



Development Facilitation Team (DHO) – Review Comments

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

Project No: PR-2023-008767 Date: 10/25/2023 Agenda Item: #13 Zone Atlas Page: L-22, L-23
Legal Description: Lot/Tract J-1, Four Hills Village Shopping Center, and Apartment Complex
Location: 200 Tramway Blvd SE between Tramway Blvd and Central Ave.

Application For: SD-2023-00180 – PRELIMINARY/FINAL PLAT (DHO)

1. Plat:
 - a. No objections.
2. Easements:
 - a. No objections.
3. For information purposes only:
 - a. Availability Statement #230609 has been issued and provides the conditions for service. Routine connections are available.
 - b. This project is within the established service area.
 - c. Pro rata is not owed for this property.
 - d. Separate accounts shall be established for those proposed lots containing the existing dwellings prior to approval. Separate water and sanitary sewer services shall also be installed for the lots with existing dwellings prior to approval. Confirmation of both the separate accounts and separate services is required prior to plat approval.

Application For: VA-2023-00306 – SIDEWALK WAIVER (DHO)

1. No objections.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008767 (aka 008778)
200 Tramway

AGENDA ITEM NO: 13

SUBJECT: Preliminary Final Plat, Sidewalk Waiver

ENGINEERING COMMENTS:

1. Transportation has an approved TIS dated 8/16/2023 and an approved TCL dated 8/17/2023.
2. Transportation is satisfied with the justification for the waiver. No objection

. 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 10/11/23 -- **AGENDA ITEM:** #3

Project Number: PR-2023-008767

Application Number: SD-2023-00180

Project Name: 200 Tramway

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 June of 2022. (Reference PR-2023-8778).

The site is currently a Smith's Grocery store and fueling station.

Applicant is requesting to subdivide a portion of one existing lot for the new development of a proposed Starbucks Drive-Through restaurant.

*Also requesting a waiver to sidewalk width.

-Items in Orange color need attention-

1. Items Needing to be Completed or Corrected

- The project and application number must be added to the Plat prior to final sign-off by DFT staff.
- The AGIS DXF file approval must be provided prior to final sign-off of the Final Plat.
- ***Please provide verbal confirmation at the DHO hearing that all public notice requirements were fulfilled.**
- Please confirm that there are no changes to the infrastructure List and IIA details. And that it will still be tied to the site plan.

**(See additional comments on next pages)*

- **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.**
***A sidewalk waiver has been submitted with justification letter.**
***Standards per Transportation**—Transportation is satisfied with the justification for the waiver.
*The site is located in the Four Hills Village **Activity Center** along Central Ave. and Tramway Blvd. Also within an MT-Major Transit Corridor.*
Tramway and Wenonah are major collectors within a center and therefore require 10' sidewalks
 - **Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval and any sidewalk waiver shall be noted on the Plat.**
 - Per CABQ Transit, the platting action and site plan will not affect Transit locations in the area.
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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.
- Grading and Drainage has been approved by Hydrology. A TCL has been approved by Transportation.
- On July 20, 2023 the EPC approved a site plan amendment for this location. A DFT submittal for final sign-off was submitted and set for a review discussion in the October 4th, 2023 applicant meeting. Site Plan is currently under review and awaiting revisions.

**Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.*

**(See additional comments on next pages)*

3. Future Development Guidance

Development detail is being reviewed separately within the site plan submittal.

****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.

❖ **IDO Table I, II, III – Provisions for ABC Comp Plan Centers & Corridors.**

**MT-Major Transit and East Gateway mapped area.*

❖ **4-2 Allowed Uses for MX-M, table 4-2-1. *Reference 4-3 Use Specific Standards for uses and/or development requirements. *4-3-D-8 for Restaurant and 4-3-F-5 for Drive-Through.**

❖ **5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments.**

**Plans will need to demonstrate that Dimensional standard requirements are being met.*

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

❖ **5-4 Subdivision of Land.**

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

❖ **5-6 for Landscaping, Buffering, & Screening requirements.**

****Plans will need to demonstrate compliance of landscaping requirements.***

Provide calculations & detail.

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. 5-6-E Edge buffer requirements.

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

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

❖ **5-11 for Building/Façade design requirements.**

❖ **5-12 for Signage requirements.**

❖ **Section 6-1, table 6-1-1 for public notice requirements.**

❖ **Dedications per 6-4-R. *Dedication submittals are separate from plat submittals.**

**(See additional comments on next pages)*

- ❖ 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: 10/25/23

**(See additional comments on next pages)*