



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2019-002677 Date: 6/14/2023 Agenda Item: 5 Zone Atlas Page: H-17

Legal Description: Tracts A-1 and B-1

Location: 2100 Carlisle Blvd NE

Application For: SD-2023-00111 – VACATION OF PUBLIC EASEMENT

1. No objection however, please confirm the proposed Tract B1A has a service that does not require any of easement 16 proposed to be removed.

Application For: SD-2023-00110 – PRELIMINARY/FINAL PLAT

1. No objection

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002677
Carlisle Crossing at Indian School/Carlisle

AGENDA ITEM NO: 5

SUBJECT: Preliminary/Final Plat, Vacation of Public Easement

ENGINEERING COMMENTS:

1. 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: June 14, 2023

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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2019-002677 Hearing Date: 06-14-2023
Project: Carlisle Crossing Agenda Item No: 5

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

ENGINEERING COMMENTS:

- Hydrology has an approved Grading & Drainage Plan (H17D097) with engineer's stamp 07/05/2021.
- Hydrology defers to the Water Authority on the vacation of existing 20' sanitary sewer easement.
- Hydrology has no objection to the platting action.

APPROVED
 DENIED

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

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: 6/14/2023

AGENDA ITEM NO: 5

DHO PROJECT NUMBER:

PR-2019-002677

SD-2023-00111 – VACATION OF PUBLIC EASEMENT

SD-2023-00110 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 2-15-23 (DFT)

IDO - 2021

PROJECT NAME:

CSI – CARTESIAN SURVEYS, INC. agent for CARLISLE ASSOCIATES LIMITED PARTNERSHIP requests the aforementioned action(s) for all or a portion of: **TRACT A-1 and B-1** zoned **MX-M (TRACT A-1) and MX-L (TRACT B-1)**, located at **2100 CARLISLE BLVD NE** containing approximately **10.5726** acre(s). **(H-17)**

PROPERTY OWNERS: ASSOC LP C/O ROSEN ASSOC MGMT CORP

REQUEST: VACATE EXISTING 20 FT PUBLIC SEWER EASMENT [16] VIA PLAT. GRANT WATER VAULT EASEMENT STUB [19]. (No changes to exiting, recently platted lot lines)

COMMENTS:

1. Code Enforcement has no comments and no objections.



DEVELOPMENT FACILITATION TEAM

Planning Comments

HEARING DATE: 6/14/23 -- **AGENDA ITEM:** #5

Project Number: PR-2019-002677

Application Number: SD-2023-00111 Easement Vacation & SD-2023-00110 P&F Plat

Project Name: 2100 Carlisle

Request:

Vacation of Public Easement and 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:

*A Sketch Plat was completed in February of 2023.

Project request is to vacate 20' PUE and grant waterline stub easement.
No modifications to property lines. No changes to IL.

1. **Items Needing to be Completed or Corrected**

- Please clarify if a shared parking agreement is needed or if one will be initiated and in process?
- Please verify that access and/or parking is not being affected by the platting action?
- Please provide the vacation action justification letter per 6-6-M-3 in the IDO.
- Project and Application numbers to be updated and added to the plat.
- If approved by the DHO, the AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat

**(See additional comments on next page)*

- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck
- ***Please verify the compliance of section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.**
Standards and Requirements per Transportation.
Property not within a Center, but is within a Major transit Corridor, MT.

I-40 is an Interstate and has a proposed paved trail.

Carlisle Blvd. is a Minor Arterial: Requires a 6ft Sidewalk and a 5-6ft Landscape Buffer. Also has a proposed Bike Lane.

Indian School Rd. is a Minor Arterial: Requires a 6ft Sidewalk and a 5-6ft Landscape Buffer. Currently has a Bike Lane.

2. Standard Comments and Items in Compliance

- All the required signatures were obtained on the Plat, and all the engineering signatures were obtained on Form S.
- Future development must meet all applicable standards and provisions of the previously approved Site Development Plan. Changes to that plan may require minor/major amendments to that plan. (Previously SU-1).
Where silent all development must meet standards and provisions of the IDO (**MX-M**) and the DPM.
- 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.
- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico.
- Per table 6-1-1 in the IDO, the public notice requirement was completed.

3. Future Development Guidance.

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

- ❖ **Table III – Provisions for ABC Comp Plan Centers & Corridors. *MT-Major Transit.**
- ❖ 4-2 Allowed Uses, table 4-2-1. ***Reference Use Specific Standards any new uses and/or new development. *Please clarify proposed development and Uses.**
- ❖ **5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments.**
 - *Plans will need to demonstrate that Dimensional standard requirements are being met.**
- ❖ **5-3 Access & Connectivity** requirements.
5-3(E)(1)(e) Street Signs and Lights *1. Street name signs and traffic control signs shall be required as specified in the DPM. 2. Street lights on local streets are required to be installed at the applicant’s expense and provided as approved in the Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O).*
- ❖ **5-4 Subdivision Of Land, 5-4(P) Additional Design Criteria and Construction Standards**
In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14- 16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements. Such technical standards may be updated periodically and may vary for improvements based on the classification of streets or other improvements and the extent and characteristics of the area to be served by the improvements. All subdivisions shall comply with additional design criteria and construction standards applicable to the proposed development.
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
 - *Plans will need to demonstrate compliance of parking requirements.**
Provide calculation detail and any shared parking agreement information.
- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.
 - *Plans will need to demonstrate compliance of landscaping requirements.**
Provide calculations & detail.
Be aware of several sections related to new development –
5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas. 5-6-E Edge buffer requirements.
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ 5-12 for Signage requirements and restrictions.
- ❖ Section 6-1, table 6-1-1 for public notice requirements.
- ❖ Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- ❖ Vacations per 6-6-M.
- ❖ 7-1 Development, dwelling and use definitions.



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FROM: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 6/14/23

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002677
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AGENDA ITEM NO: 5

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Planning Department

DATE: 6/14/23





DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2019-002677

SD-2023-00111 – VACATION OF PUBLIC EASEMENT

SD-2023-00110 – PRELIMINARY/FINAL PLAT

IDO - 2021

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Comments:

06-14-2023

No comments.

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.



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