



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-006841 **Date:** 05/10/2023 **Agenda Item:** #5 Zone Atlas Page: J-15

Legal Description: [LOTS 1, 2 & 5, BLOCK 3, SIGMA CHI ADDITION]

Location: [1801 MESA VISTA DR NE between BUENA VISTA ST NE and YALE BLVD NE]

Application For: SD-2023-00090- PRELIMINARY/FINAL PLAT (DHO)

1. Availability Statement #221207 has been issued and provides the conditions for service. Routine connections are available.
2. For information only.
 - a. The subject parcel(s) have an existing ABCWUA water and sewer account.
 - b. It appears there will be an infrastructure list and city work order associated with this project. Please include the new water and sanitary sewer services on the work order plan set. If a city work order is not required, please coordinate the new services through the Water Authority Connection Permit process as stated in the availability statement.
3. Utility Plan;
 - a. Utility Plan does not include keyed notes in plan view. Please provide.
 - b. Clarify where sanitary sewer service will be located.
 - c. Confirm meter size. If 3" or larger, additional easement may be needed.
 - d. Please add the following notes to the Master Utility Plan
 - i. Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454.
 - ii. Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer Use Ordinance. Contact the Pre-Treatment Engineer at 505-289-3439.
4. Infrastructure List:
 - a. No objections.
5. Plat:
 - a. No Objections.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006841
Buena Vista and Mesa Vista

AGENDA ITEM NO: 5

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Justification for the alley to remain 16' is acceptable.
2. Curves are required at intersection property corners both at Mesa Vista/Buena Vista and public alleyway/Buena Vista unless you can show that the property corners are outside of the clear sight triangle. Consider location of public infrastructure and sight distances when determining radii. Keep private infrastructure outside of public right-of-way.
3. For future development, a TCL (Traffic Circulation Layout) will be required before site plan or building permit. Fill out Traffic Scoping Form to determine any potential Traffic Impact Study requirements for future development.

Disclaimer: The comments provided are based upon the information received from the applicant. 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: May 10, 2023

ACTION:

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

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

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

DRB Project Number: 2022-006841 Hearing Date: 05-10-2023
Project: Lot 1-A. Block 3 Sigma Chi Agenda Item No: 5

<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 no objection to the platting action.
- 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 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: 5/10/2023

AGENDA ITEM NO: 5

DHO PROJECT NUMBER:

PR-2022-006841

**SD-2023-00090 – PRELIMINARY/FINAL PLAT
IDO - 2021**

PROJECT NAME:

CSI – CARTESIAN SURVEYS, INC. agent for **VINODH PERUMAL** requests the aforementioned action(s) for all or a portion of: **LOTS 1, 2 & 5, BLOCK 3, SIGMA CHI ADDITION** zoned **R-MH**, located at **1801 MESA VISTA DR NE** between **BUENA VISTA ST NE** and **YALE BLVD NE** containing approximately 0.4672 acre(s). (J-15)

PROPERTY OWNERS: 1801 MESA VISTA LLC

REQUEST: INTERIOR LOT LINE ELIMINATION FOR 3 EXISTING LOT CONSOLIDATION INTO ONE NEW LOT. DETERMINATION REQUEST TO ALLOW EXISTING ADJOINING 16 FT ALLEYWAY WIDTH TO REMAIN UNCHANGED.

COMMENTS:

1. Code Enforcement has no comments and no objections.



DEVELOPMENT HEARING OFFICER

Planning Dept. - Case Comments

HEARING DATE 5/10/23 AGENDA ITEM No. 5

Project Number: PR-2022-006841

Application Number: SD-2023-00090

Project Name:

Request: Consolidation of 3 lots to 1 and alleyway width determination

Previous Sketch Plats are discussed on 4/20/2022 and 6/22/2022

1. Standard Subdivision Comments and Items in Compliance:

COMMENTS:

- The applicant proposes to **eliminate interior lot lines** to consolidate 3 lots into 1 lot. Also, the applicant requests to **determine the alleyway width** to the existing 16 feet. Per the IDO's 6-6(P)(1), waiving the alleyway width requirement requires City Council approval, with the DHO being a recommending body. Both these requests are discussed at the DHO meeting per IDO- Table 6-1-1: Summary of Development Review Procedures.
- The required right of way for the alleyway is 20 feet. This is a requirement for right-of-way width for public alleyways. A **justification letter** for determining the alleyway width to its existing 16 feet is submitted with the application. The applicant discussed the physical barriers such as the electric post, buildings, walls, and fence; lack of access to this alleyway from the proposed property; and the portion of this property alleyway length from the total to request for determination of alleyway width.
- The Office of Neighborhood Coordination (ONC) letter is submitted with the application. The letter from ONC dated April 27, 2023, clarifies "There are no neighborhood associations to notify."
- For the future required platting action, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat 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.
- 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.
- The application number must be added to the Plat prior to final sign-off should the Plat be approved by the DHO.
- The DXF file must be approved by AGIS prior to final sign-off should the Plat be approved by the DHO.
- An Infrastructure List is included with the platting application. Should the Plat be approved by the DHO, a recorded Infrastructure Improvements Agreement (IIA) based on the approved Infrastructure List must be submitted prior to final sign-off of the Plat.
- The project and application numbers must be added to the Infrastructure List.
- The Infrastructure List features “Phase 1 Improvements,” but no other phasing. The Applicant must confirm if the infrastructure is proposed to be phased.

2. IDO/DPM Comments and Items in Compliance:

- The zoning is on R-MH (Residential-Multi-Family High-Density) district. It is also within the UNM Activity Center per the Comp Plan.
- The future development must follow Table 2-3-1 and 5-1-1 for dimensional standard requirements.
- Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations. Allowable Uses and the Use Specific Standards are defined in Table 4-2-1. R-MH is considered a regulated lot.

3. Guidance for Future Development:

- Please reference the following development standards from the IDO.
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>
- **Access and Connectivity** requirements are discussed in IDO- 5-3. The future proposed Site Plan must clarify the requirements of this section.

- **Block Design and Layout** requirements are discussed in IDO- 5-4(E). These standards are associated with DPM. In the case of any conflict, the requirements in the DPM shall prevail.
- The site is located in an **Activity Center of UNM**, and is in a **Major Transit Corridor (Lomas Blvd.)**. The site is located along **Buena Vista Dr.** and **Mesa Vista Rd.** Both Buena Vista and Mesa Vista Rd. are **Local Streets**. Per DPM Table 7.2.29, the required **Sidewalk is 5ft** and **Buffer Zone/Landscape is 4-5ft or 4-6 ft**. The transportation department clarifies if it is major local or other locals.
For the platting phase, please detail the landscape/buffer zone and sidewalk widths.
- **Parking & Loading** must meet the discussed requirements in IDO 5-5, Table 5-5-1.
- Future multi-family residential development must follow the use-specific standards of 4-3(B)(8) of the IDO. Please be aware of several sections related to new development in IDO-5-6 **Landscaping, Buffering, and Screening**. These sections are not limited to 5-6-C General Landscaping, 5-6-D Required Street Trees, and 5-6-F Parking Lot. Landscaping, 5-6-G Equipment/Support areas, and IDO 5-6-E Edge buffer requirements.
- The use of the lot must meet the landscape standards which are discussed in IDO-4-3(B)(8) and in 5-6(C)(2)(b).
- The requirements of **Edge Buffer Landscaping** are discussed in IDO-5-6(E). Any future development must meet these general requirements.



- Per 5-6(E)(3) of the IDO, mixed-use or non-residential development occurring on a lot abutting a lot in the R-MH zone district with multi-family residential development shall have an edge buffer area at least 20-feet wide along the property line between the two properties. The property to the east of the subject property is zoned R-MH, and features a multi-family residential building according to real estate records. Therefore, if future development on the subject property is mixed-use or non-residential development in land use, an edge buffer area at least 20-feet in width along the eastern boundary of the subject property would be required.

- **Roof-mounted Mechanical Equipment** on a future building on the site must meet the requirements of 5-6(G)(1) of the IDO, and **Ground-mounted Mechanical Equipment** must meet the requirements of 5-6(G)(2)(a) of the IDO.
- **Loading, Services, and Refuse** areas of the building must meet the requirements of 5-6(G)(3)(c) of the IDO.
- **Wall and Fences** must meet the requirements of 5-7 of the IDO. Table 5-7-1. Summarizes the requirements. Development requires separate permitting. The future development of Multi-family Residential in High Density (R-MH) has a maximum height of 6 feet when the view **fencing** is used for a portion of a wall above 3 feet per 5-7(D)(3) (b) of the IDO.
- See 5-8 of the IDO for **Outdoor Lighting** requirements.
- Future development of the property shall follow the multi-family residential **building design façade design requirements** discussed in IDO 5-11(D).
- Any future **signage** must meet the requirements of 5-12 of the IDO. Besides the general requirements, the requirements of multi-family in the residential zone are specified in 5-12(E)(5)(b)(2).
- **Any request for a deviation from IDO standards** is allowed up to limits listed in IDO 6-4(O) and as summarized in Table 6-4-1.



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FROM: Leila Shadabi/Jay Rodenbeck
Planning Department

DATE: 5/9/2023



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2022-006841

SD-2023-00090 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 6-22-22 (DRB)

IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for VINODH PERUMAL requests the aforementioned action(s) for all or a portion of: LOTS 1, 2 & 5, BLOCK 3, SIGMA CHI ADDITION zoned R-MH, located at 1801 MESA VISTA DR NE between BUENA VISTA ST NE and YALE BLVD NE containing approximately 0.4672 acre(s). (J-15)

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Comment:

05-10-2023

No comments for this request.

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.