

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008487
301 Edith

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation has reviewed the justification allowing the alley to remain 16' and has no objection to this or the platting action.

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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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

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

DRB Project Number: 2023-008487 Hearing Date: 09-13-2023
Project: 301 Edith & 416 Silver Agenda Item No: 3

<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

Planning - Case Comments

HEARING DATE: 9/13/23 -- **AGENDA ITEM:** #3

Project Number: PR-2023-008487

Application Number: SD-2023-00163

Project Name: 301 Edith and 416 Silver

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 April of 2023.

The request is a replat to create two lots from one existing lot.

Both new lots have existing development.

Request includes a determination for 16ft alley width.

Items in **Orange** color need attention

1. Items Needing to be Completed or Corrected

- Please clarify existing structures and/or proposed demo.
- Please confirm compliance with IDO section 5-4-C and that the replat will not increase any existing nonconformity or create a new nonconformity.
- 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.
- Please provide confirmation at the DHO hearing that all public notice requirements were fulfilled.
- The AGIS DXF file approval must be provided prior to final sign-off of the Plat.

**(See additional comments on next pages)*

- **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.***

The location is in a MS-Main Street Corridor (Broadway Blvd.)

Edith and Silver are both Local streets. Silver has proposed Bike Path.

**Per Transportation - Wyoming is a Principal Arterial, please confirm that there is an existing 6' sidewalk and 5-6' landscape buffer along the frontage.*

- 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-Historic planning has no objection to the request. (HPO-4, Huning Highlands Historic District).

****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.
- ❖ 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. ***Clarify land uses and/or change of use.**
- ❖ **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.*
- ❖ **5-3 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: 09/13/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-008487

SD-2023-00163 – PRELIMINARY/FINAL PLAT

IDO – 2022

EDO HOLDINGS LLC requests the aforementioned action(s) for all or a portion of: LOT 1, BLOCK 16, HUNING HIGHLAND ADDITION zoned R-1A, located on 301 EDITH BLVD SE between SILVER ST and LEAD AVE containing approximately 0.163 acre(s). (K-14)

PROPERTY OWNERS: SPERLING JANICE LEE

REQUEST: CREATE TWO LOTS FROM ONE EXISTING LOT

Comments:

09-13-2023

No comments or objections to the requested action.

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.