

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-154 Date: 08/17/21 Time: N/A (sent via email to)

Address: 8225 E Washington St., NE

AGENCY REPRESENTATIVES

Planning: Catalina Lehner (clehner@cabq.gov) James Aranda (imaranda@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

*Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

REQUEST: Hydrogen generator (Fuel)

SITE INFORMATION:

Zone: NR-LM

Size: Approx. 6.6 acre

Use: Non Residential Light Manufacturing

Overlay zone: North I-25-CPO-10

Comp Plan Area of: Change

Comp Plan Corridor: N/A

Comp Plan Center: N/A

MPOS or Sensitive Lands: N/A

Parking: 14-16 5-5

MR Area: North I-25

Landscaping: 14-16 5-6

Street Trees: 14-16 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: [Table 5-1-3: Non-residential Zone District Dimensional Standards](#)

*Neighborhood Organization/s: Alameda North Valley NA

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods.resources.*

PROCESS:

Type of Action: 6-5(G) SITE PLAN

Review and Approval Body: Administrative Is this a PRT requirement? No (Table 6-1-1)

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NOTES:

See the **Integrated Development Ordinance**

<https://documents.cabq.gov/planning/IDO/IDO-2019-Effective-2020-11-02.pdf>

Download Forms & Applications

<https://www.cabq.gov/planning/online-forms>

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings.

Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

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Zoning Comments

PRT 21-154

PROPERTY INFORMATION

- Address: 8225 WASHINGTON ST NE
- Lot: B1 Block: 0000
- Subdivision: RAFAR INVESTMENTS
- Type: Change
- Calculated GIS Acres: 6.6493
- IDO Zoning: **NR-LM**
- Old Zoning Designation: SU-2
- Old Zoning Description: M-1 OR SU-2 C
- Old Zoning Category: INDUSTRIAL / WHOLESALE / MANUFACTURING

CASE HISTORY

- 1003860

ALLOWABLE USE(S)

- Light vehicle fueling station – Permissive use

USE SPECIFIC STANDARDS

- 4-3(D)(18) Light Vehicle Fueling Station

DEFINITIONS

- **Light Vehicle Fueling Station** - An establishment primarily engaged in the retail dispensing or sale of light vehicle fuels, including but not limited to gasoline, gas/oil mixtures, diesel fuel, compressed natural gas, electricity, and hydrogen through fixed, approved dispensing equipment. Incidental activities include, but are not limited to car washes; vehicle service and maintenance; and the sale of convenience items, food, beverages, household necessities, lubricants, and batteries. This use does not include any facility meeting the definition of light vehicle repair (except those incidental services listed above), light vehicle sales and rental, outdoor vehicle storage, or liquor retail. See also Liquor Retail, Outdoor Vehicle Storage, and Vehicle Definitions for Light Vehicle Repair, Light Vehicle Sales and Rental, Light Vehicle, Vehicle Repair, and Vehicle Service and Maintenance.

DEVELOPMENT STANDARDS

- North I-25 Area – CPO-10
- North I-25 Area – CPO-10, Building Height Sub-area 3
- 5-5 PARKING AND LOADING
 - Table 5-5-1

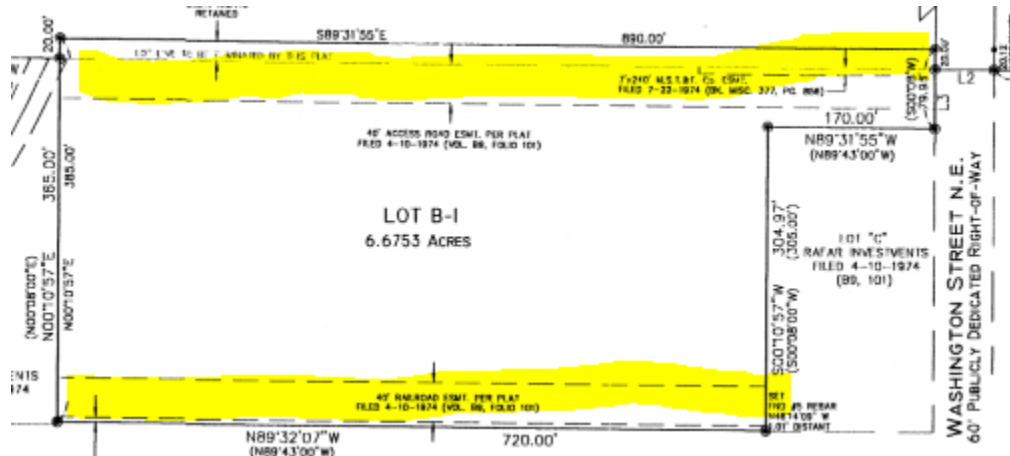
APPLICANT'S QUESTIONS

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- Answers provided based on PRT 21-119 follow up conversation concerns. It was presented as a potential “Light Vehicle Fueling Station” for this location.
- Contact Traffic regarding above electrical wires @ 505-768-3830
- Contact Building Safety for potential change of use @ 505-924-3320 option #1
- Easements



40 feet railroad easement (south) highlighted and 40 feet access easement to the north (highlighted)

- Didn't notice that other documents came attached to this request ie: “Attached map of the property” etc.

PROCESS

- 6-5(G) SITE PLAN – ADMINISTRATIVE

As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.

Transportation Development Comments

PRT 21-154 (8225 E Washington NE, LotA, PRT 21-119 Rosa Parks RD NW.)

Information for Site Development – Transportation Development

For additional information contact Jeanne Wolfenbarger (924-3991)

General Comments below:

Curb Cuts

- Follow DPM guidelines for residential curb cuts.

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- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design

- **Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.**
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- **When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.**
- **Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.**
- **Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)**
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies

- **See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.**

Platting and Public Infrastructure Requirements for Roadways

- When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
- All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
- **Curb and sidewalk are required along entire frontage of property. Follow IDO/DPM for specific width requirements.**
- Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.

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- **For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.**
- **Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.**
- **Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.**

If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Diego Ewell at dewell@cabq.gov