



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

DRB Project No: PR-2022-007492 Date: 04/12/2023 Agenda Item: #3 Zone Atlas Page: C-20

Legal Description: LOT 18, BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES

Location: 8950 ALAMEDA BLVD NE between VENTURA ST and BARSTOW ST

Application For: SD-2023-00074-PRELIMINARY/FINAL PLAT (DHO)

1. No objection to the proposed plat.
2. For information about how to receive access to public water and public sanitary sewer service, please request an availability/serviceability statement online at the following link www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.
 - a. The public water and public sanitary sewer infrastructure is approximately 700 feet west of the subject site and can potentially be extended via a developer funded project.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007492
8950 Alameda Blvd. NE

AGENDA ITEM NO: 3

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. This portion of Alameda is a proposed Major Collector and requires 6' sidewalk with a 5-6' landscape buffer. The infrastructure list and figure only show a 5' sidewalk. Please correct this.

Disclaimer: The comments provided are based upon the information received from the applicant. 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: April 12, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2022-007492 Hearing Date: **04-12-2023**
 Project: Lot 13, Block 4. Unit 3, NAAA Agenda Item No: 3

<input type="checkbox"/> Sketch Plat	<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Grading Plan (C20D085). However, it appears that the proposed scour wall is within AMAFCA's Drainage Easement that is to be recorded. Therefore, **Hydrology will need to approve an update Grading & Drainage Plan along with AMAFACA approval.**
- On the Infrastructure List please place the scour wall.

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

APPROVED
 DENIED

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

DEVELOPMENT HEARING OFFICER

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: 4/12/2023

AGENDA ITEM NO: 3

DHO PROJECT NUMBER:

PR-2022-007492

SD-2023-00074 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 8-24-22 (DRB)

IDO - 2021

PROJECT NAME:

ISAACSON & ARFMAN, INC. | FRED ARFMAN, PE agent for **LLAVE ENTERPRISES** requests the aforementioned action(s) for all or a portion of: **LOT 18, BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned **PD**, located at **8950 ALAMEDA BLVD NE** between **VENTURA ST** and **BARSTOW ST** containing approximately **0.8995** acre(s). (**C-20**)

PROPERTY OWNERS: LLAVE ENTERPRISES

REQUEST: GRANT PUBLIC RIGHTS-OF-WAY, AMAFCA DRAINAGE EASEMENT, AND PUE

COMMENTS:

1. Property is currently zoned PD. The nearby developed properties are zoned R-1D, and show a clear pattern of single family residential development. As such, the property may choose to develop as a R-1D low-density residential development, per IDO 2-6(A)(7).
2. Code Enforcement has no further comments at this time.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 4/12/23 -- **AGENDA ITEM:** #3

Project Number: PR-2022-007492

Application Number: SD-2023-00074

Project Name: 8950 Alameda

Request:

Minor Preliminary/Final Plat to grant public rights-of-way, AMAFCA Drainage Easement, and Public Utility Easement

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

COMMENTS:

1. Items that Need to be Completed or Corrected:

- Project and application numbers must be added to the Plat prior to final sign-off of the Plat by DFT staff should the Plat be approved by the DHO.
- The AGIS office must approve the DXF file of the Plat, with an email being submitted confirming this approval prior to final sign-off of the Plat by DFT should the Plat be approved by the DHO.
- An Infrastructure List is included with this application. Should the platting application be approved by the DHO, the Applicant must work with the DRC office on an approved Financial Guaranty and a recorded Infrastructure Improvements Agreement (IIA) prior to the final sign-off of the Plat by DFT staff.
- Per Table 7.2.29 of the DPM, Alameda Boulevard is a Major Collector with a desired sidewalk width of 6 feet and a 5-6 foot landscape buffer. No sidewalk currently exists along the frontage of the subject property along Alameda, and the Infrastructure List features a 5-foot wide sidewalk along Alameda. Planning staff defer to Transportation staff regarding the width of the proposed sidewalk along Alameda as depicted on the Infrastructure List, but notes the DPM guidance for a 6-foot wide sidewalk as well as a 5-6-foot landscape buffer.

**(See additional comments on next page)*

2. Standard Subdivision Comments and Items in Compliance:

- Per Table 2-6-2 of the IDO, the dimensional standards for the subject property are applied per the most similar use or zoning as shown in Section 5-1 and Table 5-1-1 of the IDO, unless different standards are approved in the PD approval process. Planning staff defer to Code Enforcement staff regarding which zone district's dimensional standards would apply for future low-density/single-family residential development on the subject property. Dimensional standards for any other type of use would be established by the required Site Plan – EPC approval.
-

3. Future Development Guidance:

- There is an arroyo and floodplain (La Cueva Arroyo) that traverses through the center of the subject property. Planning staff defer to Hydrology and AMAFCA regarding the presence of the arroyo and floodplain within the subject property and how the Applicant must address/mitigate their presence for this platting application and future development.
- Per 2-6(A)(7) of the IDO, for PD zone districts that show a clear pattern of single-family residential platting or land use based on a pre-IDO approval, the property owner may apply for a Site Plan – Administrative pursuant to Subsection 14-16-6-5(G) for low density residential development that maintains the pattern of development in the surrounding subdivision. Deviations in platting and land use from 2-6(A)(7) of the IDO require a Site Plan – EPC approval. Existing single-family residential dwellings exist adjacent to the subject property across Alameda and abut the subject property along its southern boundary, and existing single-family platting exists in the vicinity of the subject property, meeting 2-6(A)(7) of the IDO, permitting future low-density residential/single-family residential development on the subject property to go through a Site Plan Administrative application and avoid a Site Plan – EPC. However, any future development on the subject property that doesn't meet the requirements of 2-6(A)(7) would require a Site Plan – EPC approval.
- Future development must meet all applicable standards and provisions of the IDO and the DPM. *Plans must demonstrate how standards are being met.
- Please reference the following development standards from the IDO. Subject to change depending on development type and use.
 - PD development per 2-6-A-4-C and 2-6-A-7.
 - 4-2 Allowed Uses, table 4-2-1. Use Specific Standards for Single Family Detached.
 - 5-1 Dimension Standards for R-1D. 5-1-G Exceptions and Encroachments.
 - 5-2 Site Design and Sensitive Lands requirements.
 - 5-3 Access & Connectivity requirements. 5-3-C-3 low density residential.

- 5-5 Parking & Loading requirements, Table 5-5-1. Low density residential.
- 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
- 5-11-C Building and façade design.
- 7-1 Development, dwelling 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
Planning Department

DATE: 4/10/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

PR-2022-007492

SD-2023-00074 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 8-24-22 (DRB)

IDO - 2021

ISAACSON & ARFMAN, INC. | FRED ARFMAN, PE agent for LLAVE ENTERPRISES requests the aforementioned action(s) for all or a portion of: LOT 18, BLOCK 4 UNIT 3, NORTH ALBUQUERQUE ACRES zoned PD, located at 8950 ALAMEDA BLVD NE between VENTURA ST and BARSTOW ST containing approximately 0.8995 acre(s). (C-20)

PROPERTY OWNERS: LLAVE ENTERPRISES

REQUEST: GRANT PUBLIC RIGHTS-OF-WAY, AMAFCA DRAINAGE EASEMENT, AND PUE

Comments:

08-24-2022

The Long Range Bikeways System Map shows a proposed paved multi-purpose trail on Alameda Blvd NE, which may require ROW dedication. For the requested floodplain easement, trail and/or sidewalk ROW may be waived – the applicant and PRD will need to coordinate with Transportation to confirm ROW requirements.

04-12-2023

It is unclear to me whether the previous comments from 8-24-2022 were addressed. Please clarify whether the indicated ROW for Alameda Blvd includes width for either bike lanes or a multi-use trail as shown in the Long Range Bikeways System Map or whether that requirement has been waived.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or 505-768-5378 with questions or concerns.