DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 5/11/22 -- **AGENDA ITEM**: #15*

***Project Number**: PR-2022-006935*

***Application Number**: PS-2022-00089*

***Project Name**: Juan Tabo Pl development.*

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:

- Due to the number of lots proposed for subdivision (16 lots) the applicant must apply for a Major Preliminary Plat, receive approval by the DRB 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. 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 and processed by Planning staff and placed on a DRB agenda (in addition to submitting all the required items on Form S1). Blank copies of Forms S and S1 are attached to the memo.

- The applicant must ensure the lots as proposed can meet the driveway standards of 5-3(C)(3) of the IDO, including having driveways that are at least 20 feet long for low-density residential development accessed from the front or side street of the property per 5-3(C)(3)(b).

**(See additional comments on next page)*

- Future development must meet all applicable standards and provisions of the IDO and the DPM. *Including but not limited to*:
  Single Family use specific standards, IDO section 5-1 Dimensional, IDO section 5-2-G/5-2-H Sensitive Lands-Drainage Area, and Main Street Corridor Area.

- 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.

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: Jolene Wolfley/Jay Rodenbeck/Robert Webb DATE: 05/10/22
Planning Department

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: _____

_____

Job Description: _____

- ❑ ***Hydrology:***

• Grading and Drainage Plan	____ Approved	_____ NA
• AMAFCA	____ Approved	_____ NA
• Bernalillo County	____ Approved	_____ NA
• NMDOT	____ Approved	_____ NA
• MRGCD	____ Approved	_____ NA

_____ _____

Hydrology Department Date

- ❑ ***Transportation:***

• Traffic Circulations Layout (TCL)	____ Approved	_____ NA
• Traffic Impact Study (TIS)	____ Approved	_____ NA
• Neighborhood Impact Analysis (NIA)	____ Approved	_____ NA
• Bernalillo County	____ Approved	_____ NA
• NMDOT	____ Approved	_____ NA

_____ _____

Transportation Department Date

- ❑ ***Albuquerque Bernalillo County Water Utility Authority (ABCWUA):***

• Availability Statement/Serviceability Letter	____ Approved	_____ NA
• ABCWUA Development Agreement	____ Approved	_____ NA
• ABCWUA Service Connection Agreement	____ Approved	_____ NA

_____ _____

ABCWUA Date

- ❑ Infrastructure Improvements Agreement (IIA*) ____ Approved
- ❑ AGIS (DXF File) ____ Approved
- ❑ Fire Marshall Signature on the plan ____ Approved
- ❑ ***Signatures on Plat***

• Owner(s)	_____ Yes	
• City Surveyor	_____ Yes	
• AMAFCA**	_____ Yes	_____ NA
• NM Gas**	_____ Yes	
• PNM**	_____ Yes	
• COMCAST**	_____ Yes	
• MRGCD**	_____ Yes	_____ NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

❑ **MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

❑ **MAJOR AMENDMENT TO PRELIMINARY PLAT**

❑ **BULK LAND SUBDIVISION**

___ Interpreter Needed for Meeting?_____if yes, indicate language: _____

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized* with the Development Review Application and this Form S1 at the front followed by the remaining documents *in the order provided on this form.*

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter of authorization from the property owner if application is submitted by an agent

___ Sign Posting Agreement

___ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)

___ Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)

___ Required notices with content per IDO Section 14-16-6-4(K)(1)

___Office of Neighborhood Coordination notice inquiry response

___Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

___Proof of emailed notice to affected Neighborhood Association representatives

___Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in
accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

___

___ Sidewalk Exhibit and/or cross sections of proposed streets

___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use

___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

___ Landfill disclosure statement on the plat per IDO Section 14-16-6-4(S)(5)(d)(2.)(d.) if site is within a designated landfill buffer zone

___ Proposed Infrastructure List

❑ **EXTENSION OF PRELIMINARY PLAT**

❑ **INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION**

For temporary sidewalk deferral extension, use Form V.

__ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized* with the Development Review Application and this Form S1 at the front followed by the remaining documents *in the order provided on this form.*

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter of authorization from the property owner if application is submitted by an agent

___ Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)

___ Preliminary Plat or site plan

___ Copy of DRB approved infrastructure list