



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-006568

Date: 10/11/2023

Agenda Item: #6 Zone Atlas Page: C-20

Legal Description: LOTS 4 AND 5, BLOCK 16 TRACT 3, NORTH ALBUQUERQUE ACRES

Location: 9200 WILSHIRE AVE NE between VENTURA and HOLBROOK

Application For: SD-2023-00147-PRELIMINARY PLAT (DHO)

1. Previous comments:

- a. Availability Statement 220926 provides conditions for service.
- b. Please provide a proposed site utility plan along with the infrastructure list or a public water and public sanitary sewer layout with all necessary dimensions as needed to ensure corridors are adequate and the concept works with the proposed plat.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006568
9200 Wilshire

AGENDA ITEM NO: 6

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Please meet minimum standards for the diameter of the cul-de-sac per the DPM. You are showing 100' radius but the DPM shows 96' for the roadway alone, where right-of-way must be given for sidewalk and landscape buffer also.

. 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: October 11, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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

DRB Project Number: 2022-006568 Hearing Date: 10-11-2023
Project: Lots 4 & 5, Block 16, Tract 3, NAA Agenda Item No: 6

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" 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 (C20D089) with engineer's stamp 05/01/2023.
- Hydrology has no objection to the Infrastructure List.
- 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

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: 10/11/2023

AGENDA ITEM NO: 6

DHO PROJECT NUMBER:

PR-2022-006568

SD-2023-00147 - PRELIMINARY PLAT

SKETCH PLAT 8-16-23 (DFT)

IDO - 2022

PROJECT NAME:

THE GROUP | RON HENSLEY agent for **DESIGN DEVELOPMENT GROUP LLC** requests the aforementioned action(s) for all or a portion of **LOTS 4 AND 5, BLOCK 16 TRACT 3, NORTH ALBUQUERQUE ACRES** zoned **R-1C** located at **9200 WILSHIRE AVE NE** between **VENTURA** and **HOLBROOK** containing approximately **1.99** acre(s).
(C-20) [Deferred from 8/23/23b, 9/13/23, 9/27/23]

PROPERTY OWNERS: AL-SABASSI ABDUL FATTAH

REQUEST: SUBDIVISION OF 2 LOTS INTO 8 LOTS WITH RIGHT-OF-WAY DEDICATION

COMMENTS:

1. Property is located in an R-1C zone, and must meet all dimensional standards of IDO 5-1(C), Table 5-1-1.
2. Minimum lot size in R-1C is 7000 square feet, or 0.1606 acre. Lot 3 & Lot 6 are 0.1583 acre, 6895 sq. ft..
Must increase size, seek deviation from DHO, or seek Variance from ZHE prior to platting.
3. CE has no further comments at this time.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 10/11/23 -- **AGENDA ITEM:** #6

Project Number: PR-2022-006568

Application Number: PS-2023-00147

Project Name: 9200 Wilshire Ave. NE

Request: Major Preliminary Plat

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

Findings & History:

- **This site has two previous sketch plats: reviewed by Development Review Board (DRB) staff on February 9, 2022 and again by Development Facilitation Team (DFT) staff on August 16, 2023.**
- The applicant proposes the subdivision of two (2) lots into eight (8) lots with Right-of-Way dedication.
- The current Sketch Plat features a subdivision of two (2) lots into eight (8) lots. Lot 1 is proposed to be .1976 acres. Lot 2 is proposed to be .1824 acres. Lot 3 is proposed to be .1583 acres. Lot 4 is proposed to be .2124 acres. Lot 5 is proposed to be .2126 acres. Lot 6 is proposed to be .1583 acres. Lot 7 is proposed to be .1824 acres. Lot 8 is proposed to be .1975 acres. This lot subdivision will require the approval of a minor preliminary/final plat by the Development Hearing Officer (DHO). The subject property is located in an **R1-C Zone District** and per **IDO Part 14-16-5: Development Standards Table 5-1-1 Residential Zone District Dimensional Standards**, minimum lot size is 7,000 SF. Lots 3 & 6 are both .1583 acres, which is 6,894.5 SF. Planning staff defers to **Code Enforcement staff** regarding the minimum and maximum allowable lot sizes.

1. Items Needing to be Completed or Corrected

- **DHO Application form must be signed and dated by agent prior to final sign-off.**
- DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.

**(See additional comments on next pages)*

- There is an infrastructure List included with the Major Preliminary Plat application. An approved financial guaranty and recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign-off of the Plat should the Plat be approved by the DHO.
- The Major Preliminary Plat **must be drawn and stamped by a registered surveyor licensed in the state of New Mexico.**
- The subject property is located within an Area of Consistency, and must meet the Contextual Standards, including pertaining to lot sizes. Wilshire Avenue, from Ventura Street to where it crosses the City/County boundary, doesn't feature any additional properties with a primary building fronting along Wilshire Avenue. The determination of the block for this project is undetermined. **The proposed layout, in context of the subdivision layouts to the east and west, shows lot lines and parcel sizes that are consistent with these built-out subdivisions.**
- The roadway/cul de sac depicted on the Plat is considered a new street as well as major infrastructure, which will require a Major Preliminary application for the platting action if considered a new street and/or major infrastructure per 6-6(K)(1)(a)(2 & 3) of the IDO. Planning staff defer to Transportation staff and the City Engineer on these determinations.
- Prior to final platting, a **Sensitive Lands Site Analysis** for new site design in accordance with **IDO Section 5-2(C)** is required. The Sensitive Lands Site Analysis form can be obtained online at: https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf
- Planning staff defers to the **Water Utility Authority** regarding keyed note #6: public utility easement on proposed Preliminary Plat.
- Subject property does not currently have vehicular access. Planning staff defers to Transportation staff on vehicular site access, improved alleyways, vacation of right-of-way or easement (**DPM Part 2-9(E) Vacation of Right-Of-Way Of Easement**), Certification of approval by the City Traffic Engineer (**DPM Park 5-3(K) Certifications**), Public Sidewalks (**DPM Section 7-4(E)(1)(i) Public Sidewalks General Provisions #2**). All new roadway construction shall include sidewalks and landscape/buffer zones installed on both sides of the street).
- Wilshire Avenue is classified as an urban local road and **per the DPM requires a 5' wide sidewalk and 4'-6' landscape buffer.**
- Future development must meet all applicable standards and provisions of the **IDO (R-1C)** and the **DPM**.
- Please refer to Section **4-3(B)(1)** of the **IDO** for Use-Specific standards for single-family detached dwellings.

- Refer to **IDO Table 5-1-1: Residential Zone District Dimensional Standards** for site standards including minimum lot size, setback standards, and building heights.
- Per **IDO 5-3(E) SUBDIVISION ACCESS AND CIRCULATION 5-3(E)(1) Street Connectivity 5-3(E)(1)(a) Level of Connectivity Required** The street network in new subdivisions shall be created through block standards in Subsection 14-16-5-4(E) (Block Design and Layout). The connectivity and classification of each street shall be consistent with the Mid-region Council of Governments (MRCOG) Long Range Roadway System Map, the Long Range Transportation System Guide of the Metropolitan Transportation Plan, and the DPM, intended to create a hierarchy of street classifications for arterials, collectors, and local streets spaced adequately for a complete network that provides circulation throughout the city to accommodate various travel modes.
- Proposed cul-de-sac terminates adjacent to existing houses. Per **IDO 5-3(E)(1)(d) Stub Streets and Cul-de-sacs** Stub streets and cul-de-sacs that terminate the road are prohibited with exceptions:
 1. Cul-de-sacs are allowed where necessary to avoid those types of sensitive lands listed in Section 14-16-5-2(C), or where vehicular safety factors make a connection impractical, including but not limited to size or shape or lots, topography, surrounding development patterns, and physical characteristics.
 2. Permanent stub streets are allowed only where a connection to an existing street and a future road extension is not possible or feasible. Where allowed, stub streets are limited to 150 feet in length.
 - Planning staff defers to Code Enforcement and Transportation in regards to the proposed cul-de-sac.
- All standards within **IDO section 5-4-C (Subdivision of Land Compliance)** apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.

2. Future Development

- Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use:
 - **4-3(B)(5) Dwelling, Two-family Detached (Duplex)**
 - **Table 5-1-1: Residential Zone District Dimensional Standards**
 - 5-3 Access & Connectivity requirements. 5-3(C)(3)(b) For all low-density residential development, **driveways accessed from the front or street side of the property shall be at least 20 feet long.**
 - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
 - Section 6-1, table 6-1-1 for notice requirements.
 - Platting action per 6-6-K Subdivision of Land-Minor
 - Vacations per 6-6-M.
 - **6-8(C)(4) Expansion of Nonconforming Use**
 - 7-1 Development, dwelling and use definitions.
 - **6-6(L) SUBDIVISION OF LAND – MAJOR**



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: Bonnie Strange/Jolene Wolfley
Planning Department

DATE: 10/10/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2022-006568

SD-2023-00147 - PRELIMINARY PLAT

SKETCH PLAT 8-16-23 (DFT)

IDO - 2022

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REQUEST: SUBDIVISION OF 2 LOTS INTO 8 LOTS WITH RIGHT-OF-WAY DEDICATION

Comments:

10-11-2023

No comments.

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.