



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-010883 Date: 11/13/2024 Agenda Item: #2 Zone Atlas Page: H-13

Legal Description: Tract 1, Lands of Accion New Mexico

Request: Subdivide existing tract into two new tracts 2. Create two new tracts from existing tract. Property dedicates additional right-of-way to Zearing Ave NW to accommodate widened sidewalk, to be guaranteed by 11A by existing owner. Cross-lot access and parking agreement with tract 2 and proposed 1-B to accompany plat recording.

Location: 2000 Zearing Ave NW between Rio Grande Blvd NW and 19th St NW 1.6456 acres

Application For: SD-2024-00156 – PRELIMINARY/FINAL PLAT

1. No objection to the proposed lot configuration.
2. For future, please place a Request for Availability online at the following link:
http://www.abcwua.org/Availability_Statements.aspx.
3. 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

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: 11/13/2024

AGENDA ITEM NO: 2

DHO PROJECT NUMBER:

[PR-2024-010883](#)

SD-2024-00156 Preliminary/ Final Plat

SKETCH PLAN 9-18-24 (DFT)

IDO – 2023

PROJECT NAME:

CSI - CARTESIAN SURVEYS, INC. agent for DREAMSPRING (F/K/A ACCION NM) REQUESTS the aforementioned action(s) for all or a portion of: TRACT 1, LANDS OF ACCION NEW MEXICO zoned NR-LM, located at 2000 ZEARING AVE NW between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 1.6456 acre(s). (H-13)

PROPERTY OWNER:

DREAMSPRING (F/K/A ACCION NM)

REQUEST:

Create two new tracts from existing tract. Property dedicates additional right-of-way to Zearing Ave NW to accommodate widened sidewalk, to be guaranteed by IIA by existing owner. Cross-lot access and parking agreement with tract 2 and proposed 1-B to accompany plat recording

COMMENTS:

1. No comments and no objections.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2024-010883

SD-2024-00156 – PRELIMINARY/FINAL PLAT

*SKETCH PLAT 9-18-24 (DFT)
IDO – 2023*

CSI - CARTESIAN SURVEYS, INC. agent for DREAMSPRING (F/K/A ACCION NM) REQUESTS the aforementioned action(s) for all or a portion of: TRACT 1, LANDS OF ACCION NEW MEXICO zoned NR-LM, located at 2000 ZEARING AVE NW between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 1.6456 acre(s). (H-13)

PROPERTY OWNERS: DREAMSPRING (F/K/A ACCION NM)

REQUEST: Create two new tracts from existing tract. Property dedicates additional right-of-way to Zearing Ave NW to accommodate widened sidewalk, to be guaranteed by IIA by existing owner. Cross-lot access and parking agreement with tract 2 and proposed 1-B to accompany plat recording

Comments

11-13-2024

No objections to the requested action.

Comments provided by Whitney Phelan & Hannah Aulick, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or haulick@cabq.gov or 505-768-5378 with questions or concerns.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Richard Martinez, PE, Senior Engineer | 505-924-3362 richardmartinez@cabq.gov

DRB Project Number: 2024-010883

Hearing Date: 11-13-2024

Project: Tract 1, Lands of Accion New Mexico, 2000 Zearing Ave. NW
Between Rio Grande Blvd.
and 19th Street NW

Agenda Item No: 2

<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 Preliminary or Final Plat action.
- An approved Grading and Drainage plan is required prior to Grading Permit or Building Permit 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: 2024-010883
2000 Zearing

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. All comments have been addressed. No objection.

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: November 13, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

MEETING DATE: 11/12/24 -- **AGENDA ITEM:** #2

Project Number: PR-2024-010883

Application Number: PS-2024-00156

Project Name: Proposed subdivision of 1 existing lot into 2 new lots

Request: Minor 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 made in **Blue Type are compliant with IDO/DPM Standards.*

BACKGROUND

- This is a Preliminary/Final sketch review request for subdividing an existing tract into 2 lots. According to the letter in this Sketch Plat submittal, the owners of the lot are dedicating additional right of way to Zearing to accommodate widening of the sidewalk guaranteed by IIA.
- The subject property is zoned NR-LM (Non-Residential Light Manufacturing), and is located at 2000 Zearing Ave NW between Rio Grande Blvd and 19th St NW.

Items that need to be completed or corrected

- A recorded IIA (Infrastructure Improvements Agreement) will be required to be submitted prior to the final sign off of the Plat.
- The application number must be added to the Plat and to the Infrastructure List.

**(See additional comments on next pages)*

- The Infrastructure List must be signed/executed.
- Following DHO approval the approval date must be added to the plat prior to final sign off.

General Comments and Items in Compliance

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff were obtained on Form PLT and submitted with the platting application.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, MRGCD, and AMAFCA are featured on the Plat.

6-6(K) SUBDIVISION OF LAND – MINOR

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(K) or the DPM.

6-6(K)(1)(a) Approval of a subdivision of land within the City that:

1. Creates 10 or fewer lots on any single lot that has been recorded as a single lot for at least 3 years previously.
2. Does not require any new streets.
3. Does not require major public infrastructure.
4. Does not create any lots that do not front on a public or private street previously approved by the city.
5. Is on land 5 acres or greater adjacent to Major Public Open Space with a Site Plan – EPC.
6. Is on land zoned NR-SU or PD with a Site Plan – EPC.
7. Is on land zoned NR-BP with a Master Development Plan.
8. Is on land zoned PC with a Framework Plan.

6-6(K)(1)(b) Approval of a combination of previously platted subdivision lots and termination of some or all of the related easements, where all benefitted and burdened parties agree to the lot combination and easement termination.

6-6(K)(2)(a) City Planning Department staff shall refer the application for comment and forward any comments received from commenting agencies pursuant to Subsection 14-16-6-4(J) to the DHO.

6-6(K)(2)(b) City staff and commenting agencies shall review the application and forward any comments and a recommendation to the DHO.

6-6(K)(2)(c) If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e. create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council, as applicable, to establish zone boundaries that coincide with the lot line before a final plat can be approved.

6-6(K)(2)(d) If the subdivision is associated with a Vacation Public Right-of-Way pursuant to Subsection 14-16-6-6(M), the zone district boundary shall be extended to the new property line created by platting the vacated public right-of-way into abutting properties.

6-6(K)(2)(e) The DHO may grant a Waiver to a DPM standard as part of this approval pursuant to Subsection 14-16-6-6(P) (Waiver – DRB).

6-6(K)(2)(f) The DHO may grant a deviation to a Development Standard in the IDO as part of this approval per the thresholds in Section 14-16-6-4(P) (Deviations).

6-6(K)(2)(g) Final plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.

6-6(K)(2)(h) The DHO shall conduct a public hearing and make a decision on the application.

6-6(K)(2)(i) The applicant shall provide an IIA and construction plans and specifications for all required infrastructure conforming to the plat, pursuant to Subsection 14-16-6-4(P).

6-6(K)(2)(j) Staff from required commenting agencies pursuant to Subsection 14-16-6-4(I)(3) shall review plats administratively for compliance with conditions of approval, DPM standards, and zoning standards.

6-6(K)(2)(k) The date of the DHO approval shall be recorded on the original drawing of 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(I)(3).

6-6(K)(2)(l) 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.

1. A plat that is not recorded in a timely manner may not be used as the basis for legal transfer of property where a subdivision is required.

2. The applicant shall provide the City a digital copy of the recorded plat.

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

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.

Based on the above-mentioned criteria outlined in section 6-6(K) the preliminary/final plat meets the criteria for approval of a Minor Sub-Division.

- **Demonstrate compliance with Section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer.**

The subject property is not located within a Premium Transit Corridor or an Urban Center. Both Zearing Ave NW and 19th St. NW are local roads and require 5' sidewalks with 4' to 6' landscape buffers.

Applicant has included an Infrastructure List covering the widening of the sidewalk along Zearing with the application packet.

- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA's must include the following:

Cartesian surveys have sent out the required notification and attached the notices sent out to the neighborhood associations along with the application packet.

- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.

Per Section 3-4(M)(5)(a)(2) of the IDO relating to Sawmill/Wells Park CPO-12 requirements, an opaque wall or fence at least 6' in height with a 10' Landscape buffer would be required to screen non-residential use from adjacent residential lots across Zearing Ave. from the subject property. Please explain the current use of the concrete pad located on the site and if it is intended for parking purposes.



***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: Jacob Boylan/Jay Rodenbeck
Planning Department

DATE: 11/12/24

**(See additional comments on next pages)*