



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-008549

SD-2023-00228 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 5-3-23 (DFT)

IDO - 2022

ARCH + PLAN LAND USE CONSULTANTS agent for FIRST NATIONS COMMUNITY HEALTHSOURCE requests the aforementioned action(s) for all or a portion of: TRACTS A-2, A-1-A & A-1-B, MESA PARK ADDITION zoned MX-L, located at 6416 ZUNI RD SE between CALIFORNIA ST and ARIZONA ST containing approximately 0.9676 acre(s). (L-18)

PROPERTY OWNERS: FIRST NATIONS COMMUNITY HEALTHSOURCE

REQUEST: LOT CONSOLIDATION FOR 3 LOTS INTO ONE LOT

Comments:

12-20-2023

No comments or objections to the requested actions.

Note: Future development may require Street Frontage Trees if the proposed development meets the applicability in IDO 14-16-5-6(B). Street Tree requirements can be found in IDO 14-16-5-6(D).

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.



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008549

Date: 12/20/2023

Agenda Item: #1 Zone Atlas Page: L-18

Legal Description: TRACTS A-2, A-1-A & A-1-B, MESA PARK ADDITION

Location: 6416 ZUNI RD SE between CALIFORNIA ST and ARIZONA ST

Application For: SD-2023-00228-Preliminary/Final Plat (DHO)

1. Please identify any services that will not be utilized.
 - a. If any, they will need to be removed prior to final sign off.
2. Add the following note to the cover sheet of the proposed plat.
 - a. “Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”
3. For future development request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.
 - a. There are existing public water and public sanitary sewer lines along Zuni, California and Arizona that can be tied into for new service however the Availability Statement will provide conditions for service and accommodate any improvements that may be necessary to accommodate the site’s needs for service and fire protection.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008549
6416 Zuni Rd

AGENDA ITEM NO: 1

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection.
2. Prior to Site plan or building permit, an approved TCL will be required. At that time please submit a Traffic Scoping Form to Matt Grush (mgrush@cabq.gov) to determine if a traffic study will be required.

. 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: December 20, 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: 2023-008549 Hearing Date: 12-20-2023
Project: Tract A-3, Block 2, Mesa Park Addition 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 no objection to the platting action.
- 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

Planning Comments

HEARING DATE: 12/20/23 -- **AGENDA ITEM:** #1

Project Number: PR-2023-008549

Application Number: SD-2023-00228

Project Name: 6416 Zuni Rd SE. – First Nations Community Healthsource

Request:

Preliminary /Final Plat – Consolidate 3 lots into 1 lot

**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 to be addressed

Background

- Sketch Plat completed in May 2023.
- Applicant is requesting a Preliminary/Final Plat to consolidate 3 lots into 1.
- The IDO zone district for the subject site is MX-L. It is within ¼ mile of the Main Street and Premium Transit Corridor. It is also within the KAFB Military Influence Area.

1. Items that need to be completed or corrected

- Please confirm the proposed request is only for the lot consolidation replat. New development proposed for the site will trigger bringing site up to current IDO standards.
- Please clarify if all three lots and buildings are a part of the same development and existing uses? There are currently separate lots, buildings, and entrances. They are all separately fenced.
- Please clarify if the proposed replat will be affecting the existing alley or any previous vacation?

**(See additional comments on next pages)*

- Please clarify and demonstrate that the existing development will be meeting the required dimensional standards and not creating a nonconformity.
 - Please clarify and demonstrate that parking calculations are being met. Clarify if a shared parking agreement will be needed.
 - Demonstrate compliance with **section 7 of the DPM Table 7.2.29** and Required Improvements section from 5-4(N) of the IDO. *In regards to the Sidewalk width requirements and the accompanying landscape buffer.
Provide measurement for the existing ROW and distance from curb to property line along street frontages.
****Verification of standards per Transportation****
Zuni Rd. is a Principal Arterial. Requires 6ft Sidewalk and 5-6 ft Landscape/Buffer Zone. Zuni also has a Bike Lane.
Arizona St. is a Local Street that requires a 5ft Sidewalk & a 4-6 Landscape/Buffer Zone.
California St. is a Local Street. Requires a 5ft Sidewalk & 4-6 Landscape/Buffer Zone.
 - The Project & 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 Planning Department's AGIS Division must approve the DXF file prior to the final sign-off of the Plat, should the Plat be approved by the DHO.
 - Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Final Plat.
 - After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck and PLNDRS@cabq.gov.
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2. Standard Comments and Items in Compliance

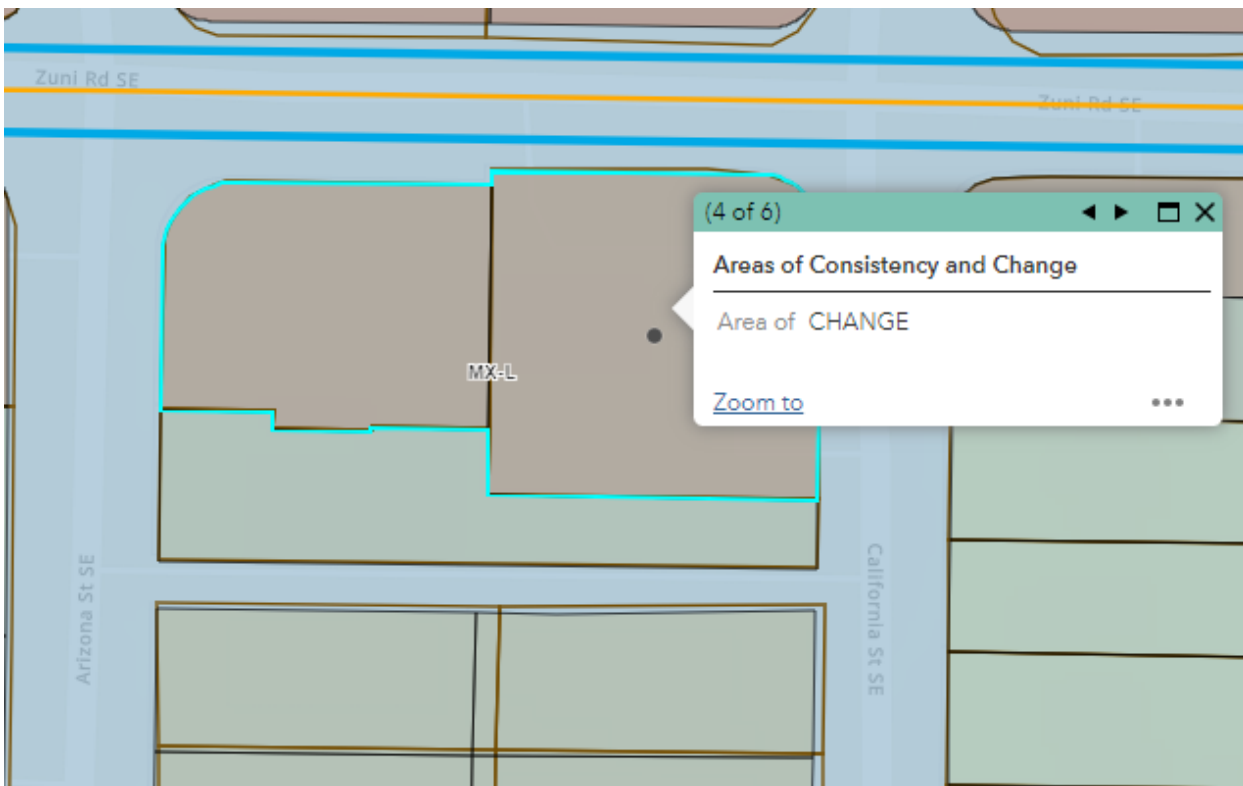
- All public notice requirements of IDO section 6, table 6-1-1, have been completed prior to this submittal. Related documents are included in the submittal package.
- Final documents must be sealed and signed by a design professional licensed in the State of New Mexico.
- Signatures from the surveyor, 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

- Future development must meet all applicable standards and provisions of the IDO (*per MX-L*), 5-4(C) Compliance with Zoning Requirements, and the DPM.
***Submitted plans should demonstrate how standards are being met for any applicable & previous approvals and/or current standards.**

The subject side is in an Area of Change.



Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

- ❖ **4-2 Allowed Uses, table 4-2-1.**
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for
*MX-L. **IDO section 4-3-D-26 for Medical Clinic.**
- ❖ **5-1 Dimension Standards for MX-L. 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.
- ❖ **5-3 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. *Several standards exist.**
- ❖ **5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting requirements.**
- ❖ **5-11-E 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.**
- ❖ **7-1 Development 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/Jolene Wolfley
Planning Department

DATE: 12/20/23