



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-010457 Date: 6/26/2024 Agenda Item: #5 Zone Atlas Page: J-11

Legal Description: Lot C, Block J, Northern Heights

Request: Create 2 new lots from 1 existing lot, grant 5 ft PUE along Coors and Daytona frontages

Location: 600 Coors Blvd NW between Daytona Rd NW and Fortuna Rd NW

Application For: SD-2024-00103 – PRELIMINARY/FINAL PLAT

1. No objection. However, please add the following note to 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: 2024-010457
600 Coors NW

AGENDA ITEM NO: 5

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Coors is a Principal Arterial and a Major Transit Corridor. Daytona is a local road. Existing sidewalks along both roadways meet requirements listed in the DPM.
2. Please provide ROW dedication at the intersection to keep sidewalk within ROW. Currently the property line clips the sidewalk at this intersection.
3. For future development an approved TCL will be required prior to site plan or building permit. Also, a Traffic Scoping form will need to be filled out and submitted to Curtis Cherne (ccherne@cabq.gov) to determine if a TIS will be required.

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: June 26, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2024-010457 Hearing Date: 06-26-2024
Project: Lots C-1 & C-2, Block J, Northern Heights Agenda Item No: 5

| | | |
|--|--|--|
| <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 – **Lot C-2** - 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: 6/26/24 -- **AGENDA ITEM:** #5

Project Number: PR-2024-010457

Application Number: SD-2024-00103

Project Name: 600 Coors Blvd. NW. (Corner of Coors and Daytona).

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 comment or corrections.

Items in **green type** have been addressed.

Background:

- Applicant is requesting a Preliminary/Final Plat to Subdivide one lot into two. Currently Lot C, block J, Northern Heights Subdivision.
- The property is currently zoned R-1B and is within the CPO-2 Coors Blvd Character Protection Overlay Zone. It is within an MT-Major Transit Corridor and in an Area of Consistency. The previous zoning was SU-1 for Church & REL FAC.
- The existing development is the Rio Grande Presbyterian Church.

1. Items that need to be completed or corrected

- **Confirm the details of the proposed Preliminary/Final plat for the DHO at the hearing.** Subdivision of land, one existing lot into two lots. **Please include setback details.** **Addressed at the June 12th, 2024 DHO hearing.**

**(See additional comments on next pages)*

- Clarify the details of existing development, access/roadways, vacations/easements, and demos. Please include details for accessory structures, such as the storage containers near the trash enclosure.
 - Discuss compliance with *Section 7 of the DPM Table 7.2.29*, and the Required Improvements section from 5-4(N) of the IDO. Regarding Sidewalk width requirements and the landscape buffer.
****Verification of standards per Transportation****
Coors is a Principal Arterial and a Major Transit Corridor. Daytona is a local road. Existing sidewalks along both roadways meet requirements listed in the DPM.
Please provide ROW dedication at the intersection to keep sidewalk within ROW. Currently the property line clips the sidewalk at this intersection.
 - The Project and Application numbers must be added to the plat before final sign-off. **Addressed**
 - A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
 - Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
 - Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)
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2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal. Related documents are included in the submittal package.
- *Applicant/Agent to ensure all final submitted documents and drawings are 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 were 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.
- Details for the previous Vacation information for the alley to the east, was included in the submittal.
- After DHO approval and final sign off, a recorded copy of the Plat must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.

- Per 6-6(K)(2)(I) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.

****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

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

- The IDO zone district is R-1B. Future development is subject to the previously approved site development plan. Changes may require amendments. Where silent, the standards and provisions within the IDO and the DPM would apply, including, but not limited to, R-1B and CPO-2..

**Future development on the new lot may require a zone map amendment.*

Here is a link to the IDO and DPM:

IDO--

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

DPM--

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

****Submitted plans should demonstrate how standards are being met.***

- ❖ **3-4(C) COORS BOULEVARD – CPO-2**
- ❖ **4-2 Allowed Uses**, table 4-2-1. Subject to the MDS Plan and where silent the IDO. Follow the Use Specific Standards per section 4-3 of the IDO for any proposed development/uses.
- ❖ **5-1 Dimension Standards** per the original plan. Where silent, per the IDO.
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.**
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land.**
- ❖ **5-5 Parking and loading.**
- ❖ **5-6 Landscaping, buffering, and Screening.** *Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail.
Be aware of several sections related to new development –
5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas, and 5-6-E Edge buffer requirements.*

**(See additional comments on next pages)*

- ❖ **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.**

- ❖ **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.**



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FROM: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 6/25/24

**(See additional comments on next pages)*