



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2021-005864

SD-2023-00219 – PRELIMINARY/FINAL PLAT

IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for SITE DESIGN COLLABORATIVE (SDC) requests the aforementioned action(s) for all or a portion of: TRACT F, RS BLUEWATER ADDITION zoned NR-BP, located at BLUEWATER ROAD NW between 98TH ST NW and ADONAI RD NW containing approximately 4.8195 acre(s). (K-09)

PROPERTY OWNERS: RS BLUEWATER LLC

REQUEST: REQUEST PRELIMINARY/FINAL PLAT REVIEW TO CREATE TWO NEW TRACTS FROM EXISTING TRACT F

Comments:

12-06-2023

No comments or objections to the requested actions.

Note: If future development of the site meets the applicability in IDO 14-16-5-6(B), then Street Frontage Trees will be required in the landscaping plan for the site. The spacing, species, and other details can be found in IDO 14-16-5-6(D).

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 Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-005864 Date: 12/06/2023 Agenda Item: #2 Zone Atlas Page: K-09

Legal Description: TRACT F, RS BLUEWATER ADDITION

Location: BLUEWATER ROAD NW

between 98TH ST NW and ADONAI RD NW

Application For: SD-2023-00219 – PRELIMINARY/FINAL PLAT

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

Application For: SD-2023-00219 – PRELIMINARY/FINAL PLAT

- a. **Comment:** When existing infrastructure is located along the property frontage(s), but plans are uncertain and no Availability Statement is being required, the following language shall be included on the plat for approval:
 - i. *“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

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005864
Bluewater/98th Street Commercial Development

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation has an approved TIS dated 8/23/2022. No objection
2. Please note that an approved TCL will be required prior to site plan approval. The plans you have included do not show any internal sidewalks along the private roads. A minimum 5' sidewalk will be required along these roads to provide pedestrian access to individual buildings within the development.

. 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: December 6, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 12/6/23 -- **AGENDA ITEM:** #2

Project Number: PR-2021-005864

Application Number: SD-2023-00219

Project Name: Bluewater Road NW between 98th St NW and Adonai Rd. NW

Request: Preliminary/Final Plat – Tract F

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

BACKGROUND

- The applicant subdivided a large parcel at the corner of Bluewater and 98th Street to create 6 parcels, including Tract F, in April 2022. The current request is to subdivide Tract F into two new lots. At the time of that subdivision, an infrastructure list was created and financially guaranteed at the time of the Final Plat. No infrastructure list was submitted with the current application.
- The subject property is zoned NR-BP. The parcel abuts R-1 B and a small portion of R1-A property to the east.
- The site has no special center or corridor designation.
- The site is not in an overlay zone.
- Tract F is in an Area of Change per the Comprehensive Plan.

COMMENTS:

Items in **orange type** need need to be addressed for approval.

1. Items Needing to be Completed or Corrected

**(See additional comments on next pages)*

- IDO 5.2.C Complete a **Sensitive Lands Analysis** for the Site or provide the Analysis from the larger subdivision
Site Design to Avoid Sensitive Lands (arroyos, floodplains, acequias, mature trees, riparian area, rock outcroppings, archaeological site, steep slopes and escarpments, wetlands).
Greater than 5 acres and not graded:
[Sensitive_lands_analysis_form \(cabq.gov\)](#)
 - 5.3.D.1 Confirm that perimeter sidewalks will be built according to DPM Reference DPM 7.2.29 for Sidewalk/landscape buffer widths.
The approved infrastructure list indicated a 6-foot sidewalk on Bluewater and 98th Streets. **Confirm that a 4-6-foot landscaped buffer is between the curb and the sidewalk.**
 - **The project and application numbers must be added to the Plat.**
 - **The DXF approval from AGIS must be obtained.**
 - Per 6-6(L)(2)(d)(7) of the IDO, **the date of the DHO approval shall be recorded on the Final Plat.**
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2. Standard Comments and Items in Compliance

- The Major Preliminary Plat has been drawn and stamped by a registered surveyor licensed in the state of New Mexico.
 - All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are on the plat.
 - 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.
 - Public Notice requirements from IDO 6-1-1 have been met.
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3. Future Development

- Future development must meet all applicable standards and provisions of the **IDO (NR-BP)** and the **DPM**.

- Please reference the following IDO Use Specific Standards for proposed uses. Subject to development type and IDO in place at time of site plan submittal. **Please note spacing requirements of buildings used for 'car painting or vehicle repair' from both residential zones and uses.**

4-3(D)(19) Light Vehicle Repair

4-3(D)(19)(a) Storage of inoperative vehicles outside of the fully enclosed portions of a building is limited to 2 vehicles at any time, which may not be parked for more than 14 calendar days in a 1-year period.

4-3(D)(19)(b) This use must comply with stormwater quality requirements found in the DPM.

4-3(D)(19)(c) Painting and vehicle repair shall be conducted within fully enclosed portions of a building.

4-3(D)(19)(d) Any building that contains painting or vehicle repair is prohibited within 25 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district.

4-3(D)(19)(e) In any Mixed-use zone district, vehicle service and maintenance shall be conducted within fully enclosed portions of a building.

- **5.6.C.13.b Stormwater management features:** Required landscape and buffer areas shall be designed pursuant to the DPM and the City Standard Specification for Public Works Construction. [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#) Infrastructure List notes should state: "Pond stabilization to follow Section 1013." Or the applicant may submit a landscaping plan for approval that will provide an equivalent or better outcome to erosion control, stabilization, maintenance, and aesthetic quality than these guidelines.
- **5.6.4 Edge Buffer.** The proposed used show will need to have an 'Edge Buffer' to the R-1 zoned properties to the east.

Table 5-6-4: Edge Buffer – Development Type Summary ^[1]				
Development Type	Development Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT
Industrial	Non-industrial development	14-16-5-6(E)(4)	Landscaped buffer area ≥25 ft.	Wall, fence, or vegetative screen ≥6 ft.
Mixed-use or other non-residential	R-ML or R-MH	14-16-5-6(E)(3)	Landscaped buffer area ≥20 ft.	
Multi-family, mixed-use, or other non-residential	R-A, R-1, R-MC, or R-T	14-16-5-6(E)(2)	Landscaped buffer area ≥15 ft.	

[1] See Subsections 14-16-5-6(E)(2), 14-16-5-6(E)(3), and 14-16-5-6(E)(4) for complete edge buffer standards.

- 5-7 Walls/Fences, table 5-7-1. Development requires separate permits.
- Section 6-1, table 6-1-1 for notice requirements.
- Vacations per 6-6-M.
- 7-1 Development, dwelling 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: Jolene Wolfley
Planning Department

DATE: 12/5/23