



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-006627 Date: 06/11/2025 Agenda Item: #4 Zone Atlas Page: M-14

Legal Description: Lots 18 thru 20

Request: Combines Preliminary/final plat to subdivide one 15.42-acre lot into four approximately 15.421 acres

Location: 335 Woodward Rd SE between Descanso Rd SE and Woodward Rd SE

Application For: MAJOR_PLT-2025-00005 – PRELIMINARY PLAT

1. The proposed 20' easement cannot be bisected by the property line. Please move it or show two 10' easements on both lots.
2. Please add the following note to the plat
 - a. "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."
3. Finding: There must be an agreed upon infrastructure list prior to final sign off.
4. Request an availability/serviceability statement online at the following link:
http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
 - a. There is an existing Sanitary Sewer Interceptor along Woodward. Per the Water Authority Expansion Ordinance, sewer lines 15 inches or larger cannot be connected to.
 - b. Water is accessible to each proposed lot along Woodbury for proposed lots 3 and 4 and along Descanso Rd. for proposed lots 1 and 2.
 - c. Future development may require additional infrastructure which the Request for Availability will provide conditions for service.
5. Please add the following note to the plat
 - a. "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."

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



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2022-006627

MAJOR_PLT-2025-00005 – PRELIMINARY PLAT

SKETCH 4-3-24 (DFT)

IDO - 2025

RENEE REGAL & JOHN STAPLETON agents for ROLAND GONZALEZ requests the aforementioned action(s) for all or a portion of: Lots/Tracts 18-20, zoned NR-LM located at 355 WOODWARD ROAD SE between DESCANSO ROAD SE AND WOODWARD ROAD SE containing approximately 15.421 acre(s). (M-14)

PROPERTY OWNERS: Roland Gonzalez

REQUEST: Combined Preliminary/Final plat to subdivide one 15.42-acre lot into four approximately 4-acre lots

Comments:

06.11.2025

Parks and Recreation has no objections to this request.

04-03-2024

Note: Any future development on proposed lots that have frontage along Woodward Rd SE, will require a landscaping plan that includes Street Frontage trees as specified in IDO 14-16-5-6(D).

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: 2022-006627 Hearing Date: 06-11-2025
Project: 355 Woodward SE Agenda Item No: 4

<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"/> Bulk Land Plat
<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 Conceptual Grading & Drainage Plan (M14D066) with engineer's stamp 05/08/2023.
- Hydrology has no objection to the platting action.
- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED
☐ DENIED

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-006627
335 Woodward

AGENDA ITEM NO: 4

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Woodward is a Major Collector and requires 6' sidewalk with 5' to 6' landscape buffer. Descanso is a local road and requires 5' sidewalk with a 4' to 6' landscape buffer. Proposed sidewalk on Descanso meets requirements. Existing sidewalk on Woodward is listed as 5' where 6' is required. Please provide for widening or you may request a determination with a justification letter.

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: June 11, 2025

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 6/11/25 -- **AGENDA ITEM:** #4

Project Number: PR-2022-006627

Application Number: MAJOR_PLT-2025-00005 PRLIMINARY PLAT

Project Name: 335 Woodward Rd SE

Request:

Combined Preliminary/Final plat to subdivide one 15.42-acre lot into four approximately 4-acre lots

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

*Items in **orange type** need comment or corrections*

*Items in **Green type** are compliant*

BACKGROUND

- This is a request for a preliminary plat review for a Major Sub-division to divide a 15.42-acre lot property into four parcels, each approximately 4 acres in size. The property is located at 335 Woodward Rd SE.
- The site is zoned NR-LM (Non-Residential – Light Manufacturing Zone District) and lies within the Kirtland AFB Military Influence Area. It is also located within the boundaries of the Airport Protection Overlay Zone and the Albuquerque International Sunport/Air Space Protection Sub-area.
- The Subject property falls within the Railroad and Spur Small Area and the South Broadway Small Area. Woodward Avenue, which provides access to the site, has designated Bike Lanes and is classified as a Major Collector Street in the Long-Range Roadway System (LRRS).
- Subject property is also within an area of Change, adjacent to area of Consistency to the north and east. This site is not within any specific Center or Corridor.

6-6 DECISIONS REQUIRING A PUBLIC HEARING**6-6(L) SUBDIVISION OF LAND – MAJOR**

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(L) or the DPM.

6-6(L)(2)(c) Preliminary Plat

1. Any request for a Waiver from the Development Standards applicable to the subdivision in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), or 14-16-5-5 (Parking and Loading) shall be reviewed and decided pursuant to Subsection 14-16-6-6(P) (Waiver – DHO), shown on the Preliminary Plat, and considered simultaneously with the review and approval of the Preliminary Plat.
2. City Planning Department staff shall refer the submittal to commenting agencies pursuant to Subsection 14-16-6-4(J).
3. Required commenting agencies pursuant to Subsection 14-16-6-4(J) shall review the submittal and forward any comments and a recommendation to the DHO.
4. The DHO shall conduct a public hearing and make a decision on the preliminary plat.
5. The applicant shall provide an IIA and construction plans and specifications for all required improvements conforming to the Preliminary Plat, pursuant to Subsection 14-16-6-4(Q).

6-6(L)(2)(d) Final Plat

1. Within 1 year after DHO approval, or approval with conditions, of a Preliminary Plat, the applicant shall submit a Final Plat that includes all changes, conditions, and requirements contained in the Preliminary Plat approval.
2. City Planning Department staff shall refer the submittal to required commenting agencies pursuant to Subsection 14-16-6-4(J).
3. Required commenting agencies pursuant to Subsection 14-16-6-4(J) shall review the submittal and forward any comments and a recommendation to the DHO.
4. The DHO shall conduct a public hearing and make a decision on the application.
5. Final Plats shall include a list of any Vacations, Variances, Waivers, and deviations granted as an exhibit or note.
6. Staff from required commenting agencies pursuant to Subsection 14-16-6-4(J)(3) shall review final plats administratively for compliance with conditions of approval, DPM standards, and zoning standards.

6-6(L)(3) Review and Decision Criteria

An application for a Subdivision of Land – Major shall be approved if it meets all of the following criteria.

6-6(L)(3)(a) A Preliminary Plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

6-6(L)(3)(b) A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

****Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.***

GENERAL COMMENTS

- The applicant team submitted the AGIS DXF file and proof of approval was provided in their packet.
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff were obtained on Form PLT and submitted with this platting application.
- The applicant provided public notice in compliance with IDO Table 6-1-1. Related documents are provided in the application packet.
- Since the vacation of Wesmeco Drive was officially vacated by the County Commission in 1940, a quitclaim deed is needed for the parcel to provide a specific legal description of the area. To begin this process, please contact Aaron Fowler from Real Property Division at afowler@cabq.gov.
- Confirm if there are any active Building Permits for this site.
- An Infrastructure List (IL) was included with the Site Plan submittal. Before final sign-off of the Site Plan, a recorded Infrastructure Improvements Agreement based on the approved IL must be submitted.
- Site is within the Railroad and Spur Small Area (Cumulative Impacts) per section 5-2(E)(1)(c) of the IDO. Confirm the existing and proposed uses for this property. If the use is in the list of uses mentioned below, then the site plan must be approved by the Environmental Planning Commission (EPC). Catering food with cold storage would not trigger cumulative impact review.

5-2(E) CUMULATIVE IMPACTS

5-2(E)(1)(c) Any of the following uses identified in Table 4-2-1 are proposed:

1. Car Wash.
2. Heavy Vehicle and equipment sales, rental, fueling, and repair.
3. Light vehicle fueling station.
4. Light vehicle repair.
5. Light vehicle sales and rental.
6. Airport.
7. Freight terminal or dispatch center.
8. Helipad.
9. Railroad yard.
10. Transit facility.
11. Light Manufacturing.
12. Heavy Manufacturing.
13. Natural resource extraction.
14. Special manufacturing.
15. All uses in the Waste and Recycling category.
16. **All uses in the Wholesaling and Storage category.**

- Project and application number must be added to the plat and Infrastructure list (IL).
- The date of the DHO approval shall be recorded on the Plat, per 6-6(K)(2)(k)
- Has this site been through an Environmental Planning Commission (EPC) process for Site Development?
- After DHO approval and final sign off, a recorded copy of the plat must be sent to Jay Rodebeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
- The contact for KAFB is Lead Community Planner; Janet Cunningham-Stephens; janet.cunningham-stephens.ctr@us.af.mil, JCunningham-Stephens@asrcfederal.com
- The contact for the Sunport is Planning Manager for Aviation; Christina Sandoval cmsandoval@cabq.gov.

***** Once approved, before a Site Plan, Plat, or Infrastructure List will be distributed for signatures, the following must be met:**

1. The Site Plan, Plat, or Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Site Plan, Plat, or Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Site Plan, Plat, or Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.
4. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.

5. The title of the Site Plan, Plat, or Infrastructure must follow the following naming scheme:

- a. Site Plan: project number_application_number_Site_Plan_Approved_date of approval
- b. Plat: project number_application number_Plat_Approved_date of approval
- c. Infrastructure List: project number_application number_IL_Approved_date of approval



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: Marcelo Ibarra/Jay Rodenbeck
Planning Department

DATE: 6/10/25