DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

David G. Gutierrez, PE, Senior Engineer | 505-924-3695 dggutierrez@cabq.gov

DRB Project Number: 2022-007219 Hearing Date: **06/29/2022**

Project: **4615 Wyoming Blvd. NE** Agenda Item No: **6**

☒ Sketch Plat	☐ Minor Preliminary / Final Plat	☐ Preliminary Plat	☐ Final Plat
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☐ Site Plan for Bldg. Permit ☐ Site Plan for Subdivision	☐ Bulk Land Plat
☐ SIA Extension	☐ DPM Variance	☐ Vacation of Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology will need an approved grading and drainage plan completed by a New Mexico registered professional Civil Engineer for the proposed site plan.

RESOLUTION/COMMENTS:

Water:

Code Enforcement:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSD ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No:	Date:	Item No:
PS-2022-00128	06/29/2022	#6
Zone Atlas Page: F-19	Legal Description: Lot(s) TRACT A-1-E-1/TRACT A-1-A, LOS PASTORES SHOPPING CENTER Location: 4615 WYOMING BVDL NE BETWEEN and MONTGOMERY BLVD NE	
Request For: PS-2022-00128 – SKETCH PLAN		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
2. Utility Plan:
    a. Provide a utility plan that indicates the location of proposed services.
    b. Show existing public water and public sewer mains and any associated easements on the utility plan.
    c. Dimension the public water and public sewer easements on the utility plan.
    d. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.

    e. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement.
3. Infrastructure List:
    a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.
4. Information Only:
    a. It appears water and sewer are available at the southwest corner. The portion of alley south of this project is only 20 feet.
    b. This project is within the adopted service area.
    c. Pro rata is not owed for this property.
    d. Easements:
        i. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
        ii. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.

DEVELOPMENT REVIEW BOARD
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:*** *6/29/2022*

AGENDA ITEM NO: 6

DRB PROJECT NUMBER:
PR-2022-007219
PS-2022-00128 – SKETCH PLAN

PROJECT NAME:
TIERRA WEST, LLC agent for **MAUNEY INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-E-1/TRACT A-1-A, LOS PASTORES SHOPPING CENTER** zoned **MX-M**, **located at 4615 WYOMING BLVD NE BETWEEN and MONTGOMERY BLVD NE** containing approximately 2.1979 acre(s). (F-19)

PROPERTY OWNERS: MAUNEY INVESTMENTS LLC
REQUEST: SKETCH PLAN REVIEW AND COMMENT

COMMENTS:

1. Property is zoned MX-M, and must meet all dimensional standards of IDO section 5-1(D), Table 5-1-2, as well as Specific Use Standards for Multi-Family Dwellings, as per IDO section 4-3(B)(7).
2. Property is located in an Area of Change, and is adjacent to an Area of Consistency with R-1B zoning to the West. This proximity stipulates the following Landscape and Building Design requirements:
    - A fifteen (15) foot Landscape Buffer on the West side, as per IDO 5-6(E)(5), Area of Change next to Area of Consistency Table 5-6-5, and as described in IDO 5-6(E)(2), Development next to Low Density Residential Zone Districts.
    - Drop down to a maximum 30 foot height within 100 feet of protected district, as per IDO 5-9(C)(1).
3. Property is located within 660 ft of the Montgomery Blvd Major Transit Corridor, with allowance of 20% reduction Parking Credits as per IDO 5-5(C)(5)(a).
4. Must follow parking requirements as per IDO 5-5, Parking and Loading, and Table 5-5-1, which requires 1.5 spaces per Dwelling Unit (DU) prior to credits. With the 20% reduction noted above, that would reduce it to 1.2 spaces per DU required. Please show calculations for reduction to 1.15 spaces per DU, as shown on Site Plan, citing all credits utilized.
5. In addition to the IDO sections cited above, this development must meet all requirements of IDO 14-16-5, Development Standards, and should review sections 5-3 Access & Connectivity, 5-7 Walls & Fencing, 5-8 Outdoor and Site Lighting, 5-9 Neighborhood Edges, 5-11 Building Design, and 5-12 Signs.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007219 AGENDA ITEM NO: 6
4615 Wyoming

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Transportation will need an approved Traffic Circulation Layout prior to approval. Sidewalk and access will be reviewed as part of TCL.
2. Please complete a Traffic Scoping Form to determine if a TIS will be required for this property.

. 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: June 29, 2022

ACTION:

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

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

DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/29/22 -- **AGENDA ITEM**: #6*

***Project Number**: PR-2022-007219*

***Application Number**: PS-2022-00128*

***Project Name**: 4615 Wyoming*

Request: Sketch Plan: Proposal for 102-unit multi-family residential development

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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.*

COMMENTS:

- For Platting actions, utility signatures, AMAFCA signatures and DXF File approval from AGIS are all required prior to the acceptance of the application file and the placement on a DRB agenda. Project and application numbers are needed on all Plan sheets.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S or P as a part of the application process and obtain the required signatures for platting or site plans.

- All 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.

- 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.

- Future development must meet all applicable standards and provisions of any previously approved Site Plan. Changes to any previously approved Site Plan may require minor/major amendments. If none exist and/or where silent, all development must meet standards and provisions of IDO and the DPM. *Provide additional detail.
- For the Multi-Family Use please reference the following IDO sections that directly

**(See additional comments on next page)*

pertain to this project:

- Table III – Provisions for ABC Comp Plan Centers & Corridors, MT-Major Transit. The property is within 660 feet of Montgomery, a Major Transit corridor
- 4-3-B-7 Multi-Family Use Specific Standards.
- 5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments. Provide Open Space calculations.
- 5-2 Site Design, Climate and Geographic analysis. Provide documentation and detail for analysis.
- 5-3 Access & Connectivity, provide clarification on existing easements and modifications.
- 5-5 Parking & Loading, table 5-5-1. 5-5-B-4 Allowed Vehicles, 5-5-C-4 Unlisted Uses, 5-5-D Motorcycle, 5-5-E Bicycle. Clarify shared parking agreements.
- 5-6 Landscaping, Buffering, and Screening. 5-6-C Minimum Landscaping, 5-6-D Required Street Trees, 5-6-D-2 Additional Landscaping, 5-6-Edge Buffer Landscaping including 5-6-E-2 and 5-6-E-5, 5-6-F Parking Lot Landscaping, 5-6-G-3 Loading, Service and Refuse areas. Provide clarification on how standards are being met.
- 5-7 Walls/Fences, table 5-7-1. Multifamily exception per 5-7-D-3-C.
- 5-9 Neighborhood Edge requirements when developing next to a protected lot.
- 5-11-E Building and façade design. Provide elevations and detail.
- 7-1 Dwelling and development definitions.

- No dimensions are shown on the sketch plan regarding buffers. Please confirm that a 15-foot landscape buffer is provided adjacent to the single family development (not counting the alley). (See the IDO references below for two provisions that each identify a 15-foot buffer is required.)

  5-6(E)(2) Development Next to Low-density Residential Zone Districts
  Where multi-family, mixed-use, or non-residential development other than industrial development occurs on a lot abutting or across an alley from a lot containing low-density residential development in an R-A, R-1, R-MC, or R-T zone district, a buffer shall be provided along the lot line, as specified for the relevant area below.

5-6(E)(5) Area of Change Next to Area of Consistency

Where a lot in an Area of Change is abutting or across an alley from a lot in an Area of Consistency (per City Development Areas in the ABC Comp Plan, as amended), the following standards shall apply on the lot in the Area of Change, regardless of the proposed land use on that lot.

Table 5-6-5: Edge Buffer – Development Area Summary[1]

Lot in Area of Change Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT
Area of Consistency in R-A, R-1, R-MC, or R-T	14-16-5-6(E)(2)	Landscaped buffer area ≥15 ft.	Wall, fence, or vegetative screen ≥6 ft.
Area of Consistency in R-ML or R-MH	14-16-5-6(E)(3)	Landscaped buffer area ≥20 ft.	
Area of Consistency in Mixed-use, NR-C, or NR-PO	14-16-5-6(E)(4)	Landscaped buffer area ≥25 ft.	

[1] See subsections 14-16-5-6(E)(5)(a), 14-16-5-6(E)(5)(b), and 14-16-5-6(E)(5)(c) for the complete buffer standards for Development Areas.

- It is recommended that the developer buffer the multi-family from the adjacent commercial developments with something like trees?

- The 3-story proposed building height must be setback 100 feet from the property line shared with the single-family residential. See the IDO provision below.

5-9(C) BUILDING HEIGHT STEPDOWN

5-9(C)(1) General Requirement

On Regulated Lots, any portion of a primary or accessory building within 100 feet of the nearest Protected Lot property line shall step down to a maximum height of 30 feet.

- Comply with the standards for Multi-Family Development in 5-11(D) and the Use Specific Standards in 4-3(B)7:

2. Twenty-five (25) percent of the net lot area shall contain landscaping; playgrounds, sports courts, swimming pools, or similar features may count up to 10 percent of net lot landscaping. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscaped area, and the maximum a tree canopy shall count toward this requirement is 600 square feet.

3. Cool season grasses are restricted to 20 percent of the landscape area. Warm season grasses may cover up to an additional 70 percent of the landscape area.

- The proposed development is located within a Site Plan for Subdivision which was approved per 1010550 / 15EPC-40032 by the EPC and approved for final sign off by the DRB on June 1, 2016. The proposed multi-family residential development will either require a Major Site Pan Amendment – EPC to amend the past EPC approval (with DRB Final Sign-off) or will require a Site Plan – DRB due to more than 50 multi-family residential units being proposed. Staff will have to look further into past approvals and determine the next step for the proposed development. Staff will note that both possible actions are major actions requiring EPC and/or DRB approval.

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/Jolene Wolfley/Jay Rodenbeck DATE: 06/28/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-007219
PS-2022-00128 – SKETCH PLAN
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PROPERTY OWNERS: MAUNEY INVESTMENTS LLC
REQUEST: SKETCH PLAN REVIEW AND COMMENT

06-29-2022
This property is currently in a gap area, and residents would not be within a 10-minute walk to a park; therefore, a play area would be beneficial if possible.