



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: 6/26/2024 Agenda Item: # 7 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: 7

SUBJECT: Waiver DHO

ENGINEERING COMMENTS:

1. Unfortunately, the justification letter does not fully address Transportations comments. Even with a parking pad built to the side this does not eliminate the possibility that someone could park in front of the garage and overhang the sidewalk.

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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2024-010464 Hearing Date: 06-26-2024
Project: Lot 9, Block 10, Glenwood Hills
North Unit 1 Agenda Item No: 7

<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: 6/26/24 -- **AGENDA ITEM:** #7

Project Number: PR-2024-010464

Application Number: VA-2024-00165

Project Name: 4901 Glenwood Hills Dr NE

Request: Waiver DHO – Reduce the driveway requirement of 20 feet by 32 inches

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

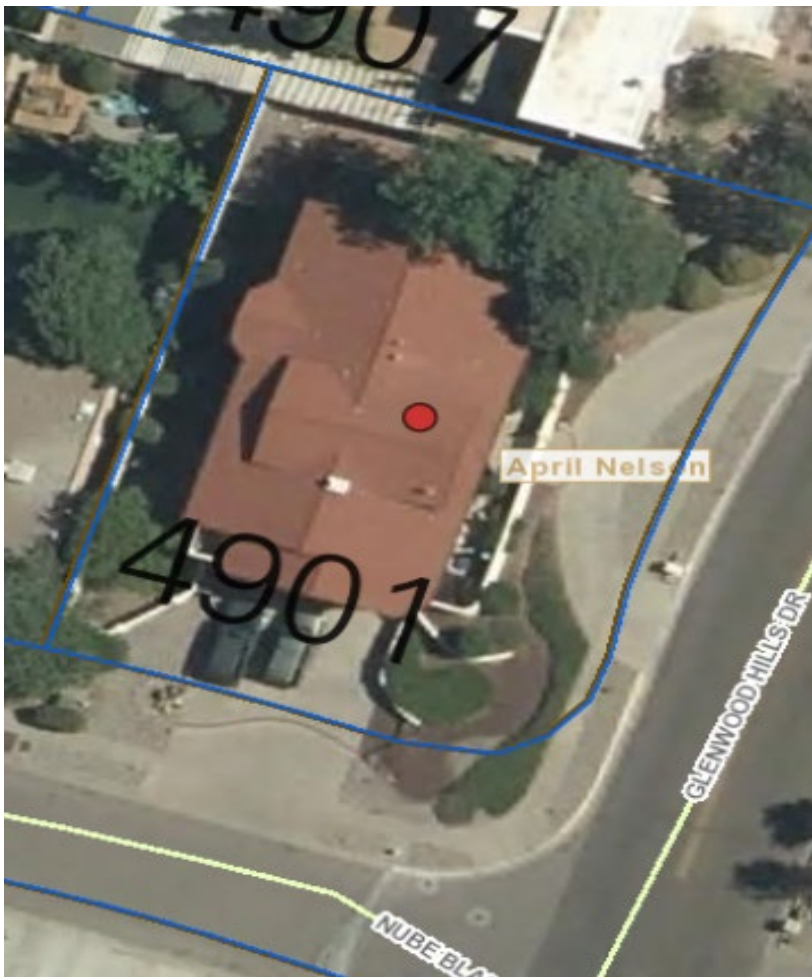
COMMENTS:

Items in **orange type** need immediate attention

BACKGROUND

- This is a Waiver request of 32 inches (2 feet and 8 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 resulting driveway would only be 17 feet and 4 inches. The subject property is located at 4901 Glenwood Hills Dr. NE (Lot 9, block 10 of the Glenwood Hills North Unit 1 subdivision). Waivers to items in Section 5-3 of the IDO are to be decided by the DHO.
- The IDO zone for the subject property is R-A; Residential-Rural and Agricultural zone district, and is located in an Area of Consistency. This property is not located within any overlay zone.
- This property is not within any special corridor (PT/MT/MS) or City center
- Glenwood Hills Dr NE is categorized as local street. The street is also a bike route.
- 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.

- Planning staff consulted with the City Engineer who noted that the applicant has availability to realign their garage from Glenwood Hills Dr to the east and therefore could avoid the need for a waiver requirement. As per the City Engineer; there has been several complaints from the City Inspector General's office about people parking on the sidewalks. This has been a recurring issue and several violations have been issued in regards this violation.
- Planning staff recommend the applicant withdraws application from the current agenda.
- Provide us with an exhibit where you can show the proposed 10' wide X 22' long concrete pad on the west side of the existing driveway. The diagram should show how vehicles access and fit 'parked' on this new concrete pad.

- Pages #7 and #51 of your current submitted packet the dimension for the “existing concrete driveway to be removed and replaced” shows 17 feet. This waiver request is for 32 inches of the 20’ required not 36”. Dimension should then reflect 17’ 4”; please confirm. Both sheets need to be revised with the correct dimension.
- Confirm that no vehicles will be obstructing the sidewalk at any point. Recent decisions by the City Inspector General mandated that driveways must be 20 feet and allow for the vehicle to be parked without overlapping the sidewalk.

FIGURE 7.2.41 Street Element Dimensions Along Major Roads

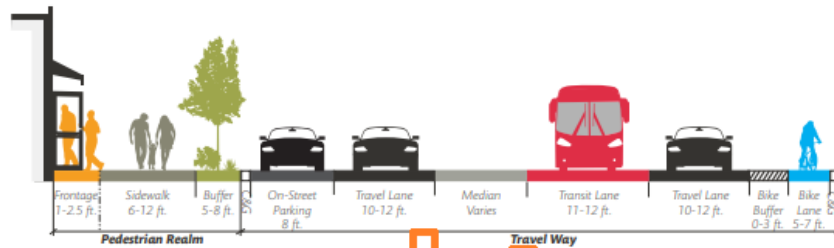


TABLE 7.2.29 Street Element Dimensions

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	Inside Center	25-30	1-2.5	10-12	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
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(I) 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\(I\) Local Streets](#) for more information.

*** See [Part 7-4\(I\) 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)(a) General

An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.

 - 1. Any of the following criteria applies.
 - a. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.
 - 2. The Waiver will not be materially contrary to the public safety, health, or welfare.
 - 3. The Waiver does not cause significant material adverse impacts on surrounding properties.
 - 4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

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

- Planning staff does not recommend approval of this Waiver. The applicant failed to adequately justify the Waiver per 6-6(P)(3) of the IDO. Additionally, Transportation staff do not support the Waiver because the purpose of the 20-foot setback is to avoid vehicles parking on the sidewalk. A driveway length of 17-feet does not provide enough space to keep vehicles from overhanging onto the sidewalk.

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.



Disclaimer: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Marcelo Ibarra/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 6/26/24
