



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2021-005296

Date: 2/07/2024 Agenda Item: #11 Zone Atlas Page: H-15

Legal Description: TRACTS S-A-1 AND 2-A-2, MUELLER INDUSTRIAL SUBDIVISION

Location: 600 CANDELARIA RD NE between EDITH RD and I-25.

Application For: SD-2024-00016 – PRELIMINARY/FINAL PLAT

1. No objection to the preliminary/final plat.
2. For informational purposes only:
 - 2a. The site has existing water, fire, and sewer services.

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

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: 02/07/2024

AGENDA ITEM NO: 11

DHO PROJECT NUMBER:

PR-2021-005296

SD-2024-00016 – PRELIMINARY/FINAL PLAT
IDO - 2022

PROJECT NAME:

SBS CONSTRUCTION AND ENGINEERING, LLC agent for **DONAHUE FAMILY TRUST** requests the aforementioned action(s) for all or a portion of: **TRACTS S-A-1 AND 2-A-2, MUELLER INDUSTRIAL SUBDIVISION** zoned **NR-GM**, located at **600 CANDELARIA RD NE** between **EDITH RD** and **I-25** containing approximately **5.2438** acre(s). (**H-15**)

PROPERTY OWNERS: DONAHUE FAMILY TRUST

REQUEST: REPLAT OF PROPERTY TO INCLUDE GATE AND SMALL ISLAND INTO PROPOSED TRACT 2-A-1-A MUELLER INDUSTRIAL SUBDIVISION

COMMENTS:

1. **Code Enforcement has no objections.**

Comment from 4/7/21 DRB:

1. CE reviewed this project and has no comments or objections.

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

DRB Project Number: 2021-005296 Hearing Date: 02-07-2024
Project: Tracts 2-A-1-A & 2-A-2-A, Mueller Industrial Subdivision Agenda Item No: 11

<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 no objection to the platting action.
- Comment – **Tract 2-A-2-A** - 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: 2021-005296
600 Candelaria

AGENDA ITEM NO: 11

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Candelaria is a Community Principal Arterial and requires 6' sidewalk with a 5' to 6' landscape buffer. It also has a required minimum ROW width of 96'. The existing sidewalk is adequate but the buffer is short. You may request a determination on the landscape buffer as there is existing landscaping behind the sidewalk also. For the ROW dedication will be required or you may request a waiver with a justification letter.
2. There are proposed buffered bike lanes along Candelaria, please provide a diagram with dimensions to show whether the proposed bike lanes can be added to existing ROW or ROW dedication may be required.

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 7, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 2/7/24 -- **AGENDA ITEM:** #11

Project Number: PR-2021-005296

Application Number: SD-2024-00016

Project Name: 600 Candelaria NE

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:

Items in **orange type** need comment or corrections.

Background:

- Applicant is requesting a Preliminary/Final Plat.
- The IDO zone district for the subject site is NR-GM and is located in the Railroad & Spur mapped area.

1. Items that need to be completed or corrected

- Please confirm the details of the proposed Preliminary/Final plat; lot line adjustment.
- Please confirm if the proposed replat will be affecting access/circulation.
- Please confirm that the dimensional standard requirements for the existing development will not be affected by the replat.
- The Project and Application numbers must added to the plat before final sign-off.

**(See additional comments on next pages)*

- Demonstrate compliance with **Section 7 of the DPM Table 7.2.29** and Required Improvements section from 5-4(N) of the IDO. **Regarding Sidewalk width requirements and the landscape buffer.*
****Verification of standards per Transportation****
Candelaria is a Community Principal Arterial and requires 6' sidewalk with a 5' to 6' landscape buffer. It also has a required minimum ROW width of 96'. The existing sidewalk is adequate but the buffer is short. You may request a determination on the landscape buffer as there is existing landscaping behind the sidewalk also. For the ROW dedication will be required or you may request a waiver with a justification letter.
There are proposed buffered bike lanes along Candelaria, please provide a diagram with dimensions to show whether the proposed bike lanes can be added to existing ROW or ROW dedication may be required.
 - A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
 - Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
 - After DHO approval and final sign off, a recorded copy of the plat must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
 - Per 6-6(K)(2)(I) of the IDO, the applicant shall record the 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.
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2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed prior to this submittal. Related documents are included in the submittal package.
- Final submitted documents must be sealed and signed by a design professional licensed in the State of New Mexico.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all provided on the plat sheet.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.
- An Archaeological Certification was completed with this submittal, and a Certificate of No Effect & Approval were issued by the acting City Archaeologist.

****Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.***

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 must meet all applicable standards and provisions of the IDO (*per NR-GM*) and the DPM. ***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.
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for NR-GM.
- ❖ **5-1 Dimension Standards for NR-GM.** 5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc.
All will need to show standards and requirements are being met.*
- ❖ **5-2(I)(4) Landscaping Adjacent to Arroyos**
- ❖ **5-2(E) Cumulative Impacts – Railroad & Spur mapped area.**
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land**
- ❖ **5-5 Parking & Loading requirements**, Table 5-5-1. Calculations required.
- ❖ **5-6 Landscaping, buffering, and Screening.** **Several standards exist.*
- ❖ **5-7 Walls/Fences**, table 5-7-1. ***Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting requirements.**
- ❖ **5-11-E Building/Façade 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.**



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FROM: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 2/5/24