

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: 07/17/2024

AGENDA ITEM NO: 3

PROJECT NUMBER:

PR-2024-009768

SD-2024-00117 - PRELIMINARY/FINAL PLAT
IDO – 2022 SKETCH 4-17-24 (DFT)

PROJECT NAME:

BOHANNAN HUSTON, INC. agent for RICHARD MENDEZ requests the aforementioned action(s) for all or a portion of: LOTS 3 AND 4, BLOCK 1, LANDS OF ATRISCO GRANT zoned NR-LM, located at 10100 CENTRAL AVE SW between CENTRAL AVE SW and 98TH ST SW containing approximately 8.8687 acre(s). (L-08, L-09)

PROPERTY OWNERS:

RICHARD MENDEZ

REQUEST:

CONSOLIDATE 2 LOTS INTO ONE NEW LOT

COMMENTS:

1. Code Enforcement has no comments or objections.

Comments from 4/17/24 DFT Sketch Plat:

1. Code Enforcement has no objections to the proposed re-plat.
2. Property is zoned NR-C according to current AGIS review. Please clarify if zone has been changed.
3. Code Enforcement has no comments on the proposed future development at this time, and will defer to Planning for classification of zone and proposed use for determination of meeting allowable use, parking, and other requirements.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2024-009768

SD-2024-00117 - PRELIMINARY/FINAL PLAT

IDO – 2022

SKETCH 4-17-24 (DFT)

BOHANNAN HUSTON, INC. agent for RICHARD MENDEZ requests the aforementioned action(s) for all or a portion of: LOTS 3 AND 4, BLOCK 1, LANDS OF ATRISCO GRANT zoned NR-LM, located at 10100 CENTRAL AVE SW between CENTRAL AVE SW and 98TH ST SW containing approximately 8.8687 acre(s). (L-08, L-09)

PROPERTY OWNERS: RICHARD MENDEZ

REQUEST: CONSOLIDATE 2 LOTS INTO ONE NEW LOT

Comments:

07-17-2024

Parks and Recreation has no objections to the requested platting action.

Note: Proposed future development will require street frontage trees as long as it meets the applicability in IDO subsection 14-16-5-6(B).

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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.

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

DRB Project Number: 2024-009768 Hearing Date: 07-17-2024
Project: 10100 Central Ave SW Agenda Item No: 3

<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 an approved Conceptual Grading & Drainage Plan (L09D045) with engineer's stamp 06/14/2024.
- 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: 2024-009768
10100 Central SW

AGENDA ITEM NO: 3

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Central is a Principal Arterial and requires curb, gutter and 6' sidewalk with 5' – 6' landscape buffer. Sunset Gardens is a local and requires 5' sidewalk with a 4' – 6' landscape buffer. Please provide a diagram that dimensions sidewalks and buffers in relation to the property line and right-of-way along Central as you have a proposed cross section for Sunset Gardens.
2. All work done in the right-of-way needs to be placed on an infrastructure list and done through City work order. Please provide an infrastructure list. The amount of work that is proposed to be on the infrastructure list would most likely qualify as Major Infrastructure so this plat would need to be a Major Platting action.
3. An approved TCL is required prior to site plan or building permit.

. 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: July 17, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

MEETING DATE: /17/24 -- **AGENDA ITEM:** #3

Project Number: PR-2024-009768

Application Number: SD-2024-00117

Project Name: Lots 3 and 4, Block 1, Lands of Atrisco Grant - 10100 CENTRAL AVE SW

Request: Preliminary/Final Plat-Consolidate two tracts into one tract

**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 for a platting application proposing to consolidate two existing tracts (Lots 3 and 4, Block 1, Lands of Atrisco Grant) into a single lot (Lot 3-A at approximately 8.87-acres in size.
- The subject property is zoned NR-LM (Non-Residential – Light Manufacturing Zone District), is located at 10100 Central Ave. SW., and as of January, 2024 (via Google Street View) was occupied by a few buildings which appear to be fenced off from Central and are noted in the staff report of a previous Zone Map Amendment on the site (see next comment) as being old manufactured homes left by a previous manufactured retailer.
- On February 15, 2024, the Environmental Planning Commission (EPC) approved a Zone Map Amendment rezoning the subject property from NR-C (Non-Residential – Commercial Zone District) to NR-LM per PR-2024-009768 / RZ-2024-00003.
- An Archaeological Certificate of No Effect has been provided in the application package.

**(See additional comments on next pages)*

1. ITEMS NEEDING TO BE COMPLETED OR CORRECTED

Comments:

Items in *orange* type need attention

- Application number must be added to the plat.
- Confirm that the Infrastructure List is tied to the Site Plan Administrative DFT application. A recorded IIA based on the Infrastructure List approved with the Site Plan DFT application needs to be submitted before the final sign-off of the plat.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat. Therefore, prior to final sign-off of the Plat, the date of the DHO approval must be added to the Plat.
- Clarify compliance on the Site Plan and in a comment response letter with Section 7 of the DPM Table 7.2.29 regarding Sidewalk/landscape buffer zone width requirements along Montgomery Boulevards.
Central is a Principal Arterial and requires a 6' sidewalk with a 5' – 6' landscape buffer.
Sunset Gardens is a local road and requires a 5' sidewalk with a 4' – 6' landscape buffer.
**Verification of standards per Transportation.*

2. STANDARD COMMENTS AND ITEMS IN COMPLIANCE

- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
- The proposed platting action has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- All public notice requirements of IDO Section 6, Table 6-1-1 have been completed prior

to submitting this application.

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
- Per 6-6(K)(3) of the IDO, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

3. FUTURE DEVELOPMENT GUIDANCE

- In addition to a Building Permit(s), a Site Plan Administrative DFT application must be submitted for the proposed Battery Storage Facility, which would be administratively reviewed and approved by Development Facilitation Team (DFT) staff once/if the ZHE approves the Conditional Use. Please confirm that a Site Plan Administrative DFT application has been submitted.

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 NR-LM*) and the DPM. ***Submitted plans should demonstrate how standards are being met for any applicable & previous approvals and/or current standards.**
- All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with any Landscape Plan sheets being stamped and signed by a Landscape Architect licensed in the State of New Mexico.
- The proposed Battery Storage Facility as depicted on the Site Plan Administrative DFT application must meet all IDO and DPM requirements, including the following:

Use-Specific Standards of 4-3(E)(8) of the IDO for an Electric Utility

5-6 - Landscaping, Buffering, and Screening Requirements: Please note that as the subject property is zoned NR-LM, and the “Electric utility” use is considered an industrial

use and abuts non-industrial zoning to the north and east as well as non-residential zoning and development to the south and to the west, edge buffers meeting the requirements of 5-6(E)(4)(b) of the IDO must be provided on the subject property along the property lines between the abutting and adjacent properties. Additionally, the use-specific standards of 4-3(E)(8) also have requirements for landscaping, buffering, and screening along the perimeter of the subject property.

5-7 – Walls and Fences: Any walls/fences must meet the requirements of Section 4-3(E)(8) and Section 5-7 of the IDO.

5-9 – Neighborhood Edges: The R-1A-zoned properties south of the subject property across Sunset Gardens Road that are occupied by single-family residential dwellings are considered “protected lots”, and the neighborhood edge requirements between the subject property and those noted properties apply per Section 5-9 of the IDO.

- A utility substation is depicted on the Sketch, and is depicted as a “potential location.” Please confirm the likelihood of the utility substation.
- Substantive changes were made to the IDO regarding BESS. The updated IDO will not be effective until August 2024.
- 5-3 Access & Connectivity requirements.
- 5-4 Subdivision of Land
- 5-5 Parking & Loading requirements, Table 5-5-1. Calculations required.
- 5-6 Landscaping, buffering, and Screening. *Several standards exist.
- 5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting.
- 5-8 for Outdoor Lighting requirements.
- 5-9 Neighborhood edges.
- 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.
- Vacations per 6-6-M.
- 7-1 Development and use definitions.



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

DATE: 7/15/24
