cottage developments shall be measured in square feet of residential gross floor area rather than in the number of dwelling units.

1. In all zone districts, a cottage development shall have no more than the total residential gross floor area that would be allowed on an equal size property in the same zone district for single-family detached development. This is calculated by first determining the number of lots that would be allowed in that zone district, assuming the minimum lot size established in Table 5-1-1.

a. That number, including whole numbers and any fractions of a lot, is then multiplied by an assumed size of a typical single-family detached dwelling to determine the maximum residential gross floor area.

i. In the R-1D subzone, the assumed size of a typical single-family detached dwelling is 2,600 square feet.

ii. In all other zones where the use is allowed, the assumed size of a typical single-family detached dwelling is 2,000 square feet.

2. Any combination of dwelling units of different sizes that total no more than the maximum total residential gross floor area would be allowed on the project site, with the following exceptions:

a. The maximum size of each dwelling unit is 1,200 square feet of gross floor area.

b. In the R-A and R-1 zone districts, the minimum size of each dwelling unit is 650 square feet of gross floor area.

Staff Comment:

The proposed units are compliant with the IDO provisions above with regard to size; they are in the allowable range of 650 s.f. to 1200 s.f.

Please provide detail about how the unit count meets this IDO provision below:

'In all zone districts, a cottage development shall have no more than the total residential gross floor area that would be allowed on an equal size property in the same zone district for single-family detached development.'

4-3(B)(4)(d) Zone district lot and setback requirements, including contextual standards in Subsection 14-16-5-1(C)(2), **shall apply to the project site as a whole, but not to individual dwellings.**

Staff Comment:

The project site is the 10.23 acres and the setback requirements apply to the whole development under one owner. As it is one 'project site,' then there are no required setbacks between the cottage developments and the project site must stay under one ownership. (It does appear that most of the 8 parcels do have 10-foot building setbacks from the property line.) The R-A zone boundaries appear to be measured with Guadalupe as the front, the eastern and western property boundaries as the rear, and the side setbacks along the southern and northern property boundaries. Please confirm:

Front setback: 20 feet along both sides of Guadalupe

Rear setback: 25 feet along the eastern and western property boundary

Side setback: 10 feet setbacks are along all other edges of the property

Building height, maximum 26 feet

Staff response:

4-3(B)(4)(e) The development may contain a shared indoor community space for all residents in the development to use for activities, cooking, and/or dining. If a such a space is provided, the building area is not included in the maximum total residential gross floor area.

4-3(B)(4)(f) If individual cottage dwelling units do not have kitchens, a shared community space with a kitchen in a fully enclosed portion of a building accessible to all residents shall be provided.

4-3(B)(4)(g) Homeowners association or other recorded documents shall require that any the sale of individual dwelling units also include an associated interest in shared or common lands, structures or facilities and shall require the buyer's continued responsibility for its share of those responsibilities.

4-3(B)(4)(h) Each project site shall maintain a landscape buffer at least 10 feet wide, meeting the requirements of Section 14-16-5-6 (Landscaping, Buffering, and Screening) along each side and rear lot line, and no portion of any primary or accessory structure may be located in that buffer area.

Staff Response: The project site has a 10-foot buffer or greater along each side and rear lot line. Please confirm that the all the landscape buffers are landscaping.

4-3(B)(4)(i) In the R-A and R-1 zone districts, 30 percent of the gross area of the project site shall be usable open space. Open balconies and rooftop decks shall not count toward this requirement.

Staff Response:

Please confirm how this 30 % usable open space requirement is being met. The landscape plan shows 126,636 s. f. of landscape area. The landscape area can count as usable open space as can the areas highlighted in yellow below.

IDO Definition of Usable Open Space

Usable Open Space

Outdoor space to be preserved on-site and managed privately to help ensure livable conditions on each site by providing light and air and meeting visual, psychological, and recreational needs. These areas can be used for a variety of purposes and are not required to be at ground level. Usable open space may include, but is not limited to, lawns; community gardens; decorative and native plantings; open balconies; rooftop decks; plazas; courtyards; covered patios open on at least 2 sides; walkways; landscaped medians, buffers, or setbacks; active and passive recreational areas; fountains; swimming pools; wooded areas; and water courses. Such space shall be available for entry and use by users of the development.

Required drainage facilities or land within an easement for overhead utilities that are not landscaped shall not count toward required usable open space. Usable open space does not include public right-of-way, private ways, parking lots, off-street parking, driveways, drive aisles other private vehicular surfaces, or buildings other than swimming pool rooms.

4-3(B)(4)(j) If the zone district allows two-family detached (duplex) or townhouse dwellings, a cottage development may include those dwelling types.

- **Parking:** Cottage Development requires 106 spaces and community building required 15 spaces for a total of 121 spaces; 139 spaces are being provided. Five handicapped and 4 motorcycle spaces are required and provided. Thirteen bicycle spaces are required, 33 spaces are provided.
- **Drainage Pond:** Please provide detail on the drainage pond treatment that is associated with the bulk plat note and affects the associated church property pond.
- The applicant has met the notice requirements for the Subdivision-Major and the Site plan per IDO Table 6-1-1.



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: Jolene Wolfley/Robert Webb/Jay Rodenbeck
Planning Department

DATE: 12/06/22