DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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

DRB Project Number: 2022-007221 Hearing Date: **06/29/2022**

Project: **1026 Palomas Dr. SE** Agenda Item No: **8**

☒ 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 requests a cross lot drainage easement be granted for the lots with named maintenance responsibility.
- Parking/access appears to be an issue as well but defers to Transportation.

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:
PR-2022-007221	06/29/2022	#8
Zone Atlas Page: L-18	Legal Description: Lot(s) LOT 15 BLOCK 4, MELENDRES SUBDIVISION Location: 1026 PALOMAS DR SE between KATHRYN and ANDERSON	
Request For: PS-2022-00133 – SKETCH PLAT		

ABCWUA Comment:

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

1. Our system indicates a single account for 1026 Palomas. This is a multifamily account, meaning two residential properties are billed from the same meter.
2. To subdivide, separate connections and accounts are required for water and sewer. A new Connection Permit is required for the second service and a new account must be set up.
3. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
4. An Availability Statement will NOT be required with this project.
5. This project is within the adopted service area.
6. Pro rata is not owed for this property.
7. Utility Plan:
    a. Provide a utility plan that indicates the location of proposed services.
8. Plat:

a. Separate accounts shall be established for those proposed lots containing the existing dwellings prior to approval. Separate water and sanitary sewer services shall also be installed for the lots with existing dwellings prior to approval. Confirmation of both the separate accounts and separate services is required prior to plat approval.

9. Easements:
    a. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property.
    b. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.
    c. Proper private water and/or private sanitary sewer service easements shall be granted for access to public waterline and/or public sanitary sewer for proposed lots which do not have direct access. The width of the private service easement shall be determined by the engineer or surveyor.

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: 8

DRB PROJECT NUMBER:
PR-2022-007221
PS-2022-00133 – SKETCH PLAT

PROJECT NAME:
TRAMWAY PROPERTIES, LLC requests the aforementioned action(s) for all or a portion of: **LOT 15 BLOCK 4, MELENDRES SUBDIVISION** zoned **R-MH**, **located at 1026 PALOMAS DR SE between KATHRYN and ANDERSON** containing approximately 0.186 acre(s). (L-18)

PROPERTY OWNERS: TRAMWAY PROPERTIES LLC

REQUEST: SUBDIVIDE LOT INTO TWO SEPARATE PARCELS

COMMENTS:

1. Must meet requirements of IDO sections 5-3 Access & Connectivity and 5-4 Subdivision of Land, particularly 5-4(C) Compliance with Zoning Requirements and 5-4(F)(3)(a) Lot Dimensions:
   "Lot sizes shall comply with all applicable standards in this IDO, including but not limited to Section 14-16-5-1 (Dimensional Standards)."
2. Re-plat may not create a non-conformity or increase any existing non-conformity on the property.
3. Property is zoned R-MH, Residential Multi-family High Density Zone, and must meet all Dimensional Standards of the R-MH zone as per IDO 5-1(C), Table 5-1-1.
   - Minimum lot size is 10,000 square foot and 150 foot width;
   - Setbacks are 15 feet Front, 5 feet Side Interior, and 15 feet Rear.
4. Property is non-conforming as to size of the lot at this time; however, as it is located in the R-MH zone, it may be subject to allowances in IDO 6-8(E)(3), allowing lot sizes as per R-ML.
   "6-8(E)(3) Lots legally nonconforming to minimum lot width or minimum lot size requirements in the R-MH zone district shall be developed governed by the RML zone district standards in all respects; no Variance is required for such development."
   Therefore, I believe no Variance would be required for the Lot size, if proposed lots are at least 3500 sq ft, as per R-ML requirement for Single Family Home.

DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

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Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *6/29/2022*

5. Setbacks: Proposed lot line would create non-compliance of setback requirements. Variances must be obtained prior to plat submittal for all setbacks not in compliance:
    - 15 ft rear setback for home closest to street;
    - 15 ft front setback for home further back;
    - side setback, if under 5 feet.
6. Show how parking requirements would be met. As per site plan available on case 1005461, 4 parking spaces are required (two 3 bedroom homes).If needed, a Shared Parking Agreement must be prepared and recorded.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007221 AGENDA ITEM NO: 8
1026 Palomas

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. The proposed lot split would land lock Lot 2. The application only mentions an easement for parking, but Lot 2 would also need a Minimum 15' access easement. It does not appear that there is sufficient room for an access easement, but coordinate with Transportation on this issue.

. 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**: #8*

***Project Number**: PR-2022-007221*

***Application Number**: PS-2022-00133*

***Project Name**: 1026 Palomas Drive SE*

Request: Sketch Plat: Subdivide Lot into Two Separate Parcels

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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 future platting action submittals-

- The project and application numbers must be added to Plat sheets, prior to final sign-off from Planning.
  Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.

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

- 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.

- Permissive Uses within the R-MH zone district are Townhome and Multifamily. Each have specific guidelines, requirements and are defined in detail within the IDO.
  Single Family Housing is not a permissive use. (see below)

**(See additional comments on next page)*

Table 4-2-1: Allowable Uses

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed

Zone District >>	Residential						Mixed-use				Non-residential								Use-specific Standards
Land Uses	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO A	NR-PO B	NR-PO C	
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																			
RESIDENTIAL USES																			
Household Living																			
Dwelling, single-family detached	P	P	P	P	P		P												4-3(B)(1)
Dwelling, mobile home			P																
Dwelling, cluster development	P	P		P	P		P												4-3(B)(2)
Dwelling, cottage development	P	P	P	P	P		P												4-3(B)(3)
Dwelling, two-family detached (duplex)		P		P	P		P												4-3(B)(4)
Dwelling, townhouse				P	P	P	P	P	P	P									4-3(B)(5)
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA							4-3(B)(6)
Dwelling, multi-family					P	P	P	P	P	P									4-3(B)(7)

- Dimension Standards for Setbacks and Lot Size would need to be met per R-MH.
- Access for rear lot per Access & Connectivity 5-3-C.

ONE ALBUQUERQUE planning

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FROM: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 06/28/22

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-007221
PS-2022-00133 – SKETCH PLAT
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06-29-2022
No comments for this case.