



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: 10/25/2023

Agenda Item: #2 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. Availability Statement 220926 provides conditions for service.
2. 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.
 - a. Currently the Infrastructure List shows a 4" waterline and includes a fire hydrant. Note that any fire protection must be served from a 6" waterline or greater. Updates will be required on the infrastructure list prior to approval.

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: 2

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. All comments have been addressed. 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: October 25, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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: 10/25/2023

AGENDA ITEM NO: 2

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, 10/11/23b]

PROPERTY OWNERS: AL-SABASSI ABDUL FATTAH

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

COMMENTS:

1. Code Enforcement has no comments and no objections.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 10/25/23 -- **AGENDA ITEM:** #2

Project Number: PR-2022-006568

Application Number: SD-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.*

BACKGROUND

- **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.**
- **Applicant has provided supplemental submittals 10/11/2023 and 10/25/2023.**
- The applicant proposes the subdivision of two (2) lots into eight (8) lots with Right-of-Way dedication.
- The proposed plat features a subdivision of two (2) lots into eight (8) lots. Applicant has adjusted lot sizes since Sketch Plat review to meet contextual lot size standards. Lot 1 is proposed to be .1943 acres. Lot 2 is proposed to be .1791 acres. Lot 3 is proposed to be .1609 acres. Lot 4 is proposed to be .1870 acres. Lot 5 is proposed to be .1872 acres. Lot 6 is proposed to be .1610 acres. Lot 7 is proposed to be .1719 acres. Lot 8 is proposed to be .1943 acres.
- 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 (smallest lots in development) are both over 7,000 SF. Planning staff defers to **Code Enforcement staff** regarding the minimum and maximum allowable lot sizes.

**(See additional comments on next pages)*

- A comment/recommendation letter was submitted on 10/10/2023 by property owner Bryan Handing, located at 8619 Vintner Ct NE. The comments proposed an alternative layout, to access the subdivision from Vintner Dr NE with the intent to create a design that is complimentary to the existing surroundings and address grading concerns on the subject property. The applicant has responded to comments with a supplemental submittal for October 25th DHO hearing & a grading exhibit.

1. Items Needing to be Completed or Corrected

COMMENTS:

- There is an infrastructure List included with the Major Preliminary Plat supplemental submittal (10/11/2023). 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 roadway/cul de sac depicted on the Plat is considered a new street as well as major infrastructure, which triggered a Major Preliminary application for the platting action as it is considered a new street and/or major infrastructure per 6-6(K)(1)(a)(2 & 3) of the IDO.
- Planning staff defers to the **Hydrology** regarding keyed note #5: public drainage easement on proposed Preliminary Plat.
- 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**.
* 4'-6' landscape buffer must be shown on Infrastructure List.
- Note #2 on infrastructure list must state that pond shall be stabilized according to Albuquerque City Specification 10-13, or better.

- 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.
- A comment/recommendation letter was submitted on 10/10/2023 by property owner Bryan Handing, located at 8619 Vintner Ct NE. The comments proposed an alternative layout, to access the subdivision from Vintner Dr NE with the intent to create a design that is complimentary to the existing surroundings and address grading concerns and wall height on the subject property. The applicant has responded to comments with a supplemental submittal for October 25th DHO hearing & a grading exhibit. The applicant has stated that the reason for not accessing the proposed subdivision from Vintner Ct. NE is that it would reduce the quantity of lots from 8 proposed lots to 7 proposed lots, and result in an increase of cost of the remaining lots to an unacceptable level.
 - Provide adequate justification 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.

2. Standard Comments and Items in Compliance

- The Major Preliminary Plat has been drawn and stamped by a registered surveyor licensed in the state of New Mexico.
- For the Final Plat application, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DHO agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.

- For Final Plat submittal, the applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form PLT. Obtain all required signatures as a part of the application submittal process.
- A **Sensitive Lands Site Analysis** for new site design in accordance with **IDO Section 5-2(C)** has been provided in submittal dated 8/16/2023.
- 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.**
- 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.
- Per Table 6-4-3 of the IDO, a Final Plat submittal must be received within 1-year after the approval of the Preliminary Plat should the Preliminary Plat be approved by the DHO.
- Future development must meet all applicable standards and provisions of the **IDO (R-1C)** and the **DPM**.

3. 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**



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FROM: Bonnie Strange/Jolene Wolfley
Planning Department

DATE: 10/24/23