



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2023-008274 Date: 9/13/2023 Agenda Item: #1 Zone Atlas Page: C-19

Legal Description: Lots 10 and 11 BLOCK 9, UNIT 3, NORTH ALBUQUERQUE ACRES

Location: 7330 Carmel Ave between San Pedro and Louisiana

Application For: SD-2023-00151-PRELIMINARY PLAT (DHO)

1. Availability Statement, 220614 and 220615 provide conditions for service.
2. ABCWUA does not require anything on the infrastructure list.
3. No objection to the proposed plat.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008274
7310 and 7330 Carmel

AGENDA ITEM NO: 1

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. Carmel is a Major Collector and requires 6' sidewalk and a 5-6' Landscape buffer. Your plan and infrastructure list only list a 5' sidewalk. Please make these adjustments.

For Future Development:

2. An approved TCL will be required prior to site plan.
3. Please fill out and submit a Traffic Scoping Form 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: September 13, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

Emailed August 30, 2023
DHO Comments for Meeting on 9/13/2023

To: Angela Gomez, Development Review Services Hearing Monitor
City of Albuquerque

From: Jared Romero, P.E., CFM, Development Review Engineer
AMAFCA

RE: DHO COMMENTS for PR-2023-008274

LOTS 10 & 11 BLOCK 9 UNIT 3, NORTH ALBUQUERQUE ACRES: ZAP: C-19
SD-2023-00151 PRELIMINARY • No adverse comments to the preliminary
PLAT plat.

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

DRB Project Number: 2023-008274 Hearing Date: 09-13-2023
Project: Lot 10-A & 11-A, Block 9, Tract 2,
Unit 3, NAA Agenda Item No: 1

<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 Grading & Drainage Plan (C19D069A) with engineer's stamp 12/06/2022.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Infrastructure List.

☐ APPROVED
☐ DENIED

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



Kizito Wijenje
EXECUTIVE DIRECTOR

September 1, 2023

MEMORANDUM

To: **Angela Gomez**, DHO Hearing Monitor, agomez@cabq.gov
Robert Webb, DHO Planner, rwebb@cabq.gov
Development Facilitation Team (DFT)
Jay Rodenbeck, Planning Department, jrodenbeck@cabq.gov
Ernest Armijo, P.E., Transportation Development, Planning Department, earmijo@cabq.gov
Tiequan Chen, P.E., Hydrology & City Engineer's Representative, Planning Department, tchen@cabq.gov
David Gutierrez, P.E., Albuquerque/Bernalillo County Water Utility Authority, dggutierrez@abcwua.org
Jeff Palmer, Code Enforcement Division's Representative, Planning Department, jppalmer@cabq.gov
Cheryl Somerfeldt, Parks and Recreation, csomerfeldt@cabq.gov

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director APS Facility Planning & Construction
Amanda Velarde, Director, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
Sarah Young, AICP, Senior Planner Manager, APS Capital Master Plan
Cordell Bock, Planner II, APS Capital Master Plan

From: Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

Re: CABQ Development Hearing Officer Case September 13, 2023, PR #2023-008274 (Case 3 of 4)

3. Project #2023-008274

- a. DHO Description: SD-2023-00151—Preliminary Plat.
- b. Site Information: North Albuquerque Acres, Block 9, Unit 3, Lots 10 and 11.
- c. Site Location: Located on 7330 Carmel Ave between San Pedro and Louisiana.
- d. Request Description: Replat of Lots 10 and 11, Unit 3, Right-of-Way Dedication for Carmel Avenue, for development as multi-family lots, less than half mile from La Cueva High School.
- e. **Comments: Residential development at this location will have impacts on the following**



schools: North Star Elementary School, Desert Ridge Middle School, and La Cueva High School.

School Capacity

School	2022-2023 (40th Day) Enrollment	Facility Capacity	Space Available
North Star Elementary School	546	597	51
Desert Ridge Middle School	817	1,050	233
La Cueva High School	1,818	2,033	215

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long-term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short-term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short-term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of the above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.



**PNM Comments
Development Hearing Officer
Public Hearing: 13 September 2023**

PR-2023-008274 / SD-2023-00151 (7330 Carmel Ave)

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Plat.
3. There are existing PNM facilities and/or easements located along Carmel Ave to the west and east of the site.
4. Any existing easements may have to be revisited and new easements will need to be created for any electric facilities as determined by PNM.
5. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements, including Street Trees, should comply with IDO Section 5-6(C)(10).
6. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.
7. The applicant should contact the PNM New Service Delivery Department to coordinate electric service regarding this project as soon as possible. Please submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
8. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 9/13/23 -- **AGENDA ITEM:** #1

Project Number: PR-2023-008274

Application Number: SD-2023-00151

Project Name: 7310 and 7330 Carmel

Request:

Preliminary 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 March of 2023.

The request is a replat of Lot 10 and 11, Unit 3. Including right of way dedication.

Items in Orange color need attention

1. Items Needing to be Completed or Corrected

- The project and application numbers must be added to the IL prior to final sign-off by DFT staff.
- Please provide confirmation at the DHO hearing that all public notice requirements were fulfilled.
- **An Infrastructure List was included with the Preliminary Plat.**
A recorded Infrastructure Improvements Agreement (IIA) – financial guarantee must be recorded and submitted to staff with the Final Plat submittal before acceptance, processing, and placement on a DHO agenda.
- Please clarify development type/Uses. Submittal included documents for the Carmel Apartments. See below for development standards.

**(See additional comments on next pages)*

- The AGIS DXF file approval must be provided prior to final sign-off of the Final Plat.
- ***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.***

Carmel is a Major Collector.

Per Transportation--

Carmel is a Major Collector and requires 6' sidewalk and a 5-6' Landscape buffer. Your plan and infrastructure list only list a 5' sidewalk. Please make these adjustments.

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.
- The Sensitive Lands Analysis was completed and included in the submittal.

**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.

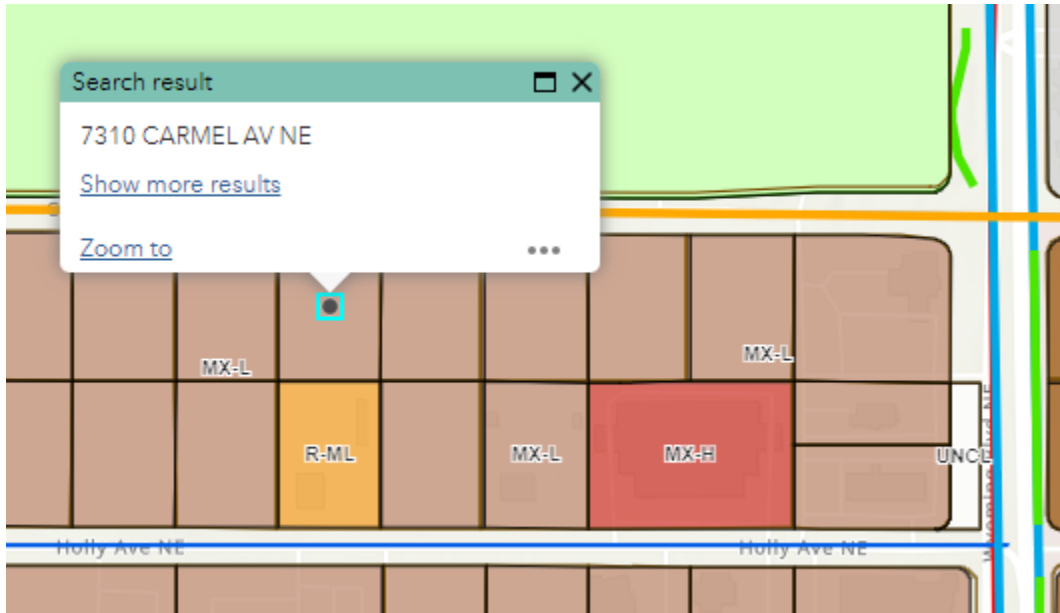
Changes to site may require amendments to previous approvals.

❖ **Table I, II, III – Provisions for ABC Comp Plan Centers & Corridors.**

**La Cueva mapped area.*

❖ **4-2 Allowed Uses** for MX-L, table 4-2-1. **Reference Use Specific Standards for each specific use and/or development type.*

Such as 4-3-B-8, 5-6-E (R-ML to the South-see map), 5-11-D Multi-Family Facade.



- ❖ **5-1 Dimension Standards for MX-L.** 5-1-G Exceptions and Encroachments.
**Plans will need to demonstrate that Dimensional standard requirements are being met.*
- ❖ **5-2 Site Design and Sensitive Lands.**
- ❖ **5-3 Access & Connectivity requirements.** Including, but not limited to –
 5-3(C) General Access and Circulation, 5-3(D) Pedestrian Circulation, 5-3(E) Subdivision Access and Circulation.
- ❖ **5-4 Subdivision of Land.**
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
- ❖ 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, and 5-6-E Edge Buffer
- ❖ **5-7 Walls/Fences,** table 5-7-1. **Development requires separate permitting.*
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-D Façade/Building Design, Multi-Family.**
- ❖ **5-12 for Signage** requirements and restrictions.
- ❖ **Section 6-1,** table 6-1-1 for **public notice requirements.**
- ❖ **Dedications per 6-4-R.** **Dedication submittals are separate from plat submittals.*
- ❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M.** **Vacation submittals are separate from plat submittals.*

❖ **7-1 Definitions** for Development, Dwelling and Uses.



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: 09/13/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

<https://www.cabq.gov/parksandrecreation>

PR-2023-008274

SD-2023-00151- PRELIMINARY PLAT

THE GROUP | RON HENSLEY agent for NAFEESA PASHTOON requests the aforementioned action(s) for all or a portion of: LOTS 10 & 11 BLOCK 9 UNIT 3, NORTH ALBUQUERQUE ACRES zoned MX-L located at 7330 CARMEL AVE between SAN PEDRO and LOUISIANA containing approximately 2.0 acre(s). (C-19)

PROPERTY OWNERS: PASHTOON KHALID A & NAFEESA

REQUEST: REPLAT OF LOTS 10 AND 11 UNIT 3, RIGHT OF WAY DEDICATION

Comments:

09-13-2023

No objections to the preliminary plat request. Please note, future development may require Street Trees along the Carmel frontage if the proposed development meets the applicability in the IDO section 14-16-5-6(B).

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or 505-768-5378 with questions or concerns.