

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006746
1748, 1752, 1756 Cliffside

AGENDA ITEM NO: 2

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Both Cliffside and Cascade are considered local roads and a minimum 48-foot wide right-of-way is required. Cliffside Drive shows a 42-foot wide right-of-way. Right-of-way dedication is required or a justification letter is needed for a waiver to allow it to remain at current width.
2. 5' sidewalks with a 4-6' landscape buffer is required along both roadways. Please provide dimensions of existing sidewalk on Cliffside. Sidewalk construction is required along Cascade. All construction items in the right-of-way need to be placed on an infrastructure list and financially guaranteed.

. 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: June 21, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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

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

DRB Project Number: 2022-006746 Hearing Date: 06-21-2023

Project: Lots A-26 & A-24-A, Vista Magnifica Subdivision Agenda Item No: 2

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
---	---

ENGINEERING COMMENTS:

- Hydrology will need to approve a Conceptual Grading and Drainage Plan prior to approval of Preliminary Plat. There are major grade issues here that will need to be addressed.



- 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 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: 6/21/2023

AGENDA ITEM NO: 2

PROJECT NUMBER:

PR-2022-006746

PS-2023-00101 – SKETCH PLAT

REQUEST: PROPOSED REPLAT OF LOTS A24, A25, A26 IN VISTA MAGNIFICA SUBDIVISION. GOAL: TURN CURRENT THREE LOTS INTO TWO LOTS, AND FACING NEW DIRECTIONS

LOCATION: BETWEEN CLIFFSIDE DR and CASCADE PL

COMMENTS:

1. Property is zoned MX-L, and must meet all Dimensional standards as per IDO 5-1(D), Table 5-1-2.
2. Property is located in the Volcano Mesa Character Protection Overlay, CPO-13, IDO section 3-4(N). The standards for CPO-13 apply only for low density residential development.
3. Application is listed as a Multi-Family development. Show how you are meeting all of the allowable use standards for Multi-Family development, as per IDO Table 4-2-1, and section 4-3(B)(8) (ie: trees per dwelling unit, hours of availability for support services, landscape standards, etc).
4. If there is a separate Residential Community Amenity area, you would need to add parking calculations for that area (1 per 1000 GFA, per Table 5-5-1), and include in totals for required and provided.
Residential Community Amenity: " A use provided for the comfort and convenience of residents of more than 1 unit in a low-density or multi-family residential development, including but not limited to a clubhouse, exercise room, swimming pool, tennis court, community room, or laundry room. IDO page 588, Definitions
5. Property is located in the Northwest Mesa Escarpment View Protection Overlay, VPO-2, IDO section 3-6(E), and must follow development standards, including colors, reflectivity, and shielding of equipment. It does not appear to fall within the Height Restriction Sub-Area. Show and/or note on plans how these standards are being met, and light reflective values for colors (LRV).
6. Proposed six foot wrought iron fence needs to be obtained through separate permit. Will require Variance to be obtained for fence located within front and street side yard area, as it is limited to 3 feet in those areas, as per Table 5-7-1 and IDO section 5-7(D)(3)(c).
7. Signage must meet all requirements of IDO 5-12, and will require a separate building permit.
8. No further comments at this time.



DEVELOPMENT REVIEW BOARD

Planning - Case Comments

HEARING DATE: -- **AGENDA ITEM:** #2

Project Number: PR-2022-006746

Application Number: PS-2022-00

Project Name: 1756 Cliffside

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:

- This site has featured two previous Sketch Plats which were reviewed by DRB staff on March 30, 2022 and September 21, 2022. The previous Sketch Plats featured different replat proposals than the current replat. The previous Sketch Plats featured proposals to adjust the boundaries of the three existing lots. Code Enforcement comments for the September 21, 2022 Sketch Plat noted that two of the three lots were below the minimum Contextual lot size requirements (the range of allowable lot sizes per Code Enforcement is 0.1575 acres to 0.2625 acres). The current Sketch Plat features a consolidation of the three existing lots into two lots 0.1944 acres and 0.1581 acres in size, which both fall within the allowable lot sizes per the Contextual lot size standards.
- 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
- 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.

**(See additional comments on next page)*

- 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.
- Future development must meet all applicable standards and provisions of the IDO (R-T) and the DPM.
- Please refer to Section 4-3(B)(1) of the IDO for Use-Specific standards for single-family detached dwellings, 4-3(B)(6) for townhomes, and 4-3(B)(5) for duplexes.
- Please confirm if townhomes or single-family/duplex residences are proposed on the lots; townhomes have different dimensional standards than single-family/duplex residences, including for setbacks (townhomes have a 0-foot interior side yard setback requirement while single-family/duplex residences have a 5-foot interior side yard setback requirement).
- Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.
 - 5-3 Access & Connectivity requirements. 5-3(C)(3)(b) For all low-density residential development, **driveways accessed from the front or street side of the property shall be at least 20 feet long.**
 - 5-5 Parking & Loading requirements, Table 5-5-1
 - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
 - 5-8 for Outdoor Lighting requirements.
 - 5-11 for Building and façade design requirements for new development.
 - Section 6-1, table 6-1-1 for notice requirements.
 - Platting action per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
 - Vacations per 6-6-M.
 - 7-1 Development, dwelling 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: Jay Rodenbeck
Planning Department

DATE: 6/20/23



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2022-006746

PS-2023-00101 – SKETCH PLAT

REQUEST: PROPOSED REPLAT OF LOTS A24, A25, A26 IN VISTA MAGNIFICA SUBDIVISION. GOAL: TURN CURRENT THREE LOTS INTO TWO LOTS, AND FACING NEW DIRECTIONS

LOCATION: BETWEEN CLIFFSIDE DR and CASCADE PL

Comments:

06-21-2023

No comments.