



## DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

### **PR-2020-004049**

SD-2023-00212 – PRELIMINARY/FINAL PLAT

IDO - 2022

ALDRICH LAND SURVEYING agent for WESTERN TRAIL TENANCY IN COMMON, GRAYLAND CORPORATION requests the aforementioned action(s) for all or a portion of: TRACT A-2-A, LAVA TRAILS SUBDIVISION zoned MX-L, located at 6461 WESTERN TR NW between SOUTHEAST CORNER OF UNSER and WESTERN TR containing approximately 3.8332 acre(s). (F-10)

PROPERTY OWNERS: GRAYLAND CORP & J2C LLC & LEE RVT & MESCALL  
THOMAS J & SPRING FRANK L & ETAL

REQUEST: CREATE 2 TRACTS FROM ONE EXISTING TRACT

### **Comments:**

#### 12-06-2023

IDO 5-2(J)(2) Lots Adjacent to Major Public Open Space, 5-2(J)(2)(a) Lots of Any Size  
1. Requires a landscape buffer with a minimum width of 45 feet – existing vegetation, landscaping location and plant selection must be approved by the Open Space Superintendent.

The note #23 on the plat indicates that Tract A-2-A-1 will have a 20' buffer – the line and note will need to be updated to a minimum of 45' wide for the required buffer. (This must be notated on the final plat.)

Note: Future development on Tract A-2-A-1 will need to meet the site design requirements in IDO 5-2(J)(2)(a) for Adjacency to Major Public Open Space.

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via [wphelan@cabq.gov](mailto:wphelan@cabq.gov) or 505-768-5378 with questions or concerns.



## Development Facilitation Team (DHO) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)

<b>Project No:</b> PR-2020-004049	<b>Date:</b> 12/06/23	<b>Agenda Item:</b> #4	<b>Zone Atlas Page:</b> F-10
<b>Legal Description:</b> TRACT A-2-A, LAVA TRAILS SUBDIVISION			
<b>Location:</b> 6461 WESTER TR NW between SOUTHEAST CORNER OF UNSER and WESTERN TR			
<b>Application For:</b> PRELIMINARY/FINAL PLAT			

### Application For: SD-2023-00212 – PRELIMINARY/FINAL PLAT

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

- a. When existing infrastructure is located along the property frontage(s), but plans are uncertain and no Availability Statement is being required, the following language shall be included on the plat for approval:
  - i. ***“Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”***
- b. Add dimensions to easement #9 on both sides of the newly proposed lot line splitting the existing Tract A-2-A.



## DEVELOPMENT HEARING OFFICER

### Planning Comments

**HEARING DATE:** 12/06/23 -- **AGENDA ITEM:** #4

**Project Number:** PR-2020-004049

**Application Number:** SD-2023-00212

**Project Name:** 6461 Western Trail NW.

**Request:**

*Preliminary /Final Plat, Minor Subdivision of Land*

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*\*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 immediate attention

**Background**

- Applicant is requesting to create two tracts (Tract A-2-A-1 and Tract A-2-A-2) from one tract (Tract A-2-A, Lava Trails Subdivision).
- The property is zoned MX-L (Mixed-use – Low Intensity zone district). Property is not within any overlay zones, centers or corridors.
- This site is partially located within 330' of Major Public open space.
- Existing private road bisects the existing tract.
- The subject property is located within area of consistency and the lots adjacent to the subject property are also located in area of consistency.

*\*(See additional comments on next page)*

### 1. Items that need to be completed or corrected

- Please confirm that Major Infrastructure was not required for this project. *If Major infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.*
- 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.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Final Plat.

### 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. Per table 6-1-1 of the IDO, for a Minor Subdivision of Land, public notice through Email and Web Posting are required. This requirement has been satisfied by the applicant. Related documents are included in the submittal package.
- Final plat documents are 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.
- The City's AGIS office has approved the DXF file for the Plat.
- 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.  
*\*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

- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck and [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) (should the Plat be approved by the DHO).
- Per 6-6(K)(2)(l), after approval by the DHO, 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.

A plat that is not recorded in a timely manner may not be used as the basis for legal transfer of property where a subdivision is required.

- Future development must meet all applicable standards and provisions of the IDO (*per MX-L*), 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.  
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for \*MX-L.
- ❖ **5-1 Dimension Standards for MX-L**. 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.*  
Per Table 5-1-2- Dimensional Standards for MX-L:  
*Min Front Setback: 5 ft.*  
*Min Side Setback: Interior 0 ft.; Street side of corner lots: 5 ft.*  
*Min Rear Setback: 15 ft.*  
*Maximum Building Height: 38 ft.*
- ❖ **5-2(J)(1) Lots within 330 Feet of Major Public Open Space**  
*The following standards apply to development within 330 feet in any direction of Major Public Open Space in order to enhance and protect Major Public Open Space. For additional standards regulating lots adjacent to major Public Open Space, see Subsection 14-16-5-2(J)(2) below.*  
*-5-2(J)(1)(a) **Building Height Bonuses** Building height bonuses in Table 5-1-1: Residential Zone District Dimensional Standards or Table 5-1-2: Mixed-use Zone District Dimensional Standards are prohibited.*  
*-5-2(J)(1)(b) **Access and Connectivity** Pedestrian and bicycle access to the Major Public Open Space shall be provided consistent with the Rank 2 Bikeways and Trails Facility*
- ❖ 5-3 Access & Connectivity requirements.  
**5-3(D)(2) Sidewalks in Mixed-use and Non-residential Development.**
- ❖ 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.**
- ❖ **Vacations per 6-6-M.**
- ❖ **7-1 Development, dwelling 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: Hannah Aulick /Jay Rodenbeck/Jolene Wolfley  
Planning Department

DATE: 12/04/23

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DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-004049  
6461 Western Trail

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. All sidewalks and Trails appear to meet standards. No Objection.
2. Please note, prior to future development an approved TCL is required. Also a filled out Traffic Scoping Form submitted to Matt Grush [mgrush@cabq.gov](mailto:mgrush@cabq.gov) is required to determine if a traffic study will be required.

. 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](mailto:earmijo@cabq.gov)

DATE: December 6, 2023

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)