

DEVELOPMENT FACILITATIVE TEAM (DFT)

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: 04/03/2024

AGENDA ITEM NO: 5

PROJECT NUMBER:

PR-2022-006627

PS-2024-00060 – SKETCH PLAT

ADDRESS/LOCATION: Lots 17 thru 21, tracts 64-A-1-B and 64-A-1-A-4 zoned NR-LM, located at 335 WOODWARD RD SE between DESCANSO RD and WOODWARD RD containing approximately 15.40 acre(s). (M-14)

REQUEST: SUBDIVIDE ONE LOT INTO 4 LOTS, GRANT ACCESS AND UTILITY EASEMENTS

ZONED: NR-LM **IDO:** 2022

COMMENTS:

1. The property is located with the Railroad and Spur Area, and the development plan described for Mario's Catering would include uses such as vehicle repair, cold storage warehouse, and outdoor storage of vehicles and/or equipment, each of which would trigger a Cumulative Impacts Analysis and approval by EPC, as per IDO 5-2(E)(1).
2. An EPC approved Site Plan must be obtained prior to replat, as per IDO 5-2(E)(2)(e).
3. See comments from prior Sketch Plat included in notes provided regarding Future Development, as well.
4. CE has no further comments at this time.

Comments from 3/2/22 DRB Sketch Plat:

1. Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.
2. Property is zoned Non-Residential Light Manufacturing (NR-LM), and must meet all Dimensional Standards for this zone, as per IDO 5-1(E) and Table 5-1-3.
3. Property is located within the Kirtland AFB Military Influence Area and the APO (Airport Protection Overlay Zone, Albuquerque Int'l Sunport). Development will require referral of applications for comment to the relevant Commenting Agencies, as per IDO 6-4(J).
4. Property is within the APO (Airport Protection Overlay), IDO 3-3, the Air Space Protection Sub-area. Development must meet all standards, use, and development regulations pertaining to these areas.
5. Property is within the Railroad and Spur Area, and may need Cumulative Impacts Analysis Requirements, as per IDO 5-2(F).
6. Reference requirements of IDO 5-3 Access & Connectivity and IDO 5-4, Subdivision of Land.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2022-006627

PS-2024-00060 – SKETCH PLAT

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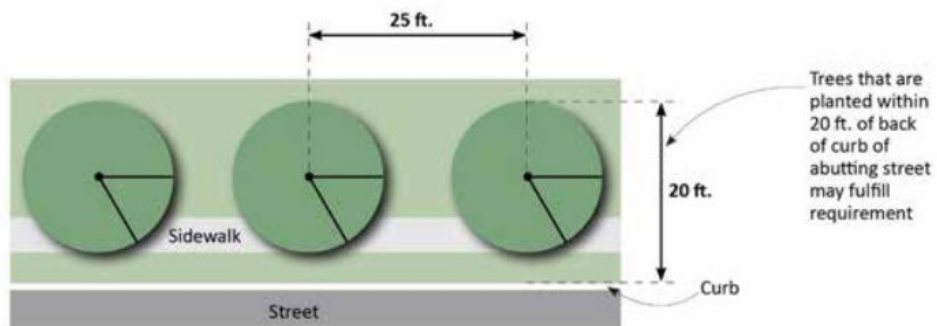
REQUEST: SUBDIVIDE ONE LOT INTO 4 LOTS, GRANT ACCESS AND UTILITY EASEMENTS

IDO: 2022

Comments:

04-03-2024

Note: Any future development on proposed lots that have frontage along Woodward Rd SE, which meets the applicability in IDO Subsection 14-16-5-6(B) will require a landscaping plan that includes Street Frontage trees as specified in 5-6(D).



DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2022-006627 Hearing Date: 04-03-2024
Project: Lots 1 – 4, Marios Catering Agenda Item No: 5

☒ Sketch Plat

☐ Site Plan for Bldg.
Permit

ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (M14D066) with engineer's stamp 05/08/2023.
- Add a Blanket Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.
- Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED
☐ DENIED

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

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

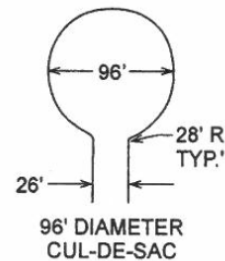
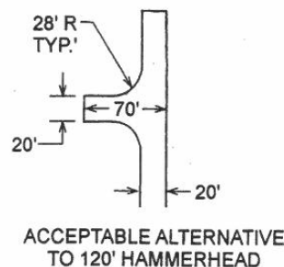
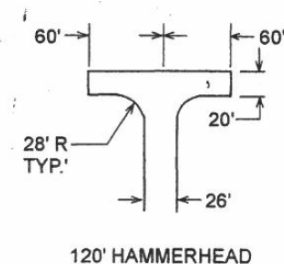
DRB Project Number: 2021-006627
335 Woodward

AGENDA ITEM NO: 5

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Woodward is a Major Collector and requires 6' sidewalk with 5' to 6' landscape buffer. Descanso is a local road and requires 5' sidewalk with a 4' to 6' landscape buffer. Please provide a diagram listing the sidewalk and buffer width on both roadways. All work done in the ROW will need to be placed on an infrastructure list.
2. For Descanso Road, a turn-around is required within the property because the road is over 150 feet long. Provide right-of-way and/or easement and pavement for the turnaround. See some examples of turnarounds below.



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: April 3, 2024

ACTION:

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

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



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 4/3/24 -- **AGENDA ITEM:** #5

Project Numbers: PR-2022-006627

Application Numbers: PS-2024-00060

Project Name: 335 Woodward Rd SE / Mario's Catering

Request:

Minor Subdivision of 1 Lot into 4 Separate Lots

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

Comment in orange require a response.

BACKGROUND

- The property owner is interested in creating four lots and granting of a sixty-foot-wide access and PUE easements off of Woodward Road and extending Wesmeco Rd. across the San Jose Drain.
- The application is being reviewed according to the IDO effective July 2023.
- Property is zoned as and surrounded by NR-LM. There are some R-1B zoned areas to the north that are across Descanso Rd from the subject property.
- A proposed bike lane runs along the southern border road (Woodward Ave). Woodward is also a Major Collector Rd.
- Subject site is located in an Area of Change, but it is bordered to the East and North with Areas of Consistency.
- Site is not within any specific City Centers or Corridors.
- Site is within Cumulative Impacts Area.
- Property is intersected by the edge of the Airport Protection Overlay. Subject property

**(See additional comments on next pages)*

is within Air Space Protection SubArea as well as Albuquerque International Sunport sub-area.

- Located within a drainage area and subject to Site Design and Sensitive Lands (5-2)

1. Comments

Note: Items in orange need to be addressed.

- Please clarify the intended action for the vacation of Wesmeco Rd. Do you intend to vacate and pave this road? That answer could determine if the plat action would be minor or major.
- Demonstrate compliance with section 7 of the DPM Table 7.2.29 and Required Improvements section from 5-4(N) of the IDO. In regards to the Sidewalk width requirements and the accompanying landscape buffer. This matter may have been established by previous infrastructure list.

Woodward Ave and Descanso Rd are local roads requiring 5' sidewalk and 4'-5' Sidewalk buffers.

Verification of standards per Transportation

- Site is within Cumulative Impacts Area. Per 5-2(E)(1)(c) confirm the proposed uses for this subject property. If the use is in the list of uses, then the site plan must be approved by the Environmental Planning Commission. Catering food with cold storage would not trigger cumulative impact review.
- Airport Protection Overlay standards (including 3-3(D) DEVELOPMENT STANDARDS) may apply to this project.
- For future development a sensitive lands analysis report is required. Also please refer to 5-2(F) DRAINAGE AREAS

2. Standard Comments

- Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to

**(See additional comments on next pages)*

development of the property in a prior permit or approval affecting the property.

- Please ensure that the public notice requirements per Table 6-1-1, will be completed prior to formal platting submittal. Such notices are provided in the application packet.
- All standards within IDO section 5-4 Subdivision of Land and 5-4(C) Compliance with Zoning Requirements apply to platting actions.
- Per 6-6(K)(2)(k), The date of the DHO approval shall be recorded on the final plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(J)(2).
- The application numbers must be added to the Plat. Final platting documents must be sealed and signed by a design professional licensed in the State of New Mexico.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, MRGCD and AMAFCA need to have all been obtained on the plat.
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff need to have been obtained on Form PLT and submitted with the platting application.
- If infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.

**(See additional comments on next pages)*

3. Guidance for Future Development

Table 2-5-5: NR-LM Zone District Dimensional Standards Summary		
<i>See Table 5-1-3 for complete Dimensional Standards</i>		
Site Standards		
A	Lot width, minimum	N/A
B	Building coverage, maximum	N/A
Setback Standards		
C	Front, minimum	5 ft.
D	Side, minimum	0 ft.
E	Rear, minimum	0 ft.
Building Height		
F	Building height, maximum	65 ft.
		>100 ft. from front lot line: N/A

- Please refer to 2-5(C) NON-RESIDENTIAL – LIGHT MANUFACTURING ZONE DISTRICT (NR-LM) for dimensional standards.



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: Jacob Boylan/Hannah Aulick/Jolene Wolfley
Planning Department

DATE: 4/2/24

*(See additional comments on next pages)