

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: 4

DHO PROJECT NUMBER:

PR-2024-010464

VA-2024-00165 – SIDEWALK WAIVER
IDO -2022

PROJECT NAME:

ON THE LEVEL BUILDERS | DAVID CAMPBELL agent for KATE NOVINC requests the aforementioned action(s) for all or a portion of: LOT 9, BLOCK 10, GLENWOOD HILLS NORTH UNIT 1 zoned R-A, located 4901 Glenwood Hills Dr NE between NUBE BLANCA and MANITOBA DR NE containing approximately 0.278 acre(s). (F-23)

PROPERTY OWNER: NOVINC-ANTES KATE M

REQUEST: Access 32 inches of the 20' setback from sidewalk to new garage

COMMENTS:

1. Code Enforcement has no objections based on existing lengthy driveway in front yard, and defers to Transportation regarding adequacy of length of driveway in side yard.



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-010464 Date: 6/12/2024 Agenda Item: # 4 Zone Atlas Page: F-23

Legal Description: Lot 9, Block 10, Glenwood Hills North Unit 1

Request: Access 32 inches of the 20' setback from sidewalk to new garage.

Location: 4901 Glenwood Hills Dr NE between Nube Blanca and Manitoba Dr NE

Application For: VA-2024-00165 – SIDEWALK WAIVER

1. No objections.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-010464
4901 Glenwood Hills

AGENDA ITEM NO: 4

SUBJECT: Waiver DHO

ENGINEERING COMMENTS:

1. Unfortunately, Transportation cannot support this waiver. The purpose of the 20' setback is to avoid vehicles parking where they block the sidewalk and 17' does not provide enough space to avoid this.

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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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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 - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2024-010464 Hearing Date: 06-12-2024
Project: Lot 9, Block 10, Glenwood Hills
North Unit 1 Agenda Item No: 4

<input 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 checked="" type="checkbox"/> IDO Waiver	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has no objection to the Waiver.
- 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: 6/12/24 -- **AGENDA ITEM:** #4

Project Number: PR-2024-010464

Application Number: VA-2024-00165

Project Name: 4901 Glenwood Hills Dr NE

Request: Waiver DHO

**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

- This is a Waiver request of 32 inches to the requirement for a 20-foot long driveway exclusive of the sidewalk or drive pad per 5-3(C)(3)(b) of the IDO. The subject property is located at 4901 Glenwood Hills Dr. NE (Lot 9, block 10 of the Glenwood Hills North Unit 1 subdivision).
- The IDO zone for the subject property is R-A; Residential-Rural and Agricultural zone district, and is located in an Area of Consistency. The lot is located within the Glenwood Hills Neighborhood Association and there's a Bike Route off of Glenwood Hills Dr NE. This property is not within any special corridor (PT/MT/MS) or City center; and categorized as an "other locals" street.
- This property is not located within any overlay zone and is not within or in proximity to the Cumulative Impact Analysis for Railroad & Spur mapped area.
- A Building Permit on the subject property is currently under review for a proposed 3-car garage in front of the existing garage per BP-20254-02729, which is necessitating the current Waiver request.

**(See additional comments on next pages)*



2-3(A)(2) Use and Development Standards

Table 2-3-1: R-A Zone District Dimensional Standards Summary

See Table 5-1-1 for complete Dimensional Standards

Site Standards

A	Lot size, minimum	10,890 sq. ft.
B	Lot width, minimum	75 ft.
C	Usable open space, minimum	N/A

Setback Standards

D	Front, minimum	20 ft.
E	Side, minimum	10 ft.
F	Rear, minimum	25 ft.

Building Height

G	Building height, maximum	26 ft.
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STANDARD COMMENTS AND ITEMS IN COMPLIANCE

5-3(C) General Access and Circulation

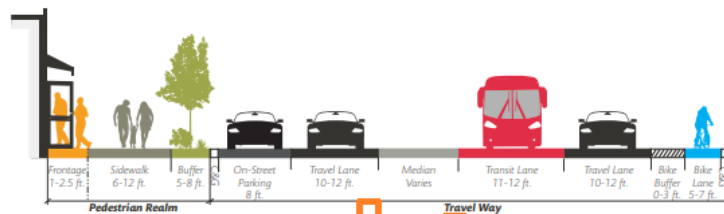
- 5-3(C)(1)(b) **All properties** subject to the federal Americans with Disabilities Act shall comply with applicable Public Right-of-way Guidelines (PROWAG), as amended. Where PROWAG standards conflict with ADA standards, the ADA standards shall prevail.

5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least **20 feet long**, exclusive of the sidewalk or drive pad.

5-3(D) Pedestrian Circulation

- 5-3(D)(1)(a) Perimeter sidewalks shall be provided in accordance with the DPM.
- Be in compliance with Table 7.2.29 of the DPM; see exhibit below.

FIGURE 7.2.41 Street Element Dimensions Along Major Roads



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
	Inside Center	30-35	1-2.5	10	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	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.

5-5(F)(2) Design, Access, and Circulation

- The following standards apply to driveways, drive aisles, carports, parking lots, and parking structures unless specified otherwise in this IDO.

1. Driveways, parking areas, and curb cuts shall meet any applicable requirements in Subsection 14-16-5-3(C)(3)(b) (Driveways, Drive Aisles, and Access) and the DPM.

- The Applicant properly notified the Neighborhood Associations sent by ONC per Table 6-1-1 of the IDO.
- The Applicant properly notified the property owners within 100 feet per Table 6-1-1 of the IDO.
- The review criteria for a waiver requesting 32" off the required 20ft long driveway is as follows:

6-6(P)(3) Review and Decision Criteria

- Per the analysis of Planning staff, the Applicant failed to adequately justify the Waiver per 6-6(P)(3) of the IDO. Additionally, Transportation staff in their memo note that they can't support the Waiver, noting that the purpose of the 20-foot setback is to avoid vehicles parking where they block the sidewalk, noting that 17-feet does not provide enough space to avoid this.

DEFINITIONS

Waiver A deviation beyond the thresholds established in Table 6-4-1 or from standards not included in Table 6- 4-1. See also Deviation.



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FROM: Marcelo Ibarra/Jay Rodenbeck
Planning Department

DATE: 6/12/24



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2024-010464

VA-2024-00165 – WAIVER - DHO

IDO -2022

ON THE LEVEL BUILDERS | DAVID CAMPBELL agent for KATE NOVINC requests the aforementioned action(s) for all or a portion of: LOT 9, BLOCK 10, GLENWOOD HILLS NORTH UNIT 1 zoned R-A, located 4901 Glenwood Hills Dr NE between NUBE BLANCA and MANITOBA DR NE containing approximately 0.278 acre(s). (F-23)

PROPERTY OWNERS: NOVINC-ANTES KATE M

REQUEST: Access 32 inches of the 20' setback from sidewalk to new garage

Comments:

06-12-2024

Parks and Recreation has no objections to the requested action.

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.