



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008614

Date: 05/10/2023

Agenda Item: #3 Zone Atlas Page: K-20

Legal Description: [H WLY PORTION OF AND EXC NLY 20 & G1 BLOCK 8, BUENA VISTA]

Location: [113 EUBANK BLVD NE between EUBANK BLVD NE and CENTRAL AVE NE]

Application For: SD-2023-00097—PRELIMINARY/FINAL PLAT (DHO)

1. Comment:

- Availability Statement #230306R has been issued and provides the conditions for service. Routine connections are available.
- Pro rata is not owed for this property.

Application For: VA-2023-00124—SIDEWALK WAIVER (DHO)

1. Comment:

- No comment or objections

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008614
113 Eubank

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat, Sidewalk Waiver

ENGINEERING COMMENTS:

1. The justification to allow sidewalk to remain 5.9' is acceptable and no comments on the plat. No objection.
2. Informational: Future site plans require a Traffic Circulation Layout approval prior to building permit. Please check the landscape plan against clear sight triangle to ensure there will be no obstructions in the triangle.

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: May 10, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2023-008614 (2022-007416) Hearing Date: 05-10-2023
Project: 113 Eubank Blvd NE 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 checked="" 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 Conceptual Grading & Drainage Plan (K20D060) with engineer's stamp 03/24/2023.
- Hydrology has no objection to the platting action.
- Hydrology defers to Transportation on the Sidewalk Waiver.

- 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

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: 5/10/2023

AGENDA ITEM NO: 3

DHO PROJECT NUMBER:

PR-2023-008614

SD-2023-00097 – PRELIMINARY/FINAL PLAT

VA-2023-00124 – SIDEWALK WAIVER

IDO - 2021

PROJECT NAME:

MODULUS ARCHITECTS & LAND USE PLANNING agent for **HUTTON ST 17, LLC | POLLMAN DEAN TRUSTEE MOLLMAN FAMILY RVT** requests the aforementioned action(s) for all or a portion of: **H WLY PORTION OF AND EXC NLY 20 & G1 BLOCK 8, BUENA VISTA** zoned **MX-H**, located at **113 EUBANK BLVD NE** between **EUBANK BLVD NE** and **CENTRAL AVE NE** containing approximately 1.6 acre(s). (K-20)

PROPERTY OWNERS: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT

REQUEST: REPLAT ALLEY INTO SUBJECT SITE. MAKE 2 LOTS INTO 1 LOT, GRANT UTILITY EASEMENTS, WAIVER TO THE EXISTING SIDEWALK ALONG EUBANK.

COMMENTS:

1. Code Enforcement has no comments or objections.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 5/10/23 -- **AGENDA ITEM:** #3

Project Number: PR-2023-008614

Application Number: SD-2023-00097, VA-2023-00124

Project Name: 113 Eubank and abutting lot and alley.

Request:

Preliminary/Final Plat, Sidewalk Waiver

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

COMMENTS:

- *Previous Sketch Plat analysis was completed in Aug. 2022 and March 2023. Comments were provided to applicant/agent.*
- **Vacation action was approved by City Council in January 2023.*

1. Items Needing to be Completed or Corrected

- The project & application number must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.
- If approved by the DHO, the AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat.
- *Per Table 7.2.29 from section 7 of the DPM:*
Eubank Blvd.: Major Transit Corridor, Sidewalk requirement is 6-10 ft and a landscape buffer of 6-8 ft.
Glorieta St: Urban Local Street, Sidewalk requirement is 5ft and a landscape buffer of 4-5ft.
**Application for a Sidewalk waiver was received and justification was included.*
- Please confirm if an IL-infrastructure is will be included or not necessary.
If so, once an IL is approved, the project will need to provide a financial guarantee to DRC.

**(See additional comments on next page)*

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. All final Plan sheets need to be sealed and signed by a design professional licensed in the State of New Mexico.
- 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 Applicant obtained all the required utility/AMAFCA, City Surveyor, surveyor, and property owner signatures on the Plat.
- The Applicant received signatures from Hydrology, Transportation, and ABCWUA on Form S confirming that any associated application submittals required from them have been submitted and approved.
- The Applicant has applied for a Sidewalk Waiver for the existing 5.9-foot wide sidewalk along Eubank Blvd, which is required to be at least 6-feet in width. The requested Waiver is not materially contrary to the public safety, health, or welfare and will not cause material adverse impacts on surrounding properties, as this sidewalk was constructed long before this request came to pass. There are also existing obstructions on the sidewalk that cannot be easily relocated (light pole and fire hydrant), and this Waiver request will also encourage flexibility in accordance with site planning process and encourage flexibility in accordance with existing site conditions. Therefore, this Waiver request is adequately justified and staff have no objection to the request.

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.

- ❖ **Table III – Provisions for ABC Comp Plan Centers & Corridors.** *MT-Major Transit.
- ❖ **4-2 Allowed Uses**, table 4-2-1. *Reference the Use Specific Standards for Carwash, 4-3(D)(16), and Drive-Through/Drive-up Facility 4-3(F)(4).
Reference related section 5-5(I)(2) Drive-through or Drive-up Facility Design.
- ❖ **5-1 Dimension Standards for MX-H.** 5-1-G Exceptions and Encroachments.
*Site Plan will need to demonstrate that Dimensional standard requirements are being met.

❖ **5-3 Access & Connectivity requirements.**

5-3(E)(1)(e) Street Signs and Lights

1. *Street name signs and traffic control signs shall be required as specified in the DPM.*
2. *Street lights on local streets are required to be installed at the applicant's expense and provided as approved in the Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O).*

❖ **5-4 Subdivision Of Land, 5-4(P) Additional Design Criteria and Construction Standards**

In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements. Such technical standards may be updated periodically and may vary for improvements based on the classification of streets or other improvements and the extent and characteristics of the area to be served by the improvements. All subdivisions shall comply with additional design criteria and construction standards applicable to the proposed development.

❖ **5-5 Parking & Loading requirements, Table 5-5-1**

***Site Plan will need to demonstrate compliance of parking requirements.**

Provide calculation detail and any shared parking agreement information.

Reference 5-5(1)(2) Drive-through or Drive-up Facility Design.

See related IDO definitions:

Car Wash

A building, or portion of a building, containing facilities for the primary purpose of washing automobiles using production line methods with a chain conveyor, blower, steam cleaning device, or other mechanical devices or providing space, water, equipment, or soap for the complete or partial handwashing of such automobiles, whether by operator or by customer.

Drive-through or Drive-up Facility

Facilities associated with a primary use, including but not limited to banks, financial institutions, restaurants, dry cleaners, and drug stores, but not including car washes or light vehicle fueling, to offer goods and services directly to customers waiting in motor vehicles. See also Car Wash and Vehicle Definitions for Light Vehicle Fueling.

Driveway

An unobstructed area for parking that is located between the sidewalk (or drivepad if no sidewalk is required) and the garage or other allowed off-street parking area in low-density residential development and that is paved per DPM standards for pavement or alternative pavement. See the DPM for definition of drive pad and for paving standards

Drive Aisle

An accessway with a stabilized surface allowing vehicular access either to individual buildings or to parking space(s) within parking lots in multi-family, mixed-use, and non-residential development.

Drive Pad

See definition in DPM.

- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.
 - *Site Plan will need to demonstrate compliance of landscaping requirements. 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.*
 - *5-6-E-3-a Edge Buffer landscaping is required to be 20 feet wide adjacent to a Multi-family district. This section details the landscaping requirements for the buffer on the north property line.*
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements. Residential to the NE and NW.
- ❖ 5-12 for Signage requirements and restrictions. **Electronic signage is prohibited in the East Gateway mapped area.**

- ❖ Section 6-1, table 6-1-1 for public notice requirements.
- ❖ 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/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 05/9/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-008614

SD-2023-00097 – PRELIMINARY/FINAL PLAT

VA-2023-00124 – SIDEWALK WAIVER

SKETCH PLAT 8-10-22 (DRB)

PR-2022-007416

IDO - 2021

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Comment:

05-08-2023

Please note that future development of the site will require Street Trees along Eubank Blvd. Please see IDO Subsections 14-16-5-6(B)(1) for Applicability and 14-16-5-6(D) for Landscaping Requirements.

Please verify that the requested sidewalk waiver will not impact future planting. No additional comments.

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.