



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-006673 Date: 8/28/2024 Agenda Item: #1 Zone Atlas Page: H-22

Request: Subdivide one existing tract into two new tracts, grant private access easement.

Legal Description: Tract 1-A Block 101, Brentwood Hills Subd

Location: 2600 Juan Tabo Blvd NE

Application For: SD-2024-00123 – PRELIMINARY/FINAL PLAT (DFT)

1. No objection.

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: 08/28/2024

AGENDA ITEM NO: 1

DHO PROJECT NUMBER:

[PR-2022-006673](#)

SD-2024-00123 – PRELIMINARY/FINAL PLAT

IDO – 2023

Sketch Plat (DFT): 10-18-23

PROJECT NAME: ARCH + PLAN LAND USE CONSULTANTS agent for HUTTON ALBUQUERQUE JUAN TABO NM ST LLC requests the aforementioned action(s) for all or a portion of: TRACT 1-A, BLOCK 101, BRENTWOOD HILLS SUBD zoned MX-M, located at 2600 JUAN TABO BLVD NE containing approximately 1.8004 acre(s). (H-22)

PROPERTY OWNER: HUTTON ALBUQUERQUE JUAN TABO NM ST LLC

REQUEST: Subdivide one existing tract into two new tracts, grant private access easement

COMMENTS:

1. Code Enforcement has no comments or objections.

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: 08/28/2024

Comments from 10/18/2023 DFT Sketch Plat:

1. Property is zoned MX-M. Future Development must meet all applicable Development Standards of IDO 14-16-5, as well as applicable standards of the DPM and other City adopted regulations.
2. Code Enforcement has no further comments and no objections at this time.

Comments from 8/3/2022 DRB Sketch Plat:

1. Property is zoned MX-M (Mixed-use Moderate Intensity) and proposed properties must meet all Dimensional Standards for MX-M, as per IDO section 5-1(D), Table 5-1-2.
2. Property is located in an Area of Change, and is adjacent on its east side to an R-1C Residential Zone, located across the alley in an Area of Consistency. Must meet requirements for buffering.
3. Proposed Car Wash or other future development on proposed lot Tract 1-A-2 must meet Landscape edge buffer requirements as per IDO 5-6(E)(2), Table 5-6-4 (15 foot landscape buffer on East side of property).
4. Proposed Car Wash must meet all Use-Specific requirements of IDO 4-3(D)(16). Car Wash building and any associated outdoor activities are prohibited within 50 feet of any Residential zone, as per IDO section 4-3(D)(16)(b).
5. Existing area of proposed Tract 1-A-2 is being utilized for parking. It is unclear if that parking area is required for other adjacent existing businesses. Proposed uses may require shared access easements on the plat, as well as Shared Parking Agreement(s).
6. Must meet requirements of IDO 5-5(I), Table 5-5-8, Required Stacking Spaces for a Car Wash (minimum 3).
7. Future Development must meet all other applicable Development Standards of IDO 14-16-5, as well as applicable standards of the DPM and other City adopted regulations.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2022-006673

SD-2024-00123 – PRELIMINARY/FINAL PLAT

IDO – 2023

Sketch Plat (DFT): 10-18-23

ARCH + PLAN LAND USE CONSULTANTS agent for HUTTON ALBUQUERQUE JUAN TABO NM ST LLC requests the aforementioned action(s) for all or a portion of: TRACT 1-A, BLOCK 101, BRENTWOOD HILLS SUBD zoned MX-M, located at 2600 JUAN TABO BLVD NE containing approximately 1.8004 acre(s). (H-22)

PROPERTY OWNERS: HUTTON ALBUQUERQUE JUAN TABO NM ST LLC

REQUEST: Subdivide one existing tract into two new tracts, grant private access easement

Comments:

08-28-2024

No objections to the requested action.

Note: Thank you for including the landscape/buffering plan. A future Site Plan submittal needs to include Street Tree calculations with details that note compliance with the requirements of IDO 14-16-5-6(D) for Street Frontage Trees.

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.

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

DRB Project Number: 2022-006673 Hearing Date: 08-28-2024
Project: Tracts 1-A-1 & 1-A-2, Block 101
Brentwood Hills Subdivision Agenda Item No: 1

<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input 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 (H22D080) with engineer's stamp 08/17/2023 for **Tracts 1-A-1**.
- **Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.**
- Comment – **Tracts 1-A-2** - 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 HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006673
2600 Juan Tabo

AGENDA ITEM NO: 1

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation has an approved TCL. Sidewalk on Lexington Avenue and Juan Tabo are adequate, but please provide a minimum 4' of sidewalk around obstacles such as poles and fire hydrants. There are existing items in the sidewalk which appear to encroach on the required 4' clearance.

. 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: August 28, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 8/28/24 -- **AGENDA ITEM:** #1

Project Number: PR-2022-006673

Application Number: SD-2024-00123

Project Name: 2600 Juan Tabo. Corner of Lexington & Juan Tabo

Request:

Preliminary/Final Plat; Subdivide one lot into two.

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

COMMENTS:

Items in **orange type** need comment or corrections.

Background:

- A Sketch Plat comprising the subject property was reviewed by Development Facilitation Team (DFT) staff, with comments provided to the Applicant in October of 2023. Two previous Sketch Plats were reviewed by the DRB in 2022.
- Applicant is requesting a Preliminary/Final Plat to subdivide one Tract into two new Tracts, 1-A-1 and 1-A-2, Block 101, Brentwood Hills Subdivision.
- Future development must meet all applicable standards and provisions of the IDO (per MX-M) and the DPM. Here is a link to both:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

1. Items that need to be completed or corrected

- Please confirm the details of the proposed Preliminary/Final plat for the DHO.
*Subdivision of land, one existing lot into two.

**(See additional comments on next pages)*

- Clarify the details of existing development, demolition, and easements.
- Demonstrate compliance with *Section 7 of the DPM Table 7.2.29, Mesa Del Sol streetscape plan, and the Required Improvements section from 5-4(N) of the IDO.* *Regarding Sidewalk width requirements and the landscape buffer.
****Verification of standards per Transportation****
Transportation has an approved TCL. Sidewalk on Lexington Avenue and Juan Tabo are adequate, but please provide a minimum 4' of sidewalk around obstacles such as poles and fire hydrants. There are existing items in the sidewalk which appear to encroach on the required 4' clearance.
Juan Tabo is a Community Principal Arterial street. Lexington is a Local street w/ a Bike Route.
- *Clarify if an IL-Infrastructure List be needed or included as a part of this project.*
**After DHO approval, an IIA-Infrastructure Improvements Agreement with a financial guarantee will be required following the approved IL.*
- The Project and Application numbers must be added to the plat before final sign-off.
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- After DHO approval and final sign off, a recorded copy of the Plat must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
- Per 6-6(K)(2)(l) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.
- **The submittal for this request included a Landscape Buffer & Plan sheet. However, the review of the current request (for a Preliminary/Final Plat) did not include analysis of the noted sheet for IDO/DPM development standards, as this review will be provided during the review of the later required Site Plan submittal for the proposed development depicted on the Landscape Buffer & Plan sheet.**

2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal. Related documents are included in the submittal package.
- *Applicant/Agent to ensure all final submitted documents are sealed and signed by a design professional licensed in the State of New Mexico.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA were all provided on the plat sheet.

- 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.
- Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

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

Future Development Guidance

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

- Future development is subject to the standards and provisions within the IDO and the DPM would apply. The IDO zone district is zoned MX-M.
****Submitted plans should demonstrate how standards are being met.***
- ❖ **4-2 Allowed Uses**, table 4-2-1. Follow the Use Specific Standards per section 4-3 of the IDO for any proposed development/uses.
- ❖ **5-1 Dimension Standards**. 5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc.
 All will need to show standards and requirements are being met.*
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land.**
- ❖ **5-5 Parking and loading.**
- ❖ **5-6 Landscaping, buffering, and Screening.** *Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail.
 Be aware of several sections related to new development –
 5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas, and 5-6-E Edge buffer requirements.*
- ❖ **5-7 Walls/Fences**, table 5-7-1. ***Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-E Building/Façade Design.**
- ❖ **5-12 Signage.**
- ❖ **5-13 Operation and Maintenance**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major**.
- ❖ **Vacations per 6-6-M. 6-4(R) Dedications.**
- ❖ **7-1 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/Jolene Wolfley
Planning Department

DATE: 8/27/24