



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2021-005684 Date: 8/14/2024 Agenda Item: #2 Zone Atlas Page: Q-16

Legal Description: LOTS E & F BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II

Request: REPLAT OF TRACTS E AND F INTO THREE (3) TRACTS, F-1, F-2 AND F-3.

Location: CRICK AVE SE and WATSON DR SE.

Application For: SD-2024-00094 – PRELIMINARY/FINAL PLAT (DHO)

1. Add the following notes to the plat:
 - a. **ABCWUA Public Water & Sanitary Sewer Easements**
Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.
 - b. “Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.”

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: 08/14/2024

AGENDA ITEM NO: 2

PROJECT NUMBER:

PR-2021-005684

SD-2024-00094 – Preliminary/Final Plat
IDO 2022

PROJECT NAME:

BOHANNAN HUSTON, INC. | MICHAEL BALASKOVITS, PE agent for MESA INDUSTRIAL OZ I, LLC requests the aforementioned action(s) for all or a portion of: LOTS E & F, BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II zoned PC, located between CRICK AVE SE and WATSON DR SE containing approximately 13.2254 acre(s). (Q-16) [Deferred from 5/22/24L]

PROPERTY OWNERS: MESA INDUSTRIAL OZ I LLC

REQUEST: REPLAT OF TRACTS E AND F INTO THREE (3) TRACTS, F1, F-2, AND F-3

COMMENTS:

1. Code Enforcement has no comments or objections.

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

DRB Project Number: 2021-005684 Hearing Date: 08-14-2024
Project: Tracts F1, F2, & F3 Mesa del Sol 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 will need to approve a Conceptual Grading & Drainage Plan for these Tracts prior to approval of the platting action. Please note that the Conceptual Grading & Drainage Plan will have to follow the Mesa del Sol Master Drainage Plan.
- 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 (DHO)

Parks and Recreation Department

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

PR-2021-005684

SD-2024-00094 – PRELIMINARY/FINAL PLAT

IDO - 2022

BOHANNAN HUSTON, INC. | MICHAEL BALASKOVITS, PE agent for MESA INDUSTRIAL OZ I, LLC requests the aforementioned action(s) for all or a portion of: LOTS E & F, BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II zoned PC, located between CRICK AVE SE and WATSON DR SE containing approximately 13.2254 acre(s). (Q-16) [Deferred from 5/22/24L]

PROPERTY OWNERS: MESA INDUSTRIAL OZ I LLC

REQUEST: REPLAT OF TRACTS E AND F INTO THREE (3) TRACTS, F-1, F-2, AND F-3.

Comments:

08-14-2024

No comments or objections to the request.

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.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005684
Mesa del Sol Tracts F-1, F-2 & F-3

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. All comments have been addressed. 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: August 14, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 8/14/24 -- **AGENDA ITEM:** #2

Project Number: PR-2021-005684

Application Number: SD-2024-00094

Project Name: Lots E & F, Mesa Del Sol Innovation Park II

Request:

Preliminary/Final Plat, from Bulk Land 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.

Items **green** have been revised and are compliant.

Background:

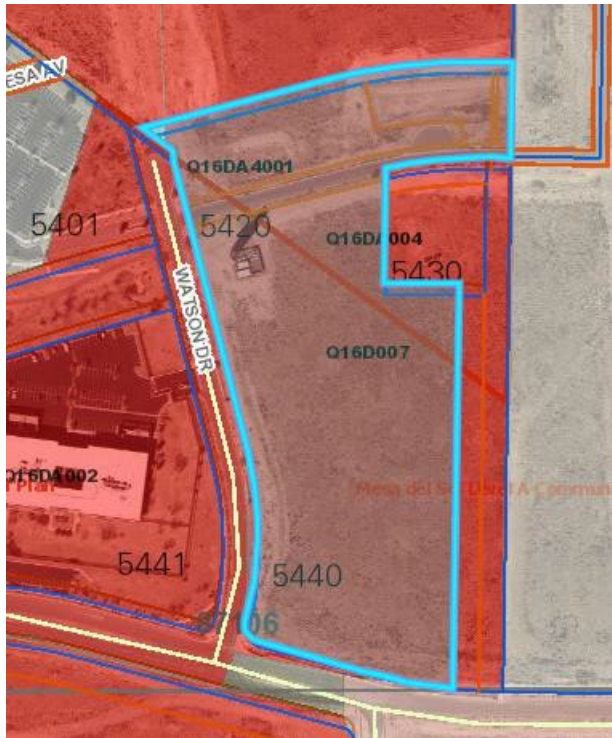
- A Sketch Plat comprising the subject property was reviewed by Development Facilitation Team (DFT) staff, with comments provided to the Applicant in November of 2023.
- Applicant is requesting a Preliminary/Final Plat to replat of Tracts E and F into three (3) tracts, F-1, F-2, and F-3.
- The property is within the Mesa del Sol Innovation Park II subdivision and the MDS Employment Center mapped area. It is subject to the MDS Framework Plan.
The IDO zone district for the subject site is PC-Planned Community. It is in an area of Change, and within the APO-Airport Protection Overlay zone.

1. Items that need to be completed or corrected

- **Please confirm the details of the proposed Preliminary/Final plat for the DHO.** Subdivision of land, two existing lots in three.

**(See additional comments on next pages)*

- *Clarify the details of existing development, roadways, and easements. Will the platting action affect the easements showing in AGIS:



- Demonstrate compliance with *Section 7 of the DPM Table 7.2.29, Mesa Del Sol streetscape plan, and the Required Improvements section from 5-4(N) of the IDO.* *Regarding Sidewalk width requirements and the landscape buffer. *Confirm the construction detail for the IL-infrastructure List.*
Verification of standards per Transportation
- *An IL-Infrastructure List was included. After DHO approval, an IIA-Infrastructure Improvements Agreement with a financial guarantee will be required following the approved IL.*
- An Archaeological Certificate was issued by Lone Mountain Archaeological Services Inc., noting a Certificate of No Effect.
- Clarify if these agencies and MDS have been contacted and/or provided comments on the proposed platting action.*
Property is within the APO and mapped area for Commenting Agencies, KAFB & Albuquerque Sunport.
-The contact for KAFB is Lead Community Planner; Janet Cunningham-Stephens. Email -- janet.cunningham-stephens.ctr@us.af.mil , JCunningham-Stephens@asrcfederal.com .
-The contact for the Sunport is Aviation Planning Manager, Christina Sandoval. Email -- cmsandoval@cabq.gov .

- The Project and Application numbers must be added to the plat before final sign-off.
 - 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)(l) 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 for this submittal. Related documents are included in the submittal package.
- *Applicant/Agent to ensure all final submitted documents are 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 were all provided on the plat sheet.
- The Alleyway vacation was justified per 6-6-M-3 and the Landscape Buffer Determination was justified per IDO section 6-6-P-3. Public welfare does not require either action and approvals would not be contrary to public safety. The justification letters were included in the submittal.
- 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.
- Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

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

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 is subject to the Mesa Del Sol Plan. Where silent, the standards and provisions within the IDO and the DPM would apply. The IDO zone district is zoned PC.
Here is a link to all three:

Mesa Del Sol-Employment Center --

<https://www.cabq.gov/planning/plans-publications/framework-plans>

IDO--

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

DPM--

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

****Submitted plans should demonstrate how standards are being met.***

Mesa del Sol Architectural Review Committee Contact.

Committee Chairman Jerome Gonzales

[505 730 0082](tel:5057300082)

jerome@mesadelsolnm.com

www.mesadelsolnm.com

5700 University Blvd., Albuquerque, NM 87106

- ❖ **4-2 Allowed Uses**, table 4-2-1. Subject to the MDS Plan and where silent the IDO.
Follow the Use Specific Standards per section 4-3 of the IDO for any proposed development/uses.
- ❖ **5-1 Dimension Standards** per the MDS Plan. Where silent, per the IDO.
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 Site Design and Sensitive Lands.**
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land.**
- ❖ **5-5 Parking and loading.**
- ❖ **5-6 Landscaping, buffering, and Screening.** *Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail.
Be aware of several sections related to new development –
5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas, and 5-6-E Edge buffer requirements.*
- ❖ **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.**
- ❖ **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.**



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: Robert Webb/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 8/13/24