

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: 9/13/2023

AGENDA ITEM NO: 14

DHO PROJECT NUMBER:

PR-2021-005717

SD-2023-00148 - PRELIMINARY PLAT

SD-2023-00158 – FINAL PLAT

SD-2023-00149 - VACATION OF PUBLIC EASEMENT

SD-2023-00150 - VACATION OF PRIVATE EASEMENT

VA-2023-00212 – WAIVER IDO - BLOCK DIMENSION

VA-2023-00214 - STUB STREET WAIVER

VA-2023-00215 - REAR YARDS WAIVER ALONG ARTERIAL ROADWAY

SKETCH PLAT 8-2-23 (DFT)

IDO - 2022

PROJECT NAME:

RESPEC agent for **DR HORTON, INC.** requests the aforementioned action(s) for all or a portion of: **TRACT 2 UNIT 2, THE TRAILS** zoned **R-ML** located on **OAKRIDGE ST NW** between **UNIVERSE BLVD NW** and **SILVER MESA ST NW** containing approximately **10.3941** acre(s). **(C-9)** [Deferred from 8/23/23b]

PROPERTY OWNERS: D R HORTON INC

REQUEST: CREATE 72 NEW LOTS AND 7 NEW TRACTS, GRANT 6 EASEMENTS, DEDICATE RIGHT-OF-WAY TO THE COA, VACATE PRIVATE AND PUBLIC DRAINAGE EASEMENT

COMMENTS:

1. Code Enforcement has no comments or objections.

Comments from DFT Sketch Plat 8/2/23:

1. Code Enforcement has no comments or objections.



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2021-005717 Date: 09/13/2023 Agenda Item: #14 Zone Atlas Page: C-9

Legal Description: [Tract 2 Unit 2, The Trails]

Location: [Oakridge St NW between Universe Blvd NW and Silver Mesa St NW 10.3941 acres]

Application For: SD-2023-00148-Preliminary Plat (DHO)

1. No objection

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

Application For: SD-2023-00158-Final Plat (DHO)

2. No objection

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

Application For: SD-2023-00149-Vacation of Public Easement (DHO)

1. No objection

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

Application For: SD-2023-00150-Vacation of Private Easement (DHO)

1. No objection

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

Application For: VA-2023-00212-Waiver IDO – Block Dimension (DHO)

1. No objection

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

Application For: VA-2023-00214-Stub Street Waiver (DHO)

1. No objection

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

Application For: VA-2023-00215-Rear Yards Waiver Along Arterial Roadway (DHO)

1. No objection

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005717
Oakridge

AGENDA ITEM NO: 14

SUBJECT: Preliminary/Final Plat, Vacation of Easements, Waivers

ENGINEERING COMMENTS:

1. Landscape buffers along internal streets are narrower than the 4' minimum called for in the DPM. Transportation defers to Parks and Rec and Planning as to whether this is acceptable.
2. All other 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: September 13, 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: 2021-005717 Hearing Date: 09-13-2023
Project: Volcano Mesa at the Trails Agenda Item No: 14

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" 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 checked="" type="checkbox"/> DPM Variance	<input checked="" type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approval of a Grading and Drainage Plan (C09D001H) with engineer's stamp date of 10/06/2022.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Vacations.
- Hydrology has no objection to the Infrastructure List.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 9/13/23 -- **AGENDA ITEMS:** #14

Project Number: PR-2021-005717

Application Numbers: SD-2023-00148, SD-2023-00158, SD-2023-00149, SD-2023-00150,
VA-2023-00212, VA-2023-00214, VA-2023-00215

Project Name: Volcano Mesa at the Trails

Request:

Preliminary Plat – Major Subdivision, VPE x 2, Waivers x 3, Final Plat

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

BACKGROUND

- The Development Facilitation Team (DFT) reviewed the applications in a sketch plat on August 2, 2023 per IDO 2022.
- A Preliminary Plat was previously approved on this site by the DRB on December 15, 2021 per PR-2021-005717 / SD-2021-00162 for 72 lots and 7 tracts. Additionally, four separate Waivers were approved by the DRB on that date with the Preliminary Plat. As a Final Plat was not submitted within 1-year of the DRB approval of the Preliminary Plat, the Preliminary Plat and four Waivers all expired per Table 6-4-3 of the IDO.
- This request is a subdivision of an existing tract (Tract 2 of The Trails, Unit 2) into 72 lots and 7 tracts. Per 6-6(K)(1)(a) of the IDO, the inclusion of major public infrastructure on the associated Infrastructure List with this Plat, the creation of more than 10 lots, and the creation of new streets required the submittal of a Major Preliminary Plat application.
- The applications submitted in association and addition to the Major Preliminary Plat application include (including the Major Preliminary Application):
 1. Major Preliminary Plat
 2. Vacation of Public Easement (drainage)

**(See additional comments on next page(s))*

3. Vacation of Private Easement (access)
 4. Waiver – Block Length (Section 5-4(E)(3) of the IDO)
 5. Waiver – Stub Streets (Section 5-3(E)(1)(d) of the IDO)
 6. Waiver – Rear Yard along Arterial Roadway (Section 5-4(F)(2)(b) of the IDO)
 7. Final Plat
- This case was deferred from the August 23, 2023 DHO meeting to ensure sign posting of the property for 15 days prior to the hearing.

COMMENTS:

Items in Orange color need immediate attention

1. Items Needing to be Completed or Corrected

- A Financial Guaranty/Infrastructure Improvements Agreement must be approved and recorded prior to final sign-off of the Final Plat by Planning.
- The application number must be added to the Final Plat prior to final sign-off of the Final Plat.
- The AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Final Plat.
- After DHO approval and final sign off, a recorded copy of the Plat must be sent to PLNDRS@cabq.gov and the Planning Manager-Jay Rodenbeck at jrodenbeck@cabq.gov.

2. Items in Compliance

All Applications

- Property owners were properly notified of the applications per Table 6-1-1 of the IDO. ONC did not identify any neighborhood associations requiring electronic notice.

Major Preliminary Plat

- The Preliminary Plat features owner, City Surveyor, and Surveyor signatures.

- A sensitive lands analysis was completed with the original preliminary plat application and no additional analysis is required.
- A Temporary Deferral of Sidewalk Construction was submitted separately and was approved administratively by Transportation.

Vacation of Public Easement (drainage) / Vacation of Private Easement (access)

- The Vacation of a public drainage easement and private access easement were granted in 2004, and become unnecessary and redundant as they will be absorbed into the dedication of right-of-way to grant Sidreaux Loop NW to the City. Per Section 6-6(M)(3) (a) of the IDO, the public welfare does not require the easements to be retained, as no substantial property right will be abridged against the will of the property owners of the public by the vacation of these easements, and there is a net benefit to the public welfare as the vacated easement permits right-of-way to be dedicated to the public and allow freer access to the public.

Waiver – Block Length (Section 5-4(E)(3) of the IDO)

- The western block of the subdivision is 796-feet in length, exceeding the maximum allowable 600-feet per Table 5-4-1 of the IDO. A common tract to break up the block would not be beneficial, as described in the justification language featured in the application submittal, including the existing subdivision to the west having no common tracts along this block, therefore making vehicular or pedestrian connectivity impossible. The applicant is providing Tract G as a 20-foot pedestrian connection to Paseo del Norte, at the north end of the long block, that fulfills the purpose of block size limits which is to promote walkable areas.
- The block length waiver meets criterion 6-6(P)(3) (d), or varying from normal requirements encourages flexibility in the design to make a more effective use of open space AND the waiver will not be contrary to public health, safety, or welfare.

Waiver – Stub Streets (Section 5-3(E)(1)(d) of the IDO)

- ABCWUA has requested that a waterline stub be provided to the adjacent tract to the east at this location for future connection, and the stub street was added to provide right-of-way for the waterline stub. According to staff's analysis, this Waiver complies with 6-6(P)(3) of the IDO.
- The Stub Street waiver meets criterion 6-6(P)(3) (a), or that there are existing obstructions that cannot be easily relocated AND the waiver will not be contrary to public health, safety, or welfare.

Waiver – Rear Yard along Arterial Roadway (Section 5-4(F)(2)(b) of the IDO)

- Rear yards are proposed along the northern boundary of this development, which abuts Paseo del Norte right-of-way (Paseo del Norte is an arterial roadway). The purpose of this requirement is to avoid a tunnel effect of walled subdivisions along arterial streets. This project will complete the Multi-Use Trail along Paseo del Norte requiring an additional xx feet and widening the arterial corridor. Furthermore, the rear yards along Paseo del Norte will have an additional 10 feet to further open the street corridor. According to staff's analysis, this Waiver complies with 6-6(P)(3) of the IDO.
- The Rear Yard waiver meets criterion 6-6(P)(3) (d), or varying from normal requirements encourages flexibility in the design of the subdivision to create more ingenuity of the design AND the waiver will not be contrary to public health, safety, or welfare.

Final Plat

- The Final Plat is consistent with the Preliminary Plat per 6-6(L)(3)(b) of the IDO.
- 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.
- The applicant has modified lots 47 and 48 as requested by Planning and Parks DFT to allow an open space bump out to add to what is already being provided on Tracts B, D, and E in furtherance of the open space network and this wildlife corridor. Recent planning work has identified the value of continuing the east-west linear park/open space/trail system that is well established through the Trails subdivisions to the west. This is in furtherance of Comprehensive Plan Policy 10.3.1 (b): Acquire trail, wildlife, and drainage corridors as important elements of the Open Space network.



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FROM: Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 9/11/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2021-005717

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Comments:

09-13-2023

Note: A procedure "C" will be required for the roadway, sidewalk, and multi-use trail along Paseo del Norte listed on the Infrastructure Agreement. The City will build this portion with the Paseo del Norte Widening projects. No additional comments or objections to the above requests.

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.