



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008085

Date: 09/20/2023

Agenda Item: #4 Zone Atlas Page: A-00

Legal Description: [Subdivide the subject site which is approximately 2 ½ acres into 17 individual parcels for the purpose of residential single-family homes]

Location: [Camino Espanol and 4th ST]

Application For: SI-2023-01465-EPC Site Plan Sign-Off (DFT)

1. No objection

a. Water Authority infrastructure complete and closed.

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

Thank you. Agreed, no response required.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008085
Camino Espanol

AGENDA ITEM NO: 4

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL dated 7/24/2023.
2. As a reminder, it will be the responsibility of the property owners to maintain the compacted crusher fine trail to keep it suitable for ADA accessibility.

Thank you. Agreed, no response required.

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: September 20, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2023-008085 Hearing Date: 09-20-2023

Project: ABQ Studios Expansion Agenda Item No: 4

<input type="checkbox"/> Sketch Plat	<input checked="" type="checkbox"/> Site Plan for Bldg. Permit
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ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (E14D002A) with engineer's stamp date 03/14/23.
- Hydrology has no objection to the Site Plan for Building Permit.

Thank you. Agreed, no response required.

APPROVED
 DENIED

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

DEVELOPMENT FACILITATIVE TEAM (DFT)

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: 9/20/2023

AGENDA ITEM NO: 4

PROJECT NUMBER:

PR-2023-008085

SI-2023-01465 – EPC SITE PLAN SIGN-OFF

IDO 2022

ZONING: PD

REQUEST: SUBDIVIDE THE SUBJECT SITE WHICH IS APPROXIMATELY 2 1/2 ACRES INTO 17 INDIVIDUAL PARCELS FOR THE PURPOSE OF RESIDENTIAL SINGLE FAMILY HOMES

LOCATION: NOT ASSIGNED between CAMINO ESPANOL and 4TH ST

COMMENTS:

1. Property is zoned PD, and is located in an Area of Change. It is abutting R-1D on the West, partially to South, and partially adjacent to the North, across the street. It is also partially abutting to R-ML to the South. All of these properties are in an Area of Consistency.
2. The PD zone allows development of single family homes, that “maintain the pattern of development in the surrounding subdivision,” as per IDO 2-6(A)(7). The predominant surrounding subdivisions are R-1D properties, which would require a minimum 10,000 square foot lot size and 70 foot lot width. The plans presented call out R-1A dimensions, which are considerably smaller in size and width.

Code Enforcement recommends consideration of re-zoning property to match desired lot sizes, as per an EPC approved Site Development Plan, IDO 2-6(A)(3)(b).

Applicant Response - See Attached.

IDO 2-6(A)(7) Procedure for Single-family Development

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.

DEVELOPMENT FACILITATIVE TEAM (DFT) 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: 9/20/2023

3. Proposed sign would not be allowed in a residential district, as per Table 5-12-1, which is referred to in IDO 5-12(F)(1), below. Again, if EPC Site Development Plan submitted, it is possible to pursue signage.

5-12(F)(1) Signs in Residential Zone Districts

5-12(F)(1)(a) The provisions in this Subsection 14-16-5-12(F)(1) and Table 5-12-1 apply to all signs in any Residential zone district unless specified otherwise in this IDO.

5-12(F)(1)(b) Notwithstanding the provisions in Table 5-12-1, a Neighborhood Association representative on file with the Office of Neighborhood Coordination (ONC) or the applicant for a subdivision is allowed 1 monument or freestanding sign for every 5 acres of land within the Neighborhood Association boundary or proposed subdivision area, up to a maximum of 4 signs. If mounted on a perimeter wall, a letter of authorization from the property owner must be submitted with the application.

4. No further comments at this time.

Spanish Walk – Code Enforcement Responses

Project # PR-2023-008085, SI-2023-01465-EPC Site Plan Sign-Off (DFT)

Responses to the comments are provided in red:

COMMENTS:

1. Property is zoned PD, and is located in an Area of Change. It is abutting R-1D on the West, partially to South, and partially adjacent to the North, across the street. It is also partially abutting to R-ML to the South. All of these properties are in an Area of Consistency.
The context of the property and the surrounding lot sizes was addressed in the justification letter and application to the EPC for the Site Plan as required by the PD zone. The EPC agreed that the proposed lot sizes provide a reasonable transition between the R-1D and R-ML (4,000 square foot townhome lots) and the commercial to the east. This is reflected in their approval and findings in the NOD included with the application.
2. The PD zone allows development of single family homes, that “maintain the pattern of development in the surrounding subdivision,” as per IDO 2-6(A)(7). The predominant surrounding subdivisions are R-1D properties, which would require a minimum 10,000 square foot lot size and 70 foot lot width. The plans presented call out R-1A dimensions, which are considerably smaller in size and width.
As discussed in the EPC Site Plan application and review, the EPC found that the proposed lot sizes were appropriate and provide a transition between the larger lots and the commercial properties along 4th Street.

Code Enforcement recommends consideration of re-zoning property to match desired lot sizes, as per an EPC approved Site Development Plan, IDO 2-6(A)(3)(b).

As discussed above, the applicant applied for and received approval from the EPC for the attached Site Plan. A rezoning was not required.

3. Proposed sign would not be allowed in a residential district, as per Table 5-12-1, which is referred to in IDO 5-12(F)(1), below. Again, if EPC Site Development Plan submitted, it is possible to pursue signage.

5-12(F)(1) Signs in Residential Zone Districts

5-12(F)(1)(a) The provisions in this Subsection 14-16-5-12(F)(1) and Table 5-12-1 apply to all signs in any Residential zone district unless specified otherwise in this IDO.

5-12(F)(1)(b) Notwithstanding the provisions in Table 5-12-1, a Neighborhood Association representative on file with the Office of Neighborhood Coordination (ONC) or the applicant for a subdivision is allowed 1 monument or freestanding sign for every 5 acres of land within the Neighborhood Association boundary or proposed subdivision area, up to a maximum of 4 signs. If mounted on a perimeter wall, a letter of authorization from the property owner must be submitted with the application.

The signage was included in the approved Site Plan – EPC and is detailed on sheet A500 in the drawing set.



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 9/20/23 -- **AGENDA ITEM:** # 4

Project Number: PR-2023-008085

Application Number: SI-2023-01465

Project Name: Spanish Walk Subdivision – 410 Camino Espanol

Request:

Final EPC Sign-off for Master Development/Site Plans - EPC

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

1. BACKGROUND, STANDARD COMMENTS AND ITEMS IN COMPLIANCE

- On February 16, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2023-008085, SI-2023-00065 - Site Plan-EPC.
- The request is for a 2.5-acre site legally described as all or a portion of Tract A-1, Spanish Walk Subdivision, located on Camino Español NW, north of Solar Rd. and west of 4th St., zoned PD (the “subject site”).
- The subject site is zoned PD (Planned Development), a zoning designation received upon adoption of the IDO. The subject site was formerly zoned SU-1 for PRD (planned Residential Development).
- The applicant wishes to develop a 17-lot low-density residential subdivision, which would be pursuant to uses, site standards, and development standards of the PD (Planned-Development) zone district as determined by the EPC.
- The subject site is located in an Area of Change as designated by the Comprehensive Plan and is part of the Northwest Mesa Community Planning Area (CPA).
- The subject site is within 660-feet of the 4th Street Main Street Corridor as designated by the Comprehensive Plan.
- The applicant notified the Lee Acres Neighborhood Association and property owners within 100 feet of the subject site as, required. Two pre-submittal and one post submittal neighborhood meeting was held with the Camino Español HOA. One

**(See additional comments on next pages)*

facilitated meeting was held with the Lee Acres NA on December 28, 2022 where neighboring property owners expressed concerns about access to Camino Español Road and wall design, heights and location.

Staff received a letter on February 5, 2023 from a resident of Camino Español NW with concerns about traffic impacts at the entrance to Camino Español Road at 4th Street.

This community member is requesting that the EPC require the Site Plan to address: ***the proposed wall design fit the character of the North Valley, native landscaping along Camino Español NW, dedication of Camino Español Road to the City and street improvements, and a Pedestrian Pathway along Camino Español NW within the ROW.***

All these items have been met.

- The Site Plan approved by the EPC shows a general layout; however, the DHO shall subsequently consider the site plan, which could change as a result of future platting actions and/or requirements.

2. EPC CONDITIONS REVIEW

Items in green are compliant/satisfied conditions

Items in orange need further attention

- The **conditions of approval** included in the Notice of Decision composed by the EPC are addressed as follows:
 1. *Once the Site Plan with the requested land use, and associated site and development standards, are approved by the EPC, the proposed site plan shall go to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.*

DFT has examined Applicant's responses to the conditions of approval to make sure that they are properly addressed per applicable City requirements on the updated site plan set.
 2. *The applicant shall coordinate with the Staff Planner prior to submitting to the DFT to ensure that EPC Conditions have been met.*

The agent (Consensus Planning) for the Spanish Walk (PD zone district) Site Plan-EPC, has worked with Staff to fulfill post EPC requirements to meet Conditions of Approval, 1-12, for SI-2023-00065.

3. *Any associated platting actions shall go to the DHO for review and approval after final sign-off by the DFT.*

Applicant has agreed to pursue their platting action requests through DHO, after the approval by the DFT.

4. *Site Plan:*

- A. *The subject site is within a Special Flood Hazard Area and shall comply with 5-4(F) Lot design and layout specifically, 5-4(F)(1) Avoidance of Sensitive Lands.*

First note on the site plan EPC states:

“This property is encumbered by a Flood Hazard Area - Zone AH with a water surface elevation of 4981.0. Camino Español is flat with no curb and gutter and currently drains onto the adjacent properties where the water ponds. The adjacent residential developments to the west and south which are in the same flood zone contain the stormwater on their properties--there are existing walls along the west and south property lines that prevent stormwater from coming onto the Spanish Walk property.”

- B. *Site Plan and Landscaping plan shall show the same Private access and Estate Curb/Driveway.*

Both site plan and landscaping plan show the same Private access and Estate Curb/Driveway.

- C. *Table of Applicable Standards for Requested PD Development shall be updated to reflect IDO section names to provide clarity and consistency for future reviews.*

The table of Applicable Standards on the Site Plan EPC sheet has been modified to reflect the IDO Section numbers for more clarity and consistency for future reviews.

- D. *A note shall be added to the Site Plan that states: This is a representation of the approved lot layout, but slight changes could occur at the DHO with the associated plat.*

This note has been added to the Site Plan EPC sheet (Third note on the Site Plan).

- E. *Site Plan shall have Keyed Notes.*

Keyed notes have been added to the Site Plan.

- F. *The drainage easement and/or swale shall be reflected on both the Site Plan and Landscape Plan based on associated grading and drainage determination.*

Retention pond and Drainage easements are properly demonstrated on the Site Plan sheet and Landscape Plan sheet.

5. *Landscape Plan:*
- A. *The development standards associated with the landscape plan under the PD zone district shall be clarified.*
The applicant has provided a landscape plan for the subdivision, which is not required for residential. The landscape plan is following IDO sections 5-6(B)(1)(a), 5- 6(C)(2)(c), 5-6(E)(5)(a), and IDO Table 5-6-5.
- B. *Landscaping calculations shall be shown.*
Proper landscaping calculations have been added to the landscaping Plan.
- C. *Square footage for all planting beds shall be indicated.*
While there are no landscape requirements for single family residential. They are providing an average of 565 SF of landscaping per lot on average.
- D. *For Landscaped buffer areas provided, dimensions, labels, square footage of planting beds and percent of what is being provided shall be shown.*
A 6' wall or screen is required on lots in areas of consistency next to areas of change, which has been satisfied. The only areas where this would be required are along the southern and western edge of the property where a 6-foot wall already exists.
- E. *Distances between street frontage trees within the subdivision shall be dimensioned.*
The Landscape Plan states "Street trees are based upon an average spacing of 40 feet O.C."
- F. *Plant legend shall be updated so that tree types are not repeated.*
No tree types are repeated on the Plant Legend.
- G. *All plants shall be selected from the Official Albuquerque Plan Palette pursuant to IDO 5-6(C)(4)(b).*
Planner confirms that all plants have been selected from the Official Albuquerque Plant Palette.
- H. *An Irrigation detail shall be provided.*
Proper irrigation notes have been added to the Landscape Plan sheet.
- I. *Native landscaping shall be provided along the north side of the perimeter wall along Camino Español Rd.*
This condition had been satisfied.
6. *Access and Connectivity:*
- A. *A crusher fine pedestrian pathway shall be provided along the perimeter of the subject site on the south side of Camino Español Rd. and shall meet DPM requirements.*
This condition has been satisfied.

- B. ADA requirements shall be followed pursuant to 5-3(C)(1).
The crusher fine path is mentioned to be ADA-compliant
7. Walls and Fences:
- A. The perimeter wall along Camino Español NW shall match the existing design and character of other walls and fences in the neighborhood (ex. coyote fencing) to comply with the agreement made with the Camino Español HOA.
The perimeter wall along Camino Espanol is a coyote fence with either rocky mountain juniper or ponderosa pine (bark still attached). The coyote fence is indicated on the Site Plan and details are provided on the detail sheet.
- B. The site plan shall show the modified perimeter wall along Camino Español NW.
The coyote fence is shown on the Site Plan.
- C. All materials and colors shall be shown on the wall/fence detail.
materials and colors are shown on the wall/fence detail.
- D. The perimeter coyote fence shall provide articulation
The provided detail demonstrates that the coyote fence will be either rocky mountain juniper or ponderosa pine cull with bark still attached.
8. Signs:
- A. Signage area calculations shall be provided. *The sign detail is located on Sheet Planner was unable to locate these calculations. A500, Detail 1, and shows the sign dimensions and sign face area (10 s.f.)*
- B. Signage details shall be added to the elevations.
Signage Detail has been added to the Detail sheet.
- C. The note regarding final sign design to be determined by owner shall be removed. (Note: What the EPC approves is what will be required unless you go through an Administrative Amendment for the sign).
This item has been addressed.
9. Elevations:
- A. Elevation sheet shall have a title block.
Please fill in the title block with proper sheet title and address on the Elevation sheet. The elevation sheet has been updated. See attached.
- B. Elevations shall include a schedule (List of colors and materials).
Proper schedule has been added to the Elevation sheet.
- C. General Notes: building design standards (pursuant to 5-11(C) Low-density residential development, etc. shall be provided.
Relevant notes have been added to the Elevation sheet.
- D. All dimensions shall be provided.
Dimensions have been provided on the Elevation sheet.

10. Condition from Solid Waste Management Department:

A site plan approved for access by the Solid Waste Department will be required

This condition has been met. Solid Waste has signed the Site Plan.

11. Condition from AMAFCA:

Approval of a CLOMR/LOMR is required prior to any grading or building approval for the site.

Proper note has been added to state this item on the Site Plan.

Approval of a CLOMR/LOMR is required prior to grading/building permit. Agreed.

12. Conditions from PNM:

A. *Any existing and/or new PNM easements and facilities shall be reflected on any resulting future Site Plan or Plat.*

Proper note has been added to state this item on the Site Plan.

B. *Perimeter and interior landscape design shall abide by any easement restrictions and not impact PNM facilities*

Proper note has been added to state this item on the Site Plan.

- **Consensus Planning, Agent for Las Ventanas Homes, has satisfied all Conditions for NOD dated February 16, 2023 (PR-2023-008085, SI-2023-0065) Site Plan, EPC.**

-
- **The project and application number must be added to the site plan. Complete.**
 - **An infrastructure list is provided in this application. A recorded IIA based on the approved infrastructure list must be submitted prior to final sign-off of the Site Plan. Agreed.**
 - **The following will need to be on the final plan sheets:
Documents signed/stamped by a design professional licensed in the State of NM. Complete, with the exception of the Elevation since single family homes are not required to be done by a registered architect.**



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: Hannah Aulick/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 09/20/23