



## DEVELOPMENT HEARING OFFICER

### Planning - Case Comments

**HEARING DATE:** 9/27/23 -- **AGENDA ITEM:** #1

**Project Number:** PR-2022-007682

**Application Number:** PS-2023-00164

**Project Name:** 622 15<sup>th</sup> St. NW

**Request:**

Minor Preliminary/Final 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.*

**Findings & History:**

- The subject property was reviewed as a Sketch Plat by the Development Review Board on 10/6/22.
- The purpose of this request is to replat four (4) existing lots 1, 2, 3 & 4 Perea Addition into three (3) lots.
- The Subject Property is in the R-T (Residential – Townhouse) zone district and located in Character Protection Overlay 3 (Downtown Neighborhood Area) and is located in an area of consistency.
- 15<sup>th</sup> Street NW and Marble Ave NW are both functionally classified as local urban streets.
- The applicant has provided a request and justification for administrative decision to allow the existing 16' alley abutting the subject property to remain at 16' rather than widening it to 20'.

**1. Items Needing to be Completed or Corrected**

- DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.

*\*(See additional comments on next pages)*

- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Final Plat. Therefore, prior to final sign-off of the Final Plat, the date of the DHO approval must be added to the Plat.
- An Infrastructure List is included with the Preliminary/Final Plat. A recorded Infrastructure Improvements Agreement (IIA) must be recorded and submitted to staff before final sign-off of the Plat.
- Per IDO **3-4(D)(5) Other Development Standards**: where alleys are available, garages and other off-street parking areas shall be located at the rear of the property and accessed from the alley. The minimum rear setback for attached or detached garages off an alley is 5 feet. The minimum rear setback for detached garages accessed off an alley is 0 feet.  
*Off-street parking is not accessed from alley at eastern townhome.*
- *Clarify proposed parking spaces at existing triplex and provide parking calculations.*
- Per 5-4(E)(1)(c) In Areas of Consistency, alleys shall be included in subdivision design in those areas of the city where surrounding areas are platted with alleys and shall continue the alignments of those alleys.  
*Clarify how the alley is included in subdivision design.*

## **2. Standard Comments and Items in Compliance**

- No sidewalks exist along the frontage of the site along Marble Avenue NW or 15<sup>th</sup> Street NW, and are required per the IDO/DPM. Infrastructure List Exhibit “A” shows 5’ wide sidewalk provided along Marble Ave NW and 15<sup>th</sup> St. NW.
- Per Table 7.2.29 of the DPM, a landscape buffer zone of 4-6 feet is required between the back of the curb along Marble Avenue NW and 15<sup>th</sup> Street NW. Infrastructure List Exhibit “A” shows 5’ wide sidewalk provided along Marble Ave NW and 15<sup>th</sup> St. NW.
- Lot sizes comply with IDO Table 2-3-7: R-T Zone District Dimensional Standards.
- Maximum building height in R-T Zone District is 26’. Please note that per IDO 3-4(D)(4) Building height: a detached accessory dwelling shall not exceed the height of the primary dwelling or 18’, whichever is less.
- Please note that per IDO 3-4(D)(2) Site Standards: 360 SF usable open space is required per dwelling unit, and where there is no alley access for a garage: 500 SF minimum usable open space per dwelling unit is required.

- Future development must meet all applicable standards and provisions of the IDO (R-T & CPO-3) and the DPM.  
\*Plans should demonstrate how standards are being met.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity
- After DHO approval and final sign off, a recorded copy of the Plat must be sent to the Planning Manager-Jay Rodenbeck and to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).

*\*Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.*

### **3. Future Development**

- Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.
  - Table 2-3-7: R-T Zone District Dimensional Standards
  - Table III – Provisions for ABC Comp Plan Centers & Corridors, MS-Main Street and Premium Transit Corridor area.
  - 3-4(D)(2) Site Standards. **\*360 SF usable open space is required per dwelling unit, and where there is no alley access for a garage: 500 SF minimum usable open space per dwelling unit is required.**
  - 3-4(D)(5)(b) **Building Design**
  - 4-2 Allowed Uses, table 4-2-1. \*Reference Use Specific Standards for new uses and/or development.
  - 5-1 Dimension Standards for R-T & CPO-3. 5-1-G Exceptions and Encroachments. Property is within an area of consistency so 5-1-C-2-B may apply. Planning staff defers to **Code Enforcement** for calculations.
  - 5-3 Access & Connectivity requirements.
  - 5-3(C)(3)(b) For all low-density residential development, **driveways accessed from the front or street side of the property shall be at least 20 feet long.**
  - 5-5 Parking & Loading requirements, Table 5-5-1
  - 5-6 Landscaping, Buffering, and Screening standards and requirements. Residential developments are abutting to the west.
  - 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
  - 5-8 for Outdoor Lighting requirements.
  - 5-11 for Building and façade design requirements for new development.

- 5-12 for Signage requirements and restrictions.
- Section 6-1, table 6-1-1 for notice requirements.
- Vacations per 6-6-M.
- 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: Bonnie Strange/Jay Rodenbeck  
Planning Department

DATE: 9/27/23

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# 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](mailto:jppalmer@cabq.gov)

DATE: 9/27/2023

### **AGENDA ITEM NO: 1**

#### **DRB PROJECT NUMBER:**

**PR-2022-007682**

**SD-2023-00164 – PRELIMINARY/FINAL PLAT**

**SKETCH PLAT 10-6-22 (DRB)**

**IDO - 2022**

#### **PROJECT NAME:**

**FIERRO & COMPANY** agent for **MANUEL HERNANDEZ** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 4, BLOCK 32, PEREA ADDITION** zoned **R-T**, located at **622 15<sup>TH</sup> ST NW** between **MARBLE AVE NW** and **ORCHARD PL NW** containing approximately **0.324** acre(s). (**J-13**)

**PROPERTY OWNERS:** MANUEL HERNANDEZ & BERNADETTE Y. HERNANDEZ

**REQUEST:** REPLAT 4 EXISTING LOTS INTO THREE LOTS

#### **COMMENTS:**

1. Property is zoned R-T, and must meet Dimensional Standards of IDO 5-1(C), Table 5-1-1.
2. Proposed Development must meet Use Specific Requirements as per Table 4-2-1, Allowable Uses, and Parking requirements as per IDO 5-5-1, Table 5-5-1.
3. Property is located within the CPO-3 Downtown Neighborhood Area character protection overlay zone, IDO 3-4(D), and must meet all requirements of that overlay, which includes Lot Size, Useable Open Space (500 sq ft per dwelling unit), Setback (Front is contextual as per 5-2(C)(2)(c), and Parking standards. These standards will take precedence over Table 5-1-1 and other IDO sections noted earlier, along with other Development standards in that overlay zone. Please take note of these standards for future development.
4. Please explain how the off-street parking for the existing Triplex will be provided. It appears insufficient, as there would be a minimum of 1 per Dwelling Unit, if 2 bedrooms or less.
5. Please show how you will be able to meet the required useable open space requirements of 500 square feet per dwelling unit for the existing Triplex on Lot 1-A, as per IDO 3-4(D)(2)(b)(1). This cannot include parking or vehicular use areas, or public right of way. This was previously nonconforming, but changing the lot size cannot increase the level of nonconformity, and it must come into conformance as per IDO 5-4(C)(1).

## 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](mailto:jppalmer@cabq.gov)

**DATE:** 9/27/2023

6. For proposed development on Lot 2-A, you will want to look at CPO-3, IDO 3-4(D)(5)(a)(1), Parking Location and Design, if there is an alley available it requires use of alley access and location of garages and parking at the rear of the property.
7. Code Enforcement has no further comments at this time about the proposed re-plat.



## Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)

Project No: PR-2022-007682      Date: 09/27/2023      Agenda Item: #1 Zone Atlas Page: J-13

Legal Description: [Lots 1 thru 4, Block 32, Perea Addition]

Location: [622 15<sup>th</sup> St NW between Marble Ave and Orchard Pl]

### Application For: SD-2023-00164-PRELIMINARY/FINAL PLAT (DHO)

1. No objections.
2. Availability Statement #221102 has been issued and provides the conditions for service. Routine connections are available. This statement will expire on 12/7/2023.
3. This project is within the established service area.
4. Pro rata is not owed for this property.
5. Plat:
  - a. For plats that create residential lots (i.e. single family), an infrastructure list will be required for the fire hydrants required by the City Fire Marshal's Office (FMO), even if no additional infrastructure is required. This is to ensure that the fire hydrants are installed as the City FMO does not have a mechanism to confirm the installation of fire hydrants for residential uses. If a fire hydrant is included on an infrastructure list, the City requires this installation to be completed with a work order and not a Water Authority connection permit.
  - b. 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.
6. Easements:
  - a. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure. **ABCWUA Public Water & Sanitary Sewer Easements** Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.
  - b. 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.
  - c. 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.

- d. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.
- e. 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.
- f. 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.

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



DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007682  
622 15<sup>th</sup> St.

AGENDA ITEM NO: 1

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation is satisfied with the justification for the alley to remain at 16'. All other comments have been addressed. No objection.
2. For future development an approved TCL (Traffic Circulation Layout) will be required before Site Plan or Building Permit.

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](mailto:earmijo@cabq.gov)

DATE: September 27, 2023

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_  
DEFERRED DATE: \_\_\_\_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**  
Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2022-007682 Hearing Date: 09-27-2023  
Project: Lots 1-A, 2-A, & 3-A, Block 32,  
Perea Addition Agenda Item No: 1

<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"/> Bulk Land Plat
<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 no objection to the platting action.
- Hydrology has no objection to the Infrastructure List.
- **Comment** – Lots 2-A & 3-A. Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG  
Delegated For: \_\_\_\_\_  
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT  
DEFERRED TO \_\_\_\_\_



## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

**PR-2022-007682**

SD-2023-00164 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 10-6-22 (DRB)

IDO – 2022

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PROPERTY OWNERS: MANUEL HERNANDEZ & BERNADETTE Y. HERNANDEZ

REQUEST: REPLAT 4 EXISTING LOTS INTO THREE LOTS

### Comments:

09-27-2023

No comments or objections to the requested platting actions.

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