Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No:	Date:	Item No:
PR-2022-006673	8/3/2022	#5
Zone Atlas Page: H-21, H-22	Legal Description: Lot(s) TRACT 1-A BLOCK 101, BRENTWOOD HILLS SUBDIVISION Location: 2600 JUAN TABO BLVD NE between LEXINGTON AVE NE and CANDELARIA RD NE	
Request For: PS-2022-00149-SKETCH PLAT IDO - 2021 PS-2022-00033 – SKETCH PLAT		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
2. The improvements required in the Availability Statement, if any, shall be incorporated into the infrastructure list.
3. Include the following note: "Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."
4. On the site sketch, show the existing sewer connection to verify that no private easements are required.

5. There may be a benefit to having a private sewer easement across the southern parcel so that the northern parcel may access an easier sewer connection.
6. Easements:
    a. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.
    b. Proper private water and/or private sanitary sewer service easements shall be granted for access to public waterline and/or public sanitary sewer for proposed lots which do not have direct access. The width of the private service easement shall be determined by the engineer or surveyor.
7. Information Only:
    a. This project is within the adopted service area.
    b. A pro rata assessment is mapped to this parcel. The amount is $302.12. However, there is insufficient documentation to assess this charge, and no payment is required prior to platting.

DEVELOPMENT REVIEW BOARD
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:*** *8/3/2022*

AGENDA ITEM NO: 5

DRB PROJECT NUMBER:
PR-2022-006673
PS-2022-00149 – SKETCH PLAT
IDO - 2021

PROJECT NAME:
OLSSON – TAYLOR ELLIS requests the aforementioned action(s) for all or a portion of: **TRACT 1-A, BLOCK 101, BRENTWOOD HILLS** zoned **MX-M**, **located at 2600 JUAN TABO BLVD NE between JUAN TABO BLVD NE and LEXINGTON AVE NE** containing approximately 1.8021 acre(s). (H-21, H-22)

PROPERTY OWNERS: GBN HOLDINGS LLC, TRINITY GROUP LLC

REQUEST: SUBDIVIDE ONE LOT INTO TWO NEW LOTS

Comments:

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 REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006673 AGENDA ITEM NO: 5
2600 Juan Tabo

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Sidewalk on Lexington Avenue shall be a minimum of 5 feet wide. On Juan Tabo Boulevard, in addition to showing the 6-foot sidewalk width, provide a minimum 4-foot dimension of sidewalk around obstacles such as poles. Demonstrate that the sidewalk meets this criteria.

2. Right-of-way dedication is needed to ensure that public sidewalk is completely located within the right-of-way. Include driveways with ADA pathways within this right-of-way dedication.

3. Detectable warning surfaces are needed at the existing accessway and at the intersection corner.

4. *Create curve at public alley and Lexington Avenue. Take into account public infrastructure location and sight distance.*

5. *Provide shared access as needed between lots. Provide site plan as part of the next submittal to avoid lot line conflict with the drive-thru lane.*

6. If future development is not going to be submitted to DRB, a TCL (Traffic Circulation Layout) will be required before building permit.

7. Please provide a Trip Generation Exhibit to determine if a TIS is required.

. 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 3, 2022

ACTION:

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

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

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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

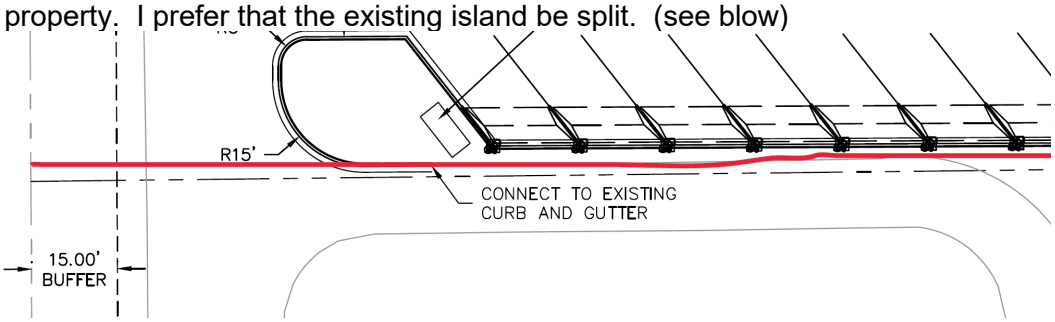
DRB Project Number: 2022-006673 Hearing Date: **08-03-2022**

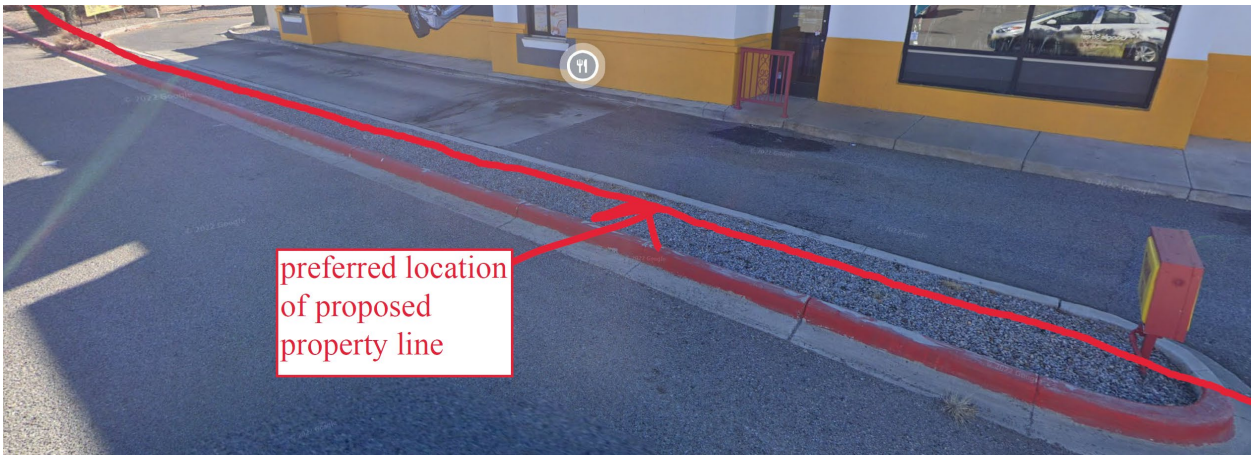
Project: Tracts 1-A-1 & 1-A-2, Block 101 Brentwood Hills Subdivision Agenda Item No: **5**

☒ Sketch Plat	☐ Minor Preliminary / Final Plat	☐ Preliminary Plat	☐ Final Plat
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☐ Site Plan for Bldg. Permit ☐ Site Plan for Subdivision	☐ Bulk Land Plat
☐ SIA Extension	☐ DPM Variance	☐ Vacation of Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- A blanket Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.
- The property line should be moved north so that all of existing building's drive-thur is on their property. I prefer that the existing island be split. (see blow)





- Comment – An approved Grading & Drainage Plan is required prior to Building Permit 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 DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG

☐ DENIED Delegated For: _____

SIGNED: ☐ I.L. ☐ SPSD ☐ SPBP ☐ FINAL PLAT

DEFERRED TO _____

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

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

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

DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/03/22 -- **AGENDA ITEM**: #5*

***Project Number**: PR-2022-006673*

***Application Number**: PS-2022-00149*

***Project Name**: 2600 Juan Tabo*

Request:
Sketch Plat.

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

COMMENTS:

- For Platting actions, all signatures from the 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 DRB agenda. AGIS must approve the DXF file. Project and application numbers must be added to Plat sheets.

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

- 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.

- Future development must meet all applicable standards and provisions of the IDO and the DPM. However if a property has a previously approved Site Development Plan, all proposed development must meet all standards within that plan. Proposed changes may require minor/major amendments to that plan. Where silent, development must still meet current standards of the IDO & DPM.

**(See additional comments on next page)*

- For the Carwash Use at that location please reference the following IDO sections:

    - 4-3-D-16 Carwash Use Specific Standards. Please note item (b) A car wash building and any associated outdoor activities are prohibited within 50 feet in any direction of any Residential zone district.
    - 5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments. Development cannot cross over property lines.
    - 5-3 Access & Connectivity requirements. Provide clarification on any proposed/existing easements.
    - 5-5 Parking & Loading requirements, table 5-5-1. Provide clarification on shared parking agreements and parking calculations.
    - 5-6 Landscaping, Buffering, and Screening. 5-6-C Minimum Landscaping, 5-6-D Required Street Trees, 5-6-D-2 Additional Landscaping, 5-6-E Edge Buffer Landscaping, 5-6-F Parking Lot Landscaping, 5-6-G-3 Loading, Service and Refuse areas. Provide clarification on how standards are being met. Note 5-6-3-2-a describes the landscaping requirements for the buffer on the west property line.
    - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
    - 5-9 Neighborhood edge requirements. There is a required 15-foot buffer between Areas of Change and Areas of consistency. The 15-foot buffer is shown on west property line adjacent to single family residential.
    - 5-11-E Building and façade design. Structures must meet these design requirements. Application should provide elevations and detail how requirements are being met.
    - 7-1 Development and use definitions.

<u>Disclaimer</u>: 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 DATE: 08/2/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-006673
PS-2022-00149 – SKETCH PLAT
IDO - 2021
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PROPERTY OWNERS: GBN HOLDINGS LLC, TRINITY GROUP LLC
REQUEST: SUBDIVIDE ONE LOT INTO TWO NEW LOTS

<u>08-03-2022</u>
If development is applicable per IDO 5-6(B), which includes investment or renovation of the existing development, street trees are required on Juan Tabo Blvd.