

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: 12

DHO PROJECT NUMBER:

PR-2020-004138 AKA PR-2021-005745

SD-2023-00160 - PRELIMINARY PLAT (MONTAGE 6)

PROJECT NAME:

SCOTT EDDINGS agent for **QUESTA DEL ORO, LLC** requests the aforementioned action(s) for all or a portion of:
TRACT A-1-A-3 & A-1-A-4, MESA DEL SOL INNOVATION PARK zoned **PC** located on **DIEBENKORN** between
SAGAN LOOP and **DEKOONING LOOP** containing approximately **22.04** acre(s). (R-15)

PROPERTY OWNERS: MDS INVESTMENTS & QUESTA DEL ORO LLC

REQUEST: SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION

COMMENTS:

1. Property is zoned PC within Mesa Del Sol, and must meet all standards of the MDS Master Plan, Level B, as well as obtain approval of the MDS Architectural Review Committee.
2. Code Enforcement has no other comments at this time.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-004138
Mesa del Sol – Montage 6

AGENDA ITEM NO: 12

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. Transportation has an approved Traffic Impact Study dated 4/14/22.
2. Diebenkorn Drive does not quite line up at the De Kooning intersection on the Montage 6 site sketch sheet, but is lined up in all other sheets. Please do not use the site sketch in future submittals or adjust the alignment in the drawing.

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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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

Tiequan Chen, P.E., Principal Engineer | 505-924-3695 tchen@cabq.gov

DRB Project Number: 2021-005745

Hearing Date: 9-13-2023

Project: Mesa Del Sol Montage Unit 5 & 6

Agenda Item No: 12 & 13

<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<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 Grading & Drainage Plan and Drainage Report (R16D003C) with engineer's stamp date of 01/24/2022.
- Hydrology has no objection to the Infrastructure List.
- Hydrology has no objection to the platting action.

RESOLUTION/COMMENTS:

Water:

Code:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

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

Emailed August 30, 2023
DHO Comments for Meeting on 9/13/2023

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-2020-004138 AKA PR-2021-005745

TRACT A-1-A-3 & A-1-A-4, MESA DEL SOL INNOVATION PARK:		ZAP: R-15
SD-2023-00160	PRELIMINARY PLAT (Montage 6)	<ul style="list-style-type: none">• No adverse comments to the preliminary plat. Please note that the flood zone information should be shown on the final plat for signatures.



Kizito Wijenje
EXECUTIVE DIRECTOR

September 1, 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 September 13, 2023, PR #2020-004138 (Case 2 of 4)

2. Project #2020-004138 AKA PR-2021-005745

- a. DHO Description: SD-2023-00160—Preliminary Plat (Montage 6).
- b. Site Information: Mesa Del Sol Innovation Park, Tract A-1_A-3 & A-1-A-4.
- c. Site Location: Located on Diebenkorn between Sagan Loop and DeKooring Loop NW.
- d. Request Description: Single Family Residential Lot Subdivision.
- e. **APS Comments: Planned development at Mesa Del Sol includes residential dwellings to house school-age populations and schools. Existing schools do not have sufficient capacity to support an eventual build-out estimated at 13,824. Development at this location will**



impact Bandelier Elementary School, Jefferson Middle School, and Albuquerque High School. At present, Bandelier Elementary School has an enrollment approaching capacity.

Development will be a strain on all three of these schools.

- a. **Residential Units: 57 (total 88)**
- b. **Est. Elementary School Students: 23**
- c. **Est. Middle School Students: 10**
- d. **Est. High School Students: 10**
- e. **Est. Total # of Students from Project: 43**

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

School Capacity

School	2022-2023 (40th Day) Enrollment	Facility Capacity	Space Available
Bandelier Elementary School	452	526	74
Jefferson Middle School	643	900	257
Albuquerque High School	1,727	1,950	223

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 above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.



**PNM Comments
Development Hearing Officer
Public Hearing: 13 September 2023**

PR-2020-004138 AKA PR-2021-005745 / SD-2023-00160 (Mesa del Sol - Montage 6)

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 to the east of the site.
4. Any existing easements may have to be revisited and new easements will need to be created for any electric facilities 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 FACILITATION TEAM

Planning Comments

HEARING DATE: 9/13/23 -- **AGENDA ITEM:** DFT #12

Project Number: PR-2020-004138 AKA PR-2021-005745

Application Number: SD-2023-00160

Project Name: Montage Unit 6 (MdS)

Request:

Preliminary Plat: Subdivision of an existing tract into 88 lots, 2 alley tracts, and 2 parcels

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

BACKGROUND:

- This Preliminary Plat proposal subdivides two existing tracts (Tract A-1-A-3 and A-1-A-4 of the Mesa del Sol Innovation Park) into 88 lots, 2 tracts, and 2 parcels (Montage Unit 6).

COMMENTS:

1. Items to be Completed or Corrected

- The Sidewalk Exhibit included in the Preliminary Plat submittal depicts the deferred construction of the sidewalks. An application for a Temporary Deferral of Sidewalk Construction must be submitted for administrative review and approval prior to the acceptance and processing of the Final Plat should the Preliminary Plat be approved by the DHO. Application forms for applying for a Temporary Deferral of Sidewalk Construction can be obtained at the following links:

https://documents.cabq.gov/planning/development-facilitation-team/DFT_Application.pdf

<https://documents.cabq.gov/planning/development-facilitation-team/Form%20S3.pdf>

- Please provide specific reference to the submitted cross sections in MdS Master Plans (Level A or B and page number).

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

- On the Preliminary Plat, information on existing easements, easements that are proposed to be granted with the Plat, and easements that are proposed to be vacated from the Plat is missing from the Plat, and must be provided. If any easements are proposed to be vacated with the Plat, these Vacations must be approved as separate actions (each Vacation requires a DHO approval separately) by the DHO prior to the approval of the Preliminary Plat.
- The correct application number must be added to the Infrastructure List included with the Preliminary Plat application submittal (SD-2023-00160).
- Per Table 6-4-3 of the IDO, a Final Plat application submittal must be submitted within 1-year of the DHO approval of the Preliminary Plat or the Preliminary Plat will expire.
- Once/if the Preliminary Plat is approved by the DHO, the date of DHO approval must be added to the plat prior to final sign-off of the Final Plat.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Final Plat. Therefore, prior to final sign-off of the Final Plat, the date of the DHO approval must be added to the Plat.

2. Items in Compliance

- The application includes the required Sensitive Lands Analysis and photographs of existing conditions on the site per Section 5-2 of the IDO, and concludes that the site does not have any sensitive land features.
- Four-fifths of the lots have access using alleyways which is compliant with the Mesa del Sol Level B Plan. Approximately 18 lots have front access and are 110 feet deep. This should allow for compliance with the Mesa Del Sol Level B (p. 29 'Garage Treatments' and IDO requirement that driveways must be a minimum of 20 feet (not including sidewalk). The MdS Level B Plan states front-loaded driveways shall have a width of 16 feet.

5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.



- The Mesa del Sol Level B Plan also encourages turned garages and side garages for front access garages.
- Per Table 6-1-1 and 6-4(K)(3) of the IDO, Neighborhood Associations as well as property owners within 100 feet in any direction of the subject property must be notified by first-class mail of the Preliminary Plat application. Proof of this notification was provided in the Preliminary Plat application submittal.
- Per Table 6-1-1 and 6-4(K)(4) of the IDO, a sign providing notice of the Preliminary Plat application must be posted on the site at least 15 calendar days before the DHO hearing, and proof must be provided to staff of the sign posting. Proof of posting was provided with digital pictures of the posted sign.



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FROM: Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 9/12/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2020-004138 AKA PR-2021-005745

SD-2023-00160 - PRELIMINARY PLAT (MONTAGE 6)

SCOTT EDDINGS agent for QUESTA DEL ORO, LLC requests the aforementioned action(s) for all or a portion of: TRACT A-1-A-3 & A-1-A-4, MESA DEL SOL INNOVATION PARK zoned PC located on DIEBENKORN between SAGAN LOOP and DEKOONING LOOP containing approximately 22.04 acre(s). (R-15)

PROPERTY OWNERS: MDS INVESTMENTS & QUESTA DEL ORO LLC

REQUEST: SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION

Comments:

09-13-2023

No objections to the preliminary plat.

Please submit updated #'s for housing within Mesa del Sol as well as updates for the nearby Linear Park development including any park elements (public and private) that will be developed with Montage 6, if any. These updates can be provided to Parks and Recreation, Whitney Phelan wphelan@cabq.gov, prior to the Final Platting action.

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.