



## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

**PR-2023-009591**

SD-2023-00214 – PRELIMINARY/FINAL PLAT

IDO - 2022

ISAACSON & ARFMAN, INC. | FRED ARFMAN agent for 1224 BELLAMAH LLC requests the aforementioned action(s) for all or a portion of: TRACT A, SAWMILL INDUSTRIAL zoned NR-LM, located at 1224 BELLAMAH AVE NW between BELLAMAH and SAWMILL containing approximately 4.8468 acre(s). (J-13) [Deferred from 12/6/23c]

PROPERTY OWNERS: TRACT 5 U26 LLC

REQUEST: DIVIDE EXISTING TRACT A INTO TWO NEW TRACTS

**Comments:**

12-20-2023

No objections to the requested actions.

Note: Future development may require Street Frontage Trees per IDO 14-16-5-6(D) if the proposed development meets the applicability in IDO 14-16-5-6(B).

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via [wphelan@cabq.gov](mailto:wphelan@cabq.gov) or 505-768-5378 with questions or concerns.

# DEVELOPMENT HEARING OFFICER (DHO)

## 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](mailto:jppalmer@cabq.gov)

**DATE:** 12/20/2023

### **AGENDA ITEM NO: 4**

### **PROJECT NUMBER:**

**PR-2023-009591**

**SD-2023-00214 – PRELIMINARY/FINAL PLAT**

**IDO - 2022**

### **PROJECT NAME:**

**ISAACSON & ARFMAN, INC. | FRED ARFMAN** agent for **1224 BELLAMAH LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A, SAWMILL INDUSTRIAL zoned NR-LM, located at 1224 BELLAMAH AVE NW between BELLAMAH and SAWMILL** containing approximately **4.8468** acre(s). **(J-13)**  
*[Deferred from 12/6/23c]*

**PROPERTY OWNERS:** TRACT 5 U26 LLC

**REQUEST:** DIVIDE EXISTING TRACT A INTO TWO NEW TRACTS

### **COMMENTS:**

1. Future development must meet all parking requirements as per IDO 5-5, Table 5-5-1. Please clarify type of business remaining in existing building to the east on Tract A-1, and where parking for that is located.  
Note: Warehousing = No Requirement, Wholesaling and distribution center = 1 space/2000 sq ft GFA

waste and/or recycling transfer station	
<b>Wholesaling and Storage</b>	
Above-ground storage of fuels or feed	No requirement
Outdoor storage	
Warehousing	
Wholesaling and distribution center	1 space / 2,000 sq. ft. GFA

2. No other concerns or objections from Code Enforcement. Just need clarification as to whether the re-plat is impacting/removing required parking for the remaining building on Tract A-1.

## DEVELOPMENT HEARING OFFICER (DHO)

### 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](mailto:jppalmer@cabq.gov)*

**DATE:** 12/20/2023

Comments from 12/6/23 DHO Hearing:

1. Code Enforcement is not opposed to the proposed action. However, we have a few comments regarding future development:
2. Property is zoned NR-LM, and CPO-12 Sawmill/Wells Park Overlay Zone. Must meet Dimensional and Development Standards of CPO-12 and IDO 5-1(E), Table 5-1-3, where applicable.
3. Future development must meet all requirements of CPO-12 Sawmill/Wells Park Overlay Zone, IDO 3-4(M), including setback requirements. Variances may not be obtained for CPO-12 Overlay setback requirements.
4. Existing structure is non-conforming as to front and east side setbacks, and must follow guidelines of 6-8(D) Nonconforming Structures and/or obtain approval of ZHE for expansion of a Non-conforming structure, IDO 6-6(C) Expansion of Nonconforming Use or Structure.
5. Future development must meet all parking requirements as per IDO 5-5, Table 5-5-1.



## **Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

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**Project No: PR-2023-009591      Date: 12/20/2023      Agenda Item: #4      Zone Atlas Page: J-13**

**Legal Description: [TRACT A, SAWMILL INDUSTRIAL]**

**Location: [1224 BELLAMAH AVE NW between BELLAMAH and SAWMILL]**

### **Application For: SD-2023-00214-PRELIMINARY/FINAL PLAT (DHO)**

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1. Please include the following note on the cover of the plat:
  - a. “Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009591  
1224 Bellamah

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. All comments have been addressed. No objection. Please add the Landscape Buffer to the Infrastructure List.
2. Any future development will require an approved TCL prior to site plan or building permit. Also, a Traffic Scoping form will need to be submitted to Matt Grush ([mgrush@cabq.gov](mailto:mgrush@cabq.gov)) to determine if a TIS is needed.

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](mailto:earmijo@cabq.gov)

DATE: December 20, 2023

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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](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2023-009591 Hearing Date: 12-20-2023  
Project: Tracts A-1 & A-2, Sawmill Industrial 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

### Planning Comments

**HEARING DATE:** 12/20/23 -- **AGENDA ITEM:** #4

**Project Number:** PR-2023-009591

**Application Number:** SD-2023-00214

**Project Name:** 1224 Bellamah Ave. NW.

**Request:**

*Preliminary /Final Plat*

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

#### COMMENTS:

**\*This case was deferred from the December 6<sup>th</sup> DHO meeting.**

Items in **orange type** need to be addressed

Items in **green type** have been addressed

#### Background

- Applicant is requesting a Preliminary/Final Plat to add a lot line and split one lot into two. The Plat will also grant the required utility easements.
- The IDO zone district for the subject site is NR-LM. It is within Sawmill/Wells Park overlay CPO-12 and within the Railroad & Spur mapped area

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#### 1. Items that need to be completed or corrected

- ~~Please confirm the proposed request is only to add a lot line to the existing development and that no new development would be taking place.~~
- Please demonstrate that the existing development will be meeting the required dimensional standards and not creating a nonconformity.

*\*(See additional comments on next pages)*

- Please demonstrate that parking calculations for the existing development and new lot are being met. Clarify if a shared parking agreement will be needed. Please include the detail for parking ROW area and curb/gutter.

5-5-C-6-d is an **On-street parking credit** standard that may apply to ROW area. Standards per Code Enforcement.

#### 5-5(C)(6)(d) **On-street Parking Credit**

1. Any on-street parking space abutting the subject property may be counted as 1 required off-street parking space if the street does not have residential parking permit restrictions.
2. On-street parking spaces abutting the subject property shall be considered as located on the same lot for the purposes of Subsection 5-5(F)(1) (Location).
3. Each on-street parking space may only be counted once toward the parking requirements of the abutting lot, regardless of the number of individual buildings or tenants on the lot.
4. No development or use approved with an on-street parking credit shall be considered nonconforming if the on-street parking is later removed by City action and the remaining off-street parking does not meet the minimum off-street parking requirements of this Section 14-16-5-5.
5. On-street parking spaces credited for a specific use shall not be reserved for the exclusive use by customers, employees, or occupants of that use, but shall be available for general public use at all times. No signage or actions limiting general public use of on-street spaces shall be allowed.

- *An **IL-Infrastructure list** was sent as a supplemental submittal. It included sidewalk and curb/gutter. Please also clarify landscape buffer and if it's included on a separate document.*

*\*An approved IIA-Infrastructure Improvements Agreement with financial guarantee will be required.*



- 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.  
Provide measurement for the existing ROW and distance from curb to property line along street frontages.  
***\*Verification of standards per Transportation\****  
Bellamah is a local road and requires a 5' sidewalk with a 4' to 6' landscape buffer. ROW may be required.
- 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 Planning Department's AGIS Division must approve the DXF file prior to the final sign-off of the Plat, should the Plat be approved by the DHO.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Final Plat.
- 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](mailto:PLNDRS@cabq.gov).

- Please clarify if the proposed replat will be affecting any existing easements. Marked in orange on the image below:



## 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.
- Final documents must be 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.

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

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### **3. Future Development Guidance**

- 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.**

***Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.***

- ❖ **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.*
- ❖ **5-3 Access & Connectivity** requirements.
- ❖ **5-4 Subdivision of Land**
- ❖ **5-5 Parking & Loading** requirements, Table 5-5-1. Calculations required.
- ❖ **5-7 Walls/Fences**, table 5-7-1. **\*Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-E Building/Façade Design**.
- ❖ **5-12 Signage** 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 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: 12/20/23