



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-009591 Date: 12/06/2023 Agenda Item: #6 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)

1. When existing infrastructure is located along the property frontage(s), but plans are uncertain and no Availability Statement is being required, the following language shall be included on the plat for approval: (Note shall be on the cover sheet)
 - 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: 6

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Bellamah is a local road and requires a 5' sidewalk with a 4' to 6' landscape buffer. ROW may be required. All work in the ROW will need to be on an infrastructure list and done through work order.
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) 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

DATE: December 6, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2023-009591 Hearing Date: 12-06-2023
Project: Tracts A-1 & A-2, Sawmill Industrial Agenda Item No: 6

<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: 12/06/23 -- **AGENDA ITEM:** #6

Project Number: PR-2023-009591

Application Number: SD-2023-00214

Project Name: 1224 Bellamah Ave. NW.

Request:

Preliminary /Final Plat

**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 immediate attention

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

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 confirm that the existing development would be meeting the required dimensional standards and not creating a nonconformity.
- Please clarify if parking calculations for the existing development are being affected by the replat and if a shared parking agreement will be needed.

**(See additional comments on next page)*

- 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.
- 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.

*Bellamah is a local road and requires a 5' sidewalk with a 4' to 6' landscape buffer. ROW may be required.

- ***If Major infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required***
- 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 (should the Plat be approved by the DHO).
- Please clarify if the proposed replat will be affecting any existing easements. Marked in orange on the image below:

- 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.*

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
- ❖ 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: Jay Rodenbeck/Jolene Wolfley/Robert Webb
Planning Department

DATE: 12/5/23

