



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: 08/23/2023 Agenda Item: #1 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)

1. 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 IDP – 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: 1

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: August 23, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



August 14, 2023

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

**Subject: Comments for Development Hearing Officer on
August 23, 2023
Albuquerque, Bernalillo County, District Three**

Dear Ms. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2021-005717

Case Description: Major Preliminary Plat for The Trails Subdivision.

Location: Oakridge St. NW between Universe Blvd. NW and Silver Mesa St. NW
87114

Type of Development (Residential/Commercial): Residential

Possible Impacted NMDOT roadway(s): NM 423 (Paseo Del Norte)

Department Comments:

- NMDOT has no comments at this time.

Project Number: PR-2022-006568

Case Description: Major Preliminary Plat for North Albuquerque Acres.

Location: 9200 Wilshire Ave. 87122

Type of Development (Residential/Commercial): Residential

Possible Impacted NMDOT roadway(s): NM 423 (Paseo Del Norte)

Department Comments:

- NMDOT has no comments at this time.

If there are any questions, please feel free to contact Keith Thompson at 505.490.3752 or keith.thompson@dot.nm.gov

Sincerely,

Keith Thompson

Digitally signed by Keith
Thompson

Date: 2023.08.14 14:04:56 -06'00'

Keith Thompson, D3 Support Engineer
cc: Nancy Perea, D3 Traffic Engineer (email)
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

**Michelle Lujan
Grisham**
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

**Hilma Espinoza
Chynoweth**
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

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

DRB Project Number: 2021-005717 Hearing Date: 08-23-2023
Project: Volcano Mesa at the Trails Agenda Item No: 1

<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 _____

Emailed August 8, 2023
DHO Comments for Meeting on 8/23/2023

To: Angela Gomez, Development Review Services Hearing Monitor
City of Albuquerque

From: Jared Romero, P.E., CFM, Development Review Engineer
AMAFCA

RE: DHO COMMENTS for PR-2021-005717

TRACT 2 UNIT 2, THE TRAILS:

SD-2023-00148 PRELIMINARY
PLAT

ZAP: C-9

- No adverse comments to the preliminary plat



Kizito Wijenje
EXECUTIVE DIRECTOR

August 14, 2023

MEMORANDUM

To: **Angela Gomez**, DHO Hearing Monitor, agomez@cabq.gov
Robert Webb, DHO Planner, rwebb@cabq.gov
Development Facilitation Team (DFT)
Jay Rodenbeck, Planning Department, jrodenbeck@cabq.gov
Ernest Armijo, P.E., Transportation Development, Planning Department, earmijo@cabq.gov
Tiequan Chen, P.E., Hydrology & City Engineer's Representative, Planning Department, tchen@cabq.gov
David Gutierrez, P.E., Albuquerque/Bernalillo County Water Utility Authority, dggutierrez@abcwua.org
Jeff Palmer, Code Enforcement Division's Representative, Planning Department, jppalmer@cabq.gov
Cheryl Somerfeldt, Parks and Recreation, csomerfeldt@cabq.gov

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director APS Facility Planning & Construction
Amanda Velarde, Director, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
Sarah Young, AICP, Senior Planner Manager, APS Capital Master Plan
Cordell Bock, Planner II, APS Capital Master Plan

From: Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

Re: CABQ Development Hearing Officer Case August 23, 2023, PR #2021-005717
(Case 1 of 2)

1. Project #2021-005717

- a. DHO Description: SD-2023-00148—Preliminary Plat.
- b. Site Information: Volcano Mesa at the Trails, Tract 2, Unit 2.
- c. Site Location: Located on Oakridge Street NW between Universe Blvd. NW and Silver Mesa St NW.
- d. Request Description: Create 72 new lots and 7 new tracts, grant 6 easements, dedicate right-of-way to the COA, vacate private and public drainage easement.



Kizito Wijenje
EXECUTIVE DIRECTOR

e. Comments: Residential development at this location will have impacts on the following schools: Tierra Antigua Elementary School, Tony Hillerman Middle School, and Volcano Vista High School.

- a. **Residential Units: 72**
- b. **Est. Elementary School Students: 19**
- c. **Est. Middle School Students: 8**
- d. **Est. High School Students: 8**
- e. **Est. Total # of Students from Project: 35**

*The estimated number of students from the proposed project is based on an average student generation rate.

School Capacity

School	2022-2023 (40 th Day) Enrollment	Facility Capacity	Space Available
Tierra Antigua Elementary School	799	660	-139
Tony Hillerman Middle School	1,038	1,180	142
Volcano Vista High School	2,219	2,300	81

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long-term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short-term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short-term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of the above strategies

All planned additions to existing educational facilities are contingent upon taxpayer 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: 8/23/2023

AGENDA ITEM NO: 1

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)

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.



**PNM Comments
Development Hearing Officer
Public Hearing: 23 August 2023**

PR-2021-005717 / SD-2023-00148 (Oakridge St NW south of Paseo del Norte)

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Plat.
3. There are existing PNM facilities and/or easements located along the Paseo del Norte and Oakridge St frontages.
4. Any existing easements may have to be revisited and new easements will need to be created for any electric facilities in the alley proposed to be vacated as determined by PNM.
5. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements, including Street Trees, should comply with IDO Section 5-6(C)(10).
6. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.
7. The applicant should contact the PNM New Service Delivery Department to coordinate electric service regarding this project as soon as possible. Please submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.
8. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 8/23/23 -- **AGENDA ITEMS:** #1

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.
- 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

COMMENTS:

Items in Orange color need immediate attention

1. Items Needing to be Completed or Corrected

- A Temporary Deferral of Sidewalk Construction has been submitted separately for administrative approval by Transportation. This approval must be obtained prior to the approval of these applications by the DHO.
- 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.

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 had 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-plating 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.



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: 8/22/23
