Albuquerque Bernalillo County
Water Utility Authority

Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2022-007712 Date: 01/25/2023 Agenda Item: #5 Zone Atlas Page: K-18

Legal Description: LOTS 6 THRU 8 AND 10-A BLOCK 13, FAIRGROUND ADDTION

Location: 315 & 327 GEORGIA ST SE

Application For: SD-2023-00019-PRELIMINARY/FINAL PLAT (DHO)

1. No adverse comment to the proposed lot consolidation.

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

UTILITY DEVELOPMENT

DEVELOPMENT HEARING OFFICER (DHO)
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:*** *1/25/2023*

AGENDA ITEM NO: 5

DRB PROJECT NUMBER:
PR-2022-007112
SD-2023-00019 – PRELIMINARY/FINAL PLAT
SKETCH PLAT 8-31-22
IDO - 2021

PROJECT NAME:
CSI – CARTESIAN SURVEYS INC. agent for **VIETNAMESE BUDDHIST CONGREGATION OF NM** requests the aforementioned action(s) for all or a portion of: **LOTS 6 THRU 8 AND 10-A BLOCK 13, FAIRGROUND ADDITION** zoned **NR-C**, located at **315 & 327 GEORGIA ST SE** containing approximately **0.7327** acre(s). **(K-18)**

PROPERTY OWNERS: VIETNAMESE BUDDHIST CONGREG. OF NM

REQUEST: SUBDIVIDE VIA LOT-LINE ELIMINATION FOR 4 EXISTING LOTS TO CREATE 1 NEW LOT, GRANT OVERHEAD EASEMENT, SEEKING ALLEYWAY WIDTH DETERMINATION. EXISTING FENCE & GATE TO BE MOVED TO ACCOMMODATE SIDEWALK WIDTH MINIMUMS. NO OTHER DEVELOPMENT PLANNED AT THIS TIME.

COMMENTS:
1. Code Enforcement has no comments or objections.

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-007112
PS-2022-00181– SKETCH PLAT
IDO - 2021
CSI – CARTESIAN SURVEYS, INC. agent for VIETNAMESE BUSSHIST CONGREGATION OF NM requests the aforementioned action(s) for all or a portion of: LOTS 10-A AND 6 THRU 8, BLOCK 13, FAIRGROUNDS ADDITION zoned NR-C, located at 327 GEORGIA ST SE between ZUNI RD SE and ACOMA RD SE containing approximately 0.7327 acre(s). (K-18)
PROPERTY OWNERS: VIETNAMESE BUDDHIST CONGREGATION OF N M
REQUEST: LOT LINE ELIMINATTION TO CREATE 1 NEW LOT FROM 4 EXISTING LOTS

PR-2022-007112
CSI – CARTESIAN SURVEYS INC. agent for VIETNAMESE
SD-2023-00019 – PRELIMINARY/FINAL
BUDDHIST CONGREGATION OF NM requests the PLAT aforementioned action(s) for all or a portion of: LOTS 6 IDO – 2021 THRU 8 AND 10-A BLOCK 13, FAIRGROUND ADDITION zoned NR-C, located at 315 & 327 GEORGIA ST SE containing approximately 0.7327 acre(s). (K-18)
PROPERTY OWNERS: VIETNAMESE BUDDHIST CONGREG. OF NM
REQUEST: SUBDIVIDE VIA LOT-LINE ELIMINATION FOR 4 EXISTING LOTS TO CREATE 1 NEW LOT, GRANT OVERHEAD EASEMENT, SEEKING ALLEYWAY WIDTH DETERMINATION. EXISTING FENCE & GATE TO BE MOVED TO ACCOMMODATE SIDEWALK WIDTH MINIMUMS. NO OTHER DEVELOPMENT PLANNED AT THIS TIME.

<u>06-15-2022, 08-31-2022</u>
PRD has no comments for this request.

<u>01-25-2023</u>
No comments.

DEVELOPMENT HEARING OFFICER - MEETING

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007112 AGENDA ITEM NO: 5
327 Georgia Street SE

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Show right-of-way width for Georgia Street on the plat. I do see that it meets minimum on the response letter you prepared, but it should be listed on the plat.

2. The sidewalk on the plat is listed as 3.5' wide and 4' on the isometric proposed drawing. The sidewalk needs to be a minimum of 5' wide. Provide exhibit showing right-of-way, sidewalk, and street width. Right-of-way dedication may be required.

3. Transportation is satisfied with the justification for allowing the alleyway to remain 16' wide.

. 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: January 25, 2023

ACTION:

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

DEVELOPMENT HEARING OFFICER

Planning - Case Comments

***HEARING DATE**: 1/25/23 -- **AGENDA ITEM**: 5*

***Project Number**: PR-2022-007712*

***Application Number**: PS-2023-00019*

***Project Name**: 315 & 327 Georgia*

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.*

COMMENTS:

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. No re-plating action cannot increase any existing nonconformity or create a new nonconformity. ***Clarify existing structure(s), demo, and proposed development changes for existing restaurant.**

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. With project and application numbers added.
  Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

- Future development must meet all applicable standards and provisions of IDO (NR-C) and the DPM. ***Plans should demonstrate how standards are being met.**

- Please reference the following development standards from the IDO. Subject to change pending formal submittal and/or proposed development types/uses.

  - Table I, II, III – Provisions for ABC Comp Plan Centers & Corridors, *Within ¼ mile of MS-Main Street and PT-Premium Transit.
  - 4-2 Allowed Uses, table 4-2-1. ***Reference Use table and Use Specific Standards for proposed development standards, requirements, and restrictions.**

**(See additional comments on next page)*

- 5-1 Dimension Standards for NR-C. 5-1-G Exceptions and Encroachments.
  ***Plans should include setback measurements and elevations with height measurements**.
- 5-3 Access & Connectivity requirements.
  ***Clarify if access is affected by replat.**
- 5-5 Parking & Loading requirements, Table 5-5-1.
  ***Clarify if parking is affected by replat**
- 5-6 Landscaping, Buffering, and Screening standards and requirements.
  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** and **5-6-E Edge buffer requirements.**
  ***Clarify if Landscaping is affected by replat**
- 5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting.
  5-7-D-3 for any wall height exceptions.
- 5-8 for Outdoor Lighting requirements.
- **5-11-E Building and façade design requirements.**
- 5-12 for Signage requirements and restrictions.
- **Section 6-1, table 6-1-1 for public notice requirements**.
- Platting action per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- Vacations per 6-6-M. May require additional approvals.
- 7-1 Development, dwelling and use definitions.

- Requirements of DPM Table 7.2.29 for the pedestrian realm generally require as follows:
  The subject property is located outside a Center.
  Georgia St. SE is a local street with a minimum sidewalk width requirement of 5-feet and a landscape/buffer zone width requirement of 4-6 feet.
  The DPM allows balancing of considerations of the pedestrian realm in a redevelopment situation, see below:

  DPM Section 7-2(D)(4) (p.7-20) states, "Achieving standards widths for desired elements may be particularly challenging for roadway reconstruction projects, thus requiring some level of prioritization on individual roadways and consideration of the role that a series of roads play across the network. For reconstruction projects, the landscape buffer zone should be provided as space allows."

  Please detail landscape/buffer zone and sidewalk widths, and any sidewalk that will be replaced based on design or sidewalk disrepair, and please confirm if any right-of-way dedication will be necessary to meet the sidewalk width and landscape/buffer zone with requirements of Table 7.2.29 of the DPM.

<u>Disclaimer</u>: 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/Jolene Wolfley DATE: 01/23/23
Planning Department