



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-006794

Date: 10/25/2023

Agenda Item: #12 Zone Atlas Page: F-17

Legal Description: TR B-2 PLAT OF TR B-1 B-2 B-3 FORMERLY BEING TR B ALLWOODS

Location: 4901 SAN MATEO between SAN MATEO and LUMBER AVE NE

Application For: SD-2023-00176-PRELIMINARY/FINAL PLAT (DHO)

1. Availability Statement #230108 has been issued and provides the conditions for service for proposed development on existing Tract B-2. Routine connections are available.
2. Please note that additional private sewer easement may be required for proposed Tract B-2-A if intention is to route service from the public sanitary sewer collector along Lumber Avenue as opposed to San Mateo Boulevard.
3. Please be aware that the proposed development needs 3 fire hydrants for fire protection requirements. One onsite private fire hydrant is currently located on proposed Tract B-1-A. Documentation that this private hydrant can be utilized by proposed Tract B-2-A will be required; if documentation cannot be provided an additional hydrant will be needed at time of Connection Permit request.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006794
4901 San Mateo

AGENDA ITEM NO: 12

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation has an approved TCL dated 8/25/2023. No objection.

. 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: October 25, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 10/11/23 -- **AGENDA ITEM:** #1

Project Number: PR-2022-006794

Application Number: SD-2023-00176

Project Name: 4901 San Mateo

Request:

Major Preliminary Plat

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

COMMENTS:

*Sketch plat completed with the DRB in April of 2022.

Requesting to adjust property lines to accommodate expansion of the exiting self-storage development.
Also adjusting access easement and utility easement.

-Items in Orange color need attention-

1. Items Needing to be Completed or Corrected

- If approved, the project and application number must be added to the Plat prior to final sign-off by DFT staff.
- The AGIS DXF file approval must be provided prior to final sign-off of the Final Plat.
- Please clarify the age of the signatures on the plat.
- Will an Infrastructure List be a part of this P&F plat?
If so, a recorded Infrastructure Improvements Agreement (IIA) must be recorded and submitted to staff before final sign-off of the Plat.

**(See additional comments on next pages)*

- ***Please provide verbal confirmation at the DHO hearing that all public notice requirements were fulfilled.**
 - ***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--***
San Mateo is a Principal Arterial and required 6' sidewalk with 5'-6' landscape buffer. Lumber is a local road and requires a 5' sidewalk with a 4'-6' landscape buffer. The 6' sidewalk along San Mateo is shown on the TCL, but please show the widths of sidewalk and landscape buffers on a diagram to ensure the other locations meet requirements. Please also list the narrowest ROW width of San Mateo along the frontage to ensure it meets the minimums required in the DPM.
 - Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
 - Please clarify revocable permit notation on the TCL plan page.
 - Please confirm Solid Waste has approved the platting action.
 - Please clarify how access-easements and utility easements are being affected or changed.
 - Please clarify existing conditions vs proposed and how it is affecting parking, landscaping/screening, Etc.
 Include calculations and any shared parking agreement detail.
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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.
- Grading and Drainage has been approved by Hydrology. A TCL has been approved by Transportation.

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

3. Future Development Guidance

****Please reference the following development standards from the IDO.***

Subject to change pending formal submittal or change in development type/use.

Changes to site may require amendments to previous approvals.

- ❖ **IDO Table I, II, III – Provisions for ABC Comp Plan Centers & Corridors.**
**MT-Major Transit.*
- ❖ **4-2 Allowed Uses** for MX-H, table 4-2-1. **Reference 4-3 Use Specific Standards for uses and/or development requirements. ***4-3-D-29 for Self-Storage.***
- ❖ **5-1 Dimension Standards for MX-H.** 5-1-G Exceptions and Encroachments.
**Plans will need to demonstrate that Dimensional standard requirements are being met.*
- ❖ **5-3 Access & Connectivity requirements**
- ❖ **5-4 Subdivision of Land.**
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
- ❖ 5-6 for **Landscaping, Buffering, & Screening** requirements.
**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. 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 for Building/Façade design** requirements.
- ❖ **5-12 for Signage** requirements.
- ❖ **Section 6-1**, table 6-1-1 for **public notice requirements.**
- ❖ **Dedications per 6-4-R.** **Dedication submittals are separate from plat submittals.*
- ❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M.** **Vacation submittals are separate from plat submittals.*
- ❖ **7-1 Definitions** for development, dwelling and Uses.



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
Planning Department

DATE: 10/25/23
