



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2019-002874 Date: 04/24/2024 Agenda Item: #7 Zone Atlas Page: B-13

Legal Description: TRACT C, COTTONWOOD POINTE SUBDIVISION

Request: SUBDIVIDE TRACT C, COTTONWOOD POINT SUBDIVISION, 6.771 ACRES, INTO LOTS C-A AND C-2 AS A MINOR PLAT ACTION AND TO GRANT 3 EASEMENTS BY THE PLAT (ONE PRIVATE DRAINAGE EASEMENT AND 2 PUE FOR PNM)

Location: 9651 EAGLE RANCH BLVD NW, between IRVING BLVD AND WESTSIDE DR

Application For: SD-2024-00024- PRELIMINARY/FINAL PLAT (DFT)

1. No objection to the proposed plat.
 - a. For signature, please provide a clear copy of the plat. Currently, it is difficult to read some of the information. The 50 easement with water and sewer use noted, appears to be the hatched area. Please clearly identify that portion.
2. For information:
 - a. For future development, request an availability/serviceability statement online at the following link www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

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: 04/10/2024

AGENDA ITEM NO: 7

DHO PROJECT NUMBER:

PR-2019-002874

SD-2024-00024 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 3-29-23 (DFT)

IDO - 2022

PROJECT NAME:

WHPACIFIC, INC. | AN NV5 COMPANY agent for EAGLE VISTA, LLC | LANCE D. SIGMON MANAGER

requests the aforementioned action(s) for all or a portion of: **TRACT C, COTTONWOOD POINTE**

SUBDIVISION zoned **MX-M**, located at **9651 EAGLE RANCE BLVD NW** between **IRVING BLVD** and **WESTSIDE DRIVE** containing approximately **6.771 acre(s)**. **(B-13)** (deferred from 2/7/2024; 2/28/24, 3/27/24)

PROPERTY OWNERS: EAGLE VISTA LLC ATTN: BRAD B ALLEN

REQUEST: SUBDIVIDE TRACT C, COTTONWOD POINT SUBDIVISION, 6.771 ACRES, INTO LOTS C-A AND C-2 AS A MINOR PLAT ACTION AND TO GRANT 3 EASEMENTS BY THE PLAT (ONE PRIVATE DRAINAGE EASEMENT AND 2 PUE FOR PNM)

COMMENTS:

1. Code Enforcement has no objections.

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: 04/10/2024

Comments from 3/29/23 DFT Sketch Plat, 2/28/24 and 3/27/24 DHO Hearing:

1. Code Enforcement has no comments at this time, and no objections.

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

DRB Project Number: 2019-002874 Hearing Date: 04-24-2024
Project: Tracts C-1 & C-2, Cottonwood
Pointe Subdivision Agenda Item No: 7

<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 an approved Grading & Drainage Plan (B13D002C) with engineer's stamp 08/22/2017.
- Hydrology has no objection to the platting action.
- 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

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002874
9651 Irving Blvd.

AGENDA ITEM NO: 7

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. The justification letter to modify the landscape buffer requirements is acceptable to Transportation. No objection.
2. For future development an approved Traffic Circulation Layout (TCL) will be required prior to site plan.

. 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: April 24, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 4/24/24 -- **AGENDA ITEM:** #7

Project Number: PR-2019-002874

Application Number: SD-2024-00024

Project Name: 9651 Eagle Ranch

Request:

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:

Items in **orange type** need comment or corrections.

Note: Items in **green type** are compliant.

Background:

- A Sketch Plat comprising the subject property was reviewed by Development Facilitation Team (DFT) staff, with comments provided to the Applicant on March 28th, 2023.
- Applicant is requesting a Preliminary/Final Plat.
- The IDO zone district for the subject site is MX-M and is located in CPO-2.

1. Items that need to be completed or corrected

- Please confirm the details of the proposed Preliminary/Final plat; a subdivision and three easements.
- Please confirm if the proposed replat will be affecting access/circulation of Westside Dr.
- Please confirm that the dimensional standard requirements for the existing development will not be affected by the replat.

**(See additional comments on next pages)*

- The Project and Application numbers must added to the plat before final sign-off.
- Demonstrate compliance with **Section 7 of the DPM Table 7.2.29** and Required Improvements section from 5-4(N) of the IDO. *Regarding Sidewalk width requirements and the landscape buffer.
****Verification of standards per Transportation****
Both Irving and Eagle Ranch are Arterials and require 6' sidewalk with 5' to 6' landscape buffer. You have proposed to build 6' sidewalk along both roadways, but the landscape buffer shown does not meet the required width. Please provide 5' to 6' landscape buffer or request a Determination to allow a smaller buffer.
Update 4/23/24: The Applicant submitted a supplemental submittal confirming that the governing Site Plan on the site approved on July 28, 2017 per 1000771 / 16EPC-4007 depicts a sidewalk 6-feet in width placed at the back of curb. The 5 – 6-foot landscape buffer is not depicted on the governing Site Plan, but is required per the DPM and IDO requirements. Therefore, the Applicant is requesting a determination request for a 3-foot wide landscape buffer between the sidewalk and the curb in lieu of a 5 -6 foot buffer; the Applicant asserts that a 5 -6 foot landscape buffer would require downsizing a building currently under Building Permit review. In response to the Applicant's determination request, Planning staff recommends that the landscape buffer determination approval be amended to require trees to be planted 25-feet on center along the sidewalk an Eagle Ranch Road per 5-6(D)(1) of the IDO by creating 2-foot cut-outs within the 6-foot sidewalk, widening the landscape buffer to 5-feet in those (cut-out) locations. This would allow the remaining 4-feet of sidewalk to meet ADA requirements.
Any approved determinations should be noted on the plat.
- An Infrastructure List (IL) is included with the platting application. Therefore, a recorded Infrastructure Improvements Agreement (IIA) based on the IL must be submitted prior to final sign-off of the Plat.
- 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.
- 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.

2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed prior to this submittal. Related documents are included in the submittal package.

- Final submitted documents must be sealed and signed by a design professional licensed in the State of New Mexico.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all provided on the plat sheet.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.
- A Sensitive Land Analysis including Archaeological Certification were completed in January 2024.

****Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.***

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.

****Previous research from Sketch plat****

The Cottonwood Pointe Site Plan for Subdivision, which includes tracts abutting the northern boundary of the site, governs the site (Tract C). This Site Plan for Subdivision was approved by the EPC on May 17, 2007 with DRB final sign-off approved on May 21, 2008. The Design Guidelines and requirements depicted and noted on the Plan must be met for any future development. The Site Plan for Subdivision can be obtained at the following link:

[https://dmdmaps.cabq.gov/DRB/1000771/1000771 Approved%20Plans/1000771 COTTONWOOD%20POINTE PLANS Yes 05-21-08.pdf](https://dmdmaps.cabq.gov/DRB/1000771/1000771%20Approved%20Plans/1000771%20COTTONWOOD%20POINTE%20PLANS%20Yes%2005-21-08.pdf)

In an IIA Extension application submitted in September 2019, a TCL sheet is included depicting a multi-phase development including the New Mexico MVD development currently on the site as Phase I, and future phases which would include retail uses. This future development/phases are also noted in the letter for the Sketch Plat. Staff will also note that this TCL sheet featured DRB signature blocks.

Additionally, there's an EPC and DRB approved Site Plan for Building Permit that governs the site per 1000771 / 16EPC - 4007, which features the New Mexico MVD development currently on the site as Phase 1 of the development, and future retail development as Phase 2. Any future development must meet the requirements of the Site Plan for Building Permit (in addition to the Site Plan for Subdivision requirements for Cottonwood Pointe), and the IDO and DPM requirements/guidelines will apply where the governing Site Plan(s) is/are silent. The Site Plan for Building Permit can be obtained at the following link:

[https://dmdmaps.cabq.gov/DRB/1000771/1000771 Approved%20Plans/DRB%20EAGEL%20RANCH%20SITE%20PLAN%20SIGN-OFF 7-31-2017.PDF](https://dmdmaps.cabq.gov/DRB/1000771/1000771%20Approved%20Plans/DRB%20EAGEL%20RANCH%20SITE%20PLAN%20SIGN-OFF%207-31-2017.PDF)

An Infrastructure Improvements Agreement (IIA) governs the site, which was extended by the DRB on April 20, 2022 per PR-2019-002874/SD-2022-00059.

- Future development must meet all applicable standards and provisions of the IDO (*per MX-M*) and the DPM. ***Submitted plans should demonstrate how standards are being met for any applicable & previous approvals and/or current standards.**
- ❖ **4-2 Allowed Uses**, table 4-2-1.
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for MX-M.
- ❖ **5-1 Dimension Standards for MX-M**. 5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc.
All will need to show standards and requirements are being met.*
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land**
- ❖ **5-5 Parking & Loading requirements**, Table 5-5-1. Calculations required.
- ❖ **5-6 Landscaping, Buffering, and Screening.** **Several standards exist.*
Residential uses to the north.
- ❖ **5-7 Walls/Fences**, table 5-7-1. ***Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting requirements.**
- ❖ **5-11-E Building/Façade Design.**
- ❖ **5-12 Signage requirements.**
- ❖ **5-13 Operation and Maintenance**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ **6-4(R) Dedications.**
- ❖ 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 and use definitions.**



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: Robert Webb/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 4/23/24