

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: 05/22/2024

AGENDA ITEM NO: 2

DHO PROJECT NUMBER:

PR-2023-009498

SD-2024-00096

PRELIMINARY/FINAL PLAT IDO - 2022

PROJECT NAME:

CSI – CARTESIAN SURVEYS INC. agent for LOE INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: LOTS 4 THRU 6, FRANCISCAN ACRES zoned MX-M, located at 2407 COMMERCIAL ST NE between MENAUL BLVD and PROSPECT AVE containing approximately 0.5274 acre(s). (H-14)

PROPERTY OWNERS:

LOE INVESTMENTS LLC

REQUEST:

CREATE ONE NEW LOT FROM THREE EXISTING LOTS

COMMENTS:

1. Code Enforcement has no comments and no objections.

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DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-009498

SD-2024-00096 – PRELIMINARY/FINAL PLAT

IDO - 2022

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PROPERTY OWNERS: LOE INVESTMENTS LLC

REQUEST: CREATE ONE NEW LOT FROM THREE EXISTING LOTS

Comments:

05-22-2024

Parks and Recreation no objections to the requested action.

Note: Any future development on the site more than 200 SQFT may require a landscaping plan for Street Frontage Trees, IDO 14-16-5-6(D).

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

DRB Project Number: 2023-009498 Hearing Date: 05-22-2024
Project: 2407 Commercial St. NE Agenda Item No: 2

<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: 2023-009498
2407 Commercial

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. 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: May 22, 2024

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 05/22/24 -- **AGENDA ITEM:** #2

Project Number: PR-2023-009498

Application Number: SD-2024-00096

Project Name: 2407 Commercial St. NE, Between Menaul Blvd. NE and Prospect Ave NE.

Request:

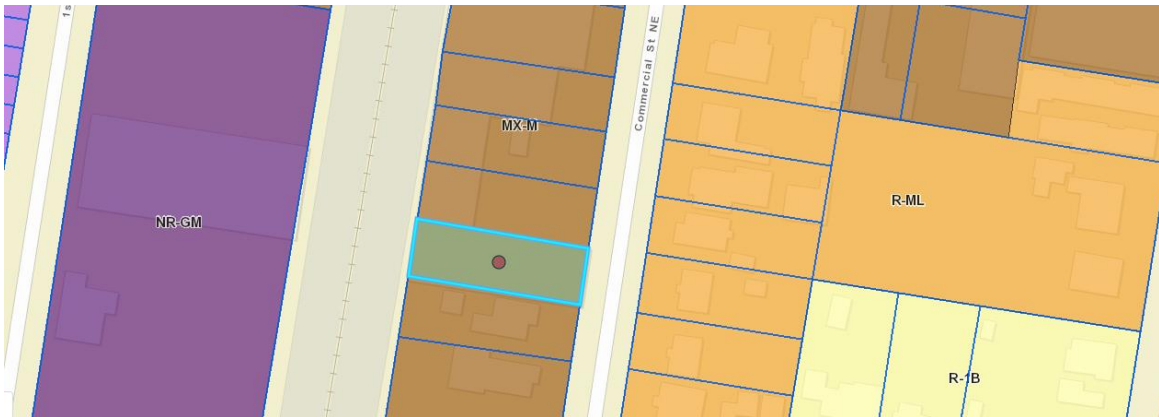
Minor – Preliminary/Final Plat

**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 consolidate three existing lots (lots 4, 5, and 6) into one. An existing commercial building is located at this address and on the three existing lots.
- This lot included two nonconformities; one being the lot lines being through the building and the other is that the required minimum rear setback is not being met.
- IDO zone district for the subject site is MX-M, Mixed Use - Medium Intensity Zone District, and is located in an Area of Consistency. The lot located across from the railroad to the west of the project is located within an Area of Change. All other neighboring sites are within Area of Consistency.
Below you can see the subject property and the neighboring sites' zone districts.

**(See additional comments on next page)*



- Property is located within Sensitive Lands area (Railroad and Spur Small area) and Sensitive Lands - Drainage Area.
- Subject property is not within or in proximity to any corridors or centers.

1. ITEMS NEEDING TO BE COMPLETED OR CORRECTED

- Project and application numbers must be added to the Plat.
- Per 6-6(K)(2)(k) of the IDO, the date of the DHO approval shall be recorded on the original drawing of the final plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(J)(2).
- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck and PLNDRS@cabq.gov (should the Plat be approved by the DHO).
- ***If Major infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required. Please confirm if any infrastructure improvements are required.***

2. STANDARD COMMENTS AND ITEMS IN COMPLIANCE

- 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.
- This lot consolidation reduces part of this lot's non-conformity (existing lot lines through the building are going to be eliminated).
- **Property is located within Sensitive Lands area (Railroad and Spur Small area):**

If all criteria under 5-2(E)(1)(a) applies to this project, Development or redevelopment on this property shall meet all of the requirements listed under 5-2(E)(2) including a Cumulative Lands Analysis will be required and must be submitted to the EPC. Please check the sections mentioned above for any future development.

Development Definitions- IDO 7-1

Development

Any activity that alters the ground or lot lines on a property. Development may include subdivision of land; construction of buildings, structures, or streets; installation of landscaping, infrastructure, utilities, or site features; and/or activities to prepare land for such construction or installation, such as grading. For the purposes of the IDO, this term includes new development and redevelopment on existing lots.

- All public notice requirements of IDO section 6, table 6-1-1 have been completed prior to this formal platting submittal. Per Table 6-1-1, for Minor Subdivision of Land, Email and Web Posting notices were completed and emails were sent to the Near North Valley NA, North Valley Coalition, and Santa Barbara Martineztown NA.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, MRGCD, and AMAFCA are all shown on the plat. Final platting documents are sealed and signed by a design professional licensed in the State of New Mexico.

3. FUTURE DEVELOPMENT GUIDANCE

- Future development must meet all applicable standards and provisions of the IDO (*per MX-M*), 3-4(H) Martineztown / Santa Barbara – CPO-7 Standards, 5-2 Site Design and Sensitive Lands, 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 reference the following development standards from the IDO.

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>

**Subject to change pending formal submittal and/or changes in development type/use. Changes may also require amendments to previous approvals.*

- ❖ 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 frontage.

- Commercial St NE is a local street. Not in a Center or Corridor area.
This street requires a 5-foot side walk and 4-6-foot landscape buffer.

- ❖ Per Table 2-4-5 – MX-M Zone District Dimensional Standards – For lots located within this zone districts the following standards need to be met:

Setback Standards

Minimum Front Setback: 5 ft.

Interior Side Setback: 0 ft.

Interior Street Side Setback: 5 ft.

Minimum Rear Setback: 15 ft. This requirement is not met (existing non-conformity).

Maximum Building Height follows the CPO-7 Character Protection Overlay Zone regulations (Maximum Building Height for this overlay zone is 26 feet as discussed earlier in this document).

- ❖ **3-4(H) Martineztown / Santa Barbara – CPO-7 Standards**

- ❖ This property is located within Martineztown/Santa Barbara - CPO-7 Character Protection Overlay Zone.

*Per 3-4(H)(4)(a), in Residential and Mixed-use zone districts on project sites less than 5 acres, the **maximum building height is 26 feet.***

Per 3-4(H)(4)(b), building height bonuses do not apply pursuant to Subsection 14-16-3-1(C).

Per 3-4(H)(5)(b), in MX-M Zone District:

- 1. Signs on lots abutting arterial or collector streets are allowed pursuant to Subsection 14-16-5-12 (Signs) for the MX-M zone district.*
- 2. Signs on lots in other locations are allowed pursuant to Subsection 14-16-5-12 (Signs) for the MX-L zone district.*

Per 3-4(H)(6) Cross-references:

3-4(H)(6)(a) Subsection 14-16-3-1(C) (Building Height Bonuses Not Allowed).

3-4(H)(6)(b) Subsection 14-16-4-3(D)(22) (Paid Parking Lots Prohibited).

3-4(H)(6)(c) Subsection 14-16-6-4(O)(3)(e) (Deviations to Overlay Standards Not Allowed).

- ❖ **4-2 Allowed Uses**, table 4-2-1.

Follow the Use Specific Standards per **4-3 (D), Commercial Uses** of the IDO.

- ❖ **5-1 Dimension Standards for MX-M.** 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 Site Design and Sensitive Lands**

Any future development requires a Cumulative Impact Analysis. Development or redevelopment on this property shall meet all of the requirements listed under **5-2(E)(2)**.

Property is also located in the Sensitive Lands - Drainage Area. Per **5-2(F), Drainage Areas**, all drainage improvements in the Valley Drainage Area mapped below shall comply with applicable requirements of the DPM.

❖ **5-2(E)(2), Requirements, Cumulative Impacts**

❖ **5-2(F), Drainage Areas**

❖ **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.**

❖ **5-13 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.**



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FROM: Hannah Aulick/Jay Rodenbeck/ Jolene Wolfley
Planning Department

DATE: 05/21/24



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 05/22/24 -- **AGENDA ITEM:** #2

Project Number: PR-2023-009498

Application Number: SD-2024-00096

Project Name: 2407 Commercial St. NE, Between Menaul Blvd. NE and Prospect Ave NE.

Request:

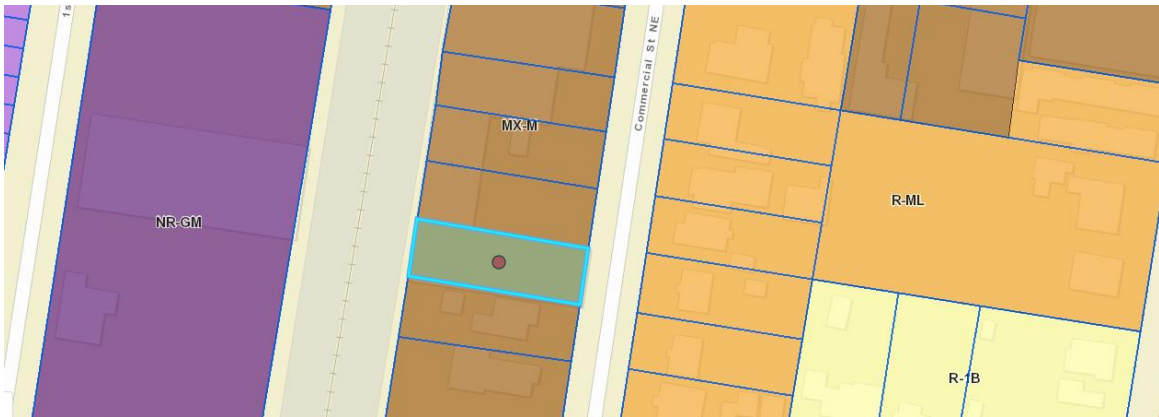
Minor – Preliminary/Final Plat

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Planning Department

DATE: 05/21/24

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009498
2407 Commercial

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

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FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: May 22, 2024

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: 2023-009498 Hearing Date: 05-22-2024
Project: 2407 Commercial St. NE Agenda Item No: 2

<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
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DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-009498

SD-2024-00096 – PRELIMINARY/FINAL PLAT

IDO - 2022

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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.