



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2018-001681 Date: 06/28/2023 Agenda Item: #1 Zone Atlas Page: L-9

Legal Description: [Tract 52 Unit 2, Atrisco Grant]

Location: [Sunset Gardens Rd SW between 86th St SW and 82nd St SW]

Application For: SD-2023-00106 - PRELIMINARY PLAT (DHO)

1. No objections:

a. Availability Statement 220907 provides conditions for service.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-004457
Volcano Cliffs - Quivera Dr.

AGENDA ITEM NO: 2

SUBJECT: Final Plat

ENGINEERING COMMENTS:

1. No objection

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: June 28, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2020-004457 Hearing Date: 06-28-2023
Project: Lot 22, Unit 6, Volcano Cliffs Agenda Item No: 2

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input checked="" type="checkbox"/> Final Plat
<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 an approved Grading and Drainage Plan and Drainage Report (D09D006) with Engineering Stamp Date of 01/03/21.
- Hydrology has no objection to the platting action.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSP 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: 6/28/2023

AGENDA ITEM NO: 2

DHO PROJECT NUMBER:

PR-2020-004457

SD-2023-00115 – FINAL PLAT

IDO – 2021

PROJECT NAME:

RIO GRANDE ENGINEERING | DAVID SOULE agent for **QUIVERA LAND LLC** requests the aforementioned action(s) for all or a portion of: **LOT 22, UNIT 6, VOLCANO CLIFFS SUBDIVISION** zoned **R-A**, located on **QUIVERA**, containing approximately **7.8190** acre(s). **(D-9)**

PROPERTY OWNERS: QUIVERA LAND LLC

REQUEST: FINAL PLAT APPROVAL

COMMENTS:

1. Property is zoned RA and is located within and Northwest Mesa Escarpment, VPO-2. Must meet Dimensional standards as per IDO 5-1(C), Table 5-1-1; CPO-13, per 3-4(N)(3), as applicable. Development must meet all other applicable standards in these overlay zones, as well.
2. Note on Sheet #1 indicates “All Future Development governed by 2019 IDO regulations.” I believe this should be updated to 2023, but will defer to Planning for consideration/review of this note.
3. Code Enforcement defers to Parks regarding requirements for areas shown as within a 45 foot Open Space Buffer areas, as per IDO 5-2(J)(2)(a)(1). Landscape/use within these areas is subject to approval of the Open Space Superintendent. Perhaps a note as such should be added to the Plat.
4. CE has no further comments or objections at this time.



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DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 6/28/23 -- **AGENDA ITEM:** #2

Project Number: PR-2022-004457

Application Number: SD-2023-00115

Project Name: Quivira Estates

Request:

Final Plat

**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 color need attention

- Applicant is seeking to receive final plat approval on the previously approved preliminary plat.
- The site is zoned R-A, future development must be consistent with the underlying zoning, CPO-13, and VPO-2.

1. Items Needing to be Completed or Corrected

- Planning defers to Parks and Recreation regarding the approval of landscaping within the 45-foot open space buffer and setback that encroaches on portions of Lots 1, 12-17, and 23.
- Please explain why the lot at the southeast corner of the subdivision has a buffer area that is substantially lower than the lot itself. What is the vision for landscaping this area to be landscape buffer with the finished pad above it?
- Please provide an explanation regarding the change of 7-foot private drainage easement called out on Lot 20 to a 5-foot private drainage easement.

**(See additional comments on next page)*

- All landscaping within the 45-foot open space buffer must be approved by the Open Space Superintendent per 5-2(K)(2)(a)(1) of the IDO, and coordination with the Open Space Division of the Parks and Recreation Department is required regarding plant selection and location prior to approval of Building Permits (on the portions of the 23 lots within the open space buffer) at the time of Building Permit submission and review. All walls adjacent to MPOS must comply with 5-7(E)(4) of the IDO.
- Planning defers to Parks and Recreation to clarify the note regarding the 45- foot setback at the northeast corner of the site that the area can include no structures except for view fencing.
- ABCWUA must verify that the pro rata was paid prior to the approval of the Final Plat.
- The project and application numbers must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.
- Older DRB signature block needs to be replaced with current DHO signature block. Here is the DHO webpage:
<https://www.cabq.gov/planning/boards-commissions/development-hearing-officer>
- If approved by the DHO, the AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat.
- 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.

2. Findings and Conditions for Prior EPC Site Plan Final Sign-off and Preliminary Plat Approvals

On September 29, 2021, the Development Review Board (DRB) approved **SI-2021-01506** EPC Site Plan Final Sign-Off and **SD-2021-00025** Preliminary Plat:

- The EPC approved this project on July 15, 2021 per SI-2021-00651.
- The Site Plan meets the EPC conditions. DRB staff coordinated with EPC staff on the request. EPC staff provided a memo stating the conditions were addressed.
- The request proposal includes 23 lots and one drainage tract that are adjacent to Major Public Open Space (MPOS).
- The proper notice was given as required by the IDO in Table 6-1-1.
- Pursuant to 6-6(H)(3) Review and Decision Criteria An application for a Site Plan – EPC shall be approved if it meets all of the following criteria:

**(See additional comments on next page)*

- a. 6-6(H)(3)(a) The Site Plan is consistent with the ABC Comp Plan as amended. The Site Plan is consistent with the ABC Comp Plan as amended.
- b. 6-6(H)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations. **The site is zoned R-A, future development must be consistent with the underlying zoning, CPO-13, and VPO-2.**
- c. 6-6(H)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property. The features and improvements depicted on the Site Plan must meet the 2019 IDO requirements.
- d. 6-6(H)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable. **The site has access to a full range of urban services including utilities, roads and emergency services. A Traffic Impact Study was not required and the site has an approved grading and drainage plan.**
- e. 6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent possible. **Landscaping per the Site Plan and the recommendation of the Open Space Division of the Parks and Recreation Department will be provided around the periphery of the drainage tract as well as on the individual lots at the time of Building Permit respectively. Additionally, a wall will be provided around the periphery of the proposed development.**

Conditions of the previous EPC approval are as follows:

- **Final sign-off is delegated to Parks and Recreation to clarify the note regarding the 45- foot setback at the northeast corner of the site that the area can include no structures except for view fencing.**
- **Final sign-off is delegated to Planning to verify the correct IDO date on the Site Plan, for Code Enforcement to be added to the signature block, and for the project and application numbers to be indicated on the Site Plan.**

SD-2021-00025 PRELIMINARY PLAT

- This Preliminary Plat subdivides Tract 22 of Volcano Cliffs Unit 6, 7.819 acres in size, into 23 lots and one tract (the tract being a public drainage easement), dedicates 0.1626 acres of right-of-way, and grants a 7-foot private drainage easement.
- The property is zoned R-A, future development must be consistent with the underlying zoning, CPO-13, and VPO-2.

**(See additional comments on next page)*

- An Infrastructure List was approved with the Plat. A recorded Infrastructure Improvements Agreement (IIA) is needed prior to the Final Plat.
- Within 1 year after DRB approval of the Preliminary Plat, the applicant shall submit a Final Plat that meets all standards and requirements in the DPM.
- The pro rata shall be paid prior to the approval of the Final Plat per ABCWUA.
- The applicant provided the required notice as outlined in the IDO Table 6-1-1.

3. Items in Compliance

- An Infrastructure Improvements Agreement (IIA) is provided in the application set.
- All the required utility, AMAFCA, City Surveyor, surveyor, and owner(s) signatures are featured on the Plat.
- Hydrology, ABCWUA, and Transportation engineers/staff signed Form S.

4. 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 must meet all applicable standards and provisions the IDO (R-A) and the DPM.
****Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.***
- ❖ **Table III – Provisions for ABC Comp Plan Centers & Corridors.**
- ❖ 4-2 Allowed Uses, table 4-2-1. ***Reference Use Specific Standards any new uses and/or development. 4-3-B-1 Single Family Dwelling**
- ❖ 5-1 Dimension Standards for R-1B. 5-1-G Exceptions and Encroachments.
***Plans will need to show Dimensional standards detail for new development.**
- ❖ 5-3 Access & Connectivity requirements.
Including but not limited to 5-3-C-3.
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1

**(See additional comments on next page)*

***Site Plans will need to demonstrate compliance of parking requirements.**

- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ Section 6-1, table 6-1-1 for notice requirements.
- ❖ 7-1 Development, dwelling and use definitions.



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FROM: Jay Rodenbeck/Jolene Wolfley/Hannah Aulick
Planning Department

DATE: 06/27/23

**(See additional comments on next page)*



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2020-004457

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PROPERTY OWNERS: QUIVERA LAND LLC

REQUEST: FINAL PLAT APPROVAL

Comments:

06-28-2023

No objections to the requested platting action.

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.