

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006935
10900, 10901, 10915 Juan Tabo Pl.

AGENDA ITEM NO: 6

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

PLATTING ACTION:

1. For both existing portions and proposed portions, Juan Tabo Pl. is considered a local street and requires 5' sidewalks and 4-6' landscape buffers. Show cross-sections to ensure it will be located within right-of-way, and dedicate any right-of-way as necessary. All infrastructure shall be placed onto an infrastructure list and be reviewed through the work order process.

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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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 Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-006935 Date: 06/21/2023 Agenda Item: #6 Zone Atlas Page: G-21

Legal Description: SKETCH PLAT REVIEW AND COMMENTS

Location: JUAN TABO PL between JUAN TABO BLVD and JUAN TABO PL

Application For: PS-2023-00110-SKETCH PLAT (DFT)

1. Availability Statement 230106 has been executed and provides conditions for service for a subdivision that appears to be different than what is proposed in this lot configuration.
 - a. Please send updated information to Utility Development so we can revise the statement accordingly.
 - b. As proposed, a relocation of the public water and public sanitary sewer appears to be appropriate for the proposed plat.
2. Easements:
 - a. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure.
ABCWUA Public Water & Sanitary Sewer Easements
Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.
3. Infrastructure List:
 - a. Improvements are anticipated to be required for this project. Upon issuance of the Availability Statement, include the public infrastructure items in the infrastructure list.
 - b. Please provide a site utility plan showing the infrastructure requirements in relation to the Infrastructure List.

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

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

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

DRB Project Number: 2022-006935 Hearing Date: 06-21-2023
Project: Lot 1A – 14A, Juan Tabo Business Park Agenda Item No: 6

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

- Hydrology has an approved Conceptual Grading & Drainage Plan (G21D021) with engineer's stamp 04/23/2023.
- Hydrology has no objection to the platting action.
- There should be an Infrastructure List for this Plat.

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: 6

PROJECT NUMBER:

[PR-2022-006935](#)

PS-2023-00110 - SKETCH PLAT

REQUEST: SKETCH PLAT REVIEW AND COMMENTS

LOCATION: JUAN TABO PL between JUAN TABO BLVD and JUAN TABO PL

COMMENTS:

1. Properties are zoned MX-T, Mixed Use Transition zone, and must meet all Dimensional standards as per IDO section 5-1(D), Table 5-1-2. Single-Family Homes are a permissive use.
2. Regardless of size of lot, proposed development for low density residential use must meet requirements for a 20 foot driveway, as per IDO 5-3(C)(3)(b).
3. Code Enforcement has no further comments and no objections.



DEVELOPMENT FACILITATION TEAM

Planning Comments

HEARING DATE: 6/21/23 -- **AGENDA ITEM:** #6

Project Number: PR-2022-006935

Application Number: PS-2023-00110

Project Name: Juan Tabo Pl.

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:

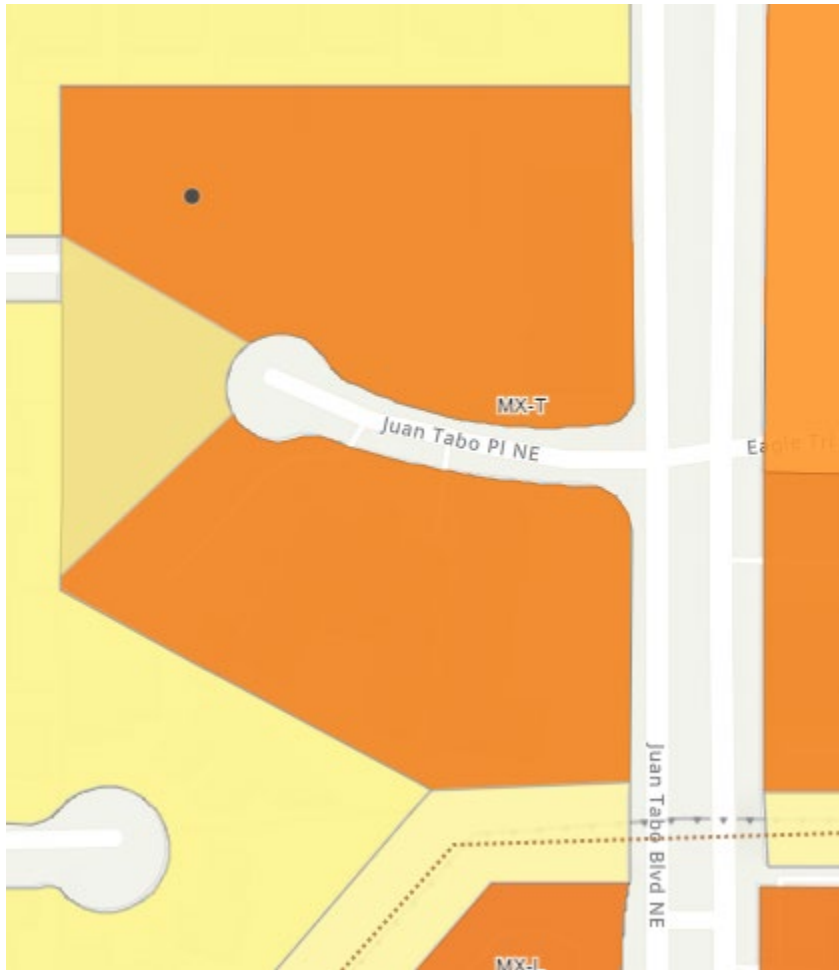
Previous sketch plats were completed in May and July of 2022.

- ***Demonstrate compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.**
Verification of standards per Transportation
Property is not within a Center or Corridor area.
Juan Tabo place is Local Street. A 5-foot wide sidewalk and a 4-6-foot wide landscape buffer is required.
- ***If Major infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.***
- Due to the number of lots proposed for the subdivision (13 lots), per 6-6(K)(1)(a)(1) of the IDO the applicant must apply for a Major Preliminary Plat, receive approval by the DHO for the Preliminary Plat, then apply for a Final Plat after Preliminary Plat approval.
- For the Preliminary Plat, the applicant must submit all required items under “Major Subdivision Preliminary Plat approval” on Form S1, and submit all required items on Form S per Hydrology, Transportation, and Water Authority requirements.

**(See additional comments on next page)*

- On Form S, the applicant must receive signatures from Hydrology, Transportation, and Water Authority staff confirming they have approved the required submittals for the Preliminary Plat before the Preliminary Plat application submittal can be accepted, processed by Planning staff and placed on an agenda.
- Signatures from the City Surveyor, surveyor, and owner(s) are all required prior to the submittal of the Preliminary Plat.
- 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.
- The MX-T zone allows different residential development types. Each type must comply with Use Specific Standards & requirements. Each can affect the building footprint area. The applicant must ensure the proposed lots can meet each of those standards & requirements.
- All public notice requirements of IDO section 6, Table 6-1-1 will need to be completed prior to formal platting submittal.
- Future development must meet all applicable standards and provisions of the **IDO** and the **DPM**. *Including but not limited to:*
 - Applicable use specific standards per low density residential.
 - IDO section 5-3(C) driveways accessed from the front or street side of the property shall be at least 20 feet long.
 - IDO section **5-1 Dimensional Standards** (Table 5-1-2 for **MX-T**).
*Clarify development/dwelling type.
 - IDO section **5-6-E-2 edge buffer landscaping**, mixed use next to R-1 (Table 5-6-4).
R-1 development to the North, West, and South.
 - Additionally, please note section **5-6-E-5. Area of Change Next to Area of Consistency** (Table 5-6-5). (Yellow = Area of Consistency, Orange=Area of Change).
-See illustration below-

**(See additional comments on next page)*



- ❖ 4-2 Allowed Uses, table 4-2-1.
 - *Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses.
 - *Please clarify proposed development/Uses and how standards are being met.

- ❖ 5-1 Dimension Standards for **MX-T**. 5-1-G Exceptions and Encroachments.
 - *Plans should include measurements for setback, separation, height elevations, etc.
 - All will need to show standards and requirements are being met.**

- ❖ 5-3 Access & Connectivity requirements.
 - 5-3(E)(1)(e) Street Signs and Lights**
 - 1. Street name signs and traffic control signs shall be required as specified in the DPM.
 - 2. Street lights on local streets are required to be installed at the applicant's expense and provided as approved in the Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O).

**(See additional comments on next page)*

- ❖ **5-4 Subdivision Of Land, 5-4(K) Dedication of Land For Public Purposes, 5-4(N) Improvements Required, 5-4(P) Additional Design Criteria and Construction Standards**
In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements. Such technical standards may be updated periodically and may vary for improvements based on the classification of streets or other improvements and the extent and characteristics of the area to be served by the improvements. All subdivisions shall comply with additional design criteria and construction standards applicable to the proposed development.

- ❖ **5-5 Parking & Loading requirements, Table 5-5-1**
5-5(F)(3) Technical Design Standards 5-5(F)(3)(a) All parking facilities shall comply with all applicable provisions in this IDO, including but not limited to those in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-5(I) (Landscaping, Buffering, and Screening), 14-16-5-8 (Outdoor Lighting), and 14-16-5-9 (Neighborhood Edges), and applicable standards in the DPM.
5-5(G)(2) Parking Spaces and Circulation Parking spaces and circulation shall meet technical standards in the DPM.
***Plans will need to demonstrate compliance of parking requirements. Provide calculation detail and any shared parking agreement information.**

- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.
***Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail.** Including alternative landscaping plans.
***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.

- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ 5-11-C Façade and Building design. ***Clarify dwelling and development type.**

- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ 6-4(R) Dedications.
- ❖ Platting actions 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.

**(See additional comments on next page)*



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: 6/20/23

**(See additional comments on next page)*



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2022-006935

PS-2023-00110 - SKETCH PLAT

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Comments:

06-21-2023

No Comments.