

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: 9/27/2023

AGENDA ITEM NO: 9

DHO PROJECT NUMBER:

PR-2022-007100

SD-2023-00173 – FINAL PLAT

(PRELIMINARY PLAT 3/22/23)

IDO – 2022

PROJECT NAME:

TIERRA WEST, LLC agent **FOR RSF LAND & CATTLE COMPANY LLC** requests the aforementioned action(s) for all or a portion of: **TR MM-1B TRACTS MM-1-A AND MM-1- B** zoned **MX-M**, located at **SEVEN BAR LOOP NW** between **COTTONWOOD DR NW** and **OLD AIRPORT AVE NW** containing approximately **3.7193** acre(s). **(B-14)**

PROPERTY OWNERS: RSF LAND & CATTLE COMPANY LLC

REQUEST: MAJOR SUBDIVISION FINAL PLAT APPROVAL

COMMENTS:

1. Code Enforcement has no comments or objections.



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2022-007100 Date: 09/27/2023 Agenda Item: #9 Zone Atlas Page: B-14

Legal Description: [TRACT MM-1B TRACTS MM-1-A & MM-1-B, SEVEN BAR RANCH]

Location: [SEVEN BAR LOOPE NW between COTTONWOOD DR NW and OLD AIRPORT AVE NW]

Application For: SD-2023-00173 - FINAL PLAT (DHO)

1. Provide additional 10 foot wide sewer line easement east of existing 10 foot wide sewer easement.
Combination public utility/sewer line easement is not acceptable.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007100
Cottonwood and Airport

AGENDA ITEM NO: 9

SUBJECT: Final Plat

ENGINEERING COMMENTS:

1. All comments have been addressed. No objection.

For Future Development:

2. For any development along Seven Bar loop road, a minimum ten-foot wide sidewalk is required, and bike lanes are also proposed per the MRCOG plan.
3. Transportation has an approved Conceptual TCL dated 10/20/2022 for Fiiz Drinks. A full TCL will be required at building permit. Transportation still needs a filled out a Traffic Scoping form to determine if a Traffic Impact Study is required.

. 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 27, 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: 2022-007100 Hearing Date: 09-27-2023
Project: Tracts MM-1-B-1 & MM-1-B-2,
Seven-Bar Ranch Agenda Item No: 9

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input checked="" 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 (A14D049) for Tract MM-1-B-2.
- Hydrology has no objection to the platting action.
- **Comment** – Both Tracts will need an approved Grading and Drainage Plan is required prior to Building Permit 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

Planning - Case Comments

HEARING DATE: 9/27/23 -- **AGENDA ITEM:** #9

Project Number: PR-2022-007100

Application Number: SD-2023-00173

Project Name: Cottonwood Drive and Old Airport Road

Request:

Major- Final Plat

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

COMMENTS:

1. Items Needing to be Completed or Corrected

- The project number must be corrected to **PR-2022-007100**, and the application number for the Final Plat will need to be corrected to **SD-2023-00173**.
- The DXF file must be approved by AGIS, and the approval email from AGIS must be submitted prior to final sign-off of the Final Plat from Planning should the Final Plat be approved by the DHO.

2. Items in Compliance and Standard Comments

- This project is within a Center and a Major Transit Corridor.
- Utility and AMAFCA signatures are obtained and included with this Final Plat application submittal.
- This Final Plat is being submitted within one year of Preliminary Plat approval.
- A recorded IIA based on the Infrastructure List included with the Preliminary Plat submittal, is included in this Final Plat application submittal.

**(See additional comments on next pages)*

- The applicant completed a Sensitive Lands Analysis per IDO 5-2(C) and confirmed that no sensitive land features exist on the subject site.
- Along Old Airport Rd NW, the Applicant is proposing a 4-foot landscape buffer, expanding to 5 feet around trees; a 4-foot clear distance for ADA access would be maintained. The request is justified because of the two utility easements located on the inside of the sidewalk, preventing widening of the ROW for a landscape buffer.

Previous actions on the site (for reference)-

- Previous sketch plat was reviews by the DRB in June 2022.
- Previous platting action was recorded in September 2004 (Case 1003384).
- Previous Infrastructure List approved in December 2004 (Case 1003384).
- Previous Major-Vacation of Public Easement approved through the DRB in April 2005 (Case 1003384). If the approved vacation was not re-platted, then the approval would have expired.
- It appears that the Site Plan approval for Iron Stone Bank has expired. With no governing site plan, the parcel is subject to the current effective IDO.

3. Future Plat/Development

- The property is zoned MX-M. Future development must meet all applicable standards and provisions of IDO and the DPM.
- For any development along Seven Bar loop road, a minimum ten-foot-wide sidewalk is required, and bike lanes are also proposed per the MRCOG plan.
- Subdivision of Land per IDO section 5-4.
Including but not limited to 5-4-C, 5-4(K) Dedication of Land for Public Purposes, and 5-4(P) Additional Design Criteria and Construction Standards.

Please reference the following development standards from the IDO. Subject to change pending formal submittal and/or proposed development types/uses.

- 4-2 Allowable uses.
- 4-3(F)(4) Use Specific Standards for a Drive-through or Drive-up Facility.
- 5-1 Dimension Standards. 5-1-G Exceptions and Encroachments.
- Property is in the Cottonwood Center and an Area of Change per the Comprehensive Plan.

- The southeast corner of the parcel is in the Coors Boulevard Character Protection Overlay (CPO-2). The CPO-2 standards would be applicable to the southern tract created by this plat. **This is confirmed.**

3-4(C) COORS BOULEVARD – CPO-2

3-4(C)(1) Applicability

The CPO-2 standards apply in the following mapped area. Where the CPO-2 boundary crosses a lot line, the entire lot is subject to these standards.

- See Section 6-1, table 6-1-1 for public notice requirements for a site plan.
- Dedications per 6-4-R.
- Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- Vacations per 6-6-M. May require additional approvals.
- 7-1 Development, dwelling and use definitions.



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FROM: Hannah Aulick/Robert Webb/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 9/27/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2022-007100

SD-2023-00173 – FINAL PLAT

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IDO – 2022

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PROPERTY OWNERS: RSF LAND & CATTLE COMPANY LLC

REQUEST: MAJOR SUBDIVISION FINAL PLAT APPROVAL

Comments:

09-27-2023

Previous comments addressed. No additional comments or objections to the final plat.

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.