



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008957 Date: 04/10/2024 Agenda Item: #4 Zone Atlas Page: F-14

Legal Description: [Lots 11, 12 & 14A, Block 10, Belont Place Addition]

Request: Lot consolidation for 3 lots into one Lot. Determination Justification letter for sidewalk and Landscape Buffer

Location: [621-625 James Ave NW between Harwood Lateral and 6th St.]

Application For: SD-2024-00058-Preliminary/Final Plat (DHO)

1. No objection.

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

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: 04/10/2024

AGENDA ITEM NO: 4

DHO PROJECT NUMBER:

PR-2023-008957

SD-2024-00058 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 8-16-23 (DFT)

IDO - 2022

PROJECT NAME:

ARCH + PLAN LAND USE CONSULTANTS LLC agent for **BROOKE WYMAN** requests the aforementioned action(s) for all or a portion of: **LOTS 11, 12 & 14A, BLOCK 10, BELONT PLACE ADDITION** zoned **R-1B**, located at **621-625 JAMES AVE NW** between **HARWOOD LATERAL** and **6th ST** containing approximately **0.297** acre(s). (**F-14**)

PROPERTY OWNERS: WYMAN BROOKE

REQUEST: LOT CONSOLIDATION FOR 3 LOTS INTO ONE LOT. DETERMINATION JUSTIFICATION LETTER FOR SIDEWALK AND LANDSCAPE BUFFER.

COMMENTS:

1. Property is located within the R-1B zone, and must meet dimensional lot standards as per IDO 5-1(C), Table 5-1-1, which it appears to meet.
2. Property is within an Area of Consistency, as well. However, as per discussion in 8/16/23 DFT Sketch Plat, the property is simply trying to remove interior lot lines to bring property into conformance for the purpose of adding an addition to the existing home. This is not considered construction of new low-density residential development, and therefore the contextual lot size requirements of IDO 5-1(C)(2) do not apply.
3. Any addition or modification of the home must meet setback requirements as per IDO Table 5-1-1. If the existing home does not meet setback or driveway requirements, it is allowed to continue as an existing non-conformance; but any modification that would affect those areas would require a Variance be obtained prior to those modifications, or be modified to meet current IDO setback and driveway requirements.
4. Code Enforcement has no further comments and no objections.

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: 04/10/2024

Comments from 8/16/23 DFT Sketch Plat:

1. Property is located within the R-1B, and must meet all Dimensional standards of IDO 5-1(C), Table 5-1-1.
2. Property is located in an Area of Consistency, but if no new development is proposed, the Contextual lot size rules in IDO 5-1(C)(2) would not apply.

NOTE: Discussed in meeting. See note in 3 below – no new development.jp

3. Please confirm purpose for re-plat and type of “development” planned, as letter states it is for redevelopment of the property. This may require following contextual lot size rules, depending on plans. Contextual lot size calculations, based on homes existing on James Ave to 6th Street (613, 619, 618, 622):

- Average Lot size = 0.1492 acre
- 75% of lot size = 0.1119 acre (minimum lot size)
- 125% of lot size = 0.1865 acre (maximum lot size)
- Proposed lot size = 0.2970 acre

NOTE: In meeting, they explained they may expand existing residence, but no new development. Just seeking to reduce current non-conformity onsite with lot lines, at this time. jp

4. Code Enforcement has no further comments at this time.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2023-008957 Hearing Date: 04-10-2024
Project: Lot 14B, Block 10, Belmont Place 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

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008957
621-625 James NW

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. As James Ave. is a fully developed residential cul-de-sac, the justification for leaving the sidewalks and buffer as-is is acceptable to Transportation. 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: April 10, 2024

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 4/10/24 -- **AGENDA ITEM:** #4

Project Number: PR-2023-008957

Application Number: SD-2024-00058

Project Name: 621-625 James Ave (Off Griegos & 6th)

Request:

Preliminary/Final Plat. DHO Determination.

**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 type** need comment or corrections.

Background:

- A Sketch Plat comprising the subject property was reviewed by Development Facilitation Team (DFT) staff, with comments provided to the Applicant in August of 2023.
- Applicant is requesting a Preliminary/Final Plat. Along with a DHO Determination to the Sidewalk and Landscaping Buffer requirement.
- The IDO zone district for the subject site is R-1B. It is abutting the Hardwood Lateral drainage to the west.

1. Items that need to be completed or corrected

- Please confirm the details of the proposed Preliminary/Final plat for the DHO. Lot consolidation and Determination detail.
- Please confirm that the dimensional standard requirements for the existing development will not be affected by the replat.

**(See additional comments on next pages)*

- The Project and Application numbers must added to the plat before final sign-off.
 - Demonstrate compliance with **Section 7 of the DPM Table 7.2.29** and Required Improvements section from 5-4(N) of the IDO. *Regarding Sidewalk width requirements and the landscape buffer.
****Verification of standards per Transportation****
As James Ave. is a fully developed residential cul-de-sac, the justification for leaving the sidewalks and buffer as-is is acceptable to Transportation.
 - Sidewalk and Landscape Buffer Determination was justified per IDO section 6-6-P-3.
 - A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
 - Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
 - After DHO approval and final sign off, a recorded copy of the Plat must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
 - Per 6-6(K)(2)(I) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.
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2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed prior to this submittal. Related documents are included in the submittal package.
- Applicant/Agent to ensure all Final submitted documents are sealed and signed by a design professional licensed in the State of New Mexico.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all provided on the plat sheet.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.
- The property is within an Area of Consistency per the Comp Plan. 5-1-C-2 for Contextual standards would apply. However, per 5-4-C-1-b nonconforming lots may be replatted without requiring Variance to lot size if the replat meaningfully decreases the degree of already existing nonconformity. Standard is per Code Enforcement.

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

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 R-1B*) 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 section **4-3** of the **IDO** for any proposed development/uses per R-1B.
- ❖ **5-1 Dimension Standards for R-1B**. 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.
- ❖ **5-2 5-2(F) Drainage Areas, 5-2(G) Irrigation Facility (Acequia) Standards.**
(Artificial Water Way: HARWOOD LATERAL) *Please note the following standard:*
 - 5-2(G)(3) No primary or accessory structure, wall, fence, or impervious surface shall be constructed within 5 feet of the toe of the slope of an irrigation facility or of the associated easement boundary, whichever is greater, without the approval of the authority or association with operations and maintenance responsibility for the irrigation facility, except as noted in Subsection (4) below.
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-7 Walls/Fences**, table 5-7-1. ***Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-C Building/Façade Design.**
- ❖ **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 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/Jolene Wolfley
Planning Department

DATE: 4/8/24
