



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-010462 Date: 6/12/2024 Agenda Item: #3 Zone Atlas Page: G-14

Legal Description: Lots 15 & 16, Davidson Addition Number 2

Request: Create one new lot from two exiting lots. Plat grants a 10' public utility easement

Location: 210 Candelaria Rd NW between 2nd St NW and 3rd ST NW

Application For: SD-2024-00104 – PRELIMINARY/FINAL PLAT

1. No objection to the proposed plat. However, prior to signature, abandonment of the service for existing lot 16 will need to be removed prior to final signature on the plat.
 - a. Please provide this information when submitting for signature to show this has been completed.

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

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: 06/12/2024

AGENDA ITEM NO: 3

DHO PROJECT NUMBER:

PR-2024-010462

SD-2024-00104
PRELIMINARY/ FINAL PLAT
IDO -2022

PROJECT NAME:

CSI – CARTESIAN SURVEYS INC. agent for D R INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: LOTS 15 & 16, DAVIDSON ADDITION NUMBER 2 zoned MX-M, located at 210 CANDELARIA RD NW between 2ND ST NW and 3RD ST NW containing approximately 0.4205 acre(s). (G-14)

PROPERTY OWNER: DR INVESTMENTS LLC

REQUEST: Create one new lot from two exiting lots. Plat grants a 10' public utility easement

COMMENTS:

1. Code Enforcement has no comments and no objections.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2024-010462

SD-2024-00104 – PRELIMINARY/FINAL PLAT

IDO -2022

CSI – CARTESIAN SURVEYS INC. agent for D R INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: LOTS 15 & 16, DAVIDSON ADDITION NUMBER 2 zoned MX-M, located at 210 CANDELARIA RD NW between 2ND ST NW and 3RD ST NW containing approximately 0.4205 acre(s). (G-14)

PROPERTY OWNERS: DR INVESTMENTS LLC

REQUEST: Create one new lot from two exiting lots. Plat grants a 10' public utility easement

Comments:

06-12-2024

Parks and Recreation has no objections to the requested action.

Note: Any future development that is of commercial nature may require street frontage trees along Candelaria. IDO 5-6(D).

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: 2024-010462 Hearing Date: 06-12-2024
Project: Lot 15-A, Davidson Addition No 2 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 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: 2024-010462
210 Candelaria Rd NW

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Candelaria is a Principal Arterial and requires 6' sidewalk with a 5' to 6' landscape buffer. It appears ROW dedication will be needed for this.

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 12, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 06/12/2024-- **AGENDA ITEM:** #3

Project Number: PR-2024-010462

Application Number: SD-2024-00104

Project Name: 210 Candelaria Rd NW

Request:

Create one new lot from the existing two lots. Granting a 10' PUE with the filing of the plat.

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

BACKGROUND

- The property is currently Zoned as MX-M. The subject property is surrounded on all sides by other MX-M zones.
- An existing bike lane is present along Candelaria.
- The subject property is bordered to the North by a Community Principle Arterial roadway (Candelaria).
- The subject property is not within any city centers.
- The subject property is within ¼ mile (1320 ft) of a Main St Corridor Area
- All proposed lots fall under an area of consistency. The subject property shares a Southern border with an area of Change.
- This property is currently within the boundaries for the Character Protection Overlay Zone -North 4th Corridor – CPO-9.

**(See additional comments on next pages)*

IDO/DPM COMMENTS

5-3 ACCESS AND CONNECTIVITY**5-3(C)(3) Driveways, Drive Aisles, and Access**

5-3(C)(3)(a) Development shall comply with the driveway, drive aisle, and access standards in the DPM.

5-3(D)(2) Sidewalks in Mixed-use and Non-residential Development**5-3(D)(2)(a) Applicability**

These standards apply to the following mixed-use and nonresidential development, except in the NR-SU and NR-PO zone districts unless specified otherwise in this IDO:

1. Construction of a new building.
2. Expansion of an existing building that increases the existing square footage by 25 percent.

5-3(D)(2)(b) Sidewalks

Sidewalks meeting the standards of the DPM shall be provided along the entire frontage of each lot.

- **Confirm if there is going to be any development with driveways or drive isles.**
- **Confirm if the sidewalks are meeting the current requirement per 7.2.29 shown below.**

FIGURE 7.2.41 Street Element Dimensions Along Major Roads

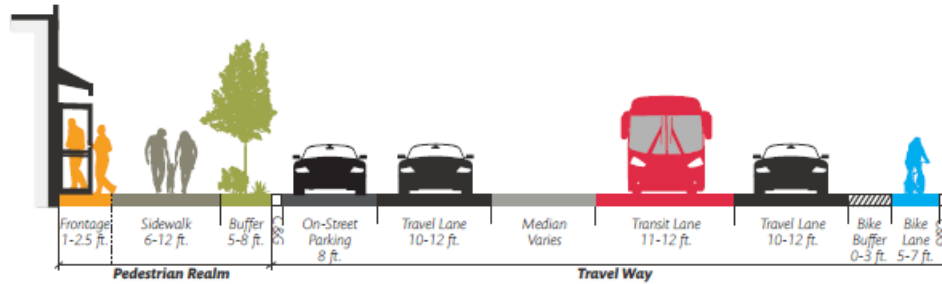


TABLE 7.2.29 Street Element Dimensions

Corridor Type / Classification	Location	Design Speed (MPH)	Pedestrian Realm			Travel Way		
			Frontage Zone (ft.)	Sidewalk Width (ft.)	Landscape / Buffer Zone (ft.)	Bike Lane Width (ft.)*	Bike Buffer (ft.)	Travel Lane Width (ft.)**
Premium Transit	Inside Center	30-35	1-2.5	10-12	6-8	6-6.5	0-3	10-12
	Outside Center	35-40	1-2.5	8-10	6-8	6-7	1.5-3	10-12
Major Transit	Inside Center	30-35	1-2.5	10-12	6-8	5-6.5	0-3	10-12
	Outside Center	35-40	N/A	6-10	6-8	6-7	1.5-3	10-12
Multi-modal	Inside Center	30-35	1-2.5	10-12	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6-10	6-8	6-7	1.5-3	10-11
Commuter	Inside Center	30-35	1-2.5	10	6-8	5-6.5	1.5-3	10-12
	Outside Center	40-50	N/A	6	6-8	6-7	3-5	10-12
Main Street	Main Street	25-30	1-2.5	10-12	6-8	5-6.5	0-3	10-11
Other Arterial	Inside Center	30-35	1-2.5	10	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6	5-6	6-7	1.5-3	10-11
Minor Arterial	Inside Center	30-35	1-2.5	10	6-8	5-6.5	0-3	10-11
	Outside Center	35-40	N/A	6	5-6	6-6.5	1.5-3	10-11
Major Collector	Inside Center	25-30	1-2.5	10	5-6	5	0-3	10-11
	Outside Center	30-35	N/A	6	5-6	5-6	0-3	10-11
Minor Collector	Inside Center	25-30	1-2.5	10	5-6	5	0-3	10-11
	Outside Center	30-35	N/A	6	5-6	5-6	0-3	10-11
Major Local	Inside / Outside Center	18-30	1-2.5 / N/A	5	5-6	Shared Lane**		See Part 7.4(J) Local Streets
Other Locals	Inside / Outside Center	15-25	1-2.5 / N/A	5	4-6	N/A	N/A	

* Not including the gutter pan.

** Dedicated bicycle infrastructure may be appropriate along some major local roads. In these circumstances, use the design characteristics of a minor collector (inside Center). See [Part 7.4\(J\) Local Streets](#) for more information.

*** See [Part 7.4\(G\) Public Transit](#) for additional guidance on travel lane widths for roads with transit service.

6-8 NONCONFORMITIES

6-8(C) NONCONFORMING USES

6-8(C)(1) Authority to Continue

Unless specified otherwise in this Section 14-16-6-8 or elsewhere in this IDO, the Nonconforming use of land or a structure shall be allowed to continue regardless of any change in ownership or occupancy of the use, until that use is discontinued or another provision of this Section 14-16-6-8 requires the termination of the use.

6-8(C)(4) Expansion of Nonconforming Use

A nonconforming use of land or a structure shall not be expanded, except that the portion of a structure or land containing a nonconforming use may be expanded in size if approved by the ZHE pursuant to Subsection 14-16-6-6(C).

- **Confirm that there is no current planned action that will result in the expansion of the non-conforming residential structure currently in place on the subject property.**

Corrections Required

- The proposed replat appears to not require major public infrastructure and can be reviewed by the Development Hearing Officer (DHO) as a Minor Preliminary/Final Plat. **This needs to be confirmed.**
- **The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professing
licensed in the State of NM.**
- **Per 6-6(K)(2)(k), The date of the DHO approval shall be recorded on the Final Plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(J)(2).**

Future Development Comments

3-4(J) North 4th – CPO-9

3-4(J)(2) Site and Setback Standards

Lot size, width, usable open space, and setbacks shall be provided according to the applicable standards in Section 14-16-5-1 (Dimensional Standards).

Table 5-1-2: Mixed-use Zone District Dimensional Standards				
UC-MS-PT = Urban Centers, Main Streets, and Premium Transit areas as identified in the ABC Comp Plan				
BR = bedroom DU = dwelling units.				
Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall supersede the standards in this table.				
Zone District	MX-T ^[1]	MX-L	MX-M	MX-H
Site Standards				
Usable open space, minimum ^[2]	Efficiency or 1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit UC-MS-PT: 50% reduction			
Setbacks ^{[3][4][5][6]}				
Front, minimum	5 ft. UC-MS-PT: 0 ft. ^[7]			
Front, maximum	N/A UC-MS-PT: 15 ft.			
Side, minimum	Interior: 0 ft.; Street side of corner lots: 5 ft. UC-MS-PT: 0 ft.			
Side, maximum	N/A UC-MS-PT: Interior: N/A; Street side of corner lots: 15 ft. ^[7]			
Rear, minimum	15 ft. UC-MS-PT: 0 ft. where rear lot line abuts a street or alley			
Rear, maximum	N/A			
Building Height ^[6]				
Building height, maximum	30 ft.	38 ft. UC-MS-PT: 55 ft.	48 ft. UC-MS-PT: 65 ft. No maximum for portions of building >100 ft. from all lot lines	68 ft. UC-MS-PT: 75 ft.
		UC-MS-PT-MT: 12 ft. Structured Parking Bonus		UC-MS-PT-MT: 24 ft. Structured Parking Bonus
		UC-MS-PT-MT: 12 ft. Workforce Housing Bonus		

- 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 (should the Plat be approved by the DHO).
- Per 6-6(K)(2)(I), the applicant shall record the final 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. The applicant shall provide the City a digital copy of the recorded plat.

Other Applicable IDO Sections

- ❖ **4-2 Allowed Uses**, table 4-2-1.
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for *MX-M.
- ❖ **5-5 Parking & Loading requirements**, Table 5-5-1
- ❖ **5-7 Walls/Fences**, table 5-7-1. **Development requires separate permitting.*
- ❖ **6-8(D) NONCONFORMING STRUCTURES**
- ❖ **Vacations** per 6-6-M.



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FROM: Jacob Boylan/Jay Rodenbeck
Planning Department

DATE: 6/11/24