



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008993

Date: 10/25/2023

Agenda Item: #1 Zone Atlas Page: B-20

Legal Description: Tract 1 Lot 3, Block 16, North Albuquerque Acres

Location: 8400 FLORENCE between BARSTOW and VENTURA

Application For: VA-2023-00307-SIDEWALK WAIVER (DHO)

1. No Objections.
2. For Information purposes only:
 - a. Pro Rata:
 - i. Pro rata is owed for this property in the following amounts:
 1. Water = \$3,577.13
 2. Sewer = \$2,759.46
 3. Total = \$6,336.59
 - b. The site is within the Established Service Area and has access to public water and public sanitary sewer infrastructure along Florence. Once the mentioned pro rata is paid the site can utilize the infrastructure for service.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-008993
8400 Florence

AGENDA ITEM NO: 1

SUBJECT: Sidewalk Waiver

ENGINEERING COMMENTS:

1. Florence is a Local street and requires curb and gutter and a 5' sidewalk with a 4-6' landscape buffer. Unfortunately, we are not able to waive the requirements of curb, gutter and sidewalk for this area. Transportation has been directed to enforce this requirement in this part of the City.

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: October 25, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

DEVELOPMENT REVIEW BOARD

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: 10/25/2023

AGENDA ITEM NO: 1

DRB PROJECT NUMBER:

PR-2023-008993

VA-2023-00307 – SIDEWALK WAIVER

SKETCH PLAT 8-2-23 (DFT)

IDO – 2022

PROJECT NAME:

MTV/TWILIGHT HOMES VERONICA JOHNSON agent for **SCOTT & JENAYA HOWARD** requests the aforementioned action(s) for all or a portion of: **TRACT 1 LOT 3, BLOCK 16** zoned **PD**, located at **8400 FLORENCE** between **BARSTOW** and **VENTURA** containing approximately **88.0** acre(s). **(B-20)** [Deferred from 10/11/23b]

PROPERTY OWNERS: HOWARD SCOTT G & JENAYA

REQUEST: WAIVER OF SIDEWALK, CURB AND GUTTER

COMMENTS:

1. Code Enforcement has no comments and no objections



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 10/25/23 -- **AGENDA ITEM:** # 1

Project Number: PR-2023-008993

Application Number: VA-2023-00307

Project Name: Tract 1 Lot 3, Block 16

Request:

Sidewalk/DHO Waiver

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

COMMENTS:

- This request features a proposed single family detached residence currently under Site Plan Administrative/Building Permit review. The Applicant is requesting that a sidewalk along Florence Avenue not be required as other residences along Florence in the vicinity of the subject property don't have sidewalks; Florence Avenue NE is a local street, and DPM requirements note that a 5-foot wide sidewalk and a 4-6-foot landscape buffer zone are required along the portion of Florence Avenue fronting the subject property. Additionally, the Applicant is requesting that curb and gutter along Florence Avenue not be required.

1. Items Needing to be Completed or Corrected and IDO/DPM Comments

- **Update 10/23/23:** At the October 11, 2023 DHO hearing for this application, the DHO requested additional documentation pertaining to drainage along/near Florence Avenue after sidewalk construction to gauge the effect/impact of sidewalk construction along the frontage of Florence Avenue and its impact on the subject site and abutting properties.
- ~~The application submittal for this request features the wrong notification form; the application submittal features the notification form for an administrative review/decision (presumably for the Site Plan Administrative/Building Permit application), and the Applicant must correctly notify the North Albuquerque Acres Community Association (NA) with a DHO notification form, which can be obtained at the following link:~~

**(See additional comments on next pages)*

<https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill-DHO.pdf>

As the NA was not correctly notified of the Waiver application, this application can't be heard and decided by the DHO until/unless the Applicant completes the correct notification form and sends it to the NA.

- In the notification form, it must be noted on #5 on page two of the form that this request will be decided by the DHO (check the box), and note the projected date and time (9:00 am) of the DHO meeting, as well as (in the location section) that it will be held remotely via Zoom and provide the Zoom meeting invitation link as follows: <https://cabq.zoom.us/j/84123463458>. In addition to the completed notification form, you must include the Zone Atlas Map and the Waiver Exhibit in the submittal emailed to the NA, and provide proof of email to the NA.
- On Form V2, proof of a pre-submittal neighborhood meeting was checked. However, staff was not able to find proof of a pre-submittal neighborhood meeting in the application submittal or proof that the Applicant sent such a request to the NA and the NA response. **Therefore, this application can't be heard and decided by the DHO until/unless the Applicant provides proof of a pre-submittal neighborhood meeting request.**
- If a pre-submittal neighborhood meeting request wasn't sent to the NA, the Applicant must do so before the DHO can hear and decide this request. If the NA elects to have a pre-submittal neighborhood meeting, the neighborhood meeting must be held and proof of the meeting must be provided before the waiver request can be heard and decided by the DHO. The neighborhood meeting request form can be obtained at the following link (which must be completed and emailed to the NA in addition to the DHO notification form):
<https://documents.cabq.gov/planning/development-hearing-officer/NeighborhoodMeetingRequest-Print&Fill-DHO.pdf>

2. Items in Compliance

- The Applicant provided justification criteria for the Waiver request per 6-6(P)(3) of the IDO. Planning staff defer to Transportation staff regarding the justification criteria, and notes the presence of an elementary school (North Star Elementary School) at Florence and Ventura approximately 1,000 feet east of the subject site for the waiver request.
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FROM: Jay Rodenbeck
Planning Department

DATE: 10/23/23
