Albuquerque Bernalillo County
Water Utility Authority

Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-006657 | Date: 1/25/2023 | Agenda Item: 1 | Zone Atlas Page: L-17

Legal Description: LOTS 1-9 AND RIGHT-OF-WAY OF SAN MATEO BLVD SE

Location: 1000 SAN MATEO BLVD SE between SOUTHERN AVE SE and KATHRYN AVE SE

Application For: SD-2023-00006 – VACATION OF RIGHT-OF-WAY

1. No objection to the proposed vacation.
    a. Availability Statement 230113 has been requested and is pending approval and will provide conditions for service for the proposed development.

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

UTILITY DEVELOPMENT

DEVELOPMENT HEARING OFFICER (DHO)
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:*** *1/25/2023*

AGENDA ITEM NO: 1

DRB PROJECT NUMBER:
PR-2022-006657
SD-2023-00006 – VACATION OF RIGHT-OF-WAY

PROJECT NAME:
CSI – CARTESIAN SURVEYS, INC. agent for **B3 DEVELOPMENT LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1 – 9 AND RIGHT-OF-WAY OF SAN MATEO BLVD SE** zoned **MX-L**, located at **1000 SAN MATEO BLVD SE between SOUTHERN AVE SE and KATHRYN AVE SE** containing approximately **1.1931** acre(s). **(L-17)**

PROPERTY OWNERS: B3 DEVELOPMENT LLC & HORTON ALEX

REQUEST: TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY FROM SAN MATEO BLVD SE, FORMALLY USED AS A BUS STOP LANE. WILL BE INCORPORTED INTO PROPOSED SUBDIVISION CONSOLIDATING 9 EXISTING LOTS INTO ONE NEW LOT. FUTURE DEVELOPMENT WILL BE MIXED-USE FAMILY HOUSING AND COMMERCIAL SPACE.

COMMENTS:

1. Code Enforcement has no comments and no objections.

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-006657
PS-2022-00030– SKETCH PLAT
IMPROVE GROUP agent for B3 DEVELOPMENT LLC requests the aforementioned action(s) for all or a portion of: LOTS 1-9 BLOCK 4 ESPERANZA ADDITION zoned MX-L, located at 1000 SAN MATEO BLVD SE between SOUTHERN AVE SE and KATHERYN AVE SE containing approximately 1.1472 acre(s). (L-17)
PROPERTY OWNERS: GALANTER ABE & SALLY
REQUEST: RE-PLAT 9 RESIDENTIAL LOTS INTO 1 SINGLE LOT FOR 32 UNIT MULTI-FAMILY HOUSING DEVELOPMENT WITH 12,000 SQ FT OF COMMERCIAL SPACE

PR-2022-006657
PS-2022-00152 – SKETCH PLAT IDO - 2021
CSI – CARTESIAN SURVEYS, INC. agent for B3 DEVELOPMENT LLC requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 9 AND VACATED RIGHT-OF-WAY/SAN MATEO, BLOCK 4, ESPERANZA ADDITION zoned MX-L, located at 1000 SAN MATEO BLVD SE between SOUTHERN AVE SE and KATHRYN AVE SE containing approximately 1.1931 acre(s). (L-17)
PROPERTY OWNERS: GALANTER ABE & SALLY
REQUEST: LOT LINE ELIMINATION, VACATE PORTION OF RIGHT OF WAY CREATING ONE NEW LOT. FURTURE DEVELOPMENT: MIXED USE FAMILY HOUSING AND COMMERCIAL SPACE

PR-2022-006657
SD-2023-00006 – VACATION OF RIGHT- OF-WAY
CSI – CARTESIAN SURVEYS, INC. agent for B3 DEVELOPMENT LLC requests the aforementioned action(s) for all or a portion of: LOTS 1 – 9 AND RIGHT-OF-WAY OF SAN MATEO BLVD SE zoned MX-L, located at 1000 SAN MATEO BLVD SE between SOUTHERN AVE SE and KATHRYN AVE SE containing approximately 1.1931 acre(s). (L-17)
PROPERTY OWNERS: B3 DEVELOPMENT LLC & HORTON ALEX
REQUEST: TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY FROM SAN MATEO BLVD SE, FORMALLY USED AS A BUS STOP LANE. WILL BE INCORPORTED INTO PROPOSED SUBDIVISION CONSOLIDATING 9 EXISTING LOTS INTO ONE NEW LOT. FUTURE DEVELOPMENT WILL BE MIXED-USE FAMILY HOUSING AND COMMERCIAL SPACE.

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

02-26-2022 (SKETCH PLAT)
Street trees are required on San Mateo Blvd with this development and appears some are existing. A Parks & Rec representative could evaluate their condition if requested.
Meeting Notes:
Saving trees.

08-10-2022 (LOT LINE ELIMINATION)
See previous comments.

01-25-2022 (VACATION)
No objection to vacation.

DEVELOPMENT HEARING OFFICER - MEETING

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006657 AGENDA ITEM NO: 1
1000 San Mateo

SUBJECT: Vacation of Right-of-Way

ENGINEERING COMMENTS:

1. Sidewalk widths show appear to meet current standards. Please ensure a minimum 4-foot wide ADA pathway is provided around any obstacles such as trees.
2. Any public infrastructure shall be placed onto an infrastructure list.
3. No objection to the vacation of right-of-way.

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: January 25, 2023

ACTION:

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

DEVELOPMENT HEARING OFFICER

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM No. 1

Project Number: PR-2022-006657

Application Number: SD-2023-00006
Project Name:

Request: Vacation of Public Right of way - DHO

COMMENTS:

- As less than 5,000 square feet of street right-of-way is proposed to be vacated (2,789 square feet are proposed to be vacated), per 6-6(M)(1)(c) of the IDO the DHO would be the approving body for the Vacation request.

- The Vacation is warranted because the bus pullout is no longer needed. The applicant provided correspondence from ABQ Ride confirming that because this is no longer an active bus stop, they (ABQ Ride) agree to the request to remove the bus pull out and bus shelter.

- The Vacation must be re-platted within one year of DHO approval.

- For Platting actions, 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.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions. Obtain all required signatures as a part of the application submittal process.

- Consult with Real Property regarding the purchase of the right-of-way.

For Future Development, please be aware of the following:

- Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.

- If more than 50 multi-family residential dwellings, more than 50,000 square feet GFA of non-residential development, and/or major public infrastructure are required, a Site Plan Administrative DFT application must be applied for in addition to any required Building Permits. Please refer to the following website for more information on this application process as well as for application forms for a Site Plan Administrative DFT application: https://www.cabq.gov/planning/development-review-services/site-plan-admin-dft

- APO standards apply (Airport Protection Overlay) Air Space Protection Sub-area.

- Use Specific Standards, 4-3(B)(8) Dwelling, Multi-family, will apply for multi-family residential development.

- 5-1 Dimensional Standards, Mixed-Use Zone Districts.

- 5-2 Site design: the completion of a Site & Building Design Considerations form **is recommended** for proposed multi-family residential development and commercial development (as noted in the application submittal), including the completion of a Sun and Shade Analysis. The following link is to the form: https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf

- For parking requirements for proposed multi-family and commercial development, please refer to Section 5-5 of the IDO.

- 5-6 Landscape and Buffering standards apply. Per Table 5-6-4, a landscaped buffer area at least 15 feet in width must be located between the proposed multi-family residential development and commercial development on the subject property and the R-1B-zoned properties to the east of the subject property. Please see 5-6(E)(2)(a) of the IDO pertaining to buffer requirements for development next to low-density residential zone districts such as the R-1B-zoned properties to the east of the subject property.

- 5-9 Neighborhood edges apply. Per 5-9(C)(1) of the IDO, any portion of a primary or accessory building within 100 feet of the R-1B-zoned properties to the east of the subject property shall step down to a maximum height of 30 feet. Per 5-9(D)(1)(a), where parking or vehicle circulation areas on the subject property abut the R-1B-zoned properties to the east of the subject property, a minimum 6-foot high opaque wall or fence shall be required to visually screen the parking or circulation area. Per 5-9(D)(1)(b)(2), parking areas on any lots on the subject property over 10,000 square feet in size shall be separated from the abutting R-1B-zoned properties to the east by a minimum of 15 feet and edge buffer requirements of 5-6(E) apply.

- The façade design requirements of 5-11(E) will apply to mixed-use development such as multi-family residential and commercial on the subject property.

- Referrals to Commenting Agencies (6-4)-Kirtland AFB Military Influence Area, Airport Protection Overlay Zone (Albuquerque Int'l Sunport)

- Requirements of DPM Table 7.2.29 for the pedestrian realm generally require as follows:
  The subject property is not located within an Urban Center. San Mateo Blvd. SE is an arterial street with a minimum sidewalk width requirement of 6-feet and a landscape/buffer zone width requirement of 5-6 feet. Southern Ave. SE is a local street with a minimum sidewalk width requirement of 5-feet and a landscape/buffer zone width requirement of 4-6 feet. This project is to accomplish a redevelopment of the property and the site is of limited depth. The DPM allows balancing of considerations of the pedestrian realm in a redevelopment situation, see below:

  DPM Section 7-2(D)(4) (p.7-20) states, "Achieving standards widths for desired elements may be particularly challenging for roadway reconstruction projects, thus requiring some level of prioritization on individual roadways and consideration of the role that a series of roads play across the network. For reconstruction projects, the landscape buffer zone should be provided as space allows."

  For the platting phase, please detail landscape/buffer zone and sidewalk widths, and any sidewalk that will be replaced based on design or sidewalk disrepair. Please also identify if existing trees will remain, and if so, what is health of the trees and how will they be watered in the landscaping scheme for the new project.

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 DATE: 1/23/23
Planning Department

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan

Scott Elder
SUPERINTENDENT

Kizito Wijenje
EXECUTIVE DIRECTOR

January 20, 2023

M E M O R A N D U M

To: Development Review Board
c/o Angela Gomez, Administrative Assistant, DRB Board

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director APS Facility Planning & Construction
Amanda Velarde, Director, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
Kalyn Finnell, AICP, Senior Planner Manager, APS Capital Master Plan

From: Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

Re: CABQ Development Review Board Case to be heard on January 25, 2023, Case 1 of 1, PR #2022-006657

1. **Project #2022-006657**
   a. DRB Description: SD-2022-00006—Vacation of Right-of-Way.
   b. Site Information: Esperanza Addition, Lot 1-9 and vacating right-of-way of San Mateo Blvd. SE.
   c. Site Location: Located at 1000 San Mateo Blvd. SE between Southern Ave SE and Kathryn Ave SE.
   d. Request Description: To vacate a portion of public right-of-way from San Mateo Blvd SE, formerly used as a bus stop lane. Will be incorporated into proposed subdivision consolidating 9 existing lots into one new lot. Future development will be mixed-use family housing and commercial space.
   e. APS Comments: Location is under one-quarter mile from Whittier Elementary School. Residential development at this location will impact Whittier Elementary School, Wilson Middle School, and Highland High School.

School Capacity

School	2022-2023 (40th Day) Enrollment	Facility Capacity	Space Available
Whittier Elementary School	302	530	228

Wilson Middle School	403	752	349
Highland High School	1,158	1,800	642

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
    - Construct new schools or additions
    - Add portables
    - Use of non-classroom spaces for temporary classrooms
    - Lease facilities
    - Use other public facilities
- Improve facility efficiency (short term solution)
    - Schedule Changes
        - Double sessions
        - Multi-track year-round
    - Other
        - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
    - Boundary Adjustments / Busing
    - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

New Mexico DEPARTMENT OF TRANSPORTATION

January 20, 2023

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Subject: Comments for Development Hearing Officer on January 25, 2023 Albuquerque, Bernalillo County, District Three

Dear Ms. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2020-006657
Case Description: Vacation of public right-of-way
Location: 1000 San Mateo Blvd SE, Albuquerque, NM. 87108
Type of Development (Residential/Commercial): Proposed mixed-use.
Possible Impacted NMDOT roadway(s): N/A
Department Comments:

- NMDOT has no comments at this time.

If there are any questions, please feel free to contact Keith Thompson at 505.490.3752 or Keith.Thompson@state.nm.us
Sincerely,

Keith Thompson, D3 Support Engineer

cc: Nancy Perea, D3 Traffic Engineer (email)
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

Michelle Lujan Grisham
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

Hilma Espinoza Chynoweth
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6