

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: 04/24/2024

AGENDA ITEM NO: 2

DHO PROJECT NUMBER:

PR-2020-004747

SD-2024-00081 – PRELIMINARY/FINAL PLAT

SKETCH PLATS 1-17-24 & 4-17-24 (DFT)

IDO - 2022

PROJECT NAME:

JACK AMMERMAN agent OPPIDAN HOLDINGS, LLC | 98TH AND I-40 LAND, LLC requests the aforementioned action(s) for all or a portion of: **LOT 1 AND 2A, AVALON SUBDIVISION** zoned **NR-BP**, located on **94TH ST NW** between **I-40 and DAYTONA RD NW** containing approximately **40.698** acre(s). **(J-9, K-9)**

PROPERTY OWNERS: 98TH & I-40 LAND LLC

REQUEST: PRELIMINARY/FINAL PLAT ENTITLEMENT APPROVALS IN RELATION TO TRACT 2-A OF AVALON SUBDIVISION UNIT 5

COMMENTS:

1. Code Enforcement has no comments and no objections to the proposed plat action.

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Planning Department
jppalmer@cabq.gov

DATE: 04/24/2024

Comments for 1/17/24 DFT Skecth Plat for Preliminary Plat action:

1. **Code Enforcement has no comments and no objections to the proposed plat action.**

Comments from 4/17/24 DFT Sketch Plat for Site Plan:

1. Property is zoned NR-BP and has a prior EPC approved Site Plan which may need to be amended, accordingly.
2. Property must meet NR-BP Dimensional Standards, as per IDO 5-1(E), Table 5-1-3, which it appears to do.
3. Please clarify types of use proposed for calculation of parking. Site Plan and application indicate Office use and data center. Justification letter shows it as Warehouse. Please determine correct use as defined by the IDO.
4. Parking must meet all requirements of IDO 5-5, Table 5-5-1. Must show amount of floor area dedicated to each respective use, parking requirements for that use, and total required parking calculations based on areas of use.
5. Walls and fences must meet requirements of IDO 5-7, Walls and Fences, as per Table 5-7-1 and related sections for materials and height allowed. In the NR-BP zone, wall heights may be determined and called out in the Master Development Plan. If not called out in the Master Development Plan, then the NR-BP zone is limited to 8 ft in side/rear yards and 6 ft in front or street side, if set back 5 ft from property line and view fencing above 3 feet, as per IDO 5-7(D)(3). Anything higher will require a Variance.
6. Need to provide Landscaping plan meeting requirements of IDO 5-6, with calculations shown for percent of net lot area, percent of coverage, number of street trees, and all other applicable requirements.
7. Lighting must meet requirements of IDO 5-8 Outdoor and Site Lighting.
8. Site plan should show how Building Design is meeting applicable requirements of IDO 5-11, Building Design.
9. Signs must meet requirements of Master Development Plan, if existing, and otherwise for NR-C zone as required in IDO section 5-12, Table 5-12-2.



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2020-004747 Date: 04/24/2024 Agenda Item: #2 Zone Atlas Page: J-9, K-9

Legal Description: Tract 2-A, Unit 5, Avalon Subdivision

Request: Lot line adjustment of an existing tract to support proposed project.

Location: Daytona Rd NW between 94TH ST NW and 90th ST NW

Application For: SD-2024-00081

1. No objection

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

DRB Project Number: 2020-004747 Hearing Date: 04-24-2024
Project: ABQ Data Center Agenda Item No: 2

<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"/> 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 Conceptual Grading & Drainage Plan (K09D026D) with engineer's stamp 03/08/2024.
- Hydrology has no objection to the platting action.
- Comment – Prior to submitting for Building Permit, 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: 2020-004747
Daytona Rd

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. The justification for allowing the ROW to remain at 60' is acceptable to Transportation.
No objection.

. 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 24, 2024

ACTION:

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

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



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 4/24/24 -- **AGENDA ITEM:** #2

Project Number: PR-2020-004747

Application Number: SD-2024-00081

Project Name: Albuquerque Data Center- Daytona Rd. NW between 94th and 90th St

Request:

Preliminary/Final Plat - Minor Lot Subdivision

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

Comment in orange require a response.

BACKGROUND:

- This submittal is a request for a Minor Subdivision - replat of Tract 2A and Tract 1 of the Avalon Subdivision Unit 5. The applicant is requesting to do a minor adjustment of the lot line of the existing tracts to achieve a total site acreage of 11.5-acres to support the proposed project.
- Concurrent to this request, an application for a Site Plan Administrative DFT has been submitted and is under review by the DFT team. Proposed project is a 90,000 sf 10MW Data Center development with a 6,800-sf office component. The project will include ground-mounted mechanical units, parking, perimeter access roads, utilities, stormwater management, and appurtenances. *Subject property is within NR-BP Zone District (Non-Residential – Business Park Zone District). The subject property is not within any Overlay Zones. This site is within City Development Area of Consistency and all adjacent sites are within City Development Area of Consistency too. On the Northern edge, the subject property abuts the I-40 ramp. Subject property is not within any special Corridors or Urban Centers.*
- This application is being reviewed according to the IDO updated July 2023.

**(See additional comments on next pages)*

1. ITEMS TO BE COMPLETED OR CORRECTED

- A recorded IIA for the Site Plan Administrative DFT case will be required prior to the final sign-off of the Plat.
- Project and application numbers must be added to the Plat sheet.
- Signatures from Utility companies (NM Gas, PNM electric services) need to be obtained on the plat. Applicant confirmed they are working on obtaining all required signatures and providing all signatures on the same plat sheet.
- Any granted waivers/determinations must be noted on the plat.
- DXF File must be approved by AGIS office before final sign-off of this Preliminary/Final Plat request.
- Per 6-6(K)(2)(k) of the IDO, the date of the DHO approval shall be recorded on the original drawing of the final plat, and verification of compliance with conditions of approval shall be dated and verified by the signatures of the required commenting agencies.
- The required Right-of-Way along Daytona Road is 62 feet; however, the applicant is proposing to maintain the existing 60 feet Right-of-Way. This request is consistent with the neighborhood character and is not contrary to the public safety, health, and welfare. Planning defers to Transportation for reviewing this determination request.

2. ITEMS IN COMPLIANCE OR STANDARD COMMENTS

- An Archaeological Certificate of No Effect has been included in the plat application.
- The Applicant has confirmed in their letter that as part of this project, Daytona Rd NW will be extended south adjacent to the proposed property per City requirements. An Infrastructure List is provided for this Improvement and is tied to the Site Plan Administrative DFT case (PR-2020-004747/ SI-2024-00451) that is being reviewed by the DFT staff concurrent to this platting request.
- Signatures from surveyor, Owner/s, City Surveyor, Century Link, Comcast, and AMAFCA are obtained on the plat sheets separately.
- Public notifications have been sent to the updated neighborhood contact information that was provided to the applicant by the Office of Neighborhood Coordination.

*(See additional comments on next pages)

- Transportation, Hydrology, and Water Authority have signed form PLT for this application.
- Per 6-6(K)(3) of the IDO, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.
- Per 6-6(K)(2)(I) of the IDO, 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.
 1. *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.*
 2. *The applicant shall provide the City a digital copy of the recorded plat.*



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

DATE: 4/22/24

**(See additional comments on next pages)*