

DEVELOPMENT HEARING OFFICER

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: 04/24/2024

AGENDA ITEM NO: 4

DHO PROJECT NUMBER:

PR-2023-008197

SD-2024-00070 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 02-15-23 (DFT)

IDO - 2021

PROJECT NAME:

LAND DEVELOPMENT PLANNING | DANNY MARTINEZ agent for **ROY & EMMA LUNA** requests the aforementioned action(s) for all or a portion of: **LOT 90-A and LOT 90-B, UNIT 3, ALVARADO GARDENS** zoned **R-A, located at 2733 CANDELARIA RD NW** between **CANDELARIA RD NW and TRELIS DR NW** containing approximately **0.5806** acre(s). (G-12)

PROPERTY OWNERS: LUNA ROY R & EMMA O

REQUEST: LOT LINE ADJUSTMENT

COMMENTS:

1. Property is zoned R-A, and is located in an Area of Consistency.
2. Proposed change meets dimensional standards for R-A zone, as per IDO 5-1(C), Table 5-1-1.
3. Contextual lot sizes do not apply as there is no new development occurring, but the redevelopment of an existing residence on the same lot.
4. Proposed residence must meet all setback and height requirements as per IDO 5-1(C), Table 5-1-1.
5. Code Enforcement has no further comments and no objections.

Comments from DFT Sketch Plat 2/15/23:

1. Property is zoned R-A, and is located in an Area of Consistency.
2. Proposed change meets dimensional standards for R-A zone, as per IDO 5-1(C), Table 5-1-1.
3. Contextual lot sizes do not apply as there is no new development occurring.
4. Code Enforcement has no further comments and no objections.



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2023-008197 Date: 4/24/2024 Agenda Item: 4 Zone Atlas Page: G-12

Legal Description: Lot 90-A and 90-B, Unit 3, Alvarado Gardens

Request: Lot Line Adjustment

Location: 2733 Candelaria RD NW between Candelaria Rd NW and Trellis Dr NW

Application For: PS-2023-00039 Sketch Plat (DFT)

1. No objections to the proposed lot line adjustment.
 - a. Please ensure any existing services (water and sanitary sewer) are not being disturbed. Show confirmation of this prior to final plat signature.

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

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

DRB Project Number: 2023-008197 Hearing Date: 04-24-2024
Project: 3610 Trellis Rd Agenda Item No: 4

<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.

☐ APPROVED
☐ DENIED

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008197
2733 Candelaria

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. The justification to allow sidewalks to remain as-is is acceptable to Transportation. No objection.

. 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: April 24, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

MEETING DATE: 4/24/24 -- **AGENDA ITEM:** #4

Project Numbers: PR-2023-008197

Application Numbers: SD-2024-00070

Project Name: 2733 Candelaria Rd NW

Request:

Requesting approval for Minor Preliminary/Final Plat replat lot line adjustment between lots 90-A and 90-B Alvarado Gardens, unit 3.

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

Comment in orange require a response.

BACKGROUND

- Applicant is requesting approval for Minor Preliminary/Final Plat replat for lot line adjustment between lots 90-A and 90-B Alvarado Gardens, unit 3.
- A determination request for the Landscape buffer/Sidewalk was submitted as part of this request.
- A sketch plat application for this property was reviewed by the DFT staff in Feb. of 2023.
- Subject property and all surrounding lots are listed as R-A Zone district. All surrounding roads are listed as local roads. An existing bike lane runs along Candelaria. Subject property and all surrounding lots are listed as areas of consistency. Property is not within any MS-PT-MT corridors. Property is not within any defined Overlay zones. The subject property is within 330' of a Major Public Open Space.

**(See additional comments on next pages)*

1. ITEMS NEEDING TO BE COMPLETED OR CORRECTED

Note: Items in orange type require a response.

5-3(C) GENERAL ACCESS AND CIRCULATION

5-3(C)(3) Driveways, Drive Aisles, and Access

5-3(C)(3)(a) Development shall comply with the driveway, drive aisle, and access standards in the DPM.

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, exclusive of the sidewalk or drive pad.

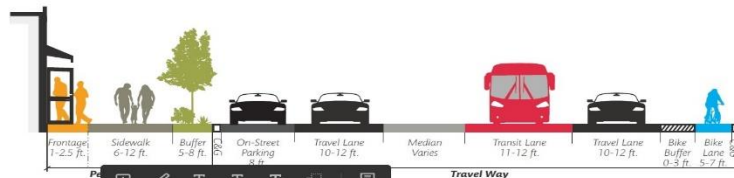
Confirm that the driveway will reach the 20' minimum and annotate size on the plat

5-3(D)(1) Sidewalks in Residential Development

Current requirements needed are a 5' sidewalk width. Plans show a 3.8'-4' sidewalk width. A determination request was submitted regarding the landscape buffer and sidewalk requirements. Planning defers to transportation for review.

/ TRANSPORTATION DESIGN/

FIGURE 7.2.41 Street Element Dimensions Along Major Roads



Corridor Type / Classification	Location	Design Speed (MPH)	Pedestrian Realm			Travel Way		
			Frontage Zone (ft.)	Sidewalk Width (ft.)	Landscape / Buffer Zone (ft.)	Bike Lane Width (ft.)	Bike Buffer (ft.)	Travel Lane Width (ft.)
Premium Transit	Inside Center	30-35	1-2.5	10-12	6-8	6-6.5	0-3	10-12
	Outside Center	35-40	1-2.5	8-10	6-8	6-7	1.5-3	10-12
Major Transit	Inside Center	30-35	1-2.5	10-12	6-8	5-6.5	0-3	10-12
	Outside Center	35-40	N/A	6-10	6-8	6-7	1.5-3	10-12
Multi-modal	Inside Center	30-35	1-2.5	10-12	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6-10	6-8	6-7	1.5-3	10-11
Commuter	Inside Center	30-35	1-2.5	10	6-8	5-6.5	1.5-3	10-12
	Outside Center	40-50	N/A	6	6-8	6-7	3-5	10-12
Main Street	Main Street	25-30	1-2.5	10-12	6-8	5-6.5	0-3	10-11
Other Arterial	Inside Center	30-35	1-2.5	10	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6	5-6	6-7	1.5-3	10-11
Minor Arterial	Inside Center	30-35	1-2.5	10	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6	5-6	6-6.5	1.5-3	10-11
Major Collector	Inside Center	25-30	1-2.5	10	5-6	5	0-3	10-11
	Outside Center	30-35	N/A	6	5-6	5-6	0-3	10-11
Minor Collector	Inside Center	25-30	1-2.5	10	5-6	5	0-3	10-11
	Outside Center	30-35	N/A	6	5-6	5-6	0-3	10-11
Major Local	Inside / Outside Center	18-30	1-2.5 / N/A	5	5-6	Shared Lane**	See Part 7-4(j) Local Streets	
Other Locals	Inside / Outside Center	15-25	1-2.5 / N/A	5	4-6	N/A	N/A	

* Not including the gutter pan.

** Dedicated bicycle infrastructure may be appropriate along some major local roads. In these circumstances, use the design characteristics of a minor collector (inside center). See Part 7-4(j) Local Streets for more information.

*** See Part 7-4(i) Public Transit for additional guidance on travel lane widths for roads with transit service.

*(See additional comments on next pages)

- The project and application numbers must be added to the Plat.
- Please confirm that an infrastructure list is not required for this project.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k) of the IDO.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
- Any granted waiver/determinations must be noted on the plat

2. STANDARD COMMENTS AND ITEMS IN COMPLIANCE

- Applicant to ensure that all final platting documents are sealed and signed by a design professional licensed in the State of New Mexico.
- Per 6-6(K)(2)(l) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.
- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed prior to this submittal. Related documents are included in the submittal package.
- Signatures from Utility Companies, AMAFCA, Owner(s), and the City Surveyor are obtained on the plat.
- Per 6-6(K)(3) of the IDO, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.
- Sidewalk and Landscape buffer determination are consistent with the neighborhood character, are not materially contrary to the public safety, health, or welfare, and do not cause significant material adverse impacts on surrounding properties. **Planning defers to Transportation for confirmation.**

**(See additional comments on next pages)*

3. Guidance for Future Development

5-2(J) MAJOR PUBLIC OPEN SPACE EDGES

5-2(J)(1) Lots within 330 Feet of Major Public Open Space

The following standards apply to development within 330 feet in any direction of Major Public Open Space in order to enhance and protect Major Public Open Space. For additional standards regulating lots adjacent to major Public Open Space, see Subsection 14-16-5-2(J)(2) below.

5-2(J)(1)(c) Landscaping, Buffering, and Screening

Development shall:

1. Use native and/or naturalized vegetation for landscaping materials.

5-2(J)(1)(e) Color

1. Development shall limit the colors of exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with light reflective value (LRV) rating between 20 percent and 50 percent.
2. Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens.
3. Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

5-3 Access & Connectivity requirements.

5-4 Subdivision of Land

5-5 Parking & Loading requirements, Table 5-5-1.

5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting.

5-8 for Outdoor Lighting requirements.

5-11-Building/Façade Design.

**(See additional comments on next pages)*



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FROM: Jacob Boylan
Planning Department

DATE: 4/24/24

*(See additional comments on next pages)