



Development Facilitation Team (DHO) – Review Comments

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

DRB Project No: PR-2019-003169 Date: 7/26/2023 Agenda Item: 1 Zone Atlas Page: L-10

Legal Description: Tract 401 UNIT 3, Atrisco Grant (MX-M)

Location: Sage Rd NW between Coors Rd and 75th ST

Application For: PR2-2019-003169 – PRELIMINARY PLAT (DHO)

1. Availability Statement 230524 provides conditions for service.
2. Infrastructure List:
 - a. Please follow the requirements from the Availability Statement. Currently the site includes connection to Sage for water where the connection needs to go to San Ygnacio.
 - b. Please go through the infrastructure list as some of it does not add up for example the sanitary line in Sage states it goes from Parsley Rd. to Lot 4 which does is not possible as sage does not intersect Parsley Rd.
3. Please provide a utility plan to review the infrastructure list.
4. There is currently no corridor for water and sanitary sewer to get to San Ygnacio which will be needed to meet the Water Authority requirements.
 - a. The corridor is not to be a side-yard easement. A dedicated HOA tract or public right-of-way is needed for this corridor to be acceptable. If a dedicated tract is utilized, please not maintenance responsibility for the tract.

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-003169
San Ygnacio and Sage

AGENDA ITEM NO: 1

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Visit with both Bernalillo County and NMDOT to determine new roadway infrastructure requirements for Coors, San Ygnacio, and Sage due to change of access and increase in dwelling units. Bernalillo County is asking that the Traffic Study be updated to reflect the changes.
2. Streetlighting infrastructure along with all appurtenances shall be placed onto the infrastructure list.

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: July 26, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



July 17, 2023

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

**Subject: Comments for Development Hearing Officer on
July 12, 2023
Albuquerque, Bernalillo County, District Three**

Dear Ms. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2019-003169

Case Description: Major Preliminary Plat for Sage Park Subdivision.

Location: Sage Rd. NW between Coors Blvd SW and 75th St.

Type of Development (Residential/Commercial): Residential

Possible Impacted NMDOT roadway(s): NM 45 (South Coors Blvd.)

Department Comments:

- Please coordinate with NMDOT District 3 Assistant Engineer Margaret Haynes to discuss this development's potential impacts to NM 45 (South Coors Blvd.) and any improvement requirements.

Margaret.Haynes@state.nm.us
Cell: 505-288-2086

If there are any questions, please feel free to contact Keith Thompson at 505.490.3752 or keith.thompson@dot.nm.gov

Sincerely,

**Keith
Thompson** Digitally signed by
Keith Thompson
Date: 2023.07.17
10:22:25 -06'00'

Keith Thompson, D3 Support Engineer
cc: Nancy Perea, D3 Traffic Engineer (email)
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

**Michelle Lujan
Grisham**
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

**Hilma Espinoza
Chynoweth**
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

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

DRB Project Number: 2019-003169 Hearing Date: 07-26-2023
 Project: Sage Park 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 has an approved Grading & Drainage Plan (L10D030) with engineer's stamp 03/28/2023.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Infrastructure List.

APPROVED
 DENIED

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



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 July 26, 2023.

July 17, 2023

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-2019-003169

MRMPO has no adverse comments. For informational purposes:

- Coors Blvd Blvd is functionally classified as a Principal Arterial.
- Sage Rd is functionally classified as a Major Collector.
- Coors Blvd is an NMDOT limited access facility. Please refer to the State Access Management Manual (SAMM) or contact Acting District 3 Engineer Rick Padilla at 505-934-0354 of Rick.Padilla@state.nm.us with any questions about access control.
- A proposed bike lane is identified on Sage Rd in the Long Range Bikeway System (LRBS).
- An existing bike lane is identified on Coors Blvd in the LRBS.
- Coors Blvd is identified as a Primary Transit route in the Long Range Transit Network (LRTN) with headways of 15-30 minutes.

Appendix G of the MTP recommends the following as it relates to the subject property:

- Combine land redevelopment with enhancements to existing transportation facilities to better incorporate bicyclists and pedestrians.
- Encourage networks that improve connectivity (i.e., those with shorter block lengths and fewer dead ends/cul-de-sacs).
- Fill in gaps in the bicycle and pedestrian networks, first targeting improvements near activity centers, schools, and parks.
- Improve the user experience for cyclists, pedestrians, and transit riders with thoughtful connections and design.
- Promote a diverse mix of housing, in cost, unit types, and neighborhood settings.
- Require new residential subdivisions to include adequate tree canopy, particularly in EJ communities.

- Support the use of Cluster Subdivisions, Conservation Subdivision Designs (CSD) and Low Impact Development (LID) principles in developing areas to make efficient use of infrastructure, maximize connected greenspace, and avoid altering existing hydrology.

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



Comments for City of Albuquerque Development Hearing Officer 07/26/2023

Bernalillo County Public Works, Transportation Planning

Comments by: Julie Luna

Comment Date: 07/24/2023

PR-2023-003169

SD-2023-00132 – PRELIMINARY PLAT

COMMENTS:

Bernalillo County Public Works BCPWD is asking for an updated traffic impact study (TIS) to reflect the increase in single family detached dwelling units and the reconfiguration of the subdivision.

In May 2021, a traffic impact study was completed for Bernalillo County and NMDOT for a 62-lot subdivision where 50% of the trips were routed through San Ygnacio Rd.

Sees the need for an appendment to this TIS to provide analysis for the new conditions at the intersection of Coors Blvd and Sage Rd for the years 2023 and 2028.

Julie Luna
Transportation Planner
505-377-7136
jaluna@bernco.gov

Copies:
Richard Meadows, Bernalillo County
Ernest Armijo, City of Albuquerque
Matt Grush, City of Albuquerque
Margaret Haynes, NMDOT

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: 7/26/2023

AGENDA ITEM NO: 1

DHO PROJECT NUMBER:

[PR-2019-003169](#)

SD-2023-00132 – PRELIMINARY PLAT

IDO - 2021

SKETCH PLAT (DFT): 2-15-23

PROJECT NAME:

THE GROUP | RON HENSLEY agent for **CLEARBROOK INVESTMENTS INC.** requests the aforementioned action(s) for all or a portion of: **TRACT 401 UNIT 3, ATRISCO GRANT** zoned **MX-M** located on **SAGE RD NW** between **COORS RD AND 75TH ST** containing approximately **9.56** acre(s). (L-10)

PROPERTY OWNERS: HENRY SCOTT TRUSTEE HENRY RVT

REQUEST: THE SUBDIVISION IS A REPLAT OF TRACT INTO 78 LOTS AND 2 TRACTS

COMMENTS:

1. Property is zoned MX-T, located in an Area of Change. It is within the Coors Blvd Major Transit Corridor (MT).
2. Please describe type of units planned in this subdivision (single-family dwelling, townhome, etc.), and confirm the following:
 - a) Show how they are set up to be compliant with required 20 ft driveway.
 - b) If townhomes (lots 60-78), show how this subdivision will meet the required minimum useable open space requirements of IDO 4-3(B)(6)(a).
3. As per IDO 5-4(F)(2), “Residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street.” It appears that lots 1, 2, and 3 rear lot lines are adjacent to Sage Rd and may not be in compliance with this requirement. Please explain.
Adjacent (IDO Definition): Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private.
4. Code Enforcement has no further comments.



**PNM Comments
Development Hearing Officer
Public Hearing: 26 July 2023**

PR-2019-003169 / SD-2023-00132 (Sage Rd NW btwn Coors Blvd and 75th St)

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 facilities and/or easements located along the Sage Rd frontage and the southern property line.
4. Any existing easements may have to be revisited and new easements will need to be created for any electric facilities in the alley proposed to be vacated as determined by PNM.
5. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements, including Street Trees, should comply with IDO Section 5-6(C)(10).
6. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.
7. The applicant should contact the PNM New Service Delivery Department to coordinate 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.
8. 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.



July 17, 2023

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Comments for City of Albuquerque Development Hearing Officer 07/26/2023

Bernalillo County Public Works, Transportation Planning

Comments by: Julie Luna

Comment Date: 07/24/2023

PR-2023-003169

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jppalmer@cabq.gov

DATE: 7/26/2023

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[PR-2019-003169](#)

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IDO - 2021

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Adjacent (IDO Definition): Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private.
4. Code Enforcement has no further comments.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 7/26/23 -- **AGENDA ITEM:** #1

Project Number: PR-2019-003169

Application Number: SD-2023-00132

Project Name: Sage Park Subdivision

Request:

Preliminary Plat – Major Subdivision

**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 color need immediate attention

- The subject property of this Preliminary Plat application featured a Preliminary Plat approval for 62 lots and 2 tracts by the Development Review Board (DRB) on June 16, 2021 per PR-2019-003169 / SD-2020-00115. Per Table 6-4-3 of the IDO, Preliminary Plats expire after 1-year if a Final Plat is not submitted, and the applicant for the Preliminary Plat for PR-2019-003169 / SD-2020-00115 did not submit a Final Plat by the deadline, causing the previous Preliminary Plat to expire and requiring a new Preliminary Plat application submittal.
- The current Preliminary Plat under review went through a Sketch Plat which was heard by the Development Facilitation Team (DFT) on February 15, 2023.
- This request is a subdivision of an existing tract (a portion of Tract 401, Town of Atrisco Grant, Unit 3) into 78 lots and 2 tracts which are proposed to be occupied by residential dwellings. Per 6-6(K)(1)(a) of the IDO, the proposed subdivision into more than 10 lots requires the submittal of a Major Preliminary Plat.
- A facilitated meeting took place between the Applicant and the Stinson Tower NA and South West Alliance of Neighborhoods as well as concerned citizens on July 20, 2023. The Applicant is encouraged to attempt to resolve any issues raised at the facilitated meeting.

**(See additional comments on next page)*

1. Items Needing to be Completed or Corrected

- According to their July 24, 2023 memo, Bernalillo County Public Works (BCPWD) is asking for an updated Traffic Impact Study (TIS) to reflect the increase in single family detached dwelling units (from 62-lots as previously proposed to 78-lots) and the reconfiguration of the subdivision, and sees the need for an appendment to a May 2021 TIS to provide analysis for the new conditions at the intersection of Coors Blvd. and Sage Rd.
- The application form notes that the zoning of the subject property is MX-M, when the zoning of the subject property is MX-T. If there is any reference to the zoning of the subject property on the Preliminary Plat, it must be correct to MX-T.
- On June 16, 2021, the DRB approved a Temporary Deferral of Sidewalk Construction for the sidewalks depicted on the Infrastructure List approved with the Preliminary Plat. As both the Infrastructure List and Preliminary Plat approved on June 16, 2021 have both expired, and the Infrastructure List included with the Preliminary Plat currently under review also features deferred sidewalks, the Applicant must request a new Temporary Deferral of Sidewalk Construction. This application is administratively reviewed and approved separately from the DHO review and approval of the Plat by DFT staff and the City Engineer.
- Confirm for the DHO that all public notice requirements were fulfilled and within the submittal, including sign posting.
- Confirm the compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer. The subject property is largely located within the Coors Boulevard Major Transit Corridor, with 6-10-foot wide sidewalks and 6-9-foot landscape buffer zones, and is located along San Ygnacio Road and Sage Road.
- The application number for the Preliminary Plat must be added to the Infrastructure List.
- Lots 1 – 3 appear to depict their rear lot lines being adjacent to Sage Road, which is classified as a major collector. Per 5-4(F)(2)(b) of the IDO, residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street.
- Staff requests the inclusion of a landscaping plan for Tract A. Additionally, the July 20, 2023 facilitated meeting report notes that a landscape buffer and street trees are proposed around the perimeter of the site. Staff requests the landscape buffer and street trees be included on a landscaping plan.

- **The Sensitive Lands Analysis included with the Preliminary Plat submittal notes that the site has no steep slopes or escarpments. Staff requests the Applicant provide the maximum current (ungraded) and graded slope calculations.**
- The Final Plat must include all utility signatures and AMAFCA signature (in addition to the City Surveyor, surveyor, and owner(s) signatures).
- An Infrastructure List was included in the submittal. An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement will be required prior to acceptance and processing of the Final Plat submittal and placement on a DHO agenda.
- 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 Final Plat.
- If/once the Preliminary Plat is approved by the DHO, a Final Plat must be submitted within 1-year of the Preliminary Plat approval, or the Preliminary Plat will expire per Table 6-4-3 of the IDO.
- After DHO approval and final sign off, a recorded copy of the Plat must be sent to PLNDRS@cabq.gov and the Planning Manager-Jay Rodenbeck at jrodenbeck@cabq.gov.
- 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.

2. Future Development Guidance.

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

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-T. 5-1-G Exceptions and Encroachments. *Plans will need to demonstrate that Dimensional standard requirements are being met.**

- ❖ 5-3 Access & Connectivity requirements.
 - *Clarify how access was modified from the expired Preliminary Plat.
 - Per 5-3(C)(3)(b) of the IDO, confirm that driveways to the proposed low-density residential dwellings will be at least 20-feet long, exclusive of the sidewalk or drive pad.
 - Standards for low density residential exist. 5-3(E)(1)(e) Street Signs and Lights.
 - ❖ 5-4(E) Block Design and Layout. *Clarify that standards are being met.
 - ❖ 5-5 Parking & Loading requirements, Table 5-5-1
 - ❖ 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.
 - ❖ 5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting.
 - *The July 20, 2023 facilitated meeting report notes that a 6-foot colored CMU (concrete block) wall will surround the perimeter of the property, with decorative split-facing block fronting Sage Road. Please note that the proposed CMU wall must meet the requirements of 5-7 of the IDO.
 - ❖ 5-8 for Outdoor Lighting requirements.
 - ❖ Section 6-1, table 6-1-1 for public notice requirements.
 - ❖ Vacations per 6-6-M.
 - ❖ 7-1 Development, dwelling and use definitions.
- Drainage ponds must meet the requirements of the Standard Specifications at this link: [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

Please note the following from these specifications and add the note to the infrastructure list:

“Drainage ponds for all residential subdivisions must use these Interim Guidelines to provide seeding on the pond bottom and aggregate with seeding for erosion control on the pond sides. **In the ‘notes’ section of the Infrastructure list, include “Pond stabilization to follow Section 1013.”** In lieu of following these guidelines, 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 interim guidelines.”
 - Please note that staff could have future comments and the Preliminary Plat application is still under review.



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: Jay Rodenbeck
Planning Department

DATE: 7/25/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2019-003169

SD-2023-00132 – PRELIMINARY PLAT

IDO - 2021

SKETCH PLAT (DFT): 2-15-23

THE GROUP| RON HENSLEY agent for CLEARBROOK INVESTMENTS INC. requests the aforementioned action(s) for all or a portion of: TRACT 401 UNIT 3, ATRISCO GRANT zoned MX-M located on SAGE RD NW between COORS RD AND 75TH ST containing approximately 9.56 acre(s). (L-10)

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REQUEST: THE SUBDIVISION IS A REPLAT OF TRACT INTO 78 LOTS AND 2 TRACTS

Comments:

05-25-2022

The northwest corner of the property is labeled City of Albuquerque Amole Del Norte Diversion Channel is sufficient space for a trail. Per the MRCOG's Long Range Bikeways System Map, the "Bridge to Rio Bravo Trail" is proposed to continue near this site, but not planned for the near future.

02-15-2023

Proposed trail in drainage channel ROW to west of subject site – does the applicant know what development is going in in that site?

Recommended including an access on the San Ygnacio side to trail with some low water landscaping, HOA could have gate, but depending on access width, may also need a bollard or other obstruction to motorized vehicles from entering channel or future trail.

07-24-2023

There is proposed trail along the Amole del Norte Diversion Channel which runs immediately adjacent to a property in the NW corner of the subject site. The triangular piece adjacent to the

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>

site is owned by the City of Albuquerque. A private access to this property through Lots 29 or 30, would help create a short 80 ft off street travel distance to future trail as opposed to over 750 ft connection point on the southside along Sage Rd. Though not required, this type of access within the proposed development would further many of the purposes listed in IDO Section 14-16-5-3 ACCESS AND CONNECTIVITY. The northern portion of the subject site is not located within a 10-minute walk (1/2 mile) to a park or accessible green space.

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

Planning - Case Comments

HEARING DATE: 7/26/23 -- **AGENDA ITEM:** #1

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Items in Orange color need immediate attention

- The subject property of this Preliminary Plat application featured a Preliminary Plat approval for 62 lots and 2 tracts by the Development Review Board (DRB) on June 16, 2021 per PR-2019-003169 / SD-2020-00115. Per Table 6-4-3 of the IDO, Preliminary Plats expire after 1-year if a Final Plat is not submitted, and the applicant for the Preliminary Plat for PR-2019-003169 / SD-2020-00115 did not submit a Final Plat by the deadline, causing the previous Preliminary Plat to expire and requiring a new Preliminary Plat application submittal.
- The current Preliminary Plat under review went through a Sketch Plat which was heard by the Development Facilitation Team (DFT) on February 15, 2023.
- This request is a subdivision of an existing tract (a portion of Tract 401, Town of Atrisco Grant, Unit 3) into 78 lots and 2 tracts which are proposed to be occupied by residential dwellings. Per 6-6(K)(1)(a) of the IDO, the proposed subdivision into more than 10 lots requires the submittal of a Major Preliminary Plat.
- A facilitated meeting took place between the Applicant and the Stinson Tower NA and South West Alliance of Neighborhoods as well as concerned citizens on July 20, 2023. The Applicant is encouraged to attempt to resolve any issues raised at the facilitated meeting.

**(See additional comments on next page)*

1. Items Needing to be Completed or Corrected

- According to their July 24, 2023 memo, Bernalillo County Public Works (BCPWD) is asking for an updated Traffic Impact Study (TIS) to reflect the increase in single family detached dwelling units (from 62-lots as previously proposed to 78-lots) and the reconfiguration of the subdivision, and sees the need for an appendment to a May 2021 TIS to provide analysis for the new conditions at the intersection of Coors Blvd. and Sage Rd.
- The application form notes that the zoning of the subject property is MX-M, when the zoning of the subject property is MX-T. If there is any reference to the zoning of the subject property on the Preliminary Plat, it must be correct to MX-T.
- On June 16, 2021, the DRB approved a Temporary Deferral of Sidewalk Construction for the sidewalks depicted on the Infrastructure List approved with the Preliminary Plat. As both the Infrastructure List and Preliminary Plat approved on June 16, 2021 have both expired, and the Infrastructure List included with the Preliminary Plat currently under review also features deferred sidewalks, the Applicant must request a new Temporary Deferral of Sidewalk Construction. This application is administratively reviewed and approved separately from the DHO review and approval of the Plat by DFT staff and the City Engineer.
- Confirm for the DHO that all public notice requirements were fulfilled and within the submittal, including sign posting.
- Confirm the compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer. The subject property is largely located within the Coors Boulevard Major Transit Corridor, with 6-10-foot wide sidewalks and 6-9-foot landscape buffer zones, and is located along San Ygnacio Road and Sage Road.
- The application number for the Preliminary Plat must be added to the Infrastructure List.
- Lots 1 – 3 appear to depict their rear lot lines being adjacent to Sage Road, which is classified as a major collector. Per 5-4(F)(2)(b) of the IDO, residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street.
- Staff requests the inclusion of a landscaping plan for Tract A. Additionally, the July 20, 2023 facilitated meeting report notes that a landscape buffer and street trees are proposed around the perimeter of the site. Staff requests the landscape buffer and street trees be included on a landscaping plan.

- **The Sensitive Lands Analysis included with the Preliminary Plat submittal notes that the site has no steep slopes or escarpments. Staff requests the Applicant provide the maximum current (ungraded) and graded slope calculations.**
 - The Final Plat must include all utility signatures and AMAFCA signature (in addition to the City Surveyor, surveyor, and owner(s) signatures).
 - An Infrastructure List was included in the submittal. An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement will be required prior to acceptance and processing of the Final Plat submittal and placement on a DHO agenda.
 - 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 Final Plat.
 - If/once the Preliminary Plat is approved by the DHO, a Final Plat must be submitted within 1-year of the Preliminary Plat approval, or the Preliminary Plat will expire per Table 6-4-3 of the IDO.
 - After DHO approval and final sign off, a recorded copy of the Plat must be sent to PLNDRS@cabq.gov and the Planning Manager-Jay Rodenbeck at jrodenbeck@cabq.gov.
 - 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.
-

2. Future Development Guidance.

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

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-T. 5-1-G Exceptions and Encroachments. *Plans will need to demonstrate that Dimensional standard requirements are being met.**

- ❖ 5-3 Access & Connectivity requirements.
 - *Clarify how access was modified from the expired Preliminary Plat.
 - Per 5-3(C)(3)(b) of the IDO, confirm that driveways to the proposed low-density residential dwellings will be at least 20-feet long, exclusive of the sidewalk or drive pad.
 - Standards for low density residential exist. 5-3(E)(1)(e) Street Signs and Lights.

- ❖ 5-4(E) Block Design and Layout. *Clarify that standards are being met.
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
- ❖ 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.
- ❖ 5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting.
 - *The July 20, 2023 facilitated meeting report notes that a 6-foot colored CMU (concrete block) wall will surround the perimeter of the property, with decorative split-facing block fronting Sage Road. Please note that the proposed CMU wall must meet the requirements of 5-7 of the IDO.
- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ Section 6-1, table 6-1-1 for public notice requirements.
- ❖ Vacations per 6-6-M.
- ❖ 7-1 Development, dwelling and use definitions.

- Drainage ponds must meet the requirements of the Standard Specifications at this link: [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

Please note the following from these specifications and add the note to the infrastructure list:

“Drainage ponds for all residential subdivisions must use these Interim Guidelines to provide seeding on the pond bottom and aggregate with seeding for erosion control on the pond sides. **In the ‘notes’ section of the Infrastructure list, include “Pond stabilization to follow Section 1013.”** In lieu of following these guidelines, 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 interim guidelines.”

- Please note that staff could have future comments and the Preliminary Plat application is still under review.



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: Jay Rodenbeck
Planning Department

DATE: 7/25/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2019-003169

SD-2023-00132 – PRELIMINARY PLAT

IDO - 2021

SKETCH PLAT (DFT): 2-15-23

THE GROUP| RON HENSLEY agent for CLEARBROOK INVESTMENTS INC. requests the aforementioned action(s) for all or a portion of: TRACT 401 UNIT 3, ATRISCO GRANT zoned MX-M located on SAGE RD NW between COORS RD AND 75TH ST containing approximately 9.56 acre(s). (L-10)

PROPERTY OWNERS: HENRY SCOTT TRUSTEE HENRY RVT

REQUEST: THE SUBDIVISION IS A REPLAT OF TRACT INTO 78 LOTS AND 2 TRACTS

Comments:

05-25-2022

The northwest corner of the property is labeled City of Albuquerque Amole Del Norte Diversion Channel is sufficient space for a trail. Per the MRCOG's Long Range Bikeways System Map, the "Bridge to Rio Bravo Trail" is proposed to continue near this site, but not planned for the near future.

02-15-2023

Proposed trail in drainage channel ROW to west of subject site – does the applicant know what development is going in in that site?

Recommended including an access on the San Ygnacio side to trail with some low water landscaping, HOA could have gate, but depending on access width, may also need a bollard or other obstruction to motorized vehicles from entering channel or future trail.

07-24-2023

There is proposed trail along the Amole del Norte Diversion Channel which runs immediately adjacent to a property in the NW corner of the subject site. The triangular piece adjacent to the

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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site is owned by the City of Albuquerque. A private access to this property through Lots 29 or 30, would help create a short 80 ft off street travel distance to future trail as opposed to over 750 ft connection point on the southside along Sage Rd. Though not required, this type of access within the proposed development would further many of the purposes listed in IDO Section 14-16-5-3 ACCESS AND CONNECTIVITY. The northern portion of the subject site is not located within a 10-minute walk (1/2 mile) to a park or accessible green space.

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.