

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007327
4100 Cutler

AGENDA ITEM NO: 1

SUBJECT: Final Plat

ENGINEERING COMMENTS:

1. 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: January 10, 2024

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 1/10/24 -- **AGENDA ITEM:** #1

Project Number: PR-2022-007327

Application Number: SD-2024-00005

Project Name: 4100 Cutler Ave NE

Request:

Final Plat

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

COMMENTS:

Items in **orange type** need to be addressed.

Background

- An approval to extend a Preliminary Plat was granted on December 6th, 2023. The original approval by the Development Review Board (DRB) was on December 14, 2022 per PR-2022-007712 / SD-2022-00188.
- An approval to extend Vacations of Easement was granted on December 6th, 2023. The original approval by the DRB was on December 14, 2022 per PR-2022-007712 / SD-2022-00189, 191-197.

1. Items that need to be completed or corrected

- Please provide confirmation for the DHO that this request has no changes (including to lot sizes, numbers and/or configurations) from the original preliminary plat that was approved by the DRB.
- Application numbers must be added to the Plat before final sign-off.

**(See additional comments on next pages)*

- City Engineer to confirm if additional DRC documentation will be required, such as an IIA.
 - The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to final sign-off from Planning.
 - Once/if the plat is approved by the DHO, the date of DHO approval must be added to the plat prior to final sign-off of the plat.
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2. Items in Compliance

- Final Plat submittal has been received in a timely manner.
Per the IDO it was required to be received within 1-year after the approval of the Preliminary Plat and the Vacations of Easement by the DHO. Unless extended before the original approval of the Preliminary Plat and Vacations of Easement expire.
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3. Future Development Guidance

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

- Future development and/or expansion must meet all applicable standards and provisions of the IDO (*per MX-H*), 5-4(C) Compliance with Zoning Requirements, and the DPM.
***Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.**
- ❖ **4-2 Allowed Uses**, table 4-2-1.
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for *MX-H.
- ❖ **5-1 Dimension Standards for MX-H**. 5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc. All will need to show standards and requirements are being met.*
Per Table 5-1-4- Dimensional Standards for R-1B:
- ❖ 5-3 Access & Connectivity requirements.
- ❖ 5-4 Subdivision of Land
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**

- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-E Building/Facade Design.**
- ❖ **5-12 Signage** requirements.
- ❖ **5-13 Operation and Maintenance**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ **6-4(R) Dedications.**
- ❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M.**
- ❖ **7-1 Development and use definitions.**



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/Jolene Wolfley/Robert Webb
Planning Department

DATE: 1/8/24