



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2023-008364 Date: 04/12/2023 Agenda Item: #6 Zone Atlas Page: (R-15, S-14, S-13, T-13, T-14)

Legal Description: TRACTS 6A AND 6B, REPLAT OF TRACT 6 BULK LAND PLAT TRACTS 1-15, MDS

Location: BROADWAY BLVD SE and I-25

Application For: SD-2023-00084--PRELIMINARY/FINAL PLAT (DHO) Sketch Plat 3-15-23 (DFT)

1. Please add the following note:

- a. Public water and public sanitary sewer infrastructure is currently unavailable for the subject site and any future service will require the extension of public water and public sanitary sewer infrastructure. The site is determined to be for the use of a PNM sub-station and is not seeking service.
- b. For future service, request an availability/serviceability statement online at the following link www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008364 (2021-005684)
Mesa del Sol Tract 6

AGENDA ITEM NO: 6

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Both of the roadways bounding this site (I-25 and Broadway) are maintained by NMDOT. Please coordinate with District 3 for any roadway improvements they may require. No objection.

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: April 12, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2023-008364 Hearing Date: 04-12-2023
Project: Tracts 6A & 6B, Mesa del Sol Agenda Item No: 6

<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 no objection to the platting action.
- 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 _____

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: 4/12/2023

AGENDA ITEM NO: 6

DHO PROJECT NUMBER:

PR-2023-008364

SD-2023-000XX – PRELIMINARY/FINAL PLAT

SKETCH PLAT 3-15-23 (DFT)

IDO - 2021

PROJECT NAME:

BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS PE, agent for STEVE B. CHAVEZ requests the
aforementioned action(s) for all or a portion of: **TRACTS 6A and 6B, REPLAT OF TRACT 6 BULK LAND PLAT**
TRACTS 1-15, MDS zoned PC, located between BROADWAY BLVD SE and I-25 containing approximately
200.8912 acre(s). (R-15, S-14, S-13, T-13, T-14)

PROPERTY OWNERS: MDS INVESTMENTS LLC

REQUEST: REPLAT OF TRACT 6 BULK LAND PLAT TO CREATE TWO TRACTS, 6A AND 6B

COMMENTS:

1. Code Enforcement has no comments or objections.



DEVELOPMENT FACILITATION TEAM

Planning Comments

REVIEW DATE: 4/12/23 -- **AGENDA ITEM:** #6

Project Number: PR 2023-8364 {AKA PR-2021-005684}

Application Number: SD-2023-00084

Project Name: Mesa del Sol

Request:

Minor Preliminary/Final Plat: Replat of Tract 6 to create two Tracts

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

COMMENTS:

1. Items that Need to be Completed or Corrected:

- There is an existing study which covers portions of the site. **A completed Archaeological Certificate with an issuance of a “Certificate of No Effect” and/or a “Certificate of Approval” must be issued prior to the approval of a Site Plan for a future PNM Substation on Tract 6B.**
- The application number must be added to the Plat prior to final sign-off of the Plat by DFT staff should the Plat be approved by the DHO.
- The AGIS office must approve the DXF file, and proof of the AGIS approval via email must be provided prior to final sign-off of the Plat by DFT staff should the Plat be approved by the DHO.

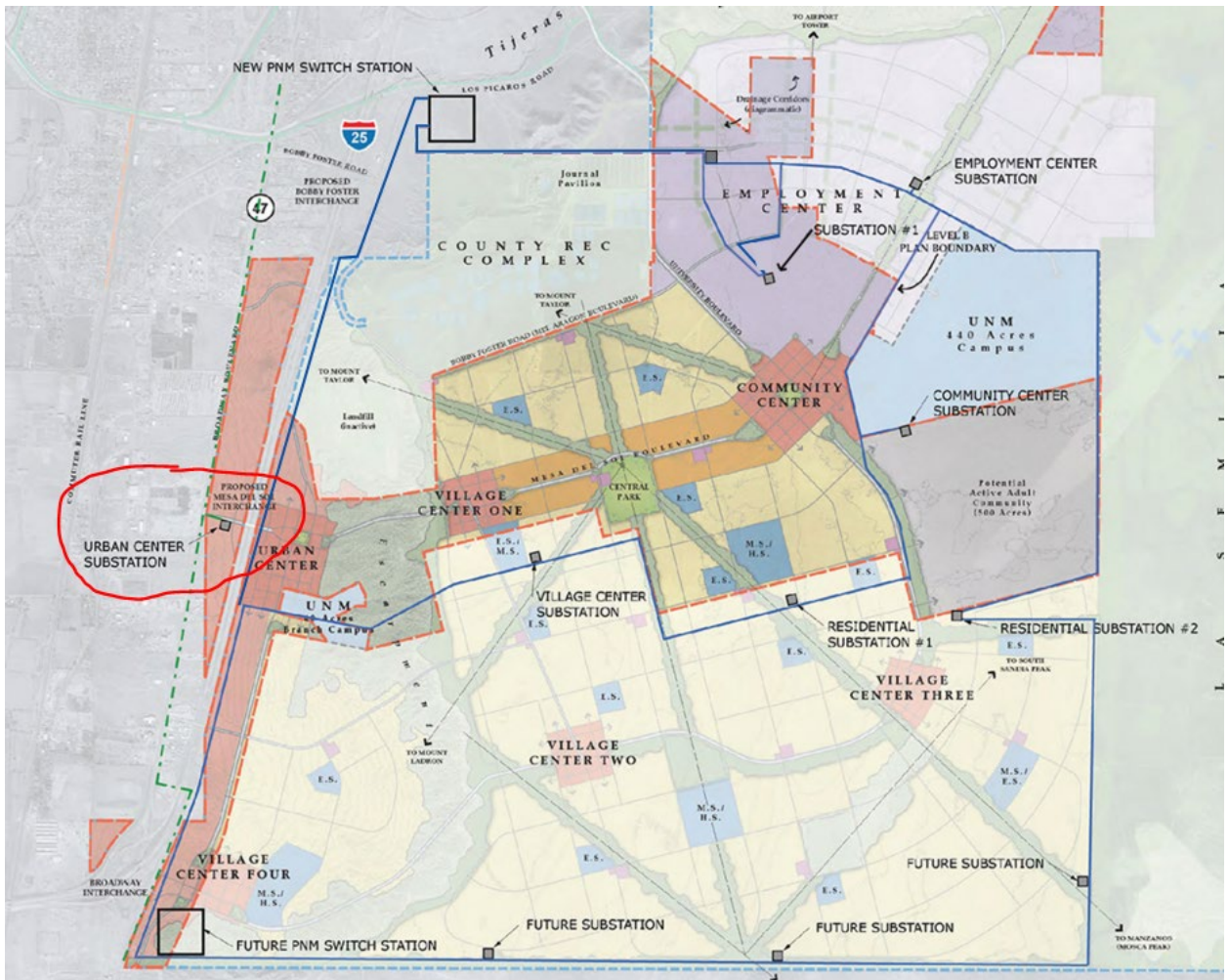
2. Standard Subdivision Comments and Items in Compliance:

***Previous sketch plat from March of 2023.**

- The proposed replat has been determined to be a Minor Preliminary/Final Plat.
- All development and platting actions are subject to **IDO section 5-4-C** (Subdivision of Land Compliance). Action cannot increase any existing nonconformity or create a new nonconformity. ***Plans should demonstrate compliance of these standards.**

**(See additional comments on next page)*

- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
- All Plat sheets are sealed and signed by a design professional licensed in the State of New Mexico.



- The Mesa del Sol Level B Plan appendices states: “A typical unit substation site is sized at 200’ x 200’. Locations will be determined based on load. The site needs access (either direct or by and access easement) to a public road ROW. Substations are located on land owned by PNM. This location will be the terminus of a transmission line and therefore will have one incoming and one outgoing transmission line to adjacent substations.”
- Section 6-1, Table 6-1-1 for public notice requirements. No Neighborhood Associations were required to be noticed.

- Per 6-6(I)(1)(c)(8) of the IDO, any application involving a major utility as a primary use of the site unless specified otherwise in an adopted Facility Plan requires a Site Plan – EPC approval. Staff will need to confirm if a substation is considered a “major utility.”

3. Future Development Guidance

- Future development of a substation must meet provisions of the Mesa del Sol Level B Plan, the IDO and the DPM. An Urban Center Substation is shown in this location on the Level B Plan Electric Utility Map.

****Please reference the following development standards from the IDO.***

Subject to change pending formal submittal or change in development type/use.

- **Table I, II, III – Provisions for ABC Comp Plan Centers & Corridors.** *Proposed site does not appear to be in a Center or Special Corridor. It is not in the Railroad & Spur mapped area.
- Property does not appear to be in any of the Overlay Zones.
- **4-2 *Reference Use Specific Standards for Electric Utility IDO 4-3(E)(8) would apply. Please not the following standards would apply and check the section for other standards that could apply.**

4-3(E)(8) Electric Utility

- 4-3(E)(8)(a) Substation walls shall be set back a minimum of 10 feet from all property lines to allow for perimeter landscape.
- 4-3(E)(8)(b) Substation facilities shall be surrounded by a minimum 10-foot landscaped buffer area consisting of shrubs and other vegetation that complies with the safety and maintenance requirements for substations.
- 4-3(E)(8)(c) Substations shall be surrounded by a wall a minimum of 12 feet high wall.

- **5-1 Dimension Standards**

**Plans will need to demonstrate that Dimensional standard requirements are being met.*

- ❖ **5-2 Site Design and Sensitive Lands.**

5-2(C)(1) Both the subdivision and site design processes shall begin with an analysis of site constraints related to sensitive lands. The site analysis shall be included with the Site Plan application. The Sensitive Lands Analysis Form can be obtained at:

[https://documents.cabq.gov/planning/development-review-board/Sensitive lands analysis form.pdf](https://documents.cabq.gov/planning/development-review-board/Sensitive%20lands%20analysis%20form.pdf)

- **5-3 Access & Connectivity requirements.** Including, but not limited to – 5-3(C) General Access and Circulation.
- **5-4 Subdivision Of Land.** Including, but not limited to – 5-4(K) Dedication Of Land for Public Purposes, 5-4(L) Easements Or Rights-Of-Way, 5-4(N) Improvements Required, 5-4(O) Infrastructure Improvements Agreement, 5-4(P) Additional Design Criteria and Construction Standards.
- 5-5 Parking & Loading requirements, Table 5-5-1
***Plans will need to demonstrate compliance of parking requirements.**
- 5-6 Landscaping, Buffering, and Screening standards and requirements.
***Plans will need to demonstrate compliance of landscaping requirements.**
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.
- **5-12 for Signage** requirements and restrictions.
- **Section 6-1,** table 6-1-1 for **public notice requirements.**
- **Referrals to Commenting Agencies (6-4).** Parcel is outside KAFB and Albuquerque International Sunport.
- **7-1 Definitions** for development, dwelling and Uses.

Electric Utility

A facility used or designed to provide electricity services to the city or part of the city that is regulated as a public utility by the New Mexico Public Regulation Commission. Back-up generators and battery storage are incidental to this use. See also *Geothermal Energy Generation, Major Utility, Solar Energy Generation, and Wind Energy Generation.*

Public Utility Structure

A structure owned by a unit of government or by a public utility company that is an electric switching station; electric substation operating at voltages greater than 50 kilovolts (kV); gas transfer station or border station; lift station, odor control (or chlorine) station, water well or pump station, or water reservoir; traffic signal; public light poles; or any other public utility structure controlled by a Facility Plan approved by the City.



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FROM: Jolene Wolfley/Jay Rodenbeck
Planning Department

DATE: 4/11/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-008364

SD-2023-00084 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 3-15-23 (DFT)

IDO - 2021

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PROPERTY OWNERS: MDS INVESTMENTS LLC

REQUEST: REPLAT OF TRACT 6 BULK LAND PLAT TO CREATE TWO TRACTS, 6A AND 6B

Comments:

04-12-2023

No comments or Objections to this request.

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.