

DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**

Richard Martinez, PE, Senior Engineer | 505-924-3362 richardmartinez@cabq.gov

DRB Project Number: 2020-004171

Hearing Date: 03-26-2025

LOT/TRACT N7A1,
TANOAN PROPERTIES,
12300 SAN ANTONIO DR
Between LOWELL DR
AND TENNYSON ST

Project: _____

Agenda Item No: 4

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" type="checkbox"/> Extension of Preliminary Plat	<input type="checkbox"/> Final Plat, with ROW Dedication
<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 Extension of the Preliminary Plat action subject to any proposed improvements adversely affecting stormwater drainage onsite and/or in the public R/W, and subject to approval by AMAFCA.
- Revised Conceptual Grading & Drainage Plan must be approved by Hydrology.
- Prior to submitting for a Grading Permit or a Building Permit for any site upgrades, 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

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-004171
12300 San Antonio

AGENDA ITEM NO: 4

SUBJECT: Extension of Preliminary Plat

ENGINEERING COMMENTS:

1. Transportation has no objection to the extension of the preliminary plat.

. 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: March 26, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 03/26/25 -- **AGENDA ITEM:** #4

Project Number: PR-2020-004171

Application Number: PLT-2025-00002

Project Name: 12300 San Antonio Dr

Request:

Extension of Preliminary Plat

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

BACKGROUND

- The Applicant is requesting to extend a Preliminary Plat approved by the Development Hearing Officer (DHO) on June 12th, 2024 per PR-2020-004171 / SD-2024-00098, as well as associated Easement Vacations per SD-2024-00061, SD-2024-00063, SD-2024-00066 & SD-2024-00067, and associated Waivers approved by the DHO on April 10th, 2024 per VA-2024-00096 and VA-2024-00098.

1. ITEMS THAT NEED TO BE COMPLETED OR CORRECTED

Items in orange type need attention

- Please confirm for the DHO that this request has no changes from the original DHO approval including any changes to lot numbers, sizes, and/or configurations, as well as any changes to infrastructure, easements and/or notes depicted on the original Preliminary Plat.
- *Original Preliminary Plat Conditions:*

Hydrology Conditions of Approval

1. Revised Conceptual Grading & Drainage Plan must be approved by Hydrology.

**(See additional comments on next pages)*

Planning Conditions of Approval

2. The date of the DHO approval must be noted on the Plat.
3. All previously granted waivers and approved vacations of easement must be noted on the Plat by DHO approval date and project and application numbers.
4. The Infrastructure List must be signed by AMAFCA.
 - Please confirm that the standard one-year extension length is needed for this request.
 - Clarify Infrastructure List (IL) updates/changes if any.

2. STANDARD COMMENTS AND ITEMS IN COMPLIANCE

- Per Table 6-4-3 of the IDO, a Final Plat submittal must be received within 1-year after the approval of the Preliminary Plat and the Vacations of Easement by the DHO. The Applicant has submitted their request for the extensions timely (before the original approval of the Preliminary Plat).
- Per 6-4(X)(2) Expiration or Repeal of Approvals:
Unless specified otherwise in this IDO, the DPM, an IIA, a Development Agreement approved by the City, or the terms attached to a permit or approval, each permit or approval shall be valid for the period of time shown in Table 6-4-3 and shall be of no force or effect after that time has passed, unless any of the following applies.

6-4(X)(2)(a) The period of validity is extended pursuant to Subsection 14-16-6- 4(X)(4) (Extensions of Period of Validity) or another provision of this IDO or the DPM.

Per 14-16-6- 4(X)(4):

6-4(X)(4)(a) General Provisions

1. ***For each permit or approval for which Table 6-4-3 shows an expiration period, except an impact fee assessment or a Site Plan, the original decision-making body may approve 1 extension of validity for good cause shown for a time not to exceed the original period of validity for that permit or approval, provided that both of the following requirements are met.***
 - a. *The applicant has submitted a written request for the time extension before the expiration of the original permit or approval with the Planning Director.*
 - b. *The extension is considered and a decision is being made by the same decision-making body as the initial approval, except that no public hearing shall be required, if one would have been required under the IDO for the initial approval.*

- Since all required criteria are being met by the Applicant, Planning has no objection to extending the Period of Validity for this Preliminary Plat. Should the DHO approve this extension, **this Preliminary Plat shall be valid until March 26, 2026.**
- Per 6-4(X)(4)(c) of the IDO, additional extensions for Preliminary Plats may be granted by the DHO for good cause, but the Preliminary Plat may be required to come into compliance with any applicable standards adopted since the application was submitted.

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 and/or expansion must meet all applicable standards and provisions of the IDO and the DPM.
- Links to the IDO and DPM are featured below:
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

***Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.**

- ❖ **4-2 Allowed Uses**, table 4-2-1. Including 4-3 Use Specific Standards.
- ❖ **5-1 Dimension Standards**. 5-1-G Exceptions and Encroachments.
- ❖ 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.
- ❖ **5-11-E Building/Facade Design.**
- ❖ **5-12 Signage** 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 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 DATE: 3/24/25
Planning Department
