



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008660 Date: 5/24/2023 Agenda Item: #4 Zone Atlas Page: H-14

Legal Description: Lots 1 Thru 4 Block 5 Ives Addition

Location: 601 Aspen Ave NW

Application For: SD-2023-00103 – Preliminary/Final Plat (DHO)

1. No objection to the proposed lot consolidation.
2. Please add the following note to the 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.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-008660
601 Aspen

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. 6th Street is a minor arterial and requires 6' sidewalks with a 5-6' landscape buffer. Aspen is a local street and requires 5' sidewalk with a 4-6' landscape buffer. From the plat it appears there is adequate ROW to fit this in.
2. A Minor Arterial is required to have a minimum 82' ROW, while your plan shows only 60'. Please provide ROW dedication or request a determination with a justification letter explaining why the ROW cannot be provided.

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: May 24, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2023-008660 Hearing Date: **05-24-2023**
 Project: Lot 1-A, Block 5, Ives Addition Agenda Item No: 4

<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

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: 5/24/2023

AGENDA ITEM NO: 4

DHO PROJECT NUMBER:

PR-2023-008660

**SD-2023-00100 – PRELIMINARY/FINAL PLAT
IDO - 2021**

PROJECT NAME:

CSI – CARTESIAN SURVEYS, INC. agent for **601 ASPEN AVE LLE | DAVID LIOTTA** requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 4 BLOCK 5, IVES ADDITION** zoned **R-1A**, located at **601 ASPEN AVE NW between 6TH ST NW and LOS TOMASES** containing approximately **0.3039** acre(s). **(H-14)**

PROPERTY OWNERS: 601 ASPEN AVE LLC

REQUEST: MINOR SUBDIVISION ELIMINATING THE INTERIOR LOT LINE OF THE FOUR EXISTING LOTS TO CREATE ONE NEW LOT

COMMENTS:

1. Initial application submittal says that property is zoned R-1A, but AGIS records show the property is zoned NR-LM. As such, it would be required to meet Dimensional standards as per IDO 5-1(E), Table 5-1-3. There are no lot size requirements in that zone.
2. Property is located within the Sawmill-Wells Park Overlay zone, CPO-12. All standards of IDO 3-4(M), CPO-12 must be met, including all applicable Dimensional and Development standards. There will be a minimum 25 foot setback from lot lines adjacent to Residential zones (to the south) – from Front Lot Line.
3. Property is located within an Area of Change, and may have a required Landscape Buffer from 15 to 25 feet, depending on type of development, where adjacent to an R-1 property within an Area of Consistency (to the south) – from Front Lot Line.
4. Code Enforcement has no further comments, and no objections.



DEVELOPMENT HEARING OFFICER

Planning Dept. - Case Comments

HEARING DATE 5/24/23 AGENDA ITEM # 4

Project Number: PR-2023-008660

Application Number: SD-2023-00100

Project Name: 601 Aspen

Request: Consolidation of four lots to one lot

Comments:

1. Items Needing to be Completed or Corrected

- The parcel is zoned NR-LM (Non-Residential-Light Manufacturing) district. The application needs to be **corrected to show the correct zone**.
- There is a current building permit under review (BP-2023-01285). Provide more detail on this permit.
- The **application number** must be added to the Plat prior to the final sign-off should the Plat be approved by the DHO.
- The **DXF file** must be approved by AGIS prior to final sign-off should the Plat be approved by the DHO.
- The site fronts on **Aspen Avenue** which is a Local Street. The required Sidewalk along Aspen Ave. is 5ft and the Buffer Zone/Landscape zone is 4-6 feet. The existing sidewalk is 3.4 feet.

The site is also bounded by **6th Street**, which is a Minor Arterial and has a proposed Bike Lane. Per DPM Table 7.2.29, the required Sidewalk along 6th St. is 6 feet and Buffer/Landscape is 5-6 feet. The current sidewalk is 5 feet.

As the existing conditions do not comply with the DPM, they should likely be brought into compliance with this plat. Planning staff defers to Transportation for final approval of sidewalk widths and landscape buffers and any Determinations to maintain existing widths.

**(See additional comments on next page)*

2. Items in Compliance

- The Applicant obtained signatures from Transportation, Hydrology, and Water Authority staff on **Form S** as required.
- The Office of Neighborhood Coordination (ONC) letter is submitted with the application. The letter from ONC dated May 11, 2023, stated four Neighborhood Associations' contact information. Per Table 6-1-1 of the IDO, the applicant informed the Neighborhoods Associations' Public hearing time and Zoom link.
- All **signatures** from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are featured on the Plat.

3. Guidance for Future Development:

- Please reference the following development standards from the IDO.
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>
- The future development must follow Tables 2-5-5 and 5-1-3 for dimensional standard requirements.
- Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations. Allowable Uses and the Use Specific Standards are defined in Table 4-2-1.
- The lot is located in the **CPO-12 Sawmill/Wells Park**. Set back standards must meet IDO- 3-4(M)(3) (c) Front, Side, and Rear minimum are 10 feet.
- The **Maximum Height** is 55 feet per 3-4(M)(4)(c) of the IDO.
- **Development Standards** of 3-4(M)(5) of the IDO must be met.
- **Building Design** must follow 3-4(M)(5)(c). Where those guidelines are silent on a particular element of the design facades, then the IDO 5-11 requirements are effective.
- **Access and Connectivity** requirements are discussed in IDO- 5-3. The future Site Plan must clarify the requirements of this section.

**(See additional comments on next page)*

- **Parking & Loading** must meet the discussed requirements in IDO 5-5, Table 5-5-1.
- Please follow IDO-5-6 **Landscaping, Buffering, and Screening**.

These sections include, but are not limited, to 5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-E Edge buffer requirements, 5-6-F Parking Lot Landscaping, and 5-6-G Equipment/Support areas.

- **Roof-mounted Mechanical Equipment** on a future building on the site must meet the requirements of 5-6(G)(1) of the IDO, and **Ground-mounted Mechanical Equipment** must meet the requirements of 5-6(G)(2)(a) of the IDO.
- **Loading, Services, and Refuse** areas of the building must meet the requirements of 5-6(G)(3)(c) of the IDO.
- **Walls and Fences** must meet the requirements of 5-7 of the IDO. Table 5-7-1 summarizes the requirements. Development requires separate permitting.
- See 5-8 of the IDO for **Outdoor Lighting** requirements.
- Any future **signage** must meet the requirements of 5-12 of the IDO.
- **A Cumulative Impacts Analysis** and review by the EPC would be required for this parcel if it is one of the specified set of uses. See IDO-6-4(H)
- See IDO 7-1 Development and use definitions.



***Disclaimer:** The comments provided are based on the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Leila Shadabi/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 5/23/2023

**(See additional comments on next page)*



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-008660

SD-2023-00100 – PRELIMINARY/FINAL PLAT

IDO - 2021

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Comments:

05-24-2023

No objections to the requested platting action. If future development meets applicability in IDO Subsection 14-16-5-6(B) then Street Trees will be required as described in IDO 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.