



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2023-008157 Date: 9/27/2023 Agenda Item: 2 Zone Atlas Page: J-13

Legal Description: Lot 1-B, FREEWAY-OLD TOWN, LIMITED

Location: 1810 Bellamah Ave NW between 18th ST NW AND 20th ST NW

Application For: SD-2023-00175- PRELIMINARY/FINAL PLAT (DHO)

1. Serviceability Letter #230510 has been issued and provides the conditions for service. Public extensions are required to upsize the existing water line on 18th Street. A subsequent request for availability is needed with an approved fire one plan for proposed lot 1-B-1 to get a commitment of service.
2. An Availability Statement will be required with this project.
3. This project is within the established service area.
4. Pro rata is not owed for this property.
5. Plat:
 - a. When existing infrastructure is located along the property frontage(s), but plans are uncertain and no Availability Statement is being required, the following language shall be included on the plat for approval:
 - i. “Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development 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.
7. Please remove any storage that is currently being placed over the line.
- a. This can cause issues when maintenance or repair needs to take place of the existing line. Especially in a situation of a collapse, the easement must remain clear for access, operation, and maintenance for the public sanitary sewer line.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008157
1810 Bellamah

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. It is noted that the required 5' sidewalk is on the infrastructure list. No objection.

Future Development:

2. An approved TCL will be required prior to site plan.
3. A traffic Scoping Form will be required to determine if a Traffic Impact Study is needed.

. 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 27, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

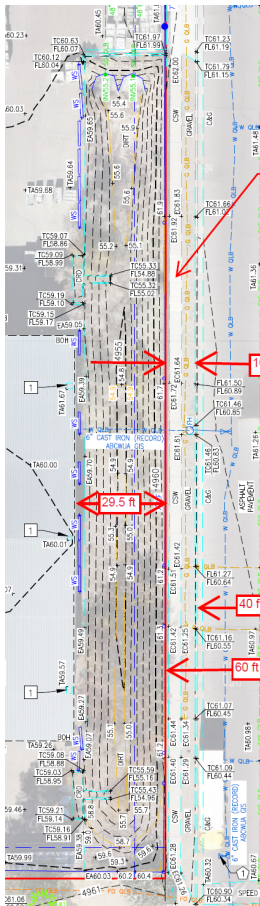
DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2022-008157 Hearing Date: 09-27-2023
Project: Lots 1-B-1 & 1-B-2, Oldtown-Freeway Limited Agenda Item No: 2

<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 an approved Conceptual Grading & Drainage Plan (J13D218) with engineer's stamp 05/12/2023.
- Please place the existing retention pond in a Private Drainage Easement with the Easement notes.



☐ APPROVED
☐ DENIED

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

DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**

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

- **Comment** - 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).

DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT

Areas designated on the accompanying plat as "drainage easements" are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities in accordance with standards prescribed by the City of Albuquerque. Grantor shall construct drainage facilities in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the Drainage Report with engineer's stamp date _____ and the Grading and Drainage Plan with engineer's stamp date _____ which report and plans are on file in the office of the City Engineer File # _____. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ 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: 9/27/2023

AGENDA ITEM NO: 2

PROJECT NUMBER:

PR- 2023-008157

SD-2023-00175 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 2-15-23 (DFT)

IDO 2021

PROJECT NAME:

THE GROUP | RON HENSLEY agent for **CLEARBROOK INVESTMENTS INC.** requests the aforementioned action(s) for all or a portion of: **TRACT 401 UNIT 3, ATRISCO GRANT** zoned **MX-M** located on **SAGE RD NW** between **COORS RD AND 75TH ST** containing approximately **9.56 acre(s). (L-10)** [Deferred from 7/23/23b, 8/23/23b. 9/13/23b]

PROPERTY OWNERS: EXPLORA EDUCATIONAL DEVELOPMENT, LLC

REQUEST: DIVIDE EXISTING LOT 1-B, FREEWAY OLD TOWN, LIMITED INTO TWO SEPARATE LOTS. PROPOSING TO RESTORE LOT LINE ELIMINATED IN 2012 BY A PREVIOUS ACTION. PROPOSED PLAT WILL GRANT PUBLIC UTILITY, PRIVATE WATER LINE, AND PRIVATE ACCESS EASEMENTS.

COMMENTS:

1. Code Enforcement has no objections to the proposed re-plat action with private access easements noted.
2. Property is zoned NR-LM and is located within the CPO-12 Sawmill/Wells Park Overlay zone, IDO-3-4(M). Future development must meet all applicable setback, dimensional and design standards, accordingly.



DEVELOPMENT FACILITATION TEAM

Planning Comments

HEARING DATE: 2/15/23 -- **AGENDA ITEM:** DFT

Project Number: PR-2023-008157

Application Number: SD-2023-00175

Project Name: 1810 Bellamah / 18th St

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:

*Sketch plat completed in February of 2023.

The request is to divide one existing lot into two lots. Including sidewalk construction.

Items in **Orange** color need attention

1. Items Needing to be Completed or Corrected

- At the DHO hearing, please confirm that all public notice requirements were fulfilled.
- Please clarify access/circulation for both lots, specifically the lot to the West.
- 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.
 - Please confirm if landscape buffer is included with the sidewalk on the IL.
- ***Please confirm ROW development detail and the compliance of section 7 of the DPM, Table 7.2.29. In regards to Sidewalk width requirements and its landscape buffer.**
***Defer to Transportation for standards.**
The location is not in a Center.
18th St. and Bellamah Ave. are both Local streets, with proposed Bike Path.

**(See additional comments on next page)*

- The application number must be added to the Final Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.
- The AGIS DXF file approval must be provided prior to final sign-off of the Final Plat.
- **Please confirm if the past DRB actions are affected by this proposed replat?**

4. ~~Project#-1007999~~
09DRB-70305 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for EXPLORA EDUCATIONAL DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Lot(s) 2, zoned S-MI, located on SOUTHWEST CORNER OF 18TH ST NW AND BELLAMAH NW (J-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR EASEMENTS AND TO PLANNING FOR AGIS DXF FILE.**

Case Tracking: 1007999

2 of 19

Case Tracking: 1007999

Case Number: 1007999

AA Case:

DRB Case: Y

EPC Case:

LC Case:

ZHE Case:

[DRB Project Files](#) (If Available)

[Add to Results](#) | [View Additional Details](#)

2. Standard Comments and Items in Compliance

- 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.
- 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.

**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 Guidance

****Please reference the following development standards from the IDO.***

Subject to change pending formal submittal or change in development type/use.

Changes to site may require amendments to previous approvals.

- Future development must meet all applicable standards and provisions of the IDO (NR-LM & CPO-12) and the DPM.
- ❖ **Table III – Provisions for ABC Comp Plan Centers & Corridors.** **Property within ¼ mile of MS-Main Street Corridor & PT-Premium Transit.*
- ❖ **3-4(M) SAWMILL/WELLS PARK – CPO-12.**
 - 3-4(M)(3)(c) NR-LM and NR-BP Zone Districts Front, side, and rear, minimum: 10 feet, except 25 feet minimum adjacent to any Residential zone district, a lot containing a residential use in any Mixed-use zone district, or a designated trail.*
 - 3-4(M)(4)(c) NR-LM zone district: 55 feet.*
 - 3-4(M)(5) Other Development Standards 3-4(M)(5)(a) Enclosures and Screening 1. Non-residential uses within or adjacent to any Residential zone district shall be conducted within the fully enclosed portion of a building. 2. All non-residential outdoor activities, including but not limited to storing materials, vehicle circulation, and parking adjacent to a lot in any Residential zone district, a lot containing a residential use in any Mixed-use zone district, or a lot containing a Civic and Institutional use in any zone district, shall be visually screened with an opaque wall or fence at least 6 feet high and a landscaped buffer at least 10 feet wide with evergreen trees and/or shrubs.*
 - 3-4(M)(5)(c) Building Design for Mixed-use and Non-residential Development In Mixed-use and Non-residential zone districts, all of the following building design regulations apply. 1. No portion of any building within 25 feet of the front lot line shall exceed 15 feet in height. 2. Front doors must face the nearest street. 3. Exposed CMU block is not allowed as a finished material for buildings. 4. Reflective or mirrored glass is prohibited. 5. For lots abutting Mountain Road east of Old Town Road, street-facing façades shall be designed to appear as a collection of smaller buildings by incorporating variations in massing, building height, or building material at least every 35 feet of façade length.*
 - 3-4(M)(5)(d) Façade Design in Mixed-use and Non Residential Zone Districts For all development except residential and industrial development, each street-facing façade shall contain 25 percent or more of its surface in transparent windows and/or doors.*

- ❖ 4-2 Allowed Uses, table 4-2-1. ***Reference Use Specific Standards any new uses and/or new development. *Please clarify proposed development and Uses.**
- ❖ 5-1 Dimension Standards for **NR-LM**. 5-1-G Exceptions and Encroachments.
***Plans will need to demonstrate that Dimensional standard requirements are being met.**
- ❖ 5-3 Access & Connectivity requirements.
- ❖ **5-4 Subdivision Of Land, 5-4(P) Additional Design Criteria and Construction Standards**
In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14- 16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements. Such technical standards may be updated periodically and may vary for improvements based on the classification of streets or other improvements and the extent and characteristics of the area to be served by the improvements. All subdivisions shall comply with additional design criteria and construction standards applicable to the proposed development.
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
***Plans will need to demonstrate compliance of parking requirements. Provide calculation detail and any shared parking agreement information. *Clarify if parking is affected by proposed replat.**
- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.
***Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail.**
Be aware of several sections related to new development –
5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas. 5-6-E Edge buffer requirements.
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ 5-12 for Signage requirements and restrictions.
- ❖ Section 6-1, table 6-1-1 for public notice requirements.
- ❖ Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- ❖ 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: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 9/27/23
