

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: 11

DHO PROJECT NUMBER:

PR-2021-005745

SD-2023-00143 - PRELIMINARY PLAT (MONTAGE 5)

PROJECT NAME:

SCOTT EDDINGS agent for **MDS INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-2, MESA DEL SOL INNOVATION PARK** zoned **PC** located on **DIEBENKORN** between **DEKOONING** and **STRYKER** containing approximately **31.8** acre(s). (**R-15 & S-15**)

PROPERTY OWNERS: MDS INVESTMENTS

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: 2021-005745
Mesa del Sol – Montage 5

AGENDA ITEM NO: 11

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. Transportation has an approved Traffic Impact Study dated 4/14/22.
2. The infrastructure list for Montage 5 shows Gilpin with 2.5' landscape buffers but the cross sections for the 52' ROW shows 6' landscape buffers. 6' should be used based on ROW available.

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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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



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 #2021-005745 (Case 1 of 4)

1. Project #2021-005745

- a. DHO Description: SD-2023-00160—Preliminary Plat (Montage 5).
- b. Site Information: Mesa Del Sol Innovation Park, Tract A-1-A-2.
- c. Site Location: Located on Diebenkorn between DeKooring and Stryker.
- 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: 172**
- b. **Est. Elementary School Students: 44**
- c. **Est. Middle School Students: 19**
- d. **Est. High School Students: 19**
- e. **Est. Total # of Students from Project: 82**

*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
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.



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 9/13/23 -- **AGENDA ITEM:** DHO #11

Project Number: PR-2021-005745

Application Number: SD-2023-00143

Project Name: Montage Unit 5 (MdS)

Request:

Preliminary Plat: Subdivision of an existing tract into 172 lots, 10 alley tracts, and 23 parcels

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

BACKGROUND:

- This Sketch Plat proposal features a request for a subdivision of an existing tract (Tract A-1-A-2 of the Mesa del Sol Innovation Park) into 172 lots, 10 alley tracts, and 23 parcels (Montage Unit 5).

COMMENTS:

1. Items to be Completed or Corrected

- The Preliminary Plat submittal features a required Sensitive Lands Analysis sheet submittal per Section 5-2 of the IDO, and notes that the site does not have any sensitive land features. However, no analysis is provided in the sheet per 5-2(C)(2). **The Applicant should submit a duplicate of the Sensitive Analysis submitted for application PR-2020-4138.** See this link for guidance on the requirements. [Sensitive_lands_analysis_form \(cabq.gov\)](https://documents.cabq.gov/planning/development-facilitation-team/DFT_Application.pdf)
- 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

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

<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).
- 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-2023-00143).
- 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.
- 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.
- 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

- Three-fourths of the lots have access using alleyways which is compliant with the Mesa del Sol Level B Plan. Approximately 37 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.
- 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 notification was provided in the 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 (digital pictures of the posted sign) before the 15-calendar day deadline and/or the pictures provided (if submitted after the 15-calendar day deadline) must be time-stamped. Proof of posting was provided by the applicant.



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FROM: Jolene Wolfley/Jay Rodenbeck
Planning Department

DATE: 9/12/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2021-005745

SD-2023-00143 - PRELIMINARY PLAT (MONTAGE 5)

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PROPERTY OWNERS: MDS INVESTMENTS

REQUEST: SINGLE FAMILY RESIDENTIAL LOT SUBDIVISION

Comments:

09-13-2023

PRD has had recent discussions regarding linear park development to the north as well as initial conversations regarding the semi-circular park at Bobby Foster. Please continue to coordinate with Parks and Recreation regarding parks and trails. We would like to receive running tabs on developed housing vs developed or park space that is in design according to the agreement at each submittal.

No additional comments at this time.

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.