



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2023-008235 Date: 4/10/2024 Agenda Item: #3 Zone Atlas Page: L-15

Legal Description: Tract 1-B University Village

Request: Subdivide One Existing lot into 2 new lots

Location: 1907 Buena Vista Dr. SE between Gibson Blvd and Ross Ave

Application For: SD-2024-00054 – Preliminary/Final Plat (DHO)

1.No objection

- 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.

Application For: VA-2024-00083 – Waiver to DPM (DHO)

1.No objection

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

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: 04/10/2024

AGENDA ITEM NO: 3

DHO PROJECT NUMBER:

PR-2023-008235

SD-2024-00054 – PRELIMINARY/FINAL PLAT

VA-2024-00083 – WAIVER TO DPM

SKETCH PLAT 03-01-23 (DFT)

IDO - 2022

PROJECT NAME:

ARCH + PLAN LAND USE CONSULTANTS LLC agent for **RICHARD CHESS** requests the aforementioned action(s) for all or a portion of: **TRACT 1-B, UNIVERSITY VILLAGE** zoned **R-MC/PD**, located at **1907 BUENA VISTA DR SE** between **GIBSON BLVD** and **ROSS AVE** containing approximately **33.45** acre(s). **(L-15)**
[Deferred from 3/27/24x]

PROPERTY OWNERS: CHESS RICHARD T ETUX

REQUEST: SUBDIVIDE ONE EXISTING LOT INTO 2 NEW LOTS

COMMENTS:

1. The prior concerns expressed in Sketch Plat on 03/01/2023 have been addressed with the Administrative Amendment approved 11/06/2023, and included with the submittal.
2. Code Enforcement has no objections.

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: 04/10/2024

Comments from DHO Hearing 3/27/23:

- 1. The prior concerns expressed in Sketch Plat on 03/01/2023 have been addressed with the Administrative Amendment approved 11/06/2023, and included with the submittal.*
- 2. Code Enforcement has no objections.*

Comments from DFT Sketch Plat, 3/1/23:

- 1. There are existing manufactured homes on a portion of the lot currently zoned PD. Proposed re-plat appears to show a portion of the PD lot remaining as part of the adjacent R-MC lot – along with a block of remaining manufactured homes. Please clarify.*
- 2. If the PD lot is being split as noted above, this may require a re-zoning of that portion of the lot. A PD zone district must contain at least 2 acres – and the remaining PD portion with the manufactured homes on it would not meet that criteria.*
- 3. Code Enforcement has no further comments at this time.*

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

DRB Project Number: 2023-008235 Hearing Date: 04-10-2024
Project: University Village Agenda Item No: 3

<input 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 checked="" 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 (L15D008B) with engineer's stamp 08/24/2023.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the DPM Variance.
- 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).

☐ 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: 2023-008235
1907 Buena Vista

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat, Waiver DPM

ENGINEERING COMMENTS:

1. University is a Minor Arterial and requires 6' sidewalks with 4' around any obstructions and a 5-6' Landscape buffer. Eastern and Buena Vista are Locals and require a 5' sidewalk with 5-6' Landscape Buffer. Justification for Buena Vista sidewalk and buffer waiver is acceptable.
2. I see that you are proposing ROW dedication for sidewalk and buffers on University and Eastern. Please provide figures for these streets that dimensions ROW, sidewalk, buffer and curb and gutter.
3. All work within the ROW needs to be placed on an infrastructure list and completed through the work order process.

Future Development

4. Before a site plan can move forward a Traffic Circulation Layout must be submitted and approved. A Traffic Scoping Form needs to be sent to Matt Grush (mgrush@cabq.gov) to determine if a TIS is 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: April 10, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 4/10/24 -- **AGENDA ITEM:** #6

Project Number: PR-2023-008235

Application Number: SD-2024-00054, VA-2024-00083

Project Name: 1907 Buena Vista Dr. SE

Request:

Preliminary/Final Plat – Subdivide one lot into two. Waiver to IDO/DPM standards.

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

COMMENTS:

Items in **orange type** need comment or corrections.

Background:

- The Minor Preliminary/Final Plat application is a request to subdivide an existing tract into two tracts (Tract 1-B-1 at 30.6830-acres in size and Tract 1-B-2 at 2.7556 acres in size).
- A Waiver to the Sidewalk width and Landscape Buffer requirements per Table 7.2.29 of the DPM was submitted in association with the platting application.
- The IDO zone district for the subject site is R-MC and PD.
- An Administrative Amendment (AA) on the subject property was approved in November of 2023. (see below).

*Please add this note to the plat.

This Plat and future platting actions as well as future site development must meet the standards of the AA-Minor Amendment, PR-2023-008235/SI-2023-01455, which was approved by the Zoning Enforcement Officer on 11/6/23, along with previous governing Site Plan approvals as well as standards from the IDO/DPM where the AA and any previous governing Site Plan approvals are silent.

**(See additional comments on next pages)*

ADMINISTRATIVE AMENDMENT

FILE #: PR-2023-008235

PROJECT #: SI-2023-01455

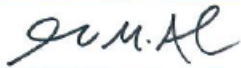
Minor Amendment to approved Site Plan for Subdivision to memorialize phase 1-A

parcel boundary (File DRB-88-171); Action will facilitate for subsequent re-plat of

the subject site; Tract 1-B-1 is 30 acres in size and developed with a manufactured h

No zone district boundaries changed with this action; No change to site access,

site layout, circulation, parking, landscaping or existing structures on site.



Digitally signed by James M.
Aranda
Date: 2023.11.06 08:33:50 -07'00'

11/6/2023

APPROVED BY

DATE

1. Items that need to be completed or corrected

- Confirm/discuss the details of the proposed Preliminary/Final plat; ROW, Easements, lot line adjustment. ***Completed***
- Please clarify the lots that will be included in the platting application (see AGIS maps below:) ***Completed***

City Parcel

Address: 1907 BUENA VISTA DR SE
Apartment:
Lot: 1A Block: 0000
Subdivision: UNIVERSITY VILLAGE
Pin: ABQ178063

[Remove from Results](#) | [View Additional Details](#)



City Parcel

Address: 1907 BUENA VISTA DR SE
Apartment:
Lot: 18 Block: 0000
Subdivision: UNIVERSITY VILLAGE
Pin: ABQ178624

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



- Confirm/discuss the compliance with **Section 7 of the DPM Table 7.2.29** and Required Improvements section from 5-4(N) of the IDO. *Regarding Sidewalk width requirements and landscape buffers.
Verification of standards per Transportation
*University is a Minor Arterial and requires 6' sidewalks with 4' around any obstructions and a 5-6' Landscape buffer. Eastern and Buena Vista are Locals and require a 5' sidewalk with 5-6' Landscape Buffer. *Justification for Buena Vista sidewalk and buffer waiver is acceptable.*
Proposed ROW dedication for sidewalk and buffers on University and Eastern; Please provide figures for these streets that dimensions ROW, sidewalk, buffer and curb and gutter.
**All work within the ROW needs to be placed on an infrastructure list and completed through the work order process.*
- Confirm that all required on-site and off-site infrastructure improvements have been added to the Infrastructure List.
- Prior to final sign-off of the Plat, a completed and recorded IIA-Infrastructure Improvements Agreement must be submitted.
- The Project and Application numbers must added to the plat before final sign-off.
- 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(L)(2)(d)(7) 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.
 - Per 6-6(K)(2)(I) 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.
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2. Standard Comments and Items in Compliance

- 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.
- Applicant to ensure that all Final submitted documents are sealed and signed by a design professional licensed in the State of New Mexico.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all provided on the plat sheet.
- 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.

****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.

- ❖ Future development must meet all applicable standards and provisions of the IDO (*per R-MC & PD*) and the DPM. **Submitted plans should demonstrate how standards are being met for any applicable & previous approvals and/or current standards.*
Due to the floating zone line and PD zone, future development will require either a Zone Map Amendment or Site Plan-EPC. Per 6-6-K-2-c and 6-7-G-2-f.
- ❖ **2-6(A) Planned Development Zone District (PD)**
- ❖ **2-3(C) RESIDENTIAL – Manufactured Home Community Zone District (R-MC)**
- ❖ **3-3 Airport Protection Overlay Zone**
- ❖ **4-2 Allowed Uses, table 4-2-1.**
Follow the Use Specific Standards per section 4-3 of the IDO for any proposed uses for R-MC.
- ❖ **5-1 Dimension Standards for R-MC. 5-1-G Exceptions and Encroachments.**

**Plans should include measurements for setback, separation, height elevations, etc.
All will need to show standards and requirements are being met.*

- ❖ **5-2 Site Design and Sensitive Lands**
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land**
- ❖ **5-5 Parking & Loading requirements**, Table 5-5-1. Calculations required.
- ❖ **5-6 Landscaping, buffering, and Screening.** *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, and 5-6-E Edge buffer requirements.
- ❖ **5-7 Walls/Fences**, table 5-7-1. ***Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-Building/Façade Design.**
- ❖ **5-12 Signage** requirements.
- ❖ **5-13 Operation and Maintenance**
- ❖ **Section 6-1, table 6-1-1** for public notice requirements.
- ❖ **6-4(R) Dedications.**
- ❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major.**
- ❖ **Vacations** per **6-6-M.**
- ❖ **Zone Map Amendment 6-6-K-2-c and 6-7-G-2-f.**
- ❖ **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: 3/27/24