



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2020-004432 Date: 04/12/2023 Agenda Item: #4 Zone Atlas Page: M-14

Legal Description: [TRACTS 64-A1A2 & 64-A1A3 LOT 14, PORTION OF LOTS 15-17, VACATED PORTION WESMECO DR SE]

Location: [245 WOODWARD RD SE BETWEEN WILLIAM ST SE and SAN JOSE DRAIN]

Application For: SD-2023-00075-PRELIMINARY/FINAL PLAT (DHO)

1. No objection to the proposed plat.

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

Application For: SD-2023-00076-VACATION OF PUBLIC EASEMENT (DHO)

2. No objection

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

Application For: SD-2023-00077-VACATION OF PRIVATE EASEMENT (DHO)

3. No objection

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

Application For: SD-2023-00078-VACATION OF PRIVATE EASEMENT (DHO)

4. No objection

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

Application For: SD-2023-00079-VACATION OF PRIVATE EASEMENT (DHO)

5. No objection

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

Application For: SD-2023-00080-VACATION OF PRIVATE EASEMENT (DHO)

6. No objection

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-004432
245 Woodward Road

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat, Vacation of Easement

ENGINEERING COMMENTS:

1. No objection to the lot consolidation, vacations or allowing 5' sidewalk on Woodward to remain.
2. Please provide an infrastructure list for 5' sidewalk along Descanso and Topeka.
3. Any future development will require a TCL (Traffic Circulation Layout) before building permit.
4. For future development please submit a Traffic Scoping Form to determine if a Traffic Impact Study would 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

DATE: April 12, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

DEVELOPMENT FACILITATIVE TEAM (DFT) - HYDROLOGY SECTION

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2020-004432 Hearing Date: **04-12-2023**

Project: Woodward Facility Agenda Item No: **4**

<input type="checkbox"/> Sketch Plat	<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"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input checked="" type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has no comments to the platting action.
- Hydrology has no comments to the vacation of easements.
- Comment - Approved grading and drainage plan is required prior to Building Permit 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. SPSD 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: 4/12/2023

AGENDA ITEM NO: 4

DHO PROJECT NUMBER:

PR-2020-004432

SD-2023-00075 – PRELIMINARY/FINAL PLAT

SD-2023-00076 - VACATION OF PUBLIC EASEMENT

SD-2023-00077 - VACATION OF PRIVATE EASEMENT

SD-2023-00078 - VACATION OF PRIVATE EASEMENT

SD-2023-00079 - VACATION OF PRIVATE EASEMENT

SD-2023-00080 - VACATION OF PRIVATE EASEMENT

SKETCH PLAT 1-11-23 (DFT)

IDO – 2021

PROJECT NAME:

CSI – CARTESIAN SURVEYS, INC. agent for CORTAZAR LABORATORIES, LLC requests the aforementioned action(s) for all or a portion of: **TRACTS 64-A1A2 & 64-A1A3 LOT 14, PORTION OF LOTS 15-17, VACATED PORTION WESMECO DR SE** zoned NR-LM, located at **245 WOODWARD RD SE BETWEEN WILLIAM ST SE and SAN JOSE DRAIN** containing approximately **14.1471** acre(s). (M-14)

PROPERTY OWNERS: CORTAZAR LABORATORIES LLC

REQUEST: CONSOLIDATION VIA LOT LINE ELIMINATION FOR 7 EXISTING PARCELS INTO ONE NEW TRACT, VACATE EASEMENTS

COMMENTS:

1. Code Enforcement has no comments and no objections.



DEVELOPMENT REVIEW BOARD

Planning - Case Comments

MEETING DATE: 4/12/23 -- **AGENDA ITEM:** #4

Project Number: PR-2023-004432

Application Numbers: SD-2023-00075, SD-2023-00076, SD-2023-00077, SD-2023-00078, SD-2023-00079, SD-2023-00080

Project Name: 245 Woodward

Request:

Preliminary/Final Plat, one vacation of a public easement, and four vacations of private easements

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

COMMENTS:

1. Items that Need to be Completed or Corrected:

- The application number (SD-2023-00075) must be added to the Plat
- DXF approval from AGIS must be obtained.
- Descano is a local road and would require a 5 foot sidewalk and a 4 foot landscape buffer. Clarify with a sidewalk exhibit.

2. Standard Subdivision Comments and Items in Compliance:

- The applicant is seeking a determination to retain a recently constructed 5-foot sidewalk on Woodward. The applicant has justified the request pointing out that a parallel trail provides additional pedestrian buffering and other utilities in the corridor would make re-doing the sidewalk prohibitive and of a lesser public benefit. A note on the Plat references the determination; the proper date of approval will need to be added.
- All signatures from the surveyor, the property owner, the City Surveyor, the utility companies, and AMAFCA are on the plat.

**(See additional comments on next page)*

- The Plat is sealed and signed by a surveyor licensed in the State of New Mexico.
 - Section 6-1, table 6-1-1 for public notice requirements. The applicant met notice requirements by notifying the San Jose Neighborhood Association regarding this application.
 - All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. No re-platting action cannot increase any existing nonconformity or create a new nonconformity. ***Clarify new development, existing structures and demo.**
 - The Applicant has justified the Vacations as follows:
 - Existing 10-foot PNM Easement – The easement was granted to provide space for an overhead utility line. The Applicant asserts that the public welfare does not require the easement be retained since there are no longer lines to protect in that space and PNM has signed off on the Plat.
 - Existing 10-foot Anchor Easement for PNM and MST&T – The easement was granted to provide an anchor for the overhead utility line, which is no longer present. The Applicant asserts that the public welfare does not require the easement be retained since there is no anchor to secure or protect the removed overhead lines for the area, and PNM has signed off on the Plat.
 - Existing 10-foot PNM and MST&T Easement – The easement was granted to provide space for overhead utility lines, which are no longer present. The Applicant asserts the public welfare does not require the easement to be retained since there are no longer lines to protect in that space and PNM has signed off on the Plat.
 - Existing 5-foot down Guy and Anchor Easement for PNM and MST&T – The easement was granted to provide an anchor for the overhead utility line. The Applicant asserts that the public welfare does not require the easement to be retained since there is no anchor to secure or protect the overhead lines for the area to the east of the subject property, and PNM has signed off on the Plat.
 - Portions of Existing Public Utility Easement – This public utility easement was retained with the Vacation of ROW from Wesmeco Drive. The Applicant asserts the public welfare does not require the easement to be retained, , as there are only private utility services and objects in the area, and the large commercial building on the lot considerably encroaches into the easement. Furthermore, the utility companies have all signed the Plat depicting this Vacation.
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3. Future Development Guidance

- Future development must meet all applicable standards and provisions of IDO (NR-LM) and the DPM. ***Plans should demonstrate how standards are being met.**

- Please reference the following development standards from the IDO. Subject to change pending formal submittal and/or proposed development types/uses.
 - Table III – Provisions for ABC Comp Plan Centers & Corridors, South Broadway mapped area.
 - 3-3 APO-Airport Protection Zone.
 - 4-2 Allowed Uses, table 4-2-1. ***Reference Use table and Use Specific Standards for proposed development standards, requirements, and restrictions.**
 - 5-1 Dimension Standards for NR-LM. 5-1-G Exceptions and Encroachments. ***Plans should include setback measurements and elevations with height measurements.**
 - 5-2 Sensitive Lands – Draining area.
5-2 Railroad and Spur mapped area – Site Plan EPC.
 - 5-3 Access & Connectivity requirements. ***Clarify if access is affected by replat.**
 - 5-5 Parking & Loading requirements, Table 5-5-1. ***Clarify if parking is affected by replat**
 - 5-6 Landscaping, Buffering, and Screening standards and requirements. Be aware of several sections related to new development - **5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas. 5-6-E Edge buffer requirements.**
 - 5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting. 5-7-D-3 for wall height exceptions.
 - 5-8 for Outdoor Lighting requirements.
 - **5-11 Building and façade design requirements.**
 - 5-12 for Signage requirements and restrictions.
 - **Section 6-1, table 6-1-1 for public notice requirements.**
 - **6-4 Referrals to Commenting Agencies** – KAFB & CABQ Sunport.
 - Platting action per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
 - Vacations per 6-6-M. ***Vacation actions may require additional approvals.**
 - 7-1 Development, dwelling and use definitions.

5-6(E)(2) Development Next to Low-density Residential Zone Districts

Where multi-family, mixed-use, or non-residential development other than industrial development occurs on a lot abutting or across an alley from a lot containing low-density residential development in an R-A, R-1, R-MC, or R-T zone district, a buffer shall be provided along the lot line, as specified for the relevant area below.

Multi-family, mixed-use, or other non-residential	R-A, R-1, R-MC, or R-T	14-16-5-6(E)(2)	Landscaped buffer area ≥15 ft.
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Confirm status of Descansos Rd. A landscape buffer may be required on all or a portion of this northern edge.

** The northern property boundary is also an Area of Change next to an Area of Consistency.

SEE ALSO:

5-6(E)(5) Area of Change Next to Area of Consistency

Where a lot in an Area of Change is abutting or across an alley from a lot in an Area of Consistency (per City Development Areas in the ABC Comp Plan, as amended), the following standards shall apply on the lot in the Area of Change, regardless of the proposed land use on that lot.

Lot in Area of Change Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT
Area of Consistency in R-A, R-1, R-MC, or R-T	14-16-5-6(E)(2)	Landscaped buffer area ≥15 ft.	Wall, fence, or vegetative screen ≥6 ft.
Area of Consistency in R-ML or R-MH	14-16-5-6(E)(3)	Landscaped buffer area ≥20 ft.	
Area of Consistency in Mixed-use, NR-C, or NR-PO	14-16-5-6(E)(4)	Landscaped buffer area >25 ft.	

5-9 Neighborhood Edge indicates that any building must be no higher than 30 in the 100 feet adjacent to the R-1 zoned homes to the north of the subject site. See other requirements in that section related to parking and truck loading.



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: Robert Webb/Jay Rodenbeck/Jolene Wolfley DATE: 4/10/23
Planning Department



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2020-004432

SD-2023-00075 – PRELIMINARY/FINAL PLAT

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Comments:

01-18-2023

Woodward Rd SE is a Proposed Bike Route. Please provide street trees if new development is applicable per IDO Section 5-6(b)

04-12-2023

No additional comments or objections to the above requests.

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.