

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: 07/17/2024

AGENDA ITEM NO: 1

PROJECT NUMBER:

PR-2022-007299

SD-2024-00113 – PRELIMINARY/FINAL

PLAT

IDO – 2022

SKETCH 9-28-22 (DRB)

PROJECT NAME:

CSI - CARTESIAN SURVEYS INC. agent for BRUNACINI DEVELOPMENT requests the aforementioned action(s) for all or a portion of: TRACT I, TRACTS 54 & 55, COORS PLAZA; TOWN OF ATRISCO GRANT zoned NR-C, located at 7226 CENTRAL AVE SW between AMANDA ST SW and 7TH ST SW containing approximately 13.2493 acre(s). (K-10) [Deferred from 6/26/24]

PROPERTY OWNERS: SKYVIEW WEST INDUSTRIAL PARK LLC

REQUEST:

Create Two New Tracts From Three Existing Tracts. Plat Grants Cross-Lot Drainage Easement [15]. This Action Is Paired With An Expected Site Plan Application From Tierra West - Provided Infrastructure List Tied To That Action

COMMENTS:

1. Code Enforcement has no comments and no objections.

DEVELOPMENT HEARING OFFICER

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*Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov*

DATE: 07/17/2024

Comments from DFT 7/3/24 Sketch Plan for Site Plan at this location:

- 1. Property shows as MX-M on AGIS, but has reportedly been changed back to NR-C via zone map amendment. As such, it must meet all Dimensional Standards as per IDO 5-1(E), Table 5-1-3, and other related standards, accordingly, for the NR-C zone.*
- 2. Fencing must be reviewed and approved via separate submittal for Fence Permit, and must meet requirements of IDO 5-7, Table 5-7-1. In NR-C zone, if setback 5 feet and view fencing above 3 ft, can do up to 6 ft high, per IDO 5-7(D)(3)(d).*
- 3. Must meet all Landscaping requirements as per IDO 5-6, including the following key items:*
 - a. Parking lot Landscape Buffer: as per IDO 5-6(F)(1)(i), the front lot edge must provide a landscape buffer if less than 30 feet from the front lot line. This buffer must meet requirements to screen headlights, using wall or vegetative screen.*
 - b. Landscape Buffer: A 15 foot landscape buffer is required on west side where adjacent to the R-T zone, per IDO 5-6(E), Table 5-6-4.*
- 4. Signage must be reviewed and approved via separate submittal for Sign Permit, not through DFT. Must meet requirements of IDO 5-12, Table 5-12-2. However, the calculations shown for percent of façade appear incorrect. Each unit would only include the specific façade area for their business for percent calculations, and this shows entire combined façade and combined sign areas for multiple units.*
- 5. CE has no further comments at this time.*

Comments from DRB Sketch Plat, 9-28-22:

- 1. Property has been changed from NR-C to MX-M, according to AGIS records, and must meet all Dimensional Standards as per IDO 5-1(D), Table 5-1-2. Please research to confirm.*
- 2. Re-plat must meet all requirements of IDO 5-3, Access & Connectivity, and 5-4, Subdivision of Land, as well as the DPM and other applicable City regulations.*
- 3. Code Enforcement has no further comments at this time.*



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2022-007299

SD-2024-00113 – PRELIMINARY/FINAL PLAT

IDO – 2022

SKETCH 9-28-22 (DRB)

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Comments:

07-16-2024

Parks and Recreation has no objections to the requested action.

Condition: Please make sure that all notes regarding the asphalt trail be identified as 10' multi-use trail. This will help the City identify that maintenance responsibility will fall with our Park Management Division.

Note: Proposed future development will require street frontage trees. Make sure that a street tree plan meeting the requirements in IDO 14-16-5-6(D) are included on the plan upon site plan submittal.

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.

DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2022-007299

Hearing Date: 07-17-2024

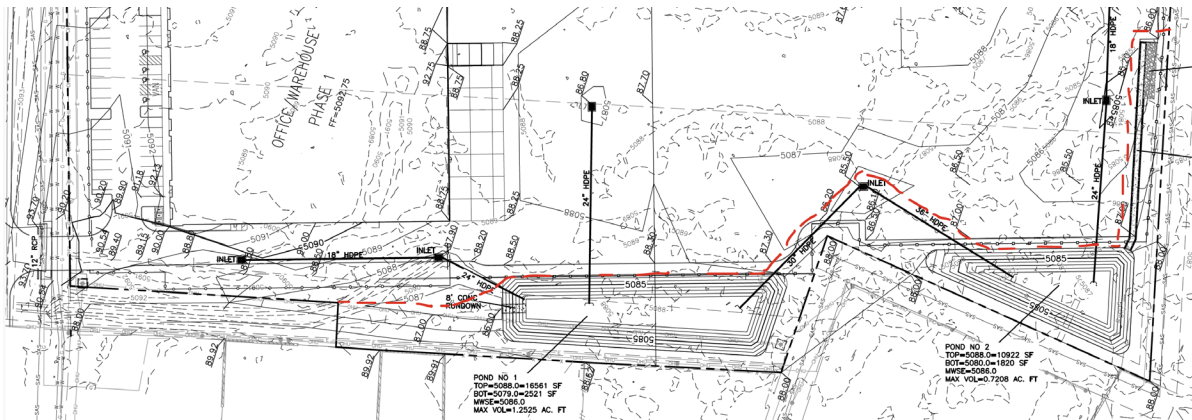
Project: Skyview West

Agenda Item No: 1

<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 (K10D070) with engineer's stamp 06/06/2024.
- Hydrology needs a Public Drainage Easement as shown since there is public drainage passing through this site.



- Please add the City's standard drainage easement language.
- 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 _____

DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT

Areas designated on the accompanying plat as "drainage easements" are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities in accordance with standards prescribed by the City of Albuquerque. Grantor shall construct drainage facilities in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the Drainage Report with engineer's stamp date _____ and the Grading and Drainage Plan with engineer's stamp date _____ which report and plans are on file in the office of the City Engineer File # _____. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

☐ 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: 2022-007299
Central Ave. & Amanda St.

AGENDA ITEM NO: 1

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Central is a Principal Arterial within a center and requires 10' sidewalk with a 6' to 8' landscape buffer. Amanda St. is a local road and requires 5' sidewalk and a 4' to 6' landscape buffer. All sidewalks must have a 4-foot ADA pathway around all obstructions within right-of-way. ROW appears to be adequate along both roadways.
2. All work within the ROW shall be done under a work order and all infrastructure items placed on an infrastructure list.
3. For any future development, a Traffic Circulation Layout will be required prior to Building Permit or Site Plan for Building Permit.

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: July 17, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 7/17/24 -- **AGENDA ITEM:** #1

Project Number: PR-2022-007299

Application Number: SD-2024-00113

Project Name: 7226 Central Ave SW. Corner of Central and Amanda, on Central in between Coors & Unser.

Request:

Preliminary/Final Plat.

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

COMMENTS:

Background:

- The applicant is requesting a Preliminary/Final Plat to create two new tracts from three existing tracts.
- The property is currently zoned NR-C. After the IDO was implemented, the site was originally zoned NR-C. However, it first went through an IDO zone conversion to MX-M, which was later followed by an EPC zone map amendment back to NR-C. The old zoning was SU-1.
The location is in an AC-Activity Center, within the MT-Major Transit Corridor, within ¼ of a Premium Transit Station, and in an Area of Change. However, the west portion of the property is abutting an Area of Consistency and Residential zoning.
- A Site Plan Admin-DFT submittal for a proposed 65,000 SqFt. warehouse/office with a future 50,000 SqFt is currently under administrative DFT review.

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

**(See additional comments on next pages)*

1. Items that need to be completed or corrected

- Confirm the details of the proposed Preliminary/Final plat for the DHO at the hearing. Subdivision of land, create two new tracts from three existing tracts.
 - The submitted plat has signatures from over 12 months ago and appears to need new signatures. Please explain signature dates.
 - Clarify access/roadway details, and any need for vacations, easements, and/or dedications.
 - Clarify development and uses for the Southern portion of the property.
 - Confirm compliance with *Section 7 of the DPM Table 7.2.29*, and the Required Improvements section from 5-4(N) of the IDO. Regarding Sidewalk width requirements and the landscape buffer.
****Verification of standards per Transportation****
Central is a Principal Arterial within a center and requires 10' sidewalk with a 6' to 8' landscape buffer. Amanda St. is a local road and requires 5' sidewalk and a 4' to 6' landscape buffer. All sidewalks must have a 4-foot ADA pathway around all obstructions within right-of-way.
 - Clarify if the IL is complete or if additional work details are needed. Such as the landscape buffer.
 - After the approval of the IL and before final sign-off, a copy of the recorded IIA with financial guarantee will be needed.
 - The Project and Application numbers must be added to the plat before final sign-off of the Plat.
 - A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
 - Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
 - Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#). Are any drainage ponds proposed on site?
-

2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal. Related documents are included in the submittal package.
- *Applicant/Agent to ensure all final submitted documents and drawings are 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 were 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

- After DHO approval and final sign off, a recorded copy of the Plat must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
- Per 6-6(K)(2)(I) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.

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

- The IDO zone district is NR-C. Future development is subject to the IDO and the DPM, NR-C.
*Future development on the new lot may require a zone map amendment.

Here is a link to the IDO and DPM:

IDO--

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

DPM--

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

****Submitted plans should demonstrate how standards are being met.***

- ❖ **Table III: IDO Provisions for ABC Comp Plan Centers and Corridor Areas.** West Route 66 Activity Center.
- ❖ **4-2 Allowed Uses**, table 4-2-1. Follow the Use Specific Standards per section 4-3 of the IDO for any proposed development/uses.
- ❖ **5-1 Dimension Standards.**
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.
- ❖ **5-2 Site Design and Sensitive Lands.**
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land.**

**(See additional comments on next pages)*

- ❖ **5-5 Parking and loading.**
- ❖ **5-6 Landscaping, buffering, and Screening.** *Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail.*
Be aware of several sections related to new development –
5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas, and 5-6-E Edge buffer requirements.
- ❖ **5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-9 Neighborhood Edges.**
- ❖ **5-11-E Building/Façade Design.**
- ❖ **5-12 Signage.**
- ❖ **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.**



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FROM: Robert Webb/Jay Rodenbeck
 Planning Department

DATE: 7/15/24

**(See additional comments on next pages)*