



## **Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

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**Project No: PR-2022-007153**

**Date: 10/25/2023**

**Agenda Item: #11 Zone Atlas Page: J-13**

**Legal Description: Tract A, Tract A & Tract 238C1A2A2, Lands of Stewart-Walker/Lands of REI**

**Location: 1904 Bellamah Ave NW/1904 Mountain Rd NW between 18<sup>th</sup> St and 20<sup>th</sup> St**

### **Application For: SD-2023-00179-Preliminary/Final Plat (DHO)**

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1. Please add the following note to the plat:
  - a. “Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”
2. For information purposes only:
  - a. Conditions for water and sanitary sewer service for new site plan on Tract A-1 provided per approved Availability Statement 221111. Conditions for water and sanitary sewer service for new site plan on Tract A-2 provided per approved Availability Statement 230415R.
    - i. Infrastructure improvement is required for Tract A-2.
  - b. Tract A-3 has an active water and wastewater service account with ABCWUA.
    - i. Should new development take place on Tract A-3, an Availability Statement will need to be requested to determine conditions for water and sewer service. Please make a request at the following link when proposed development is known: [Info for Builders – Availability Statements – Albuquerque Bernalillo County Water Utility Authority \(abcwua.org\)](#)

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007153  
1904 Bellamah Ave.

AGENDA ITEM NO: 11

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Mountain is a Major Collector and requires 6' sidewalk while the plan shows 5.8' sidewalk in this stretch. As this is existing sidewalk and the width is within a couple of inches Transportation has no issue with this. No objection.
2. Please provide a cross lot access easement with this plat. This can be a condition of approval.

Future Development

3. A Traffic Circulation layout will be required prior to approval of the site. A TCL for a portion of the site has been approved and comments for a second portion have been provided.
4. Please fill out a Traffic Scoping Form and submit to Matt Grush [mgrush@cabq.gov](mailto:mgrush@cabq.gov) for review to determine if a Traffic Impact Study is required.

. 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](mailto:earmijo@cabq.gov)

DATE: October 25, 2023

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 10/25/23 -- **AGENDA ITEM:** # 11

**Project Number:** PR-2022-007153

**Application Number:** SD-2023-00179

**Project Name:** Lands of Sawmill Bellamah Properties, LLC – 1904 Bellamah

**Request:**

*Minor Preliminary/Final Plat*

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

#### BACKGROUND

- This proposed Minor Preliminary/Final Plat would adjust boundaries between three existing tracts, creating three new tracts (Tract A-1 at 68,488 square feet in size, Tract A-2 at 89,475 square feet in size, and Tract A-3 at 76,591 square feet in size).
- A Zone Map Amendment was approved by the EPC for the northern portion of the site from NR-LM to MX-H on July 21, 2022 per PR-2022-007153 / RZ-2022-00028.
- Variances were approved by the ZHE on May 16, 2023 permitting an 8-foot increase to the 68-foot maximum-permitted building height in the MX-H zone district on the subject site.
- The subject site went through Sketch Plat review by the Development Facilitation Team (DFT) on June 7, 2023.
- A Site Plan Administrative DFT application for a proposed mixed-use development (PR-2022-007153 / SI-2023-01646) is currently under administrative review on the northern portion of the site (proposed Tract A-1).

*\*(See additional comments on next pages)*

## COMMENTS:

Items in Orange color need immediate attention

### 1. Items Needing to be Completed or Corrected and IDO/DPM Comments

- The Site Sketch included with the platting application submittal depicts the encroachment of lot lines through parking spaces on Tract A-3; lot lines are not permitted to encroach through parking spaces in a replat.
- Tract A-3 as depicted on the Plat would be split-zoned MX-M and MX-H. Per 6-6(K)(2)(c) of the IDO, if the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e. create a "floating zone line"), the Applicant shall obtain a Zoning Map Amendment - EPC to establish zone boundaries that coincide with the lot line before a replat can be approved.
- Confirm compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width and landscape buffer width requirements (verification of standards per Transportation).
  - The subject property is not located in a Center or a Corridor. On the edge of the property along Bellamah Ave., a 5-foot sidewalk, a proposed bike lane and a 4 to 6-foot buffer zone or landscape area are required. Along 20th street, a 5-foot sidewalk and a 4 to 6-foot buffer zone or landscape area are required. Additionally, along the southern boundary of the subject property fronting Mountain Rd. NW, a 6-foot sidewalk and a 5 to 6-foot buffer zone or landscape area are required.
- The site is located within the Sawmill/Wells Park Character Protection Overlay (CPO-12), and subject to its requirements. The IDO and DPM requirements apply where the requirements of CPO-12 are silent.
- If public infrastructure is required for the proposed platting application, an Infrastructure List must be submitted. A Site Plan Administrative DFT application is currently under review on Tract A-1, and any required public infrastructure on that tract could potentially be tied to the Site Plan rather than the Plat. However, any infrastructure that is required beyond the site boundaries of the Site Plan would need to be tied to the Plat.
- The project and application numbers must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.

- If approved by the DHO, the AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat.
  - Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat. Therefore, prior to final sign-off of the Plat, the date of the DHO approval must be added to the Plat (should the DHO approve the Plat).
  - All standards within IDO section 5-4 Subdivision of Land and 5-4(C) Compliance with Zoning Requirements apply to platting actions.
  - After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck and [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) (should the Plat be approved by the DHO).
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## **2. Items in Compliance**

- The Applicant had obtained the required utility/AMAFCA, City Surveyor, Surveyor, and Property Owner signatures on the Plat.
  - The Applicant received signatures from Hydrology, Transportation, and ABCWUA, on Form S confirming that any associated application submittals required from them have been submitted and approved.
  - The Applicant properly notified the Neighborhood Associations sent by ONC per Table 6-1-1 of the IDO.
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## **3. Future Development Guidance**

- If a future Site Plan has more than 50,000 square feet GFA of new non-residential development, more than 50 multi-family dwelling units, or major public infrastructure, a Site Plan Administrative DFT application is required.
- The property is within 1320 feet of Main Street (Central) and of a Premium Transit Center, but is not in a Main Street or Premium Transit Area. The property is in an Area of Change.
- IDO 2-4(D) MX-H High Intensity Zone: Dimensional standards and setbacks must meet the MX-H and MX-M zone districts.

- IDO 3-4 (M): Sawmill/Wells Park CPO-12:  
No specific standards for MX-M or MX-H zoning.
- IDO 5-3(D) On-site Pedestrian Connections: Provide required walkways and comply with shading of walkways.
- IDO 5-3(E) Driveways, Drive Aisles, and Access: Comply with subsections (a) and (c).
- IDO 5-5(C) Off-street Parking:  
Follow parking requirements for proposed Multi-family combined with commercial from Table 5-5-1. **Please note that UC-MS-PT reductions do not apply to this parcel. Please clarify if shared parking agreements exist.**
- IDO 5-5(C)(5) Parking Reductions: Project could explore (b) and (c). Also, IDO 5-5(C)(6) Parking Credits.
- 5-6 (F)(1)(a) Parking Location and Design: Check for compliance.
- IDO 5-5(G) Parking Structure Design and (H) Off Street Loading: Check for compliance.
- IDO 5-6(C): General Landscaping Standards: Check for compliance. In general, 15% of the net lot area shall contain landscaping.
- IDO 5-6(D): Street Frontage Landscaping: Check for compliance.
- IDO 5-6(E)(5) Edge Buffer Landscaping: The parcel is abutting other Mixed-Use Zones, except for the NR-LM parcel to the east. The parcel is surrounded by other parcels designated as Areas of Change. **No edge buffering is required.**
- IDO 5-6(F)(1) Parking Lot Edges: Confirm Compliance.  
Check compliance with this provision:  
Landscape buffers are required in the following locations, with minimum widths and design requirements as specified below.

#### Front Lot Edge

##### a. General

Any parking lot located within 30 feet of the front lot line shall be screened from the street either by a masonry wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed CMU block) at least 3 but not more than 4 feet in height, or by a landscape buffer at least 10 feet in width with a continuous line of evergreen shrubbery 3 feet in height, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.

- Building Design: The applicant team is encouraged to use the Climatic and Geographic Responsive Design Considerations; they are optional and are not required.  
[SubmittalFormClimaticGeographic\\_Responsiveness.pdf \(cabq.gov\)](#)
- IDO 5-11(E) Building Design Mixed Use: Comply with Subsections (2) thru (3).
- Please note the following IDO Sections:
  - 5-7: Walls. Development requires separate permitting. Height per table 5-7-1 and Multi-Family exceptions per 5-7-D-3.
  - 5-8 Outdoor and Site Lighting requirements. Include lighting information in Site Plan submittal.
  - 5-12 Signs. Signage per Mixed Use and signage type. Reference table 5-12-2. Electronic signage is prohibited per CPO-12.
- Future development must meet all applicable standards and provisions of any previously approved Site Development Plan. Changes to that plan may require minor/major amendments to that plan.  
Where any previous plan is silent or if one does not exist, all development must meet all relevant standards and provisions of **IDO (MX-H and MX-M)** and the **DPM**.
- All Site Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.



*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: Jay Rodenbeck  
Planning Department

DATE: 10/24/23

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