



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2022-007645 Date: 05/10/2023 Agenda Item: #7 Zone Atlas Page: J-10

Legal Description: [LOT 2 TRACT S-1, UNIT 2, ATRISCO BUSINESS PARK]

Location: [LOS VOLCANES NW between GALLATIN PL NW and AIRPORT DR NW]

Application For: SD-2023-00053-PRELIMINARY/FINAL PLAT (DHO)

1. Availability Statement 221209 has been executed and provides conditions for service for a 23,700 sq ft industrial building and for the proposed subdivision.
2. Comments have been addressed.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007645
7401 Los Volcanes

AGENDA ITEM NO: 7

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. All comments have been addressed. No objection.
2. 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: May 10, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2022-007645 Hearing Date: 05-10-2023
 Project: Lot 2-A, 2-B, & 2-C, Tract S-1, Atrisco Business Park, Unit 2 Agenda Item No: 7

<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 (J10D027) with engineer’s stamp 02/21/2023.
- The existing detention pond needs to be in a private drainage easement **with the drainage easement notes** showing maintenance responsibility for all three lots.

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.

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

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

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.

- Hydrology has no objection to the Infrastructure List.
- Comment - Hydrology needs to approve the Grading & Drainage Plan prior to Building Permit.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSD 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: 5/10/2023

AGENDA ITEM NO: 7

DHO PROJECT NUMBER:

PR-2022-007645

SD-2023-00053 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 9-28-22 (DRB)

IDO - 2021

PROJECT NAME:

CARTESIAN SURVEYS, INC. agent for **RAY'S FLOORING SPECIALISTS INC.** requests the aforementioned action(s) for all or a portion of: **LOT 2 TRACT S-1, UNIT 2, ATRISCO BUSINESS PARK**, zoned **NR-BP**, located on **LOS VOLCANES NW** between **GALLATIN PL NW** and **AIRPORT DR NW** containing approximately 11.1793 acre(s). (J-10) [Deferred from 3/22/23, 4/26/23]

PROPERTY OWNERS: GDCLV LLC ATTN: GERALD LUCERO

REQUEST: TO SUBDIVIDE ONE EXISTING LOT TO CREATE 3 NEW LOTS, GRANT PUBLIC EASEMENTS AND SIDEWALK WIDTH DETERMINATION

COMMENTS:

1. Shared Parking and Cross Parking access agreement is shown, allowing access to Lots A, B, and C, and Shared Parking for Lots A & B is confirmed to be sufficient for both proposed uses. This agreement must be recorded with the plat.
2. Code Enforcement has no further comments or objections.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 5/10/23 -- **AGENDA ITEM:** #7

Project Number: PR-2022-007645

Application Number: SD-2023-00053

Project Name: Los Volcanes NW between Gallatin Pl and Airport Drive, Ray's Flooring

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:

1. Items Needing to be Completed or Corrected

- The project and application numbers must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.
- Prior to final signature of the Plat, the DFT staff will need a recorded infrastructure improvements agreement.
- Clarify Cannabis Cultivation use and note included in supplemental submittal. Is the new use for the proposed building? Additional standards may need to be met.
- Please clarify parking calculations for each lot; not the combined lots as each lot needs to meet required parking. The 'business' parking number needs to be a use per Table 5-5-1 and the correct number calculated (not '1 space per 3.5 GFA'). Specify existing development and how the shared parking agreement affects each development.
- Existing building was noted as primarily warehousing. Does it meet the IDO definition or is it different? Is it possibly wholesale and distribution center?

Warehousing

The use of a building primarily for the holding or storage of goods, including cold storage, and merchandise for onward transportation or for distribution to retailers, but not for sale to the general public, and not including self-storage.

**(See additional comments on next page)*

Loading and unloading from rail spurs is incidental to this use. See also Self-storage.

Wholesaling and Distribution Center

A facility for the storage of products, supplies, and equipment offered for wholesale distribution, and not for direct sale to the general public.

- Shared parking agreement is included in submittal. Please confirm when this will be recorded.

2. **Standard Comments and Items in Compliance**

- If approved by the DHO, the AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat.
- All final Plan sheets need to be sealed and signed by a design professional licensed in the State of New Mexico.
After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck.
- 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
- **Update 5.9.23** *Applicant is providing a 6 foot sidewalk. Per Table 7.2.29 from section 7 of the DPM:*
Los Volcanes is a Major Collector. Requires a 6ft Sidewalk & 5-6ft landscape buffer.

3. **Future Development Guidance.**

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

- Future development must meet all applicable standards and provisions of any previously approved Site Development Plan. Changes to that plan may require minor/major amendments to that plan. Where silent or if one does not exist, all development must meet standards and provisions of IDO (NR-BP & Atrisco BP) and the DPM.
****Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.***

- ❖ **Table III – Provisions for ABC Comp Plan Centers & Corridors.**
- ❖ 4-2 Allowed Uses, table 4-2-1. ***Reference Use Specific Standards any new uses and/or development. .**
- ❖ 5-1 Dimension Standards for NR-BP & Atrisco BP. 5-1-G Exceptions and Encroachments. ***Plans will need to show Dimensional standards detail for new development.**
- ❖ 5-3 Access & Connectivity requirements.
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1 ***Site Plans will need to demonstrate compliance of parking requirements.**
- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements. ***Site Plans will need to demonstrate compliance of landscaping requirements. Provide calculation detail. Including buffering and screening.**
- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ Section 6-1, table 6-1-1 for notice requirements.
- ❖ 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, dwelling and use definitions.



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

DATE: 05/9/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2022-007645

SD-2023-00053 – PRELIMINARY/FINAL

PLAT

SKETCH PLAT 9-28-22 (DRB)

IDO - 2021

CSI - CARTESIAN SURVEYS, INC. agent for RAY'S FLOORING

SPECIALISTS INC. requests the aforementioned action(s) for

all or a portion of: LOT 2 TRACT S-1, UNIT 2, ATRISCO

BUSINESS PARK, zoned NR-BP, located on LOS VOLCANES

NW between GALLATIN PL NW and AIRPORT DR NW

containing approximately 11.1793 acre(s). (J-10) [Deferred

from 3/22/23, 4/26/23c]

PROPERTY OWNERS: GDCLV LLC ATTN: GERALD LUCERO

REQUEST: TO SUBDIVIDE ONE EXISTING LOT TO CREATE 3 NEW LOTS,

GRANT PUBLIC EASEMENTS AND SIDEWALK WIDTH DETERMINATION

Comment:

05-10-2023

No comments for the requested action.

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.