



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2020-003259 Date: 02/26/2025 Agenda Item: #2 Zone Atlas Page: B-17, C-17

Legal Description: Tract 1A1A, Honeywell Site

Request: Preliminary/Final Plat Application for Honeywell

Location: 9201 San Mateo Blvd NE

Application For: MINOR PLT – 2025-00001 – MINOR PLAT

Previous Comments: These were not addressed in this submittal – Please provide this information.

1. Please confirm additional fire flow will not be required with the added/changed structure(s).
2. Confirm no additional service will be needed.

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



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2020-003259

MINOR_PLT-2025-00001 – MINOR PLAT

IDO – 2023

TIERRA WEST, LLC agent for DONNA SANDOVAL requests the aforementioned action(s) for all or a portion of: 1A1A, HONEYWELL SITE zoned NR-LM, located at 9201 SAN MATEO BLVD NE containing approximately 59.696 acre(s). (B-17, C-17)

PROPERTY OWNERS:

ROBERT TOLEDO

REQUEST: PRELIMINARY/FINAL PLAT APPLICATION FOR HONEYWELL

Comments:

02-26-2025

No objections to the requested action.

Applicant has been working with the City of Albuquerque Parks and Recreation Department to address landscaping requirements for this site. Please confirm that the new landscaping plan will be submitted to the DFT.

Comments provided by Whitney Phelan & Hannah Aulick, Senior Planners, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or haulick@cabq.gov or 505-768-5378 with questions or concerns.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-003259
9201 San Mateo NE

AGENDA ITEM NO: 2

SUBJECT: Minor Plat

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL dated 6/25/2024.
2. Your plat has ROW dedication along San Mateo for proposed sidewalks, but is only proposing sidewalk easement for Jefferson. Is there a reason for this? The City prefers dedication over easements.
3. All work within the right-of-way and in public easement needs to be placed on an infrastructure list and financially guaranteed. This work will be done under City work order.

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: February 26, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

MEETING DATE: 2/26/25 -- **AGENDA ITEM:** #2

Project Numbers: PR-2020-003259

Application Numbers: MINOR_PLT-2025-00001

Project Name: 9201 San Mateo Blvd NE

Request:

Minor Plat

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

Comments in orange require a response.

BACKGROUND

- This request is for a review of a proposed minor subdivision that involves consolidating TRACT 1-A-1-A PLAT OF TRACTS 1-A-1-A & 1-A-1-B HONEYWELLSITE. Lot 1-A-1-A-1 (eastern tract) and adding TRACT 1-A-1-A-2 (western tract) to create two new lots. The western tract will contain the 20-foot storm drain and 20-foot sanitary sewer easement, both of which have already been recorded. Additionally, a proposed 20-foot Fire Access Easement and a blanket drainage easement are planned. This new tract will also include public sidewalk access easements of various widths, an additional 25-foot public drainage easement, and dedicated right-of-way (ROW) easements with varying widths.
- Subject property is currently zoned as NR-LM (Non-Residential – Light Manufacturing Zone District) and is within the North I-25 Area – CPO 10, and not within any Major Transit corridors or City Centers.
- The property is located next to a Major Arroyo Channel to the north, with a proposed bike lane and paved trail north of the channel. Additionally, a proposed bike lane is planned to the west of the site. The property is within the Wildflower Neighborhood Association and is located in an area of consistency.

**(See additional comments on next pages)*

- San Mateo Blvd and San Diego Ave are considered Major collector streets. Jefferson St is considered a Minor collector street.
- Subject property is located within the NAZARETH Landfill buffer area.
- The application is being reviewed according to the IDO effective August 2024.

1. ITEMS NEEDING TO BE COMPLETED OR CORRECTED

- The Project and application numbers must be added to the Plat and infrastructure list (IL).
- Final platting documents must be sealed and signed by a design professional licensed in the State of New Mexico.
- If infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.
- Subject property is bordered by the North La Cueva Channel to the north and the South La Cueva Channel to the south. A signature from AMAFCA is required to be included on the plat prior to final sign off of the plat.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- Providing duplicate Plat sheets (Sheet 1 of the Plat) in the Plat could pose problems in the future when getting the Plat recorded. It is advisable to submit only one copy of a Plat sheet moving forward.
- Per Subdivision of Land – Minor - 6-6(K)(2)(k) the date of the DHO approval shall be recorded on the final plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies pursuant to Subsection 14-16-6-4(J)(2).
- Demonstrate compliance with section 7 of the *DPM Table 7.2.29* and Required Improvements section from 5-4(N) of the IDO. In regards to the Sidewalk width requirements and the accompanying landscape buffer. This matter may have been established by the infrastructure list included with the application submittal for this Plat.
****Verification of standards per Transportation****

**(See additional comments on next pages)*

This site has San Mateo Blvd NE to the east and San Diego Ave to the north which are considered Major Collector Streets and require a 6-foot sidewalk width and a 5-6 landscape buffer. Jefferson St to the west is considered a Minor Collector Street and also requires a 6-foot sidewalk width and a 5-6 landscape buffer zone. Planning defers to Transportation to determine compliance with this code.

2. STANDARD COMMENTS AND ITEMS IN COMPLIANCE

- Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT and submitted with the platting application.
- This project is currently undergoing a Site Plan review for a Major Amendment and is awaiting revisions.
- Public notice requirements per Table 6-1-1, have been completed prior to formal platting submittal (Email to relevant Neighborhood Association and Web Posting). Such notices are provided in the application packet.
- After acceptance of the Plat application, DXF approval from AGIS must be obtained.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck at jrodenbeck@cabq.gov and to Angela Gomez at agomez@cabq.gov (should the Plat be approved by the DHO).
- Per 6-6(K)(2)(I), the applicant shall record the final 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. The applicant shall provide the City a digital copy of the recorded plat.
- *All standards within IDO section 5-4 Subdivision of Land and 5-4(C) Compliance with Zoning Requirements apply to platting actions.*

3. GUIDANCE FOR FUTURE DEVELOPMENT

Please refer to SITE Plan – Major Amendment notes from 8-7-24 (DFT meeting), for more detailed notes on future development.

**(See additional comments on next pages)*

- Future development must meet all applicable standards and provisions of the IDO (*per NR-LM*), 5-4(C) Compliance with Zoning Requirements, and the DPM.
***Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.**

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

- ❖ 4-2 Allowed Uses, table 4-2-1.
- ❖ **4-3(E)(17) Outdoor Storage-**
4-3(E)(17)(a) This use shall comply with the provisions in Section 14-16-5-6 (Landscaping, Buffering, and Screening).
4-3(E)(17)(b) In any zone district except for NR-GM, the height of any items stored outside shall not exceed the height of any screening wall, fence, or vegetation, unless the item is located at least 100 feet inside the screening wall, fence, or vegetative screen.
- ❖ 5-1 Dimension Standards
**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
- ❖ 5-6 Landscaping, Buffering, and Screening
- ❖ 5-7 Walls/Fences, table 5-7-1. **Development requires separate permitting.*
- ❖ 5-8 for Outdoor Lighting 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.

**(See additional comments on next pages)*

- ❖ 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: Marcelo Ibarra/Jay Rodenbeck/Robert Webb
Planning Department

DATE: 2/25/25

**(See additional comments on next pages)*