Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301

DRB Project No:	Date:	Item No:
PR-2022-007193	6/22/2022	#3
Zone Atlas Page:	Legal Description: Lot(s) TRACT A, OWBOW SUBDIVISION	
H-14	Location: 4000 ST. JOSEPH'S PL NW between COORS BLVD NW and SILVERY MINNOW NW	
Request For: PS-2022-007193 – SKETCH PLAT		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. Prior to plat approval, coordinate with NM One Call to identify the alignments of the existing public waterline and/or public sanitary sewer lines. If the lines are determined to be outside of the existing easements, additional easement may be required.
2. Records indicate an existing 12" sanitary sewer line onsite that does not have an easement.
3. Provide an exhibit indicating how the proposed lots with existing buildings are getting service. Private water and or sanitary sewer service easements will be required to preserve existing services.
4. Provide a surveyed exhibit that shows any encroachments into the existing Water Authority easements.
5. Proposed lots
    a. Tract A-1 will have direct access to public waterline onsite as well as along the north and east property lines. The property will not have direct access to public sanitary sewer.
    b. Tract A-2 will have direct access to public waterline along Saint Josephs Dr/Oxbow Dr. as well as the existing waterline near the western property line. The property may have access to the existing

onsite public sanitary sewer line, however the location needs to be verified as the easement is not shown on the plat.

c. Tract A-3 has access to multiple public waterlines onsite, along St Josephs Dr./Oxbow Dr. along the south and east, as well as St. Josephs Pl. along the north property line. The property may have access to the existing onsite public sanitary sewer line, however the location needs to be verified as the easement is not shown on the plat.
d. Tract A-4 has access to public waterline along Coors Blvd. as well as St. Josephs Dr. The property will not have access to public sanitary sewer.
e. Public sanitary sewer extensions may be required to provide Tract A-1 and Tract A-4 with access to public sanitary sewer.

6. Request an availability statement online. This will provide the official requirements and is required prior to plat approval. Any infrastructure requirements shall be included on an infrastructure list.

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:*** *6/22/2022*

AGENDA ITEM NO: 3

DRB PROJECT NUMBER:
PR-2022-007193
PS-2022-007193 – SKETCH PLAT

PROJECT NAME:
JAG PLANNING & ZONING, LLC | **JUANITA GARCIA** agent for **ARCHDIOCESE OF SANTA FE CATHOLIC SERVICE BLDG** requests the aforementioned action(s) for all or a portion of: **TRACT A, OXBOW SUBDIVISION** zoned **R-MH/NR-PO-C**, located **at 4000 ST JOSEPH'S PL NW between COORS BLVD NW and SILVERY MINNOW NW** containing approximately 56.475 acre(s). (H-14)

PROPERTY OWNERS: ARCHDIOCESE OF SANTA FE CATHOLIC SERVICE BLDG

REQUEST: SUBDIVIDE ONE EXISTING LOT INTO FOUR SEPARATE LOTS AS A BULK PLAT

COMMENTS:

1. Re-plat must meet all requirements of IDO 5-3 Access & Connectivity and 5-4 Subdivision of Land.
2. Re-plat cannot increase any existing nonconformity or create a new non-conformity.
3. Placement of lot lines across required parking areas utilized by existing buildings may require filing of Shared Parking Agreements to ensure continued use of parking availability, as per IDO section 5-5(C)(5)(b)(1).
4. Property is zoned R-MH/NR-PO-C, and is located in the CPO-2 Overlay zone. As such, it must meet all required Dimensional or Development Standards of the CPO-2 Overlay zone, prior approved Oxbow Subdivision Site Plan, and the R-MH zone. Any proposed change to a previously approved Site Plan may require an Administrative Amendment.
5. Future Development must meet requirements of the zones and previous approved Site Plan, if applicable and, where silent, any other applicable requirements of the IDO, DPM, or other adopted City regulations.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 007193 AGENDA ITEM NO: 3
4000 St Josephs

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. This site is located within a Center. A minimum 10-foot wide sidewalk is required along arterial major streets such as Coors Boulevard.

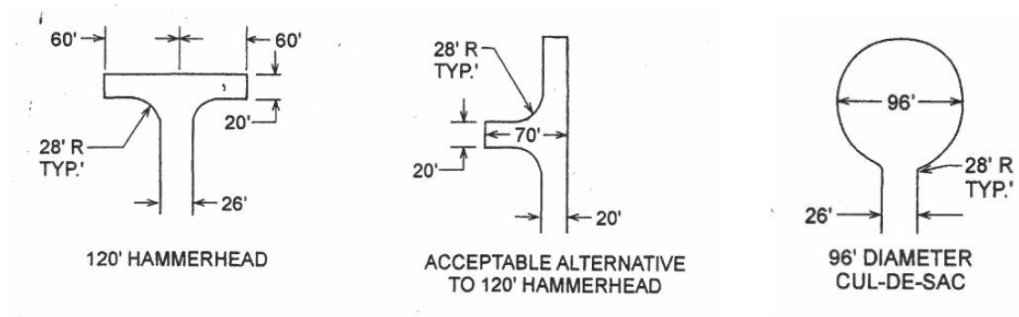
2. Because Coors Boulevard falls under NMDOT jurisdiction, coordinate with NMDOT on any requirements prior to platting action.

3. Five-foot wide sidewalk is required along St. Joseph's Drive.

4. The bikeway masterplan indicates that St. Joseph's is a bike route. Double check roadway widths, signage, and striping to ensure that this can accommodate a bike route. Provide roadway cross-section for St. Joseph's Drive and for Coors Boulevard.

5. Place required public infrastructure onto an infrastructure list. Ensure sufficient right-of-way dedication for the facilities.

6. Create turnaround for the easement to Tract A-1. Also, for the end of Oxbow, create a public easement for a turnaround. See examples below:



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: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: June 22, 2022

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

ACTION:

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

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

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

Ernest Armijo, P.E., Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2022-007193 Hearing Date: **6-22-2022**

Project: 4000 St Josephs Agenda Item No: **3**

☒ Sketch Plat	☐ Minor Preliminary / Final Plat	☐ Preliminary Plat	☐ Final Plat
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☐ Site Plan for Bldg. Permit ☐ Site Plan for Subdivision	☐ Bulk Land Plat
☐ IIA Extension	☐ DPM Variance	☐ Vacation of Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- A conceptual Grading and Drainage plan showing all existing and proposed storm drain infrastructure, will be required prior to Hydrology sign-off.
- Easements may be required based on this plan.

RESOLUTION/COMMENTS:

Water:

Code:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

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

DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/22/22 -- **AGENDA ITEM**: #3*

***Project Number**: PR-2022-007193*

***Application Number**: PS-2022-00107*

***Project Name**: 5301 St. Josephs*

Request:
Sketch Plat, create four lots from one. Bulk Plat.

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

COMMENTS:

For future platting action submittals-

- It is not clear if the parcels qualify for the Bulk Land Subdivision as they must meet all IDO requirements shown below. **Please explain how these parcels are designated for mixed use or non-residential development.**

  IDO 6-6(L)(1)(c) "This Subsection 14-16-6-6(L) applies to any application for a bulk land subdivision for either of the following:

  > 2. Property that is at least 20 acres; in an R-ML, R-MH, or PC zone district or any Mixed-use or Non-residential zone district; and designated for mixed-use or non-residential development."

- Please provide clarification of future development for new lots within both zone districts.

- Future development must meet all applicable standards and provisions of previous approved Site Plans. Changes to or subdivision of any previously approved Site Plan would require minor/major amendments to that Plan. For the parcel zoned NR-PO-C, it would appear that it may not be able to be subdivided from the Master Plan it is part of because the protection of the natural character of the open space could be in jeopardy (See IDO 2-5 below). If the subdivision were carried out, the maintenance of the Open Space would be unclear. Is there any intention to rezone this property?

**(See additional comments on next page)*

If that is the intention, then a rezoning should proceed the subdivision of the property.

IDO 2-5(F) NON-RESIDENTIAL – PARK AND OPEN SPACE ZONE DISTRICT (NR-PO)
2-5(F)(1) Purpose
The purpose of the NR-PO zone district is to protect the natural character of designated private and public parks and open space for public recreation, use, and enjoyment. Primary uses are open space and related recreation facilities, picnic and other shelters, and service/maintenance facilities.

- The project and application numbers must be added to Plat sheets, prior to final sign-off from Planning.
  Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S as a part of the application process and obtain the required signatures.

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

- Please clarify if shared parking agreement exists or is needed with re-plat.

- NR-PO-C area must meet Use Specific Standards of 4-3-C-8-c.

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/Jolene Wolfley
Planning Department

DATE: 06/20/22

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-007193
PS-2022-007193 – SKETCH PLAT
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PROPERTY OWNERS: X
REQUEST: SUBDIVIDE ONE EXITING LOT INTO FOUR SEPARATE LOTS AS A BULK PLAT

<u>06-22-2022</u>
There is an existing multi-purpose trail along the east property line. Does the applicant maintain this trail?