



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008891 Date: 08/09/2023 Agenda Item: 5 Zone Atlas Page: K-14

Legal Description: Lots 13 thru 16 Block 14, NM Town CO.'s Original Townsite of ABQ

Location: 701 CENTRAL AVE NW between 7th st and 8th st NW

Application For: PS-2023-00116-SKETCH PLAT (DFT)

1. Availability Statement 230129 has been issued and provides conditions for service.
 - a. Routine connection is available for both water and sanitary sewer service.
 - b. As noted the existing fire protection is in place for the proposed development.
2. No objection to the proposed lot consolidation.

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

Application For: SD-2023-00145-PRELIMINARY/FINAL PLAT (DHO)

1. No objection to the proposed lot consolidation.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008891
701 Central Ave NW

AGENDA ITEM NO: 5

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection.
2. Any future development would require an approved TCL prior to site plan or building permit.

. 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: August 9, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2023-008891 Hearing Date: 08-09-2023
Project: Lot 13-A, Block 14, New Mexico
Town Company's Original
Townsite Agenda Item No: 5

<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: 8/9/2023

AGENDA ITEM NO: 5

DHO PROJECT NUMBER:

PR-2023-008891

SD-2023-00145 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 07-12-23 (DFT)

IDO – 2022

PROJECT NAME:

CARTESIAN SURVEYS, INC. agent for **701 CENTRAL LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 13 THRU 16, BLOCK 14, NM TOWN CO.'S ORIGINAL TOWNSITE** zoned **MX-FB-UD**, located at **701 CENTRAL AVE NW between 7TH ST NW and 8TH ST NW** containing approximately 0.3261 acre(s). (K-14)

PROPERTY OWNERS: 701 CENTRAL LLC

REQUEST: CONSOLIDATE 4 EXISTING LOTS INTO ONE NEW LOT WITH REQUEST FOR DETERMINATIONS TO ALLOW EXISTING CENTRAL AVENUE AND ADJOINING ALLEYWAY RIGHT-OF-WAY WIDTHS, AS THEY ARE DEFICIENT OF THE DPM STANDARD DIMENSIONS

COMMENTS:

1. Prior comment in Sketch Plat have been noted. Code Enforcement has no comments and no objections.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 8/9/23 -- **AGENDA ITEM:** #5

Project Number: PR-2023-008891

Application Number: SD-2023-00145

Project Name: 701 Centra NW – Central and 7th St.

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:

Items in **Orange** color need attention

*Sketch plat completed in July 2023.

1. Items Needing to be Completed or Corrected

- The application number must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.
- The Plat included a DPM note regarding a DHO determination. The applicant included a justification letter within the submittal and justified the request per the IDO criteria.
*Please be prepared to discuss the justification letter details at the upcoming hearing.
- ***Please confirm ROW development and any changes. Include compliance detail for section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.**
 - *Verification of standards per Transportation***
 - Location is within a Center/Corridor area. This is also a Bike Route area.
 - 7th St is a local street within a Center/Corridor. Requires a 10 ft-12 ft sidewalk and 6 ft-8 ft landscape buffer
 - Central Ave is a Main Street, Premium Transit/Major Transit, Minor Arterial within a Center/Corridor. Requires a 10 ft-12 ft sidewalk and 6 ft-8 ft landscape buffer.

**(See additional comments on next page)*

- At the DHO hearing, please provide confirmation, that all public notice requirements were fulfilled and within the submittal.
 - After platting is completed, site addressing may need to be updated with Code Enforcement.
 - The AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat.
-

2. Standard Comments and Items in Compliance

- Form S was submitted with sign-off by Hydrology, Transportation, and Water Authority.
- 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.

****Submittal has been reviewed to the standards within the IDO and DPM.
Planning approval is recommended.***

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.

- Future development must meet all applicable standards and provisions of the IDO (*per MX-FB-UD*), 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.**
***Please note 2-4 (E) and all the associated regulations related to this Form Based-Urban Development zone**

- **Table I, II, and III in the Mapped Small Areas of the IDO.**
This property is within PT-Premium Transit, MT-Major Transit, and MS-Main Street areas. *Standards and/or concessions may exist for each.
- **4-2 Allowed Uses, table 4-2-1.**
Follow the Use Specific Standards per IDO section 4-3 and 2-4-E for proposed uses within *MX-FB-UD.
- **Dimension Standards per MX-FB-UD, 2-4-E and table 2-4-11**
**Plans should include measurements for setback, separation, height elevations, etc. All will need to demonstrate how 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
- 5-6 Landscaping, Buffering & Screening. And per **2-4-E** for MX-FB-UD.
- 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- **5-8 for Outdoor Lighting** requirements.
- **5-11-F Historic Building Facades.** And per **2-4-E-3** for MX-FB-UD.
- **5-13 Operation and Maintenance.**
- **Section 6-1, table 6-1-1 for public notice requirements.**
- The Downtown mapped area requires Demolition review per 6-6-B.
- Property is within the Railroad and Spur area. Several development types require Site Plan EPC (6-6-I) and a Cumulative Impacts Analysis (6-4-H)
- **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
Planning Department

DATE: 08/7/23



Development Facilitation Team (DFT) – Review Comments

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

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Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

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PR-2023-008891

SD-2023-00145 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 07-12-23 (DFT)

IDO – 2022

PROJECT NAME:

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FROM: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 08/7/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-008891

SD-2023-00145 – PRELIMINARY/FINAL PLAT
SKETCH PLAT 07-12-23 (DFT)
IDO – 2022

CARTESIAN SURVEYS, INC. agent for 701 CENTRAL LLC requests the aforementioned action(s) for all or a portion of: LOTS 13 THRU 16, BLOCK 14, NM TOWN CO.'S ORIGINAL TOWNSITE zoned MX-FB-UD, located at 701 CENTRAL AVE NW between 7TH ST NW and 8TH ST NW containing approximately 0.3261 acre(s). (K-14)

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Comments:

08-09-2023

No comments or Objections.

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 HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-008891

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