DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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

DRB Project Number: 2022-007324 Hearing Date: **07-20-2022**

Project: **2100 & 2124 Central SW** Agenda Item No: **5**

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

**ENGINEERING COMMENTS:**

- Hydrology has no objection to the proposed plat.
- Any future plans an approved grading and drainage plan is required prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

**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-2022-007324 | 07/20/2022 | #5 |
| Zone Atlas Page: J-13 | Legal Description: Lot(s) BLOCK 4, TRACTION PARK & CITY ELECTRIC<br>Location: 2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLAYTON ST | |
| Request For: PS-2022-00140 – SKETCH PLAT | | |
| | | |

**ABCWUA Comment:**

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

1. An Availability Statement will NOT be required with this plat as shown.
2. This project is within the adopted service area.
3. Pro rata is not owed for this property.
4. Plat:
    a. When existing infrastructure is located along the property frontage(s), but plans are uncertain and no Availability Statement is being required, the following language shall be included on the plat for approval:
        i. "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."
5. Easements:

a. 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.
b. 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.
c. 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.

# 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:*** *7/20/2022*

**AGENDA ITEM NO:** 5

**DRB PROJECT NUMBER:**
**PR-2022-007324**
**PS-2022-00140 – SKETCH PLAT**

**PROJECT NAME:**
**ARCH + PLAN LAND USE CONSULTANTS LLC** agent for **VIA REAL ESTATE LLC** requests the aforementioned action(s) for all or a portion of: **BLOCK 4, TRACTION PARK & CITY ELECTRIC** zoned **MX-M**, **located at 2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLATON ST** containing approximately 1.0664 acre(s). (J-13)

**PROPERTY OWNERS:** VIA REAL ESTATE LLC

**REQUEST:** CREATE 2 LOTS FROM 2 EXISTING UNPLATTED TRACTS

**COMMENTS:**

1. Property must meet requirements of IDO 5-3, Access & Connectivity, and IDO 5-4, Subdivision of Land.
2. Property is zoned MX-M, and must meet all Dimensional Standards as per IDO section 5-1(D), Table 5-1-2 (Front and Side setbacks of 0 ft minimum and 15 ft maximum; Rear 0 ft when property line abuts a street).
3. Re-plat of property cannot increase an existing non-conformity or create a new non-conformity to the IDO.
4. Property is in a Premium Transit Area and Main Street Corridor Area, which require additional Dimensional Standards outlined in IDO 5-1(D)(2) regarding setback and placement of buildings – these standards are not currently being met by the location of buildings on the existing lot.
5. As the buildings were in place prior to the IDO coming into effect in 2017, the buildings are currently nonconforming structures in regards to setback and placement regulations cited in IDO 5-1(D)(2). However, the re-platting of this lot into two lots does not increase the extent of the nonconformance of the existing structures regarding special setback and placement requirements.
6. Future use and development of the structures on these lots will require following guidelines for Nonconforming Structures, as per IDO section 6-8(D).
7. Future Development must meet all standards of the IDO, DPM, and other adopted City regulations.

# DEVELOPMENT REVIEW BOARD
## Code Enforcement Comments

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*Jeff Palmer-Code Enforcement Supervisor*
*Planning Department*
*jppalmer@cabq.gov*

***DATE:*** *7/20/2022*

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007324 AGENDA ITEM NO: 5
2100 & 2124 Central Ave. SW

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. There is an approved TCL on the Carwash dated 6/10/2022 and all of the infrastructure around the lots appears to be appropriate for the area.
2. No objection

. 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: July 20, 2022

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ACTION:

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

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

# DEVELOPMENT REVIEW BOARD

## Planning - Case Comments

***HEARING DATE**: 7/20/22 -- **AGENDA ITEM**: #5*

***Project Number**: PR-2022-007324*

***Application Number**: PS-2022-00140*

***Project Name**: 2100 Central Re-plat*

**Request**:
*Sketch 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.*

**COMMENTS:**

- For Platting actions, all signatures from the property owners, City Surveyor, utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. File to include the DXF File approval from AGIS along with the project and application numbers added to Plan sheets.

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

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico.
  Any 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.

**(See additional comments on next page)*

- Future development must meet all applicable standards and provisions of the IDO and the DPM. However if a property has a previously approved Site Development Plan, all proposed development must meet all standards within that plan. Proposed changes may require minor/major amendments to that plan. Where silent, development must still meet current standards of the IDO & DPM.

- Demo and Tenant Improvements require separate permit approvals.

  Current uses of Carwash and Restaurant are permissive within the MX-M zone district. Each use may have additional Use Specific standards that must be followed.
  Please reference the following IDO sections that pertain to development at this location:
  - Table III – Provisions for ABC Comp Plan Centers & Corridors, MT-Major Transit, PT-Premium Transit, and MS-Main Street.
  - CPO-11.
  - 5-1 Dimension Standards for MX-M and 5-1-G Exceptions and Encroachments.
  - 5-2 Site Design and Sensitive Lands, Drainage area.
  - 5-3 Access & Connectivity, provide clarification if current conditions will be changed by the proposed re-plat.
  - 5-5 Parking & Loading.
  - 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.
  - 5-7 Walls/Fences, table 5-7-1. Permitting may require additional approvals.
  - 5-11-E Building and façade design. Provide elevations and detail.
  - 7-1 Use and development definitions.

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FROM: Robert Webb DATE: 07/18/22
Planning Department

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# DEVELOPMENT REVIEW BOARD

## Parks and Recreation Department

PR-2022-007324
PS-2022-00140 – SKETCH PLAT
ARCH + PLAN LAND USE CONSULTANTS LLC agent for VIA REAL ESTATE LLC requests the aforementioned action(s) for all or a portion of: BLOCK 4, TRACTION PARK & CITY ELECTRIC zoned MX-M, located at 2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLATON ST containing approximately 1.0664 acre(s). (J-13)
PROPERTY OWNERS: X
REQUEST: CREATE 2 LOTS FROM 2 EXISTING UNPLATTED TRACTS

07-15-2022
Street trees required on Central Ave SW if new development is applicable per IDO Section 5-6(B); including renovation or redevelopment of an existing building valuing $500,000 or more.