DEVELOPMENT HEARING OFFICER

Planning - Case Comments

***HEARING DATE**: 11/8/23 -- **AGENDA ITEM**: #2*

***Project Number**: PR-2022-006657*

***Application Number**: SD-2023-00201*

***Project Name**: 1000 San Mateo SE. – San Mateo and Southern.*

Request:
Preliminary/Final Plat

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

COMMENTS:

Background—

****DRB** Sketch plat completed in August of 2022.*

**A Vacation of ROW was approved by the DHO in January 2023.*

Preliminary/Final Plat request for the consolidation of 9 lots and a vacated portion of public right-of-way fr
Blvd. SE into one new lot.
Future development will be mixed – use family housing and commercial space.

-Items in Orange **color need attention-**

1. <u>Items Needing to be Completed or Corrected</u>

- ***Please provide verbal confirmation at the DHO hearing that all public notice requirements were fulfilled.**
- Please clarify existing conditions and proposed demo.
- Please confirm that CABQ Transit had no objections to the replat.

**(See additional comments on next pages)*

- Please clarify that the existing utility easement and PNM utilities lines are remaining the same.

- Please clarify if there are proposed changes for the existing trees, light poles and off-premise billboard sign.

- Please confirm is the ZHE approval has been extended. It is set to expire on 11/30/23.

- Please ensure that the project and application numbers are added to the Plat. It is required prior to final sign-off by DFT staff.

- The CABQ AGIS division will need to approve the DXF file. Please provide approval documentation. It is required prior to final sign-off of the Plat.

- *Please confirm ROW development detail and the compliance of section 7 of the DPM, Table 7.2.29.
  In regards to Sidewalk width requirements and its landscape buffer.
  Standards per Transportation—
  Proposed sidewalk widths appear to meet current standards. Please ensure a minimum 4-foot wide ADA pathway is provided around any obstacles such as trees.

- A recorded Infrastructure Improvements Agreement (IIA) must be provided to staff before final sign-off of the Plat.

- Please add the date of the DHO approval on the Plat per 6-6(L)(2)(d)(7) of the IDO.

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2. **Standard Comments and Items in *Compliance***

- After DHO approval and final sign off, a recorded copy of the Plat must be sent to the Planning Manager-Jay Rodenbeck and to PLNDRS@cabq.gov.

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

- Hydrology has an approved G&D plan.

Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.

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3. **Future Development Guidance**

Please reference development standards from the IDO per MX-L.
Standards and requirements are subject to change pending formal submittal or change in development type/use.

- For the Multi-Family and Retail uses please reference the following IDO sections that pertain to that development type:
  - **Table III – Provisions for ABC Comp Plan Centers & Corridors**, MT-Major Transit.
  - **3-3 Airport Protection Overlay zone** standards and requirements.
  - **4-3-B-7 Multi-Family and 4-3-D-37 Retail Use Specific Standards**.
  - **5-1 Dimension Standards for MX-L**. 5-1-G Exceptions and Encroachments. Provide dimensions and Open Space calculations.
  - **5-3 Access & Connectivity**, provide clarification on existing easements and modifications. Vacation of the public easements/private easement need to be justified per 6-6(M)(3).
  - **5-5 Parking & Loading**, table 5-5-1. 5-5-B-4 Allowed Vehicles, 5-5-C-4 Unlisted Uses, 5-5-D Motorcycle, 5-5-E Bicycle. Clarify shared parking agreements. Provide parking calculations.

    5-6 Landscaping, Buffering, and Screening.
    Each will have separate requirements and standards. Provide clarification on how standards are being met. Also provide landscaping calculations. Standards are including, but not limited to:
    5-6-C Minimum Landscaping, 5-6-D Required Street Trees, 5-6-Edge Buffer Landscaping (5-6-E-2 and 5-6-E-5), 5-6-F Parking Lot Landscaping, 5-6-G-3 Loading, Service and Refuse areas. Property is abutting R-1 residential to the East and within an Area of Change next to an Area of Consistency.

  - **5-7 Walls/Fences**, table 5-7-1. Multifamily exception per 5-7-D-3-C. May require separate permitting and/or approvals.
  - **5-8 Lighting requirements**
  - **5-9 Neighborhood edge requirements apply as property abuts R1-B zoned land**. Provide detail to show requirements are being met.
  - **5-11-D Building and façade design**. Provide elevations and detail.

- **5**-12 **Signage requirements.**
- **6-4 Requirements for referrals and commenting agencies**. KAFB and Sunport.
- 7-1 Dwelling, development, and use definitions.

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: Robert Webb/Jay Rodenbeck DATE: 11/8/23
Planning Department