



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2020-003222 Date: 5/24/2023 Agenda Item: NA Zone Atlas Page: B-13

Legal Description: Tract B-4-A Cottonwood Mall

Location: 10000 Coors Blvd (100 Sun Ave)

Application For: PS-2023-00024 – Sketch Plat (DFT)

1. There is an existing serviceability letter 230203 and approved service connection agreement executed for the site that provides conditions for service for the site to develop a commercial development on the subject site.
2. No objection to the proposed plat however, please provide a document number for the proposed private sanitary sewer easement or show it as being granted as part of this plat.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-003222
10000 Coors Bypass NW

AGENDA ITEM NO: 5

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation has 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: May 24, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2022-003222 Hearing Date: 05-24-23
 Project: Eagle Ranch NMDMV & Retail 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 type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- 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. SPSPD 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: 5/24/2023

AGENDA ITEM NO: 5

DHO PROJECT NUMBER:

PR-2020-003222

SD-2023-00102 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 2-1-23 (DFT)

IDO - 2021

PROJECT NAME:

CSI – CARTESIAN SURVEYS, INC. agent for **MODULUS ARCHITECTS** requests the aforementioned action(s) for all or a portion of: **TRACT B-4-A-1** zoned **MX-M**, located at **10000 COORS BLVD BYPASS RD NW** between **COORS BLVD BYPASS NW** and **SEVEN BAR LOOP RD NW** containing approximately **11.6524** acre(s). **(B-13)**

PROPERTY OWNERS: MALL AT COTTONWOOD II LLC C/O WASHINGTON PRIME GROUP LP

REQUEST: CREATE 2 NEW TRACTS FROM 1 APPROVED TRACT

COMMENTS:

1. All prior comments from Sketch Plat on 2/1/2023 have been addressed.
2. Code Enforcement has no objections.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 05/24/23 -- **AGENDA ITEM:** # 5

Project Number: PR-2019-003222

Application Number: SD-2023-00102

Project Name: Cottonwood Mall

Request:

Minor - 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:

1. Items Needing to be Completed or Corrected and IDO/DPM Comments

- This Plat is being submitted in concurrence with an Administrative Amendment for a Bubba's 33 restaurant on the site (PR-2019-003222 / SI-2021-00587) which is currently under review.
- The approval of the noted Administrative Amendment has been held up pending an approved, fully-signed, and recorded Plat. A Minor Preliminary/Final Plat for the site was approved by the DRB on August 26, 2020 per PR-2019-003222 / SD-2020-00116, but final sign-off by the DRB was not completed as ABCWUA needed offsite public sanitary sewer easements and private sanitary sewer easements recorded prior to their (ABCWUA) sign-off of the Plat. To staff's knowledge, these recorded easements were never provided and the Plat was not signed off by ABCWUA and Planning. Furthermore, Tract B-4-A-2 from the two Plats don't overlap.
- The DRB-approved Plat (which didn't receive final DRB sign-off) for PR-2019-003222 / SD-2020-00116 featured the subdivision of an existing 11.6624-acre tract into two tracts: Tract B-4-A-1 10.7514 acres in size, and Tract B-4-A-2 0.9010 acres in size. This Plat proposes the subdivision of the same property into 10.6258-acre and 1.0266-acre tracts, and Tract B-4-A-2 from the two Plats don't overlap.

**(See additional comments on next page)*

- The application number must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.
- 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.
- Please specify existing development and land uses on the subject property, and clarify parking calculations for each lot based on the parking requirements per Table 5-5-1 of the IDO. Please confirm if there are any shared parking agreements governing/covering the subject property.
- No property line can bisect a parking space. Confirm if any property lines bisect a parking space on the Plat. If they do, then a property line/boundary adjustment will need to be made on the Plat to make sure property lines do not go through a parking space(s).
- Existing development and new development must meet all required dimensional standards, such as setbacks.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck.
- Requirements of DPM Table 7.2.29 for the pedestrian realm generally require as follows:

The subject property is not located within an Urban Center. Coors Blvd. Bypass is an arterial street with a minimum sidewalk width requirement of 6-feet and a landscape/buffer zone width requirement of 5-6 feet. Seven Bar Loop Rd. is a collector street with a minimum sidewalk width requirement of 6-feet and a landscape/buffer zone width requirement of 5-6 feet. This project is to accomplish a redevelopment of the property. The DPM allows balancing of considerations of the pedestrian realm in a redevelopment situation, see below:

DPM Section 7-2(D)(4) (p.7-20) states, "Achieving standards widths for desired elements may be particularly challenging for roadway reconstruction projects, thus requiring some level of prioritization on individual roadways and consideration of the role that a series of roads play across the network. For reconstruction projects, the landscape buffer zone should be provided as space allows."

Please detail landscape/buffer zone and sidewalk widths along Coors Blvd. Bypass and Seven Bar Loop Rd., and any sidewalk.

2. Items in Compliance

- The Applicant obtained all the required utility/AMAFCA, City Surveyor, Surveyor, PNM Electric Services, New Mexico Gas Company, comcast, Qwest corp. d/b/a Century Link QC and property owner signatures on the Plat.
 - The Applicant received signatures from Hydrology, Transportation, and ABCWUA on Form S confirming that any associated application submittals required from them have been submitted and approved.
 - The office of neighborhood coordination confirmed that there are no neighborhood associations/coalitions to notify.
 - An Albuquerque Archeological Ordinance-Compliance Documentation is provided demonstrating the Certificate of No Effect.
 - 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.
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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.

- Future development must meet all applicable standards and provisions of any previously approved Site Development Plan. Changes to that plan may require minor/major amendments to that plan. Where silent or if one does not exist, all development must meet standards and provisions of IDO (MX-M) and the DPM.
****Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.***
- ❖ **Table III – Provisions for ABC Comp Plan Centers & Corridors.**
- ❖ 4-2 Allowed Uses, table 4-2-1. ***Reference Use Specific Standards any new uses and/or development.**
- ❖ 5-1 (D) Dimension Standards for MX-M.
***Plans will need to show Dimensional standards detail for new development.**
- ❖ 5-3 Access & Connectivity requirements.

- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
***Site Plans will need to demonstrate compliance of parking requirements.**
- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.
***Site Plans will need to demonstrate compliance of landscaping requirements. Provide calculation detail. Including buffering and screening.**
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ 5-11 (E) mixed-use and non-residential zone districts
- ❖ Section 6-1, table 6-1-1 for notice requirements.
- ❖ 7-1 Development, dwelling and use definitions.



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FROM: Robert Webb/Jay Rodenbeck/Hannah Aulick
Planning Department

DATE: 05/22/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2020-003222

SD-2023-00102 – PRELIMINARY/FINAL PLAT

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PROPERTY OWNERS: MALL AT COTTONWOOD II LLC C/O WASHINGTON PRIME GROUP LP

REQUEST: CREATE 2 NEW TRACTS FROM 1 APPROVED TRACT

Comments:

05-24-2023

No objections to the requested platting action.

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.