

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: 1

DHO PROJECT NUMBER:

PR-2019-002663

SD-2024-00097

PRELIMINARY PLAT SKETCH PLAT 8-12-20 (DRB)

IDO -2022

PROJECT NAME:

MODULUS ARCHITECTS & LAND USE PLANNING, INC. agent for GROUP II U26 VC LLC | WRIGHT BILLY J requests the aforementioned action(s) for all or a portion of: LOT 1- A, BLOCK 2, VOLCANO CLIFFS UNIT 26 zoned MX-M located on PASEO DEL NORTE NW and KIMMICK DR NW containing approximately 8.2578 acre(s). (C-11)

PROPERTY OWNER: GROUP II U26 VC LLC C/O WRIGHT BILLY J

REQUEST: CREATE 6 NEW TRACTS FROM ONE EXISTING TRACT

COMMENTS:

1. Code Enforcement has no comments and no objections.

Comments from 4/3/24 Sketch Plat:

1. Code Enforcement has no comments and no objections.



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2019-002663 Date: 6/12/2024 Agenda Item: #1 Zone Atlas Page: C-11

Legal Description: Lot 1-A, Block 2, Volcano Cliffs Unit 26

Request: Create 6 new Tracts from one existing Tract

Location: PASEO DEL NORTE NW and KIMMICK DR NW

Application For: SD-2024-00097 – Preliminary Plat (Sketch Plat 8-12-2020 – DRB)

1. Easement note 8 is listed as a public waterline easement on the first page and a private water and private sewer easement on the second page. Please clarify.
2. Please add the following note to the cover of 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.”
3. Please note that the plat cannot be signed until the infrastructure is accepted
 - a. All infrastructure noted in the Development Agreement and Serviceability Letter must be constructed prior to signature of the plat.
 - i. There is a sanitary sewer line that shows to be required along Kimick to Paseo Del Norte to cover the frontage. Proposed Tract 1-A-5 will need this so that it can access public water and public sanitary sewer infrastructure.
 1. Please coordinate with Utility Development to determine if an infrastructure list may be required or if the conditions need to be revised.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-002663
Kimmick and Paseo del Norte

AGENDA ITEM NO: 1

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. Sidewalks and trail listed in the infrastructure list are acceptable. No objection.
2. For future development an approved TCL will be required prior to site plan or building permit. Also, a Traffic Scoping form will need to be filled out and submitted to Curtis Cherne (ccherne@cabq.gov) to determine if a TIS will be required.

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 - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2019-002663 Hearing Date: 06-12-2024
Project: Tracts 1-A-1 to 1-A-6, Block 2
Volcano Cliffs Subdivision, Unit 26 Agenda Item No: 1

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" 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 will need to approve a Conceptual Grading & Drainage Plan for platting.
- A Blanket Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement may be needed depending on the Conceptual Grading & Drainage Plan.
- 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 _____

Emailed June 7, 2024
DHO Comments for Meeting on 6/12/2024

To: Angela Gomez, Development Review Services Hearing Monitor
City of Albuquerque

From: Jared Romero, P.E., CFM, Development Review Engineer
AMAFCA

RE: DHO COMMENTS for PR-2019-002663

LOT 1-A, BLOCK 2, VOLCANO CLIFFS UNIT 26

ZAP: C-11

SD-2024-00097 –
PRELIMINARY PLAT

- No adverse comments to the preliminary plat.



Mid-Region Metropolitan Planning Organization

Mid-Region Council of Governments

809 Copper Avenue NW
Albuquerque, New Mexico 87102
(505) 247-1750-tel. (505) 247-1753-fax
www.mrcog-nm.gov

TO: Angela J. Gomez

FR: Peach Anderson-Tauzer, Outreach & Engagement Planner

RE: MRMPO Comments for the Development Hearing Officer Applications Scheduled for June 12, 2024.

June 7, 2024

The following staff comments relate to transportation systems planning within the Albuquerque Metropolitan Planning Area (AMPA). Principal guidance comes from the *2040 Metropolitan Transportation Plan (MTP)* and the maps therein; *Transportation Improvement Program (TIP) for FFY 2016-2021*; the *Intelligent Transportation Systems (ITS) Regional Architecture*; and the *Roadway Access Policies* of the Transportation Coordinating Committee (TCC) of the Metropolitan Transportation Board (MTB).

PR-2019-002663

MRMPO has no adverse comments. For informational purposes:

- Paseo Del Norte is functionally classified as a Principal Arterial.
- A proposed buffered bike lane is identified on Paseo Del Norte to the north of the project site in the Long Range Bikeway System (LRBS).
- A proposed bike lane and paved trail are identified on Kimmick Rd in the LRBS.
- Paseo Del Norte is identified as a Rapid Ride Transit Route in the Long Range Transit Network (LRTN) with headways of 10-15 minutes.
- Paseo Del Norte is in Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS department with any questions regarding ITS infrastructure.

PR-2020-004171

MRMPO has no adverse comments.

PR-2024-010457

MRMPO has no adverse comments.

PR-2024-010462

MRMPO has no adverse comments.

PR-2024-010464

MRMPO has no adverse comments.

If you have any questions, please do not hesitate to contact me by e-mail at panderson-tauzer@mrcog-nm.gov.



**PNM Comments
Development Hearing Officer
Public Hearing: 12 June 2024**

**PR-2019-002663 / SD-2024-00097 (Paso del Norte NW)
Preliminary Plat**

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Plat.
3. There are existing PNM easements or facilities along Paseo del Norte, Kimmick Drive, and Valiente Road.
4. Any existing easements may have to be revisited and new easements will need to be created as determined by PNM.
5. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.
6. The applicant should contact the PNM New Service Delivery Department to coordinate new or expanded electric service regarding this project as soon as possible. Please submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
7. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 6/12/24 -- **AGENDA ITEM:** # 1

Project Number: PR-2019-002663 AKA PR-2022-007712

Application Number: SD-2024-00097

Project Name: Paseo del Norte between Kimmick and Calle Plata NW

Request:

Preliminary Plat to create 6 new tracts from one existing tract, dedicate additional ROW to Valiente Rd NW

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

BACKGROUND

- The subject tract was created as part of a Final Plat approved by the Development Hearing Officer (DHO) on February 7th, 2024 per PR-2022-007712 / SD-2024-00019.
- The site is zoned MX-M per an EPC zone change made final with the completion of the Final Plat.
- The site is in an Area of Change and bordered on all sides by Area of Change.
- The property is within 1320 feet or ¼ mile of an Urban Center.
- The site is located within the Northwest Mesa Escarpment VPO-2. The property is not in the restricted height sub-area. The site is within CPO-13, but those overlay provisions apply to low-density residential. Other references to CPO-13 in the IDO may apply.
- The site is vacant and was previously graded and was used in a rock crushing operation.
- A sketch plat for this plat was completed 4.3.24.

*Items in **Orange type** need to be addressed with your submittal. Items in **Green type** appear compliant.*

1. ITEMS NEEDING TO BE COMPLETED OR CORRECTED

**(See additional comments on next page(s))*

Per IDO 5.3 Access and Connectivity

5.3.E.2 Connections to Adjacent Land

5.3.E.2.a Where land adjacent to a proposed subdivision has been platted with stub streets, or with a street ending at a street between the new subdivision and the adjacent land, the streets in the proposed subdivision shall be designed to align with those street to allow through circulations (unless physical constraints).

- The applicant is providing for the continuation of Valiente Road from the west and on the south side of the proposed lots. This fulfills IDO requirements to provide for the continuation of stub streets.

Is the proposal for this plat to dedicate ROW for the north half of Valiente? The previous plat and site plan for the southern tract shows the southern half of Valiente as a private drive. Please reconcile this difference. Also, reconcile a private street leading into a public street west of the subject parcel.

- Reference **DPM 7.2.29 for Sidewalk/landscape buffer widths.**
Paseo del Norte is a Regional Principal Arterial. 6 ft. sidewalk; 6-8 ft. landscape strip
Kimmick is a minor collector. 6 ft. sidewalk; 5-6 ft. landscape strip

Bike lanes are proposed for PdNorte and Kimmick.

Please confirm if a current infrastructure list for the previous plat is providing the required sidewalks, landscape buffers, and bike lanes.

- The Project and Application numbers must be added to the plat before final sign-off.
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.

2. STANDARD COMMENTS AND ITEMS IN COMPLIANCE

Per IDO 6.1.1

- All **public notice requirements** of IDO Section 6, Table 6-1-1 were completed. WSCONA requested a facilitated meeting and one was held in May 2024. The meeting notes were added to the application. No consensus regarding the application was reached between the applicant team and neighbors.

- This request required the applicant to file a Major Preliminary Plat because the subject lot was recorded *less than 3 years prior*.
See below:

Part 14-16-6: Administration and Enforcement
6-6: Decisions Requiring a Public Hearing

6-6(K): Subdivision of Land – Minor
 6-6(K)(1): Applicability

6-6(K) SUBDIVISION OF LAND – MINOR

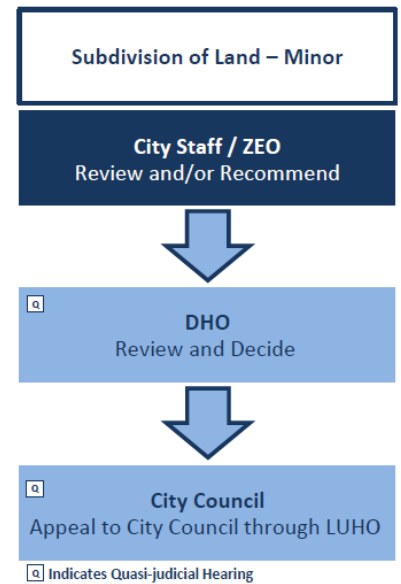
All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(K) or the DPM.

6-6(K)(1) Applicability

This Subsection 14-16-6-6(K) applies to the review of an application for any of the following:

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.



- After DHO approval and final sign off, a recorded copy of the Plat must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
- Per 6-6(K)(2)(I) of the IDO, the applicant shall record the 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.

3. FUTURE DEVELOPMENT GUIDANCE

- Northwest Mesa VPO-2 requirements apply to commercial development, as shown below.

3-6(E)(5)**Colors**

The exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, shall be colors with light reflective

value (LRV) ranging from 20 percent to 50 percent. This middle range of reflectance is intended to avoid very light and very dark colors.

3-6(E)(5)(a) Colors include the yellow ochers, browns, dull reds, and grey-greens existing on the Northwest Mesa and escarpment, exclusive of the basalt.

3-6(E)(5)(b) Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

3-6(E)(6)**Reflectivity**

Reflective or mirrored glass is prohibited.

3-6(E)(7)**Roof-mounted Equipment**

No exposed roof-mounted heating, ventilation, and air conditioning equipment shall be allowed. Any such equipment shall be fully screened from view from the nearest public streets and from the escarpment.

- **Per IDO 5.3.E.3.a.3.c** Shared driveways and drive aisles are established to **minimize the number of access points to streets.**

Paseo del Norte is an access controlled regional arterial.

Per IDO 5.6**Landscaping, Buffering, and Screening**

- Per IDO 5.6.C.13.b Stormwater management features: Required landscape and buffer areas shall be designed pursuant to the DPM and the City Standard Specification for Public Works Construction. See Standard Specification 1013.

[Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

Infrastructure List notes should state: "Pond stabilization to follow Section 1013." Or the applicant may submit a landscaping plan for approval that will provide an equivalent or better outcome to erosion control, stabilization, maintenance, and aesthetic quality than these guidelines.

- Per IDO 5.6.E **Edge buffer landscaping** is required abutting the west property line.

Table 5-6-4: Edge Buffer – Development Type Summary ^[1]				
Development Type	Development Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT
Industrial	Non-industrial development	14-16-5-6(E)(4)	Landscaped buffer area ≥25 ft.	Wall, fence, or vegetative screen ≥6 ft.
Mixed-use or other non-residential	R-ML or R-MH	14-16-5-6(E)(3)	Landscaped buffer area ≥20 ft.	
Multi-family, mixed-use, or other non-residential	R-A, R-1, R-MC, or R-T	14-16-5-6(E)(2)	Landscaped buffer area ≥15 ft.	
[1] See Subsections 14-16-5-6(E)(2), 14-16-5-6(E)(3), and 14-16-5-6(E)(4) for complete edge buffer standards.				

Per IDO 5.7 **Walls and Fences**

Per IDO 5.8 **Outdoor Lighting**

Per IDO 5.9 **Neighborhood Edges:** The Neighborhood edge requirement applies to the west property line. Be advised of this requirement shown below allows only 30 feet within 100 feet of the west property line.

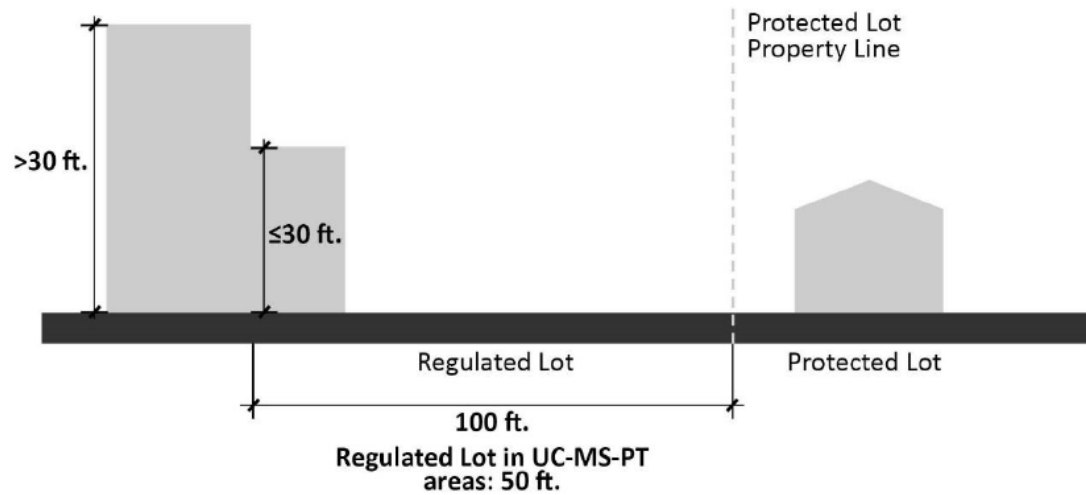
5-9(C) BUILDING HEIGHT STEPDOWN

5-9(C)(1) General Requirement

On Regulated Lots, any portion of a primary or accessory building within 100 feet of the nearest Protected Lot property line shall step down to a maximum height of 30 feet. (See figure below.)

5-9(C)(2) Urban Centers and Main Street and Premium Transit Areas

On Regulated Lots in UC-MS-PT areas, any portion of a primary or accessory building within 50 feet in any direction of any lot line of a Protected Lot shall step down to a maximum height of 30 feet. (See figure below.)



IDO 5.11 **Building Design**

IDO 5.12 **Signs**

IDO 7.0 **Definitions**



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FROM: Jolene Wolfley/Jay Rodenbeck
Planning Department

DATE: 6/11/24



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2019-002663 AKA PR-2022-007712

SD-2024-00097 – PRELIMINARY PLAT

SKETCH PLAT 4-3-24 (DFT)

IDO -2022

MODULUS ARCHITECTS & LAND USE PLANNING, INC. agent for GROUP II U26 VC LLC | WRIGHT BILLY J requests the aforementioned action(s) for all or a portion of: LOT 1-A, BLOCK 2, VOLCANO CLIFFS UNIT 26 zoned MX-M located on PASEO DEL NORTE NW and KIMMICK DR NW containing approximately 8.2578 acre(s). (C-11)

PROPERTY OWNERS: GROUP II U26 VC LLC C/O WRIGHT BILLY J

REQUEST: CREATE 6 NEW TRACTS FROM ONE EXISTING TRACT

Comments:

06-12-2024

Parks and Recreation has no objections to the requested action.

Notes: The proposed development of the subject site will require the following items to be submitted with site development plans.

IDO 5-3(d)(3)(b) Network of Pedestrian Walkways

3. On-site pedestrian walkways shall connect to all of the following:

b. Any abutting City park or trail, Major Public Open Space, or other Civic or Institutional uses, as long as such access is coordinated with and approved by the Parks and Recreation Department or the property owner of the civic or institutional use.

There is planned multi-use paved trail along the south side of Paseo del Norte.

IDO 5-6(D) Street Frontage Landscaping will be required for the proposed development. Please submit a street tree landscaping plan with other landscaping requirements that complies with the requirements in Part 6-6-2 of ROA 1994 (Street Trees). Paseo del Norte improvements will not include landscaping and we will ask that street trees and required landscaping be provided between the trail and the property line or sidewalk. Please coordinate with Parks and Recreation and City Forestry if there are questions.

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 (DHO)

Parks and Recreation Department

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

IDO 5-6(D)(2) Additional Frontage Landscaping may also apply if a building footprint of more than 50,000 sqft has façade facing any City trail.

04-03-2024 – Sketch Plat

Note: Future development of the site will need to consider adjacency to the paved multi-use trail to the north and east. If future development meets the applicability in IDO Subsection 14-16-5-6(B) then per 5-6(D), Street Frontage trees will be required along Paseo del Norte NW.

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.