



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008906 Date: 09/27/2023 Agenda Item: #7 Zone Atlas Page: H-16

Legal Description: Tracts 1 & 2 Jones Industrial Park

Location: Vassar Dr NE between Phoenix Ave NE and Los Arboles Ave NE

Application For: SD-2023-00168-Preliminary/Final Plat (DHO)

1. No objection to the plat for lot consolidation
2. For future development:
 - a. Infrastructure list does not include ABCWUA improvements. For future development and conditions for service request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008906
Vasser Dr NE

AGENDA ITEM NO: 7

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Vasser is a local street and requires 5' sidewalk with a 4-6' landscape buffer. Your updated sidewalk exhibit shows a 3.9' sidewalk. This is below the minimum allowed by ADA. The justification provided is not sufficient and 5' sidewalk needs to be provided.
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: September 27, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2023-008906 Hearing Date: **09-27-2023**

Project: Lot 1-A Jone's Industrial Park Agenda Item No: **7**

<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: 9/27/2023

AGENDA ITEM NO: 7

DHO PROJECT NUMBER:

PR-2023-008906

**SD-2023-00168 – PRELIMINARY/FINAL PLAT
IDO – 2022**

PROJECT NAME:

JUANITA GARCIA – JAG PLANNING & ZONING, LLC agent for **27 HUNDRED LLC, STEPHEN BROWN** requests the aforementioned action(s) for all or a portion of: **TRACTS 1 & 2, JONES INDUSTRIAL PARK** zoned **NR-LM**, located on **VASSAR DR NE between PHOENIX AVE NE and LOS ARBOLES NE** containing approximately **1.0324** acre(s).
(H-16)

PROPERTY OWNERS: 27 HUNDRED LLC

REQUEST: COMBINE TWO LOTS INTO ONE LOT AND DEDICATE EASEMENTS

COMMENTS:

1. Code Enforcement has no comments and no objections.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 9/27/23 -- **AGENDA ITEM:** #7

Project Number: PR-2023-008906

Application Number: SD-2023-00168

Project Name: Vassar and Claremont (2716 Vassar)

Request:

Minor – Preliminary/Final Plat

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

BACKGROUND:

- This is a request to combine two lots into one lot and dedicate easements as shown on the proposed plat. The current legal description is **Tracts 1 & 2, Jones Industrial Park**, containing approximately 1.0324 acres. The proposed lot will be **Lot 1-A, Jone's Industrial Park**, with a minimum lot size of 1.0324 acres.
- The property is located on Vassar Dr NE, between Phoenix Ave NE and Los Arboles Ave NE. The property is zoned NR-LM (Non-residential – Light Manufacturing Zone District) and is not subject to minimum or maximum lot size requirements.
- The site is not within an overlay zone, as identified within the integrated Development Ordinance (IDO).
- This site is located in city development area of consistency and all its surrounding sites are also all located in city development area of consistency.

**(See additional comments on next page)*

COMMENTS:

Items in Orange color need attention

Items in Green color have been addressed

1. Items Needing to be Completed or Corrected

- The applicant is seeking a determination to allow the existing 4' sidewalks along Vassar Dr to remain in lieu of the 5' sidewalk. Applicant was informed in the prior DHO hearing that the 5-foot sidewalk is needed and that with the condition of the existing sidewalk and the need to close driveways and account for ADA compliance, that this is a new 5 foot sidewalk is the recommended approach.
- Property is within the Menaul & University Landfill Buffer. Development will require Environmental Health approval. Please add the following note regarding this item to the title/cover page of the plat:

The subject property is located within the Menaul and University Landfill Buffer. Therefore, certain precautionary measures need to be taken to ensure the health and safety of the public. As required by the most current version of the interim Guidelines for Development within City Designated Landfill Buffer Zones, A professional engineer with expertise in landfills and landfill gas issues will be consulted prior to the development of the site.

Environmental Health is expecting a letter from the owner's agent acknowledging that landfill gas mitigation is required for this development. This letter needs to be signed by Environmental Health.

- DXF approval from AGIS must be obtained, and the project and application numbers must be added to the Plat prior to the final sign-off of the Plat should the Plat be approved by the DHO.
- 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.
Verification of standards per Transportation
Provide measurement for the existing ROW and distance from curb to property line along street frontages.
 - Vassar is a local street. Not in a Center or Corridor area.
Requires a 5ft side walk and 4-6ft landscape buffer. **Please clarify buffer zone along the sidewalk and street trees.**
- The subject site currently has two curb cuts and the applicant intends on removing them and replacing them at different locations. Sidewalks, modified curb and gutter will replace the curb and cuts. An infrastructure list has been provided to demonstrate these

modifications.

- A recorded Infrastructure Improvements Agreement (IIA) must be recorded and submitted to staff before final sign-off of the Plat.
- ~~The correct application number must be added to the Infrastructure List included with the Plat (SD-2023-00168).~~
Applicant has added the correct project and application numbers to the Infrastructure List.
- Once/if the plat is approved by the DHO, the date of DHO approval must be added to the plat prior to final sign-off of the plat.

2. Standard Comments and Items in Compliance

- Based on information provided by Office of Neighborhood Coordination, there are no known neighborhood associations related to the subject site. Notice requirements were fulfilled.

3. Future Development

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 NR-LM*), 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.**
- ❖ **4-2 Allowed Uses**, table 4-2-1.
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for *NR-LM.
- ❖ **5-1 Dimension Standards** for NR-LM. 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.*
Per **table 5-1-3, Non-residential Zone District Dimensional Standards**, a 5-foot setback is provided on the frontage of the site along Vassar Dr.
- ❖ 5-3 Access & Connectivity requirements.
- ❖ 5-4 Subdivision of Land
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1

- ❖ 5-6 Landscaping, Buffering, and Screening.
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-E Façade design.**
- ❖ **5-12 for Signage.**
- ❖ **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, dwelling 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: Hannah Aulick/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 9/27/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-008906

SD-2023-00168 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 7-12-23 (DFT)

IDO – 2022

JUANITA GARCIA – JAG PLANNING & ZONING, LLC agent for 27 HUNDRED LLC, STEPHEN BROWN requests the aforementioned action(s) for all or a portion of: TRACTS 1 & 2, JONES INDUSTRIAL PARK zoned NR-LM, located on VASSAR DR NE between PHOENIX AVE NE and LOS ARBOLES NE containing approximately 1.0324 acre(s). (H-16) [Deferred from 9-13-23c]

PROPERTY OWNERS: 27 HUNDRED LLC

REQUEST: COMBINE TWO LOTS INTO ONE LOT AND DEDICATE EASEMENTS

Comments:

09-27-2023

No comments or objections to the requested actions.

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.