



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: 9

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: 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2022-003222 Hearing Date: 06-14-23
Project: Tracts B-4-A-1 & B-4-A-2, Cottonwood Mall Agenda Item No: 9

<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. 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: 9

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)** [Deferred from 5/24/23c]

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 have been addressed.
2. Code Enforcement has no objections.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 06/14/23 -- **AGENDA ITEM:** #9

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:

Planning recommends deferral of this application to allow the first plat for this subject area be recorded prior to this new plat for a new subdivision action on the same subject area AND for the Shared Parking agreement among the newly divided parcels to be executed and recorded with the County prior to approval of the preliminary/final plat.

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.

In their comment response letter, the Applicant noted their expectation for the resolution for these new easements by the end of next week after being considered by the property owners.

**(See additional comments on next page)*

The Applicant must clarify how easement # 13 (an existing 20-foot private sanitary sewer easement) is going to serve Tract B-4-A-2; it seems uncertain to Planning staff how the easement is going to serve Tract B-4-A-2. The correct sequencing of the Plats requires that the Plat for PR-2019-003222 / SD-2020-00116 be recorded prior to the approval of this Plat by the DHO.

- 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.

The previous plat associated with this property (PR-2019-003222 / SD-2020-00116) must be signed off by ABCWUA and Planning and recorded before this Plat can be fully signed off.

- The application number is 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.~~

In their comment response letter, the Applicant provided a parking table that showed the small parcels are dependent on the Hobby Lobby parcel to meet parking requirements. The applicant confirmed that the parking on Tract B-4-A-1-A will be shared with Tract B-4-A-1-B and will be reaffirmed with a parking agreement as requested in the next few days. **A signed Shared Parking Agreement must be provided prior to approval of the Plat by the DHO. Ideally, that agreement would also be recorded with the County prior to approval.**

- 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).

An Administrative Amendment (SI-2021-00587) is currently under review on the subject property. That Administrative Amendment must reflect the property boundaries of this Plat, and parking spaces must not be bisected by property lines on the Administrative Amendment.

**(See additional comments on next page)*

- 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.

**(See additional comments on next page)*

- 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.

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.

**(See additional comments on next page)*



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

DATE: 6/13/23

**(See additional comments on next page)*



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.