Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301

DRB Project No:	Date:	Item No:
PR-2019-002651	6/15/22	#7
Zone Atlas Page: M-15	**Legal Description: Lot(s)** PARCEL 2A, SUNPORT PARK **Location:** 1501 AIRCRAFT AV SE between I-25 and UNIVERSITY BLVD	
Request For: **SD-2022-00094 – PRELIMINARY/FINAL PLAT**		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. Serviceability Letter #211207 has been issued and sets the criteria for service. However, as stated in the Closure section, service was not committed as fire flow requirements were not provided with the request. A new request shall be made in order to receive an Availability Statement which provides a commitment for service. This request shall include the fire marshal requirements. The request shall also include a utility plan.
2. Proposed Parcel 2A1 and Proposed Parcel 2A2 shall have separate water services, sanitary sewer services and fire line services (if applicable). Sharing of services between lots is not allowed.
3. Plat
    a. Does proposed Parcel 2A2 have access to the public waterline along University Blvd. or will it need easement granted across the City owned property (Tract K, which seems to conflict with what the proposed plat shows as Tract A-2)? A private water service easement may be required and recorded prior to plat approval.
    b. Include "granted to the Water Authority" for the proposed 20' public sanitary sewer easement at the northwest corner of the subject property.

4. Utility Plan:
    a. Provide a utility plan that indicates the location of proposed water and sanitary sewer services.
    b. Has the existing sanitary sewer service been preserved? Please confirm show on the proposed utility plan.
    c. Show existing public water and public sewer mains and any associated easements on the utility plan.
    d. Dimension the public water and public sewer easements on the utility plan.
    e. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.
    f. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement.
5. Information Only:
    a. This project is within the adopted service area.
    b. Pro rata is not owed for this property.
    c. Infrastructure List: No public improvements are required in the Availability Statement.

DEVELOPMENT REVIEW BOARD
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:*** *6/15/2022*

AGENDA ITEM NO: 7

DRB PROJECT NUMBER:
PR-2019-002651
SD-2022-00094 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
ARCH + PLAN LAND USE CONSULTANTS LLC agent for **R & B LLC** requests the aforementioned action(s) for all or a portion of: **PARCEL 2A, SUNPORT PARK** zoned **NR-BP**, **located at 1501 AIRCRAFT SE between I-25 and UNIVERSITY BLVD** containing approximately 48.6595 acre(s). (M-15)

PROPERTY OWNERS: R&B LLC

REQUEST: CREATE 2 LOTS FROM ONE EXISTING LOT

COMMENTS:

1. Replat must follow IDO sections 5-3 Access & Connectivity and 5-4 Subdivision of Land.
2. Replat cannot increase and existing nonconformity to the IDO or create a new nonconformity.
3. Property is zoned NR-BP and must follow all standards/requirements as per NR-BP, Non-Residential Business Park zone, as shown in IDO section 2-5(B).
4. Property is located within the Sunport Park Master Plan, Z-85-98-1, Case 1000530. IDO section 2-5(B) for NR-BP zone indicates future development must follow the Sunport Park MP and associated Site Development Plans; where silent, all applicable requirements of the IDO, DPM, and other adopted City regulations apply.
5. The Sunport Park Master Development Plan may need to be consulted and/or amended for changes/development of this area. See case # Z-85-98-1, #1000530 for any specific requirements.
6. Property is located within the Kirtland AFB Military Influence Area: development submittals must include referrals to commenting agencies, as per IDO section 6-4(J).
7. Property is located in the APO (Airport Protection Overlay) and Air Space Protection Sub-area, and future development must follow requirements of IDO section 3-3.
8. CE has no further comments at this time, and no objections to the proposed changes.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 002651 AGENDA ITEM NO: 7
1501 Aircraft

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Coordinate with Transit Department prior to vacation of Rapid Transit Easement.
2. Provide proposed site plan that corresponds to lot line layout to ensure there are no conflicts between parcel lines and proposed layout.
3. Establish both shared access and shared parking (as applicable) for the new lot layout. Maintenance responsibilities and beneficiaries shall also be named.
4. Define infrastructure within the "Permanent Easement for Turnaround". This would be compared against the easement boundaries.
5. A TCL (Traffic Circulation Layout) will be required prior to building permit approval.
6. What are the uses of this development? A TIS or Trip Generation Exhibit may need to be provided.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: June 15, 2022

ACTION:

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

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

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

Ernest Armijo, PE, Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2019-002651 Hearing Date: **6-15-2022**

Project: 1501 Aircraft Agenda Item No: **7**

☐ Sketch Plat	☒ Minor Preliminary / Final Plat	☐ Preliminary Plat Ext	☐ Final Plat
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☐ Site Plan for Bldg. Permit ☐ Site Plan for Subdivision	☐ Bulk Land Plat
☐ SIA Extension	☐ DPM Variance	☐ Vacation of Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- A cross lot drainage easement naming beneficiaries and maintenance responsibilities will need to be added to the plat.
- At time of development an approved Grading and Drainage Plan will be required prior to Site plan or Building permit if any of the following conditions are met: 500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving.

RESOLUTION/COMMENTS:

Water:

Code:

Parks and Rec.:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSD ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT REVIEW BOARD

Planning Dept. - Minor Case Comments

***HEARING DATE**: 6/15/22 -- **AGENDA ITEM**: #7*

***Project Number**: PR-2019-002651*

***Application Number**: SD-2022-00094*

***Project Name**: Parcels 2A1 and 2A2 Sunport Park Addition*

Request: *P & F Plat.*

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

COMMENTS:

- The application number must be added to the Plat.
- An EPC/DRB Site Plan approval governs the site (Z-85-98-1 / 1000530). A Minor-Administrative Amendment depicting the subdivision must be approved.
- The DXF file for the Plat must be approved by AGIS and submitted.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.
- The parking requirements for future uses on the site must be met for both lots. Diligence should be made to ensure parking requirements for future uses can/will be met.

<u>Disclaimer</u>: 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: Jay Rodenbeck DATE: 06/14/22
Planning Department

_____

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2019-002651
PS-2022-00036 – SKETCH PLAT
ARCH + PLAN LAND USE CONSULTANTS LLC agent for R & B LLC requests the aforementioned action(s) for all or a portion of: PARCEL 2A, SUNPORT PARK zoned NR-BP, located at 1501 AIRCRAFT SE between I-25 and UNIVERSITY BLVD containing approximately 48.6595 acre(s). (M-15)
PROPERTY OWNERS: R & B LLC
REQUEST: CREATE 2 LOTS FROM 1 EXISTING LOT

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PROPERTY OWNERS: R&B LLC
REQUEST: CREATE 2 LOTS FROM ONE EXISTING LOT

<u>03-09-2022</u>
Existing multi-use trail may need access easement if it is not completely within the ROW.

<u>06-15-2022</u>
Multi-purpose trail exists at the corner where the new parcel 2A2 will be located. The MRCOG LRBS shows a proposed multi-purpose trail continuing west along Sunport Blvd, wrapping around the corner of the property, and heading south down I-25 ROW. This may be a DMD project. We will need to discuss with the Transportation engineer since they are the connection with DMD.