



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2023-008487 Date: 10/25/2023 Agenda Item: #9 Zone Atlas Page: K-14

Legal Description: Lot 1, Block 16, Huning Highland Addition

Location: 301 EDITH BLVD SE between SILVER ST and LEAD AVE

Application For: SD-2019-00195- Amendment to Preliminary Plat

1. No objections to the amendment to the preliminary plat.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008487
301 Edith

AGENDA ITEM NO: 9

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection.

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: October 25, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 10/25/23 -- **AGENDA ITEM:** #9

Project Number: PR-2023-008487

Application Number: SD-2023-00195

Project Name: 301 Edith and 416 Silver

Request:

Amendment to the 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 April of 2023.

This request is an amendment to the original Preliminary/Final Plat that was approved last month (Sept 2023). The original approval is for a replat to create two lots from one existing lot. Both new lots have existing development. The original request included an approved DHO determination for 16ft alley width. It also included an approved Deviation request to lot size requirements.

*This amendment request relocates easements and eliminates an encroachment. Per the direction of the Water Authority and the City Engineer.

Items in **Orange** color need attention

1. Items Needing to be Completed or Corrected

*Planning has no objections to the amendment.

- Please clarify any changes to existing structures and/or proposed demo.
- The project and application numbers must be added to the 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 Plat.

*(See additional comments on next pages)

- ~~Please provide confirmation at the DHO hearing that all public notice requirements were fulfilled.~~
- ~~Please confirm compliance with IDO section 5-4-C and that the replat will not increase any existing nonconformity or create a new nonconformity~~
- ~~**Clarify if an Infrastructure List will be needed and included with the Preliminary/Final Plat.**~~
~~If so, a recorded Infrastructure Improvements Agreement (IIA) must be recorded and submitted to staff before final sign-off of the 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/requirements.**~~
 The location is in a MS-Main Street Corridor (Broadway Blvd.)
 Edith and Silver are both Local streets. Silver has proposed Bike Path.
- ~~The property is within an Area of Consistency. Per the Comp Plan and IDO section 5-1-C-2, Contextual standards would apply.~~
~~However, no new development is proposed and per 5-4-C-1-b nonconforming lots may be replatted without requiring Variance to lot size if the replat meaningfully decreases the degree of already existing nonconformity.~~
~~*The applicant has also submitted a deviation request to meet the minimum standards of R-1A.~~
~~*Defer to Code Enforcement for standards.~~
- ~~The applicant is requesting a determination regarding the 16-foot existing alley width. They have provided a justification and Transportation had no objections.~~
~~*Please add a note to the plat with the determination detail.~~

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.
- Leslie Naji w/ Historic Planning has no objection to the request. (HPO-4, Huning Highlands Historic District).

**This 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.**

**MS-Main Street Corridor-Broadway Blvd.*

❖ **3-5(J) Fourth Ward – HPO-4**

❖ **4-2 Allowed Uses** for R-1A, table 4-2-1. **Reference Use Specific Standards for uses and/or development.*

❖ **5-1 Dimension Standards** for **R-1A**. 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.** **Railroad and Spur mapped area.*

❖ **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

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

❖ **5-8 for Outdoor Lighting** requirements.

❖ **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: 10/24/23
