



DEVELOPMENT HEARING OFFICER

Planning Dept. - Case Comments

HEARING DATE/AGENDA ITEM #2

Project Number: PR-2021-005628

Application Number: SD-2023-00034 – FINAL PLAT

Project Name: Tracts A Thru M, City Center

Request: Final Plat

COMMENTS:

- The Final Plat for PR-2021-005628 / SD-2023-00034 is consistent with the DRB-approved Preliminary Plat for PR-2021-005628 / SD-2021-00214
- The DXF file approval email from AGIS must be submitted prior to final sign-off from Planning should



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: Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 2-6-23

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005628
Mesa del Sol/Tracts 1-18 Artiste

AGENDA ITEM NO: 2

SUBJECT: Final Plat

ENGINEERING COMMENTS:

PLATTING ACTION:

1. No objection
2. Please note: An approved Traffic Impact Study is required prior to approval of any future development.

. 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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 (DFT) – Review Comments

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

DRB Project No: PR-2021-005628 Date: 02/08/2023 Agenda Item: #2 Zone Atlas Page: (R-16, R-17, S-15, S-16)

Legal Description: TRACT 17, BULK LAND PLAT TRACTS 1 THRU 18 ARTISTE

Location: UNIVERSITY BLVD and MESA DEL SOL BLVD

Application For: SD-2023-00034 – FINAL PLAT (DHO)

1. No objections to the proposed plat however prior to signature the following items must be resolved.
 - a. Please provide a utility plan to verify the infrastructure list is accurate.
 - i. The provided serviceability letter #211028 has been written to detail what is needed regarding the proposed plat but does not commit service to any of the proposed lots as not enough information was provided to determine infrastructure sizing.
 - ii. All distribution lines are to be guaranteed and listed as 12 inch lines as noted in the Serviceability Letter.
 - b. Easement N calls out ABCWUA Roadway. Please clarify the use of the easement. Should it be public water and public sanitary sewer?

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

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

DRB Project Number: 2021-005628 Hearing Date: 02-08-2023
Project: Mesa Del Sol Innovation Park
City Center 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 checked="" 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 and Drainage plan (R16D097B) with engineer's stamp date of 10/21/21.
- 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 (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: 2

DRB PROJECT NUMBER:

PR-2021-005628

SD-2023-00034 – FINAL PLAT

IDO - 2021

PROJECT NAME:

BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS, PE agent for **MDS INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 17, BULK LAND PLAT TRACTS 1 THRU 18 ARTISTE** zoned **PC**, located between **UNIVERSITY BLVD** and **MESA DEL SOL BLVD** containing approximately **134.72** acre(s).
(R16, R17, S15, S16)

PROPERTY OWNER: MDS INVESTMENTS LLC

REQUEST: FINAL PLAT SUBMITTAL TO SUPPORT THE REPLAT OF TRACT 17 ARTISTE TO 13 NEW PARCELS

COMMENTS:

1. Code Enforcement has no comments and no objections.



DEVELOPMENT HEARING OFFICER

Parks and Recreation Department

PR-2021-005628
SD-2023-00034 – FINAL PLAT
IDO – 2021

BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS, PE agent for MDS INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: TRACT 17, BULK LAND PLAT TRACTS 1 THRU 18 ARTISTE zoned PC, located between UNIVERSITY BLVD and MESA DEL SOL BLVD containing approximately 134.72 acre(s). (R16, R17, S15, S16)

PROPERTY OWNERS: MDS INVESTMENTS LLC
REQUEST: FINAL PLAT SUBMITTAL TO SUPPORT THE REPLAT OF TRACT 17 ARTISTE TO 13 NEW PARCELS

COMMENTS

06-30-2021

Sketch Plat. As discussed in previous reviews for Mesa del Sol, the Parks and Recreation Department has a separate agreement subsequent to the Level B Master Plan regarding additional park requirements in relation to residential development. Please describe expected uses.

11-17-2021

Bulk Plat. The Parks and Recreation Department does not object to a bulk land plat. In past meetings, the Parks and Recreation Department agreed that the Central Park is still inaccessible and other improvements could be made to meet the requirements outlined in the Parks Agreement. If these larger tracts are to be further divided into residential parcels, more information will be needed as to how the parks requirements will be satisfied.

12-08-2021

No objection to Bulk Land Plat. Parks requirement in earlier comments is being discussed with the requests for Montage subdivision (PR-2020-003442). Mesa del Sol has a multi-use trail per the Master Plan update, which may be required on the included Infrastructure List.

01-05-2022, 01-12-2022

Need further explanations on extent of multi-purpose trail along Mesa del Sol Blvd. Multi-use trail is "East of Eastern Couplet"?



DEVELOPMENT HEARING OFFICER

Parks and Recreation Department

02-09-2022

Given recent discussions, one side of Mesa del Sol Blvd west of western couplet could implement a multi-purpose trail in lieu of a 5-ft sidewalk to connect to the multi-purpose trail east of the eastern couplet along Netflix, and to connect westward toward I-25. Can Section D be revised to allow for a multi-purpose trail on one side of the road?

Meeting Notes:

P 20 of MDS – building orientation and setbacks – mixed use centers
Tract E park and plaza

03-02-2022

Regarding street section D / Mesa del Sol Blvd west of western couplet, please consider switching dimensions outside of curb to 15-ft for side with multi-use trail and 13-ft for side with sidewalk.

03-30-2022, 04-13-2022, 04-20-2022, 04-27-2022

Please confirm the proposed Multi-Use Trail on Mesa del Sol Blvd, West of Western Couplet, is positioned on the north side of the street.

Meeting Note:

Yes. New Multi-Purpose Trail shown on north side of Mesa del Sol Blvd as discussed.

05-18-2022

No comments or objections.

02-08-2023

No additional comments or objections.