

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

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

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation is satisfied with the justification letter for the ROW.
2. 5' sidewalks with a 4-6' landscape buffer is required along both roadways. Your plan shows a proposed 5' sidewalk along Cascade but your infrastructure list shows it as 4'. The infrastructure list should be updated to show 5' sidewalk.

. 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: September 27, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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: 9/27/2023

AGENDA ITEM NO: 4

DHO PROJECT NUMBER:

PR-2022-006746

SD-2023-00155 – AMENDMENT TO PRELIMINARY PLAT

IDO – 2022

SKETCH PLAT (DFT): 6-21-23

PROJECT NAME:

MAIA MARTIN agent for **MICHELLE FLORES** requests the aforementioned action(s) for all or a portion of: **A24, A25 AND A26, BLOCK 4 UNIT A, VISTA MAGNIFICA** zoned **R-T**, located at **1748, 1752 & 1756 CLIFFSIDE** between **CLIFFSIDE DR** and **CASCADE PL** containing approximately **0.35** acre(s). **(H-11)** *[Deferred from 8/23/23b]*

PROPERTY OWNERS: MICHELLE D FLORES

REQUEST: PROPOSED REPLAT OF LOTS A-25, A-24, A-26 IN VISTA MAGNIFICA SUBDIVISION. TURN 3 EXISTING LOTS INTO TWO NEW LOTS A-26A & A-26-B

COMMENTS:

1. Property is zoned R-T and is located within an Area of Consistency. It is located within the Vista Magnifica Subdivision. Property must meet Contextual lot size allowance standards, as per IDO section 5-1(C)(2)(b). Based on prior Contextual Lot size calculations, it appears the proposed lots are within the allowed size range. As copied from 9/21/2023 Sketch Plat:
*Contextual lot size calculations for Cascade Place, the block to which the lots will face, are as follows:
The range of allowable lot sizes are 0.1575 acres to 0.2625 acres (calculated as 75% to 125% of average lot size of 0.2100 acre).*
 - The proposed lot sizes of 0.1944 and 0.1581 acres both fall within this allowable size range for lots on Cascade Place.
2. *Please note that if the west property, Lot A-26-A were to show its front side as Cliffside Drive, it would require a different calculation for the Contextual Lot size, based on properties located on Cliffside Drive. These lots range from 0.0603 to 0.0871, so the proposed lot would NOT come close to meeting that contextual lot size, if facing Cliffside Drive. I can provide specific calculations, if needed.*

DEVELOPMENT HEARING OFFICER

Code Enforcement Comments

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*Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov*

DATE: 9/27/2023

3. Front Lot Line must be located along Cascade Place, and therefore the Front Façade of Home should be facing Cascade Pl, as well (proposed drawing shows what appears to be front façade along Cliffside Drive).
4. Code Enforcement has no further comments, and no objections if the properties face and are addressed off of Cascade Place.



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 9/27/23 -- **AGENDA ITEM:** #4

Project Number: PR-2022-006746

Application Number: SD-2023-00155

Project Name: Lots A-26-A & A-26-B, Block 4, Vista Magnifica Subdivision

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.*

BACKGROUND

- This proposed Minor Preliminary/Final Plat would consolidate three existing lots into two lots (Lot A-26-A at 0.1944-acres in size & Lot A-26-B at 0.1581-acres in size) within Block 4 of the Vista Magnifica Subdivision.
- This site was reviewed for a ZHE Variance applications to combine three lots into a lot larger than the contextual lot size requirements would permit. On March 2, 2022, the ZHE denied the variances.
- This site has had three previous Sketch Plats: reviewed by DRB staff on March 30, 2022 and September 21, 2022, and by DFT staff on June 21, 2023. The Sketch Plats reviewed by the DRB featured different replat proposals than the current replat. The latest Sketch Plat reviewed by DFT staff featured the same lot sizes, layout, and configuration as the current Preliminary/Final Plat, which is a consolidation of the three existing lots into two lots 0.1944 acres and 0.1581 acres in size, falling within the allowable lot sizes per the Contextual lot size standards.
- On September 21, 2023, a facilitated meeting was held between the applicant/agent and the Vista Magnifica Neighborhood Association regarding the Minor Preliminary/Final Plat application. Notes on the facilitated meeting which were compiled by the City's ADR office are on file with the Minor Preliminary/Final Plat application.

**(See additional comments on next pages)*

COMMENTS:

Items in Orange color need immediate attention

1. Items Needing to be Completed or Corrected

- *Please confirm ROW development and any changes. Include compliance detail for section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.
 - *Verification of standards per Transportation****
 - Cliffside Drive NW is a local street, requiring a 5-ft sidewalk and 5-6-ft landscape buffer
 - Cascade Place NW is a local street, requiring a 5-ft sidewalk and 5-6-ft landscape buffer
- There is an infrastructure List included with the Minor Preliminary/Final Plat application. An approved financial guaranty and recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign-off of the Plat should the Plat be approved by the DHO.
- Confirm if the sidewalk and landscape buffer along Cliffside Drive NW and Cascade Place NW are/would be in ROW or within an easement.
- The Grading Plan included with the Minor Preliminary/Final Plat application submittal depicts a 5-foot wide sidewalk along Cascade Place NW. However, the Infrastructure List depicts a 4-foot wide sidewalk. The Infrastructure List must be updated to reflect the 5-foot sidewalk width depicted on the Grading Plan (which meets the DPM requirements for sidewalk width).
- The Infrastructure List included with the Minor Preliminary/Final Plat application submittal is featured on an obsolete DRB template. The DHO Infrastructure List template must be utilized, which can be obtained at:
https://documents.cabq.gov/planning/development-hearing-officer/DHO_infrastructure-list.pdf
- The project and application numbers for the Plat must be added to the Infrastructure List.
- The project and application numbers must be added to the Plat prior to the final sign-off of the Plat, should the Plat be approved by the DHO.
- The City's AGIS office must approve the DXF file for the Plat prior to the final sign-off of the Plat, should the Plat be approved by the DHO.

- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat. Therefore, prior to final sign-off of the Plat, the date of the DHO approval must be added to the Plat (should the DHO approve the Plat).
- A DHO Determination has been applied for regarding the existing ROW width of the streets fronting along the site. Transportation has noted that they are satisfied with the justification letter for the ROW. **Should the DHO approve the Determination, a note noting the DHO Determination approval must be added to the Plat prior to the final sign-off of the Plat, should the Plat be approved by the DHO.**
- Future development must meet all applicable standards and provisions of the IDO (R-T) and the DPM.
Here is a link to both:
https://documents.cabq.gov/planning/IDO/2022_IDO_AnnualUpdate/IDO-2022AnnualUpdate-EFFECTIVE-2023-07-27.pdf

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- Please refer to Table 2-3-7 of the IDO for R-T Zone District Dimensional Standards, 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.
- All standards within IDO section 5-4 Subdivision of Land and 5-4(C) Compliance with Zoning Requirements apply to platting actions.

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.

2. Items in Compliance

- The Plat features all the required signatures as follows: utility and AMAFCA signatures, City Surveyor, Surveyor, and owner.

- The Applicant properly notified Anna Solano and Tom Salas of the Vista Magnifica Neighborhood Association per the list of Neighborhood Associations sent by ONC as well as per Table 6-1-1 of the IDO.
- A post-submittal facilitated meeting which was requested by the Vista Magnifica Neighborhood Association was held as required per 6-4(L) of the IDO.
- The Applicant received all the required signatures from the Hydrology, Transportation, and ABCWUA engineers on Form S.



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FROM: Jay Rodenbeck
Planning Department

DATE: 9/25/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2022-006746

SD-2023-00155 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 6-21-23 (DFT)

IDO – 2022

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Comments:

09-27-2023

No comments or objections to the requested platting actions.

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.