



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 2/8/23 -- **AGENDA ITEM:** #3

Project Number: PR-2020-004448

Application Number: SD-2023-00034

Project Name: Kairos Power

Request:

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:

- For Platting actions, submittal to include the DXF File approval from AGIS along with the project and application numbers added to Plan sheets.
- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico.
- A 10 foot sidewalk is being provided along Hawking Street per previous development agreement.
- The additional buildings on the Kairos Site Plan are being reviewed as a Major Amendment to the Site Plan through Site Plan Admin-DFT.
- Sensitive Lands analysis is complete and included in this submittal.
- Where the MdS Level B plan is silent, the IDO applies.
 - Note IDO 5-5 Parking & Loading, Table 5-5-1; 5-5-B-4 Allowed Vehicles; 5-5-C-4 Unlisted Uses; 5-5-D Motorcycle; 5-5-E Bicycle.
 - Note IDO 5-6 Landscaping. 5-6-C Minimum Landscaping. 5-6-D Required Street Trees. 5-6-5 Parking Lot Interior (10% landscaped); 5-6-G Screening of Mechanical Equipment and Support Areas. Submittal should show how requirements are met.

**(See additional comments on next page)*

- 5-7 Walls/Fences, table 5-7-1. See also MdS Level B Plan 2.2.4.d.
 - 5-11-E Building and façade design.
 - Note that IDO 5-11(E)(3) requires: at least one outdoor seating area that is a minimum of 500 s.f.
 - 7-1 Development definitions; check industrial definitions.
- The subject site is in the Airport Protection Overlay Zone, which contains applicable regulations. Please refer to 14-16-3-3 of the IDO, starting on p. 65. Height is regulated in this overlay zone.
 - No neighborhood associations are proximate to the subject site.



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: Jolene Wolfley/Robert Webb/Jay Rodenbeck
Planning Department

DATE: 2/8/23

**(See Additional comments on next page)*

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-004448
5201 Hawking Dr. - Kairos Power

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL dated 9/27/22. No objections.
2. Please note, a full TCL will be required prior to building permit.

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 8, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



Development Facilitation Team (DHO) – Review Comments

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

DRB Project No: PR-2020-004448 Date: 02/08/2023 Agenda Item: 3 Zone Atlas Page: Q-16

Legal Description: Lot D-1 & D-3 (Proposed Lot D-1-A), MESA DEL SOL INNOVATION PARK II

Location: 5201 Hawking Dr. SE

**Application For: SD-2023-00029 – PRELIMINARY/FINAL PLAT (SKETCH PLAT 8-10-22 DRB)
(DHO)**

1. No comments or objections on the proposed plat.

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

DEVELOPMENT HEARING OFFICER (DHO) - **HYDROLOGY SECTION**

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

DRB Project Number: 2020-004448 Hearing Date: **02-08-2023**

Project: Kairos Power Expansion Agenda Item No: 3

<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 type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Grading & Drainage Plan (Q16DA50000A) with engineer's stamp date 07/20/22.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Infrastructure List.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSD SPBP FINAL PLAT
DEFERRED TO _____

DEVELOPMENT HEARING OFFICER (DHO)

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: 2/8/2023

AGENDA ITEM NO: 3

DRB PROJECT NUMBER:

PR-2020-004448

SD-2023-00029 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 8-10-22 (DRB)

IDO - 2021

PROJECT NAME:

GREENBOX ARCHITECTURE | DEREK METSON agent for **KAIROS POWER | LARA GUTIERREZ** requests the aforementioned action(s) for all or a portion of: **LOT D-1 & D-3 (PROPOSED LOT D-1-A), MESA DEL SOL INNOVATION PARK II** zoned **PC**, located at **5201 HAWKING DR SE** containing approximately **28.4377** acre(s).
(Q-16)

PROPERTY OWNER: CITY OF ALBUQUERQUE & CHAVEZ STEVE & GUZMAN RUDY & DASKALOS PETE & SOULA

REQUEST: TO CONSOLIDATE TRACT D-1 AND D-3 OF THE KAIROS POWER PROPERTY IN MESA DEL SOL INNOVATION PARK II, VIA ELIMINATION OF THE DIVIDING PROPERTY LINE.

COMMENTS:

1. Code Enforcement has no comments and no objections.



DEVELOPMENT HEARING OFFICER

Parks and Recreation Department

PR-2020-004448

SD-2023-00029 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 8-10-22 (DRB)

IDO – 2021

GREENBOX ARCHITECTURE | DEREK METSON agent for KAIROS POWER | LARA GUTIERREZ requests the aforementioned action(s) for all or a portion of: LOT D-1 & D-3 (PROPOSED LOT D-1-A), MESA DEL SOL INNOVATION PARK II zoned PC, located at 5201 HAWKING DR SE containing approximately 28.4377 acre(s). (Q-16)

PROPERTY OWNERS: CITY OF ALBUQUERQUE & CHAVEZ STEVE & GUZMAN RUDY & DASKALOS PETE & SOULA

REQUEST: TO CONSOLIDATE TRACT D-1 AND D-3 OF THE KAIROS POWER PROPERTY IN MESA DEL SOL INNOVATION PARK II, VIA ELIMINATION OF THE DIVIDING PROPERTY LINE.

COMMENTS:

02-08-2023

No Comments.