

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: 07/31/24

AGENDA ITEM NO: 1

PROJECT NUMBER:

PR-2024-009922

SD-2024-00120 – PRELIMINARY/FINAL PLAT
IDO – 2024

PROJECT NAME:

ARCH + PLAN LAND USE CONSULTANTS | DERRICK ARCHULETA agent for **MARYANNE PILS** requests the aforementioned action(s) for all or a portion of: **LOTS 1 (SLY 10') AND 12, BLOCK B, EASTERN ADDITION** zoned **RA-1**, located at **301-309 CROMWELL between WILLIAM ST and JOHN ST** containing approximately **0.1956** acre(s). **(K-14)**

PROPERTY OWNERS: MARYANNE PILS

REQUEST: Interior Lot Line Adjustment for 2 lots into 2 lots

COMMENTS: These comments are a repeat of comments made in DFT Sketch Plat, 2/14/24, for the record:

1. Properties are zoned R-1A and proposed lots must meet all Dimensional standards as per IDO 5-1(C), Table 5-1-1. There are some exceptions to this based on the existing non-conforming lots, structures, and uses.
2. Proposed lot sizes meet the Dimensional standards for lot size and lot width. All required setbacks are met except for the front yard setback for 301 Cromwell Av SE, which is an existing non-conformance. This lot change is not changing nor increasing, and so would be allowed to remain as a non-conforming setback, but must abide by requirements for nonconforming setback, as per IDO 6-8(D)(4).
3. Existing lots and structures on lots are currently nonconforming. The proposed changes do not require a variance, as they vastly decrease the extent of non-conformance, eliminating the non-conformance of the lots and of lot lines crossing through structures on the lots, and meet all requirements of IDO 6-8(E) Nonconforming Lots (excerpt shown below).
4. Please be aware that the existing non-conforming use of two single family homes on one residential R-1 lot remains, and is allowed as per IDO 6-8(D)(1). However, any changes/modifications to the structures on that lot may be subject to Zoning Hearing Examiner (ZHE) approval as an expansion of a non-conforming use, as per IDO 6-6(C). The owners are advised to become familiar with sections 6-8(D), 6-8(E), and 6-6(C).
5. Code Enforcement has no further comments and no objections to the proposed re-plat.

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

DRB Project Number: 2024-009922 Hearing Date: 07-31-2024
Project: Lots 12A & 12B, Block B, Eastern Addition Agenda Item No: 1

<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.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-009922
301 – 309 Cromwell SE

AGENDA ITEM NO: 1

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. All comments have been addressed. No objection.

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

DATE: July 31, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 07/31/24 -- **AGENDA ITEM:** #1

Project Number: PR-2024-009922

Application Number: SD-2024-00120

Project Name: 301-309 Cromwell Ave SE/ Lot Line Adjustment and Subdivision of Land-Minor

Request:

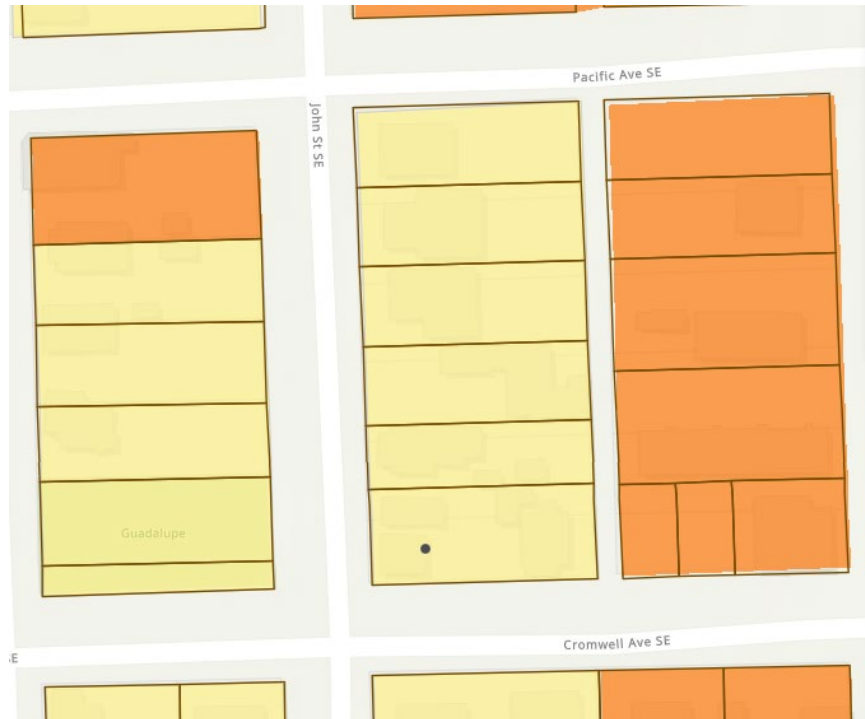
Preliminary/Final Plat

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

BACKGROUND

- This is a request to adjust the lot line and subdivide the subject lot into 2 lots.
- A couple of non-conformities exist on the subject site. Two single-family homes exist on one residential (R-1) lot. In addition, the existing City parcel lines cross through the existing buildings.
- The subject property is located within R-1A Zone District. The subject site is not within any overlay zones and Centers. Subject property is located within Main Street Corridor.
- This property is within Sensitive Lands and Cumulative impact area. A sensitive Lands Analysis was submitted to the Planning Department. All existing trees are going to remain on the subject property. The land use is going to remain residential.
- This property is located within Area of Consistency. The lot across from the street to the east of the subject lot is located in Area of Change. All other adjacent properties are located within Area of Consistency. Please see the image below for your reference:

**(See additional comments on next pages)*



1. ITEMS TO BE COMPLETED OR CORRECTED

- 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.
 - John St SE and Cromwell Ave SE are both local streets (Not located in a Center) 5-foot side walk and 4-6-foot landscape buffer are required.

Verification of standards per Transportation
- *If Public Infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.*
- Planning defers to Code Enforcement for Contextual Residential Development Standards in Area of Consistency 5-1(C)(2) regarding the lot subdivision into two lots.
- Application number must be added to the Plat sheet.
- Plat's Signature block is outdated. Add in a signature line for Hydrology and take the word 'DRB Chairperson' off from the Planning Department signature line.
- Plat signature sheet is not legible due to low resolution. A legible plat signature sheet must be submitted to the DHO.
- Date of the DHO approval shall be recorded on the Plat.

- DXF File must be approved by AGIS office before final sign-off of the Plat.

2. STANDARD COMMENTS AND COMPLIANT ITEMS

- All public notice requirements of IDO section 6, Table 6-1-1 have been completed prior to formal platting submittal. (Email and Web Posting notices)
- Final platting documents have been sealed and signed by a design professional licensed in the State of New Mexico.
- All signatures from the surveyor, the property owner, the City Surveyor, the utility companies, MRGCD and AMAFCA are all provided on the plat signature sheet.
- 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.
- This request decreases the existing non-conformities and will not add any new non-conformities to the subject site.

3. FUTURE DEVELOPMENT GUIDANCE

Future development must meet all applicable standards and provisions of the IDO (per R-1A), 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.**

-5-2 SITE DESIGN AND SENSITIVE LANDS

Subject Property is within Sensitive Lands area. Refer to 5-2 SITE DESIGN AND SENSITIVE LANDS and provide a Sensitive Lands Analysis.

-5-2(E) CUMULATIVE IMPACTS

If any of the following uses are proposed and the subject property is within 660 feet of another use described in the same list below, refer to 5-2(E) CUMULATIVE IMPACTS section for relevant standards:

1. Car Wash.
2. Heavy Vehicle and equipment sales, rental, fueling, and repair.
3. Light vehicle fueling station.
4. Light vehicle repair.
5. Light vehicle sales and rental.
6. Airport.
7. Freight terminal or dispatch center.
8. Helipad.
9. Railroad yard.
10. Transit facility.
11. Light Manufacturing.
12. Heavy Manufacturing.
13. Natural resource extraction.
14. Special manufacturing.
15. All uses in the Waste and Recycling category.
16. All uses in the Wholesaling and Storage category.

-5-2(F) DRAINAGE AREAS

All drainage improvements in the Valley Drainage Area shall comply with applicable requirements of the DPM.

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 *R-1A
- ❖ **5-1 Dimension Standards for R-1A**. 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.
5-3(C) Driveways for Low Density Residential.
- ❖ 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: 07/30/24
