



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: 03/22/2023 Agenda Item: #3 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-2023-00038- PRELIMINARY PLAT (DHO)

Previous Comments Still Apply:

1. Serviceability letter #220805 has been executed and provides conditions for service.
2. This site is outside of the Established Service area and requires the approved Development Agreement to be signed by the developer and assigned correctly. Coordination will need to take place to get the proper developer assigned to the responsibility for the infrastructure requirements.
3. Infrastructure List (Updated)
 - a. Please state for size 8" SAS and not easement size.
4. Easement.
 - a. The minimum width easement requires is 20'. Please include a 20' easement for the public sanitary sewer line. (Exclusive)
 - b. Please add the following note
 - i. ABCWUA Public Water & Sanitary Sewer Easements
Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007100
Cottonwood and Airport

AGENDA ITEM NO: 3

SUBJECT: Preliminary 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: March 22, 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: 03-22-2023
 Project: Tracts MM-1-B-1 & MM-1-B-2, Seven-Bar Ranch Agenda Item No: 3

<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input 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 (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 DELEGATED TO: TRANS HYD WUA PRKS PLNG
 DENIED Delegated For: _____
 SIGNED: I.L. SPSP SPBP FINAL PLAT
 DEFERRED TO _____

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: 3/22/2023

AGENDA ITEM NO: 3

DHO PROJECT NUMBER:

PR-2022-007100

SD-2023-00038 – PRELIMINARY PLAT

SKETCH PLAT 6-15-22 (DRB)

IDO - 2021

PROJECT NAME:

TIERRA WEST, LLC agent for **RSF LAND & CATTLE COMPANY LLC** requests the aforementioned action(s) for all or a portion of: **TRACT MM-1B TRACTS MM-1-A & MM-1-B, SEVEN BAR RANCH** zoned **MX-M** located on **SEVEN BAR LOOP NW** between **COTTONWOOD DR NW** and **OLD AIRPORT AVE NW** containing approximately **3.7193** acre(s). **(B-14)** [Deferred from 3/8/23]

PROPERTY OWNERS: RSF LAND & CATTLE COMPANY LLC

REQUEST: PRELIMINARY PLAT

COMMENTS:

1. Prior Code Enforcement comments made at 6/15/22 Sketch Plat have all been addressed in this submittal.
2. Code Enforcement has no further comments at this time, and no objections to the proposed re-plat.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 3/22/23 -- **AGENDA ITEM:** #3

Project Number: PR-2022-007100

Application Number: SD-2023-00038

Project Name: Cottonwood Drive and Old Airport Road

Request:

Preliminary Plat

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

COMMENTS:

- On the Final Plat, the project number must be corrected to PR-2022-007100, and the application number for the Final Plat will need to be added to the Plat.
- Utility and AMAFCA signatures will be required for the Final Plat, and must be obtained and included with the Final Plat application submittal prior to acceptance of the Final Plat and placement on a DHO agenda.
- For the Final Plat, 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 Plat be approved by the DHO.
- The Final Plat is required to be submitted within one year of Preliminary Plat approval.
- A recorded IIA based on the Infrastructure List included with the Preliminary Plat submittal will be required with the Final Plat, and must be obtained and included with the Final Plat application submittal prior to the acceptance of the Final Plat and placement on a DHO agenda.
- Future development must meet all applicable standards and provisions of IDO and the DPM.

**(See additional comments on next page)*

- 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.
- The applicant completed a Sensitive Lands Analysis per IDO 5-2(C) and identified that no sensitive land features exist on the subject site.
- Compliance with section 7 of the DPM is required per Table 7.2.29.
Sidewalk width is 6 feet and a landscape buffer between the curb and the sidewalk should be 5-6 feet. Sidewalk is existing on Old Airport Road. Sidewalk needs to be built along Cottonwood Drive. Applicant team has proposed building a 6 foot sidewalk.
Updated 3.21.23: 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.
- **Updated 3.21.23:** The infrastructure list has been updated: please change the sidewalk width to 6 feet per earlier discussions, add the project and application number for the Preliminary Plat, and add the signature section. The Infrastructure list is approved by the Development Facilitation Team with final signoff by the City Engineer.

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.

**(See additional comments on next page)*

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.



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: Robert Webb/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 03/22/23

**(See additional comments on next page)*



DEVELOPMENT HEARING OFFICER

Parks and Recreation Department

PR-2022-007100

SD-2023-00038 – PRELIMINARY PLAT

SKETCH PLAT 6-15-22 (DRB)

IDO – 2021

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PROPERTY OWNERS: RSF LAND & CATTLE COMPANY LLC

REQUEST: PRELIMINARY PLAT

COMMENTS:

06-15-2022

Street Trees required per IDO Section 5-6(B). Please consult the NM Climate Ready Tree List: <https://www.nature.org/content/dam/tnc/nature/en/documents/Climate-Ready-Trees-Report-Nov2020.pdf>

03-08-2023

No Additional Comments.

03-22-2023

No additional Comments.

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.