



Development Facilitation Team (DHO) – Review Comments

Reviewer: Andre Houle, P.E. | Phone: 505-304-5993 | ahoule@abcwua.org

Project No: PR-2022-006935 Date: 12/06/2023 Agenda Item: 12 Zone Atlas Page: G-21

Legal Description: Lots 3 thru 6, Subd Plat Map for Juan Tabo Business Park

Location: 10900, 10901, 10915, 10916 Juan Tabo PL NE, 2.5 Acres, MX-T

Application For: SD-2023-00191/SD-2023-00192/SD-2023-00193/SD-2023-00194/SD-2023-00210 – Vacation of Public Easements (3) and portion of one ROW/Preliminary Plat

1. Vacation of easement and right-of-way is currently over operational water and sanitary sewer lines with existing services upstream from this site.
 - a. WUA is unable to vacate the easements and ROW without the lines being rerouted.
 - b. This will require a two-step process such that the easements and vacated ROW will be release by obtain a new maintenance easement over the live lines, which is filed immediate after filing plat.
 - c. The new maintenance easement will be vacated after water and sewer lines are rerouted and accepted by WUA in the new ROW.
2. Request that WUA utilities be in ROW or HOA tract, not easements. Side lot easements are not acceptable.
3. An infrastructure list with financial guarantee or construction completed and infrastructure accepted will be required prior to final plat signature.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006935
10900, 10901, 10915 Juan Tabo Pl.

AGENDA ITEM NO: 12

SUBJECT: Vacation of Right of Way, Vacation of Easement, Preliminary Plat

ENGINEERING COMMENTS:

PLATTING ACTION:

1. No objection to the vacations.
2. For both existing portions and proposed portions, Juan Tabo Pl. is considered a local street and requires 5' sidewalks and 4-6' landscape buffers. Show cross-sections to ensure it will be located within right-of-way, and dedicate any right-of-way as necessary. Your current drawings show sidewalk and buffer but there are no dimensions and you have not provided an infrastructure list. All infrastructure shall be placed onto an infrastructure list and be reviewed through the work order process.

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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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 - HYDROLOGY SECTION
 Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2022-006935 Hearing Date: 12-06-2023
 Project: Lot 1A – 14A, Juan Tabo Business Park Agenda Item No: 12

<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 checked="" type="checkbox"/> Vacation of Public Easement	<input checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (G21D021) with engineer’s stamp 04/23/2023.
- Hydrology has no objection to the Vacation of the Public Right of Way.
- Hydrology has no objection to the Vacation of the Public Easements
- Hydrology has no objection to the platting action.
- Please provide the Infrastructure List.

APPROVED
 DENIED

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



Kizito Wijenje
EXECUTIVE DIRECTOR

November 20, 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 December 6, 2023, PR #2022-006935 (Case 1 of 2)

1. Project #2022-006935

- a. DHO Description:
 - a. Vacation of Public Easement
 - b. Vacation of Public Right-of-Way
- b. Site Information: Juan Tabo Business Park.
- c. Site Location: Located at Juan Tabo Blvd NE and Juan Tabo Place NE.
- d. Request Description: Vacating three (3) public easements, and a portion of one (1) Right-Of-



Kizito Wijenje
EXECUTIVE DIRECTOR

Way. Includes proposal to create a 13-lot subdivision for residential single-family dwelling units.

- e. **APS Comments:** Development at this location will impact Mitchell Elementary School, Hoover Middle School, and Eldorado High School. The location is directly across the street from Eldorado High School and there are inevitable traffic impacts.
 - a. **Residential Units: 13**
 - b. **Est. Elementary School Students: 4**
 - c. **Est. Middle School Students: 2**
 - d. **Est. High School Students: 2**
 - e. **Est. Total # of Students from Project: 8**

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

School Capacity

School	2023-2024 (40 th Day) Enrollment	Facility Capacity	Space Available
Mitchell Elementary School	253	440	187
Hoover Middle School	380	600	220
Eldorado High School	1,619	1,950	331

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 REVIEW BOARD

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: 12/6/2023

AGENDA ITEM NO: 1

DRB PROJECT NUMBER:

PR-2022-006935

SD-2023-00191 – VACATION OF RIGHT-OF-WAY
SD-2023-00192 – VACATION OF PUBLIC EASEMENT
SD-2023-00193 – VACATION OF PUBLIC EASEMENT
SD-2023-00194 – VACATION OF PUBLIC EASEMENT
SKETCH PLAT 6-21-23 (DFT)
IDO – 2022

PROJECT NAME:

TIERRA WEST, LLC agent for FAIRWAY VENTURES, LLC & CAREFREE INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: LOTS 3 THRU 6, SUBD PLAT MAP FOR JUAN TABO BUSINESS PARK zoned MX-T located at 10900, 10901, 10915, & 10916 JUAN TABO PL NE between JUAN TABO BLVD NE and JUAN TABO PL NE containing approximately 2.5 acre(s). (G-21)

PROPERTY OWNERS: CAREFREE INVESTMENTS LLC & FAIRWAY VENTURES, LLC

REQUEST: VACATING 3 PUBLIC EASEMENTS AND A PORTION OF RIGHT-OF-WAY

COMMENTS:

1. Code Enforcement has no comments and no objections

DEVELOPMENT REVIEW BOARD

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: 12/6/2023

Comments from 10/11/23:

- 1.Code Enforcement has no comments and no objections regarding the proposed sidewalk waiver.*

Comments from 8/02/23 Sketch Plat:

- 1. Property is located within a Planned Development (PD) zone district. Other developed properties in the area have been re-zoned to R-1D. As per IDO 2-6(A)(7), this Single Family Development may apply as a Site Plan Admin as long as it maintains the pattern of development in the surrounding development. As such, it must abide by R-1D zone dimensional standards, as per IDO 5-1(C), Table 5-1-1.*
- 2. Development must meet requirements of IDO 5-3 Access & Connectivity, including a minimum 20 foot driveway, as per IDO 5-3(C)(3)(b)*
- 3. Development must meet all applicable parking requirements as per IDO 5-5, Parking and Loading, and apply Table 5-5-1 to determine parking required.*
- 4. Any Walls to be built must meet requirements of IDO 5-7, Walls and Fences, and must obtain a separate permit prior to being built.*
- 5. Development must meet building design requirements as per IDO 5-11(C) for Low Density Residential Development. Windows must be recessed 2 inches and a window casing not less than 2 inches wide, as per IDO 5-11(C)(2).*
- 6. Development must meet all other applicable requirements as per the IDO, DPM, or other City ordinances.*



DEVELOPMENT HEARING OFFICER

Planning Comments

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

Project Number: PR-2022-006935

Application Number: SD-2023-00210 and associated vacations

Project Name: Juan Tabo Pl. NE.

Request:

Preliminary Plat and Vacations (ROW & Public Easements)

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

COMMENTS:

Items in **orange type** need immediate attention

Background

- Applicant is requesting a Preliminary Plat for a 13-lot subdivision. Converting 4 lots into 13. Along with Vacation of Public Easement and Vacation of ROW.
- IDO zone district for the subject site is MX-T. Property is abutting R-1C to the north, south & west.

1. Items that need to be completed or corrected

- Please confirm the proposed request is subdivide the property for the development of 13 single family home lots.
- Demonstrate compliance with **section 7 of the DPM Table 7.2.29** and Required Improvements section from 5-4(N) of the IDO. In regards to the Sidewalk width requirements and the accompanying landscape buffer.

**(See additional comments on next pages)*

Verification of standards per Transportation

Provide measurement for the existing ROW and distance from curb to property line along street frontages.

*Juan Tabo Pl. is considered a local street and requires 5' sidewalks and 4-6' landscape buffers.

- **If Major infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required**
- Per 6-6(L)(2)(d)(7) of the IDO, **the date of the DHO approval shall be recorded on the Final Plat.**
- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck and PLNDRS@cabq.gov (should the Plat be approved by the DHO).
- **A Final Plat application submittal is required within one year of Preliminary Plat approval.**
- The easements proposed to be vacated have all had their vacations justified per 6-6(M)(3) of the IDO
- **Please clarify if the proposed replat will affect parking and/or access for the existing development to the south. Currently addressed as 10908 Juan Tabo Pl., shown on the image below:**



2. Standard Comments and Items in Compliance

- The public notice requirements of IDO section 6, table 6-1-1, have been completed prior to this submittal. Related documents are included in the submittal package.
- Final documents must be sealed and signed by a design professional licensed in the State of New Mexico.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all provided on the plat sheet.
- 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.

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

3. Future Development Guidance

- Future development must meet all applicable standards and provisions of the IDO (*per MX-T*), 5-4(C) Compliance with Zoning Requirements, and the DPM.
***Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.**

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

- ❖ **4-2 Allowed Uses**, table 4-2-1.
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for *MX-T.
- ❖ **5-1 Dimension Standards for MX-T**. 5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc. All will need to show standards and requirements are being met.*
The MX-T zone allows different residential development types. Each type must comply with Use Specific Standards & requirements. Each can affect the building footprint area. The applicant must ensure the proposed lots can meet each of those standards & requirements.
- ❖ 5-3 Access & Connectivity requirements.
- ❖ 5-4 Subdivision of Land

- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-E Building/Façade Design.**
- ❖ **5-12 Signage** requirements.
- ❖ **5-13 Operation and Maintenance**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ **6-4(R) Dedications.**
- ❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M.**
- ❖ **7-1 Development 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: Jay Rodenbeck/Jolene Wolfley/Robert Webb
Planning Department

DATE: 12/5/23