Albuquerque Bernalillo County
Water Utility Authority

Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2022-007701 Date: 01/25/2023 Agenda Item: #3 Zone Atlas Page: H-21

Legal Description: [TRACTS B-2 & 13-A, SNOW HEIGHTS ADDITION]

Location: [2801 & 2805 JUAN TABO NE between CANDELARIA RD and CLAREMONT AVE]

Application For: SD-2023-00022 -PRELIMINARY/FINAL PLAT (DHO)

1. No adverse comments to the proposed lot consolidation.

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

UTILITY DEVELOPMENT

DEVELOPMENT HEARING OFFICER (DHO)
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:*** *1/25/2023*

AGENDA ITEM NO: 3

DRB PROJECT NUMBER:
PR-2022-007701

SD-2023-00022 - PRELIMINARY/FINAL PLAT
SKETCH PLAT 10-19-22
IDO - 2021

PROJECT NAME:
ARCH + PLAN LAND USE CONSULTANTS agent for **NEW MEXICO EDUCATORS FEDERAL CREDIT UNION** requests the aforementioned action(s) for all or a portion of: **TRACTS B-2 & 13-A, SNOW HEIGHTS ADDITION** zoned **MX-L**, located at **2801 & 2805 JUAN TABO NE between CANDELARIA RD and CLAREMONT AVE** containing approximately **1.2809** acre(s). **(H-21)**

PROPERTY OWNERS: NEW MEXICO EDUCATORS FEDERAL CREDIT UNION & NUSENDA FEDERAL CREDIT UNION
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

COMMENTS:
1. Code Enforcement has no comments and no objections.

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-007701
SI-2022-01868 – SITE PLAN
IDO - 2021
JOE SLAGLE agent for NUSENDA CREDIT UNION requests the aforementioned action(s) for all or a portion of: TRACT 13-A-1, BLOCK 79, SNOWHEIGHTS ADDITION zoned MX-L, located at 2801 JUAN TABO between CLAREMONT and CANDELARIA containing approximately 1.24 acre(s). (H-21)
PROPERTY OWNERS: NEW MEXICO EDUCATORS FEDERAL CREDIT UNION & NUSENDA FEDERAL CREDIT UNION
REQUEST: NEW BUILDING AT CREDIT UNION BRANCH WITH 4 LANE DRIVE THRU CANOPY

PR-2022-007701
SD-2023-00022 - PRELIMINARY/FINAL PLAT
IDO - 2021
ARCH + PLAN LAND USE CONSULTANTS agent for NEW MEXICO EDUCATORS FEDERAL CREDIT UNION requests the aforementioned action(s) for all or a portion of: TRACTS B-2 & 13-A, SNOW HEIGHTS ADDITION zoned MX-L, located at 2801 & 2805 JUAN TABO NE between CANDELARIA RD and CLAREMONT AVE containing approximately 1.2809 acre(s). (H-21)
PROPERTY OWNERS: NEW MEXICO EDUCATORS FEDERAL CREDIT UNION & NUSENDA FEDERAL CREDIT UNION
REQUEST: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

<u>10-26-2022, 11-16-2022</u>
PRD reviewed the Site Plan and has no comments at this time.

<u>01-25-2023</u>
No objection to requested lot consolidation.

DEVELOPMENT HEARING OFFICER - MEETING

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007701 AGENDA ITEM NO: 3
2801 & 2805 Juan Tabo

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. A conceptual Traffic Circulation Layout was approved on 9/19/2022. A full TCL submittal is required prior to building permit.

2. No objection to the plat.

. 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 25, 2023

ACTION:

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

DEVELOPMENT HEARING OFFICER

Planning - Case Comments

***HEARING DATE**: 1/25/23 -- **AGENDA ITEM**: #3*

***Project Number**: PR-2022-007701*

***Application Number**: SD-2023-00022*

Project Name: Lot 6-A, Four Hills Village 21st Installment

Request:
Preliminary/Final Plat

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

COMMENTS:

- Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.

- 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.

- DXF approval from AGIS must be obtained.

- The application number must be added to the Plat.

- Requirements of DPM Table 7.2.29 for the pedestrian realm generally require as follows:
  The subject property is not located within a Center.
  Juan Tabo Blvd. NE is an arterial street with a minimum sidewalk width requirement of 6-feet and a landscape/buffer zone width requirement of 5-6 feet.
  Claremont Ave. NE is a local street with a minimum sidewalk width requirement of 5-feet and a landscape/buffer zone width requirement of 4-6 feet.
  Muriel St. NE is a local street with a minimum sidewalk width requirement of 5-feet and a landscape/buffer zone width requirement of 4-6 feet.
  This project is to accomplish a redevelopment of the property. The DPM allows balancing of considerations of the pedestrian realm in a redevelopment situation, see below:

DPM Section 7-2(D)(4) (p.7-20) states, "Achieving standards widths for desired elements may be particularly challenging for roadway reconstruction projects, thus requiring some level of prioritization on individual roadways and consideration of the role that a series of roads play across the network. For reconstruction projects, the landscape buffer zone should be provided as space allows."

Please detail landscape/buffer zone and sidewalk widths, and any sidewalk that will be replaced based on design or sidewalk disrepair, and please confirm if any right-of-way dedication will be necessary to meet the sidewalk width and landscape/buffer zone with requirements of Table 7.2.29 of the DPM.

- A Site Plan – DRB on the same site area as this Plat is concurrently being reviewed by the DRB per PR-2022-007701 / SI-2022-01868. Any improvements required per DPM Table 7.2.29 will also need to be reflected on the Site Plan and an associated Infrastructure List.

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FROM: Jay Rodenbeck DATE: 1/23/23
Planning Department