



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008674 Date: 05/08/2024 Agenda Item: #4 Zone Atlas Page: H-11

Legal Description: NE Corner Tr 310; The N’yly Parts TS 308, 309 & 310; Tr Comprising Por. TR 310, Unit 8 Atrisco Grant.

Request: Subdivision of Land – Preliminary Plat for Playa Del Sur

Location: 5720 Miami Rd NW between MIAMI and COORS BLVD NW

Application For: SD-2024-000056-Preliminary Plat

1. Availability Statement 230531 has been executed and provides conditions for service.
2. Infrastructure List:
 - a. 8-inch sanitary sewer infrastructure is not required along Miami Rd. (delete)
 - b. 8-inch water and sanitary sewer lines along Marlin St. needs to extend up to lot 21 and 22... however this can be elaborated.
 - c. ¾” services can be removed since all waterlines and sewer lines include services... is there a reason for the specific line item for services?
3. Infrastructure will need to be constructed or financially guaranteed prior to final sign off of plat.
4. Infrastructure will be required for the site to provide adequate service to each of the proposed lots.
 - a. Each lot shall have separate water and separate sanitary sewer service.
 - b. Fire protection requirements must be met and water infrastructure improvements may be required dependent upon the fire flow requirements for the site.
 - c. Add the following note on the plat when easements are being granted for public water and/or public sanitary sewer infrastructure. This note needs to be placed on the cover sheet of the plat.

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)

Application For: SD-2024-00077-Vacation of Public Easement

1. No objection

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

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: 05/08/2024

AGENDA ITEM NO: 4

DHO PROJECT NUMBER:

PR-2023-008674

SD-2024-00056 – PRELIMINARY PLAT

SD-2024-00077 – VACATION OF PUBLIC EASEMENT

SKETCH PLAT 6-7-23 (DFT)

IDO - 2022

PROJECT NAME:

TIERRA WEST LLC agent for GALBRETH WILLIAM E TRUSTEE GALBRETH RVT requests the aforementioned action(s) for all or a portion of: **NE Corner Tr 310; The N'ly Parts of TS 308, 309 & 310; Tr Comprising Por. TR 310, UNIT 8 ATRISCO GRANT** zoned **MX-T** located at **5720, 5720 MIAMI RD NW** between **MIAMI and COORS BLVD NW** containing approximately **5.4683** acre(s). **(H-11)**

PROPERTY OWNERS: BUTTERFLY HOLDINGS LLC

REQUEST: SUBDIVISION OF LAND - PRELIMINARY PLAT FOR PLAYA DEL SUR

COMMENTS:

1. Code Enforcement has no comments and no objections.

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: 05/08/2024

Comments from 4/10/24 DHO Hearing:

2. Property is zoned MX-T, and is located within the CPO-2 Coors Blvd Overlay zone. Must meet setback, dimensional, and development standards as per MX-T IDO 5-(D), Table 5-1-2 and/or CPO-2, IDO 3-4(C) as applicable.
3. The Development plan appears to be for townhouses, duplexes, and single family homes. These are all allowable uses in the MX-T zone district.
4. Future development must provide a minimum 20 ft driveway for each unit, as per IDO 5-3(C)(3)(b).
5. Code Enforcement has no further comments at this time, and no objections.

Comments from 6/7/23 DFT Sketch Plat:

1. Property is zoned MX-T, and is located within the CPO-2 Coors Blvd Overlay zone. Must meet setback, dimensional, and developmental standards as per MX-T IDO 5-(D), Table 5-1-2 and/or CPO-2, IDO 3-4(C) as applicable.
2. Proposed locations of manufactured homes must meet setback requirements of MX-T, including 5 ft front, 0 ft interior and 5 ft street side, and 15 ft rear setbacks. Please show how this will be met on each lot.
3. Proposed locations of manufactured homes must have a minimum 20 ft driveway, not including the sidewalk, as per IDO 5-3(C)(3)(b). Please show how this will be met on each lot.
4. Code Enforcement has no further comments at this time.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-008674

SD-2024-00056 – PRELIMINARY PLAT

SD-2024-00077 – VACATION OF PUBLIC EASEMENT

SKETCH PLAT 6-7-23 (DFT)

IDO - 2022

TIERRA WEST LLC agent for GALBRETH WILLIAM E TRUSTEE GALBRETH RVT requests the aforementioned action(s) for all or a portion of: NE Corner Tr 310; The N'ly Parts of TS 308, 309 & 310; Tr Comprising Por. TR 310, UNIT 8 ATRISCO GRANT zoned MX-T located at 5720, 5720 MIAMI RD NW between MIAMI and COORS BLVD NW containing approximately 5.4683 acre(s). (H-11) [Deferred from 4/10/24x, 4/24/24L]

PROPERTY OWNERS: BUTTERFLY HOLDINGS LLC

REQUEST: SUBDIVISION OF LAND - PRELIMINARY PLAT FOR PLAYA DEL SUR

Comments:

05-08-2024

No objections to the 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.

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

DRB Project Number: 2023-008674 Hearing Date: 05-08-2024
Project: Playa Del Sur Subdivision Agenda Item No: 4

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" 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 Revised Conceptual Grading & Drainage Plan (H11D075) with engineer's stamp 02/02/2024.
- Hydrology has no objection to the vacations.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the Infrastructure List.

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: 2023-008674
5720 Miami Rd

AGENDA ITEM NO: 4

SUBJECT: Preliminary Plat, Vacation of Easement

ENGINEERING COMMENTS:

1. Transportation has an approved conceptual TCL dated 2/16/2024. All comments have been addressed. No objection.
2. As reminder, a full TCL will be required prior to building permit.

. 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 8, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 5/8/24 -- **AGENDA ITEM:** # 4

Project Number: PR-2023-008674

Application Number: SD-2024-00056

Project Name: 5720 Miami Rd NW

Request:

Major Subdivision of Land – Preliminary Plat for Playa del Sur

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

COMMENTS:

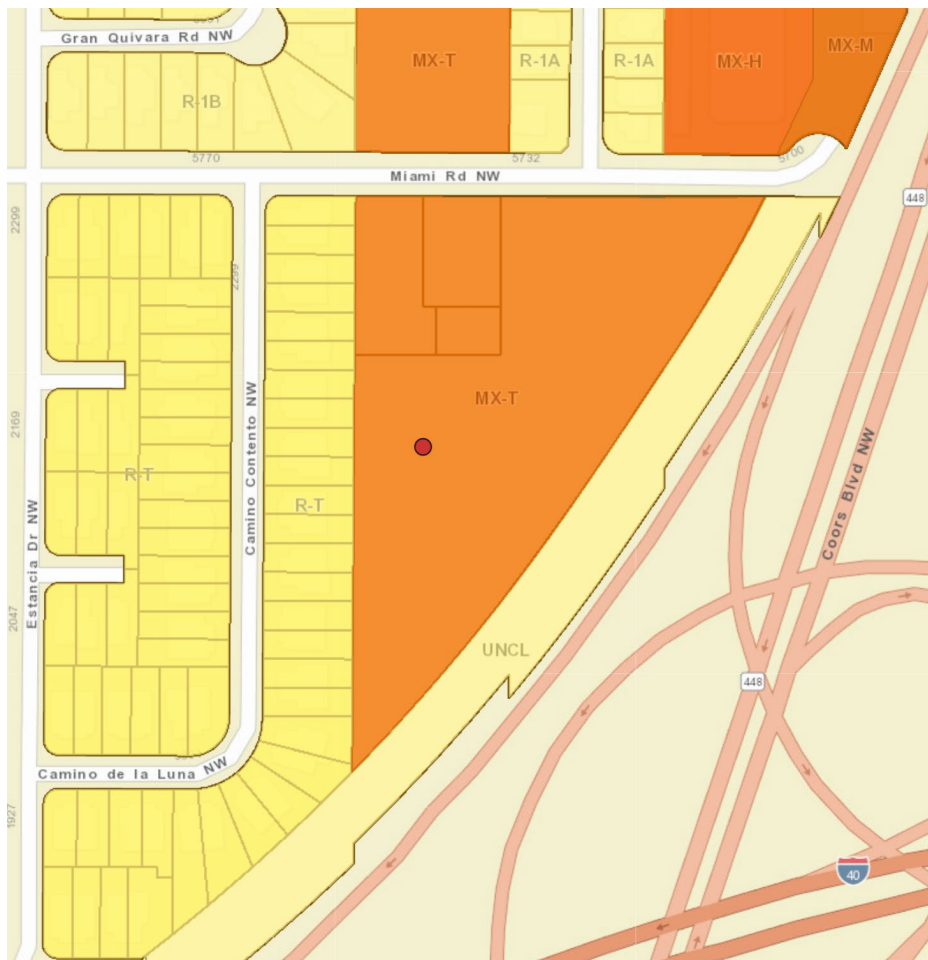
Items that need immediate attention are in **orange type**

BACKGROUND

- This is a Major Preliminary Plat request to subdivide four (4) existing lots (a portion of tracts 308, 309, and 310, Unit 8 Town of Atrisco Grant into fifty-five (55) lots a total of 5.4683-acres in size, vacate and grant easements as depicted on the Plat, and dedicate right-of-way to the City of Albuquerque. The vacation of an existing 142-foot x 52-foot PNM and MST&T easement is also being requested.
- The subject property is zoned MX-T (Mixed-Use - Transition Zone District), and is vacant. The Sidewalk Exhibit included with the Preliminary Plat application submittal depicts proposed duplex dwellings on the proposed lots.
- Duplex dwellings in the Dos Cominos Subdivision abut the western boundary of the subject property, a mixture of residential and non-residential development is adjacent to the northern boundary of the subject property across Miami Road, and a diversion channel, Coors Blvd. and I-40 abut and are near the eastern and southern boundaries of the subject property.

**(See additional comments on next pages)*

- There is a paved multiple use trail adjacent to the property on the east. Also; In the Long-Range Roadway System (LRRS); such property has the interstate and a regional principal arterial to the east, adjacent to the trail and not the property.
- The subject property is located in an Area of Change next to Area of Consistency to the west as designated by the Comprehensive Plan.



- The subject property is located within the Coors Boulevard Major Transit Corridor (MT), the Coors Boulevard Character Protection Overlay Zone CPO-2, and is not located within any specific Centers.

1. ITEMS NEEDING TO BE COMPLETED/CORRECTED

- The applicant completed a noise study because the parcels are in the northwest quadrant of Interstate 40 (I-40) West and Coors Blvd. which carries substantial traffic and generates substantial noise. The outcome of the study was that noise greater than 65 decibels is now present during the morning peak hour in the northeast portion of the site; other areas of the property had readings below 65 decibels. The noise study did not give readings for each location for the entire peak hour period.

The subdivision must meet the requirements of the IDO provision below on suitability for subdividing to ensure the public health, safety, and general welfare of the residents of the subdivision.

5-4(C) Compliance with Zoning Requirements

- 5-4(C)(2) No land shall be subdivided that is found to be unsuitable for subdividing by reason of flooding, ponding, poor drainage, adverse soil conditions, adverse geological formations, unsatisfactory topography, limitations of water quantity, and/or quality, lack of access or restrictions on accessibility, or **other conditions likely to be harmful to the public health, safety, or general welfare, unless such unsuitable conditions are corrected or mitigated to the satisfaction of the City. The Development Hearing Officer (DHO) is responsible for making determinations regarding unsuitability of land for subdivision.**

The applicant has discussed the following as mitigation measures: a perimeter wall all along the east property boundary. A continuous, opaque 8 foot CMU wall, not narrower than 6-inches, and with a variegated surface, possibly split-face faced block along the eastern property line and parallel to the I-40 onramps, is required to achieve public health in this area.

Staff has further requested that:

- (1) The **northeast corner of the site be redesigned** with a stub street so that no home faces Miami near Coors;
- (2) OR that the eastern perimeter **wall wrap around the northeast corner continuing 35-50 feet along Miami. The wrap around on the front yard would require a variance.** Without the wrap around wall, staff requests that additional noise readings be done during the entire peak period (not just 5:30 to 6:00 am) to see the exact mitigation measure, including wall design, that is needed for homes that would front on Miami. See figure below (8 foot CMU wall is shown in red):

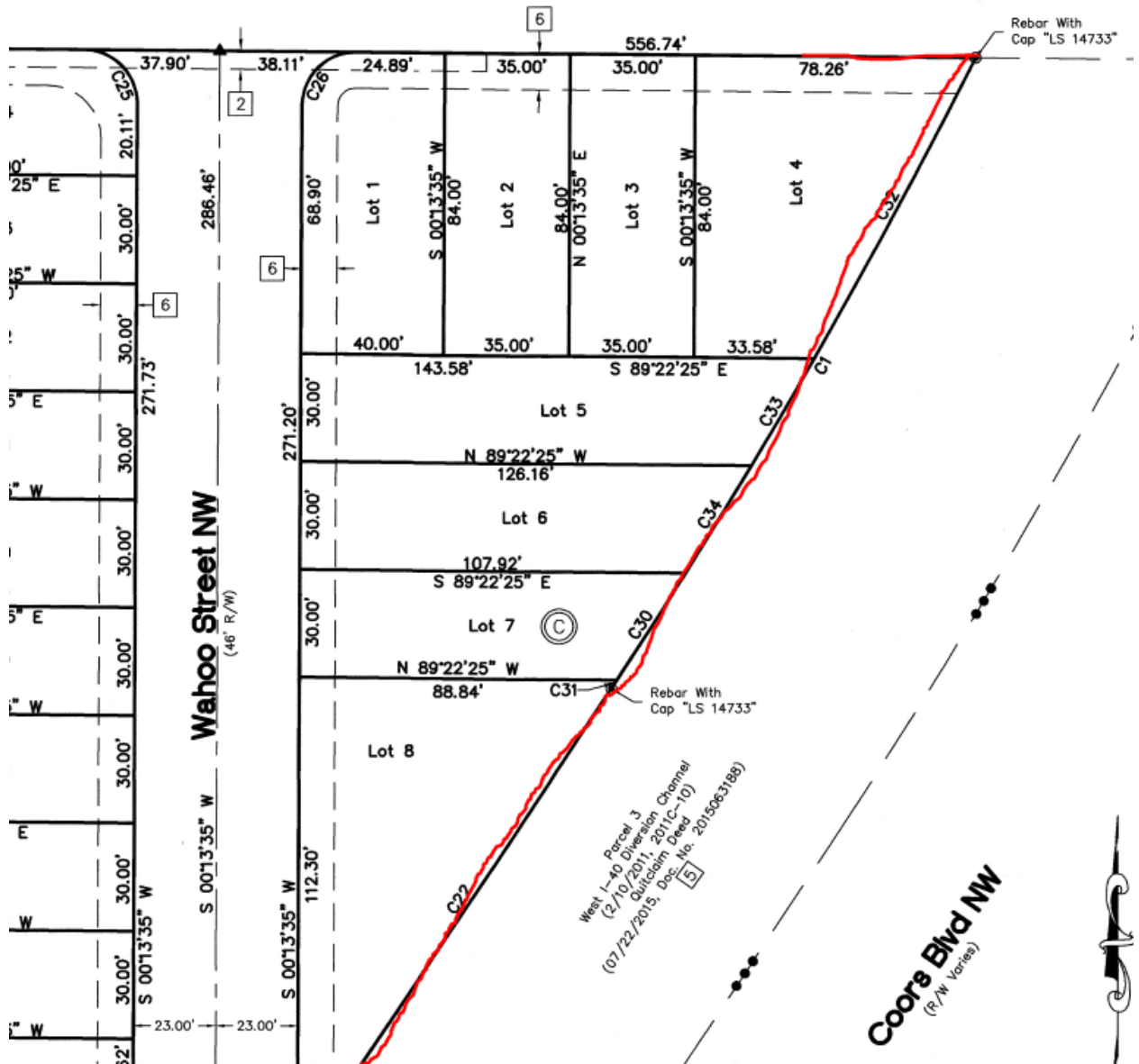
2009C-120)

Chiseled "X"

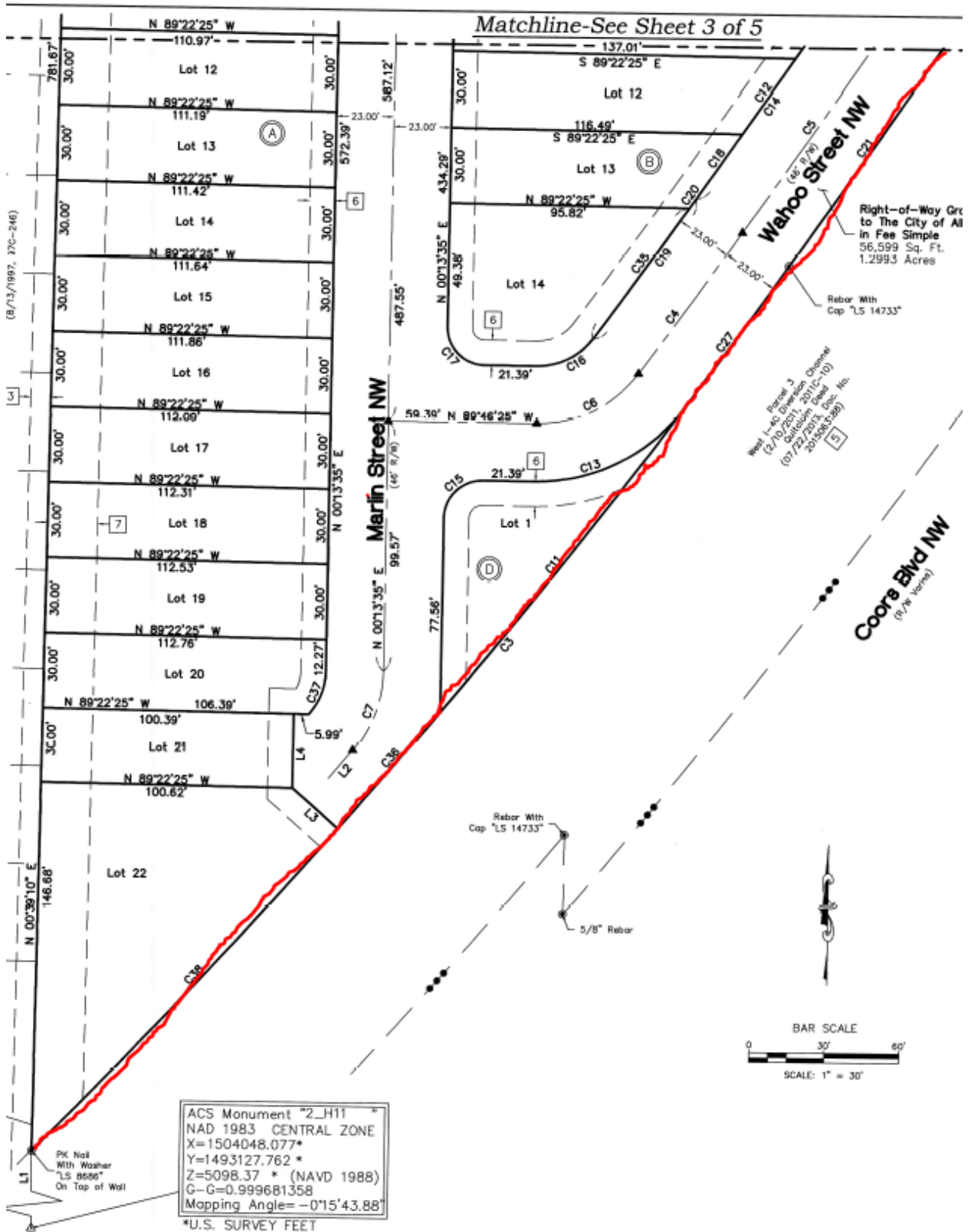
310, UNIT 8, TOWN OF ATRISCO
City of Albuquerque
Bernalillo County, New Mexico
January 2024

Miami Road NW

(60' R/W)



Coors Blvd NW
(R/W Variance)





- The perimeter wall design must be on a plat sheet that accompanies the plat and is approved with the plat to guide later stages of development when the perimeter walls are built. The following note must be added to the Plat: **“The developer of the subdivision is responsible for building noise walls and using building façade treatments to attenuate the traffic noise from the adjacent on ramps to I-40 West and Coors Boulevard.”**
- Confirm that all lots have a depth sufficient to allow a 20-foot driveway from garage to sidewalk beginning, with no sidewalk encroachment per IDO 5-3 below:

5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.



-
- Project and Application numbers must be added to the Infrastructure List (IL).
- An Infrastructure List (IL) is included in the submittal. Jonathan D. Niski (who is listed on the IL) must sign the IL.
- Confirm ROW development detail and the compliance of section 7 of the DPM, Table 7.2.29. In regards to Sidewalk width requirements and its landscape buffer.

****Defer to Transportation for standards.***

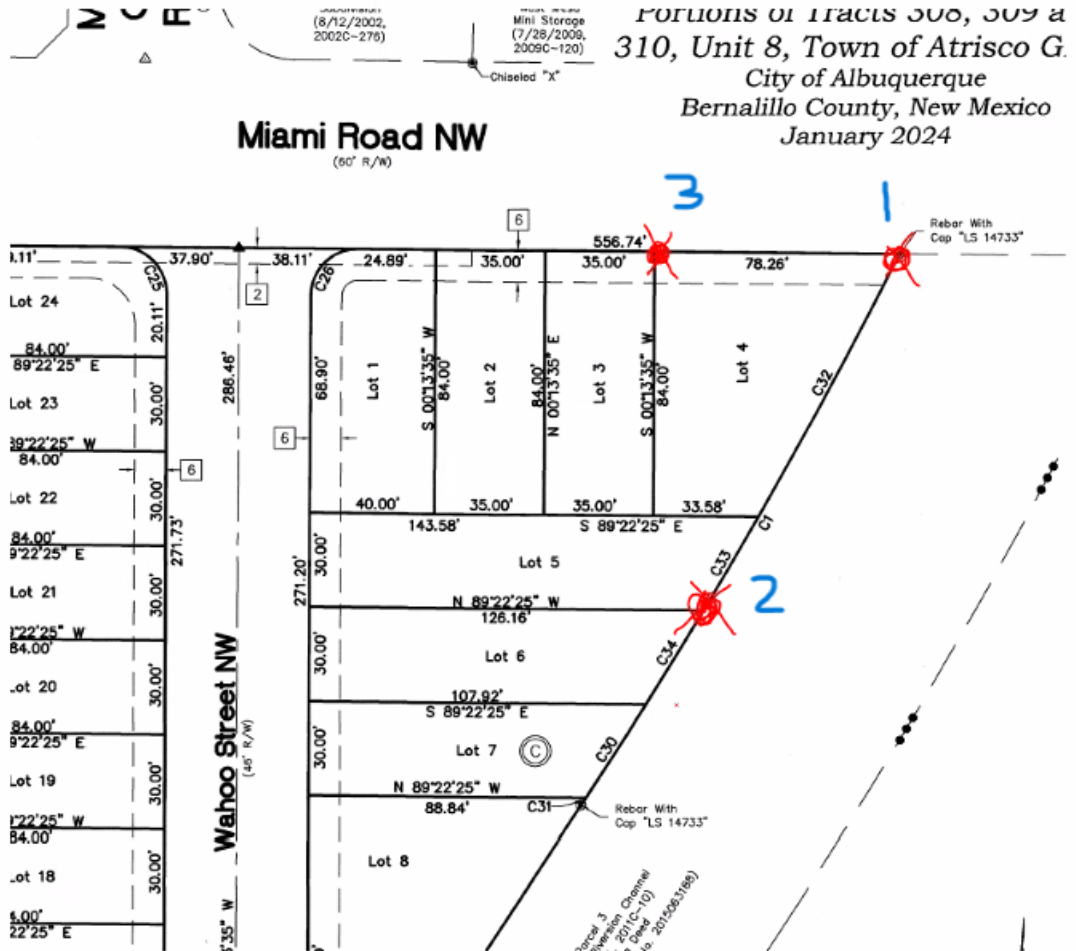
The location is not in a Center but within Major Transit Corridor area.

Miami Rd is considered a local street. 5' sidewalk and 4-6' landscape buffer is required.

The Sidewalk Exhibit included with the Preliminary Plat submittal as well as the IL depict 5-foot wide sidewalks along Miami Road, as well as along future proposed local streets within the subdivision which comply with Section 7, Table 7.2.29 of the DPM. The Sidewalk Exhibit also depicts landscape buffers that vary between 3.5-feet and 4.5-feet in width; **landscape buffers less than 4-feet in width would not be recommended for a new development. The landscape buffers of four feet provide a minimum width for tree survival; wider than 4 feet is recommended.**

- Planning staff defer to Parks and Recreation and AMAFCA regarding the potential impact of the proposed subdivision and future proposed residential development on the trail within the AMAFCA diversion channel, and to Hydrology and AMAFCA regarding the potential impact on the diversion channel itself.

- Planning staff have reviewed the Noise Study Report submitted as part of the Preliminary Plat application submittal, and additional noise readings/measurements may be needed in the locations noted in the exhibit below (1-3 in priority order).



- The parcel is located immediately adjacent to a large interstate interchange with flyover ramps. NMDOT review of and comment on the project is essential, and written comments from NMDOT on the project must be provided.
- The block length of the block along the western side of Marlin Street appears to be more than 600-feet in length, and the length of the block must be confirmed by the applicant. Per Table 5-4-1 of the IDO, block lengths along local streets can't be more than 600 feet in length, and would require a DHO Waiver (if more than 600-feet in length).

- The numbering of the lots in the Plat seems to indicate that the Plat could be phased. For example, the block west of Marlin Street features Lots 1-22, the block east of Marlin Street and west of Wahoo Street features Lots 1-24, the block east of Wahoo Street features Lots 1-8, and a block at the southeastern intersection of Marlin Street and Wahoo Street features one lot (Lot 1). Please confirm if the Plat is to be phased.
- The City's AGIS office must approve the DXF file for the Final Plat.

2. STANDARD COMMENTS AND ITEMS IN COMPLIANCE

- Per 14-16-5-2 of the IDO, 5-2(C)(2), new subdivisions of land and site design shall avoid locating development, except for open spaces and areas that will not be disturbed during the development process, in the sensitive lands including large stands of mature trees. A Sensitive Lands Analysis was provided with the Preliminary Plat application submittal and indicates that no sensitive land features exist. Staff accepts that analysis..
- 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.
**Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.*
- An Archaeological Certificate of No Effect was submitted with this request.
- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed prior to this submittal. Related documents are included in the submittal package. A Facilitated Meeting was held on April 30, 2024. The Facilitated meeting notes are included in the application file. The major concerns of the adjacent neighbors were: traffic generated by the subdivision, construction activity (noise, dust, large trucks), and quality of the subdivision.
- The Applicant must ensure that all final submitted documents 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 are all provided on the Plat.
- Per 6-6(L)(2)(c) Preliminary Plat, the applicant shall provide an IIA and construction plans

and specifications for all required improvements conforming to the Preliminary Plat, pursuant to Subsection 14-16-6-4(Q). **A recorded IIA based on the approved Infrastructure List must be submitted with a Final Plat application submittal prior to the acceptance of the Final Plat application submittal and placement on a DHO agenda.**

Major Preliminary Plat (SD-2024-00056)

- Per 6-6(L)(3)(a) (for a for a Subdivision of Land – Major), a Preliminary Plat shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Vacation of Easement (SD-2024-00077)

- Per 6-6(M)(3) Review and Decision Criteria, an application for a Vacation of Easement, Private Way, or Public Right-of-way shall be approved if it meets any of the following criteria:
 - 6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.*
 - 6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.*
- Regarding the vacation request of an existing 142-foot x 52-foot PNM and MST&T easement, per Planning staff’s analysis the request was justified per 6-6(M)(3) of the IDO, as the proposed Vacation won’t impact any neighboring properties, and the proposed easement will provide better service to the proposed 55 lots. Therefore, **Planning staff have no objections to this request. However, Planning staff requests the applicant contact PNM and obtain their written confirmation that they (PNM) do not object to the vacation.**

3. FUTURE DEVELOPMENT GUIDANCE

- Future development must meet all applicable standards and provisions of the IDO per (MX-T) and the DPM.
***Submitted plans should demonstrate how standards are being met for any applicable**

previous approvals and/or current standards.

Please reference the following development standards from the IDO.

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

**Subject to change pending formal submittal and/or changes in development type/use. Changes may also require amendments to previous approvals.*

- ❖ 2-4(A)(2) Use and Development Standards
Table 2-4-1
- ❖ **3-4(C) Coors Boulevard – CPO-2**
- ❖ 4-3 Use-Specific Standards 4-3(B)(5)
- ❖ **5-1 Dimension Standards.** 5-1-G Exceptions and Encroachments.
**Plans will need to demonstrate that Dimensional standard requirements are being met.*
- ❖ **5-3 Access & Connectivity requirements**
**5-3(C)(3) Driveways, Drive Aisles, and Access 5-3(C)(3)(a) Development shall comply with the driveway, drive aisle, and access standards in the DPM.*

5-3(C)(3)(b) For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.
- ❖ **5-4 Subdivision of Land.**
- ❖ 5-4(E) **Block Design and Layout**
 - 5-4(E)(2) General Block Layout
 - 5-4(E)(3) Block Dimensions
- ❖ 5-5 Parking and Loading
5-5 Parking & Loading requirements, Table 5-5-1.
Dwelling, duplex 1 space / DU up to 2 BR - 2 spaces / DU with 3 or more BR
- ❖ **5-6 Landscaping, Buffering, and Screening standards and 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 Building and façade design requirements.** 5-11-C for Low-Density Residential.
*Demonstrate and explain how standards and requirements are being met.
- ❖ **5-13 Operation and Maintenance**
 - 5-13(A) Operating Standards
 - 5-13(B) Maintenance Standards
 - 5-13(B)(2) Buildings and Structures
- ❖ **7-1 Development, dwelling, and use definitions**
*Reference definitions for Low-Density Residential.



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: Marcelo Ibarra/ Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 5/6/23



April 1, 2024

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

**Subject: Comments for Development Hearing Officer on
April 10, 2024
Albuquerque, Bernalillo County, District Three**

Dear Ms. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2023-008674

Case Description: Major Subdivision of Land – preliminary plat for Play del Sur.

Location: 5720 Miami Rd. NW 87120

Type of Development (Residential/Commercial): Residential

Possible Impacted NMDOT roadway(s): I-40, Coors Blvd.

Department Comments:

- Please coordinate with NMDOT District 3 Assistant Engineer Margaret Haynes to discuss this development's potential impacts to I-40 and/or NM 45 (Coors Blvd).

Margaret.Haynes@dot.nm.gov

Cell: 505-288-2086

If there are any questions, please feel free to contact Keith Thompson at 505.490.3752 or keith.thompson@dot.nm.gov

Sincerely,

Keith Thompson, D3 Support Engineer
cc: Nancy Perea, D3 Traffic Engineer (email)
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

**Michelle Lujan
Grisham**
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

**Hilma Espinoza
Chynoweth**
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

Emailed March 26, 2024
DHO Comments for Meeting on 4/10/2024

To: Angela Gomez, Development Review Services Hearing Monitor
City of Albuquerque

From: Jared Romero, P.E., CFM, Development Review Engineer
AMAFCA

RE: DHO COMMENTS for PR-2023-008674

**NE Corner Tr 310; The N'ly Ports of TS 308,
309 & 310; Tr Comprising Por TR 310, UNIT 8 ATRISCO
GRANT (PLAYA DEL SUR SUBDIVISION):**

ZAP: L-20

SD-2024-00056 –
PRELIMINARY
PLAT

- AMAFCA has no adverse comments to the preliminary subdivision plat.



Mid-Region Metropolitan Planning Organization

Mid-Region Council of Governments
809 Copper Avenue NW
Albuquerque, New Mexico 87102
(505) 247-1750-tel. (505) 247-1753-fax
www.mrcog-nm.gov

TO: Angela J. Gomez

FR: Peach Anderson-Tauzer, Outreach & Engagement Planner

RE: MRMPO Comments for the Development Hearing Officer Applications Scheduled for April 10, 2024.

Jul 2023

The following staff comments relate to transportation systems planning within the Albuquerque Metropolitan Planning Area (AMPA). Principal guidance comes from the *2040 Metropolitan Transportation Plan (MTP)* and the maps therein; *Transportation Improvement Program (TIP) for FFY 2016-2021*; the *Intelligent Transportation Systems (ITS) Regional Architecture*; and the *Roadway Access Policies* of the Transportation Coordinating Committee (TCC) of the Metropolitan Transportation Board (MTB).

PR-2023-008674

MRMPO has no adverse comments. For informational purposes:

- Coors Blvd is functionally classified as a Principal Arterial.
- Coors Blvd is an NMDOT limited access facility. Please refer to the State Access Management Manual (SAMM) or contact Acting District 3 Engineer Paul Brasher at paul.brasher@dot.nm.gov with any questions about access control.
- A proposed protected bike lane is identified on Coors Blvd in the Long Rang Bikeway System (LRBS).
- Coors Blvd is identified as a Primary Transit route in the Long Range Transit Network (LRTN) with headways of 15-30 minutes.

Appendix G of the MTP recommends the following as it relates to the subject property:

- Combine land redevelopment with enhancements to existing transportation facilities to better incorporate bicyclists and pedestrians.
- Encourage networks that improve connectivity (i.e., those with shorter block lengths and fewer dead ends/cul-de-sacs).
- Fill in gaps in the bicycle and pedestrian networks, first targeting improvements near activity centers, schools, and parks.
- Improve the user experience for cyclists, pedestrians, and transit riders with thoughtful connections and design.
- Promote a diverse mix of housing, in cost, unit types, and neighborhood settings.
- Require new residential subdivisions to include adequate tree canopy, particularly in EJ communities.
- Support the use of Cluster Subdivisions, Conservation Subdivision Designs (CSD) and Low Impact Development (LID) principles in developing areas to make efficient use of infrastructure,

maximize connected greenspace, and avoid altering existing hydrology.

If you have any questions, please do not hesitate to contact me by e-mail at panderson-tauzer@mrcog-nm.gov.



Kizito Wijenje
EXECUTIVE DIRECTOR

April 2, 2024

MEMORANDUM

To: **Angela Gomez**, DHO Hearing Monitor, agomez@cabq.gov
Robert Webb, DHO Planner, rwebb@cabq.gov
Development Facilitation Team (DFT)
Jay Rodenbeck, Planning Department, jrodenbeck@cabq.gov
Ernest Armijo, P.E., Transportation Development, Planning Department, earmijo@cabq.gov
Tiequan Chen, P.E., Hydrology & City Engineer's Representative, Planning Department, tchen@cabq.gov
David Gutierrez, P.E., Albuquerque/Bernalillo County Water Utility Authority, dggutierrez@abcwua.org
Jeff Palmer, Code Enforcement Division's Representative, Planning Department, jppalmer@cabq.gov
Cheryl Somerfeldt, Parks and Recreation, csomerfeldt@cabq.gov

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director APS Facility Planning & Construction
Serina Gallegos, APS Real Estate
Margaret Callahan, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
Sarah Young, AICP, Senior Planner Manager, APS Capital Master Plan
Cordell Bock, Planner II, APS Capital Master Plan
Hodgin Serrullo, Planner II, APS Capital Master Plan

From: Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

Re: CABQ Development Hearing Officer Case April 10, 2024, PR #2023-008674
(Case 1 of 1)

1. Project #2023-008674

- a. DHO Description: SD-2024-00056, Preliminary Plat
- b. Site Information: Atrisco Grant, Unit 8, NE Corner Tr 310; the n'ly ports of TS 308, 309, 310.
- c. Site Location: 5720 Miami Road NW, between Miami and Coors Blvd NW.
- d. Request Description: Subdivision of Land-Preliminary Plat for Playa Del Sur.



Kizito Wijenje
EXECUTIVE DIRECTOR

- e. **APS Comments:** Residential development at this location impacts Susie Rayos Marmon Elementary School, Tres Volcanes Community Collaborative K-8 School, and West Mesa High School.
 - a. **Residential Units: 55**
 - b. **Est. Elementary School Students: 14**
 - c. **Est. Middle School Students: 6**
 - d. **Est. High School Students: 6**
 - e. **Est. Total # of Students from Project: 26**

*The estimated number of students from the proposed project is based on an average student generation rate.

School Capacity

School	2023-2024 (40 th Day) Enrollment	Facility Capacity	Space Available
Susie Rayos Marmon Elementary School	548	660	112
Tres Volcanes Collaborative K-8 School	936	1,374	438
West Mesa High School	1,611	1,995	384

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long-term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short-term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short-term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

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Project #: PR-2023-008674
Type: Preliminary Platting Application for Major Subdivision
Property Address: 5720 Miami Road NW
Date Submitted: May 3, 2024
Submitted By: Tyson R. Hummell
Meeting Date/Time: April 30, 2024, 5:00 pm - 7:00 pm
Meeting Location: Google Meet
Facilitator: Philip Crump
Applicant: Butterfly Holdings, LLC.
Agent: Tierra West, LLC.
Community Stakeholders: SRMNA, by and through WSCONA

Background Summary:

This post-application Facilitated Meeting was to address a Preliminary Platting Application for Major Subdivision. The land is presently vacant. Applicant proposes to develop and construct 55 single family homes. This matter is intended for the May 8, 2024 DHO Hearing docket. Please refer to the formal Application of record for more specific project information.

Meeting Information:

A Facilitated Land Use Meeting was held on April 30, 2024. The Agent presented a detailed overview of Applicant's proposed development. This included Agent's efforts to ensure compliance with the IDO and other applicable regulations. Please refer to Agent's PowerPoint presentation for more specific presentation details.

After Agent's initial presentation, we addressed specific Community concerns. Prior to the Meeting, Community Stakeholders submitted a collective Agenda, prior to the Meeting. Questions and answers were exchanged throughout this part of our discussion. The following will address each concern, including any relevant questions, answers exchanged and any potential solutions we discussed.

Areas of concern / Community Agenda:

1) Traffic effects during and after construction

- a) Will there be a traffic study – the Community would like to request one?
 - i) *No, a formal traffic study will not be required. A traffic circulation layout was already submitted and approved. Existing roadway infrastructure is sufficient to support the 57 units being proposed.*
- b) Where will access to ingress and egress be located?
 - i) *There will be two access points, both of which will be on Miami Road NW.*
- c) Will this access be sufficient to accommodate rush hour / peak traffic times?
 - i) *Yes.*

2) Damage to surrounding properties during construction and potentially after construction (drainage)

- a) What steps will be taken to protect Community from construction related damage?
 - i) *Applicant does not foresee potential damage to neighboring properties. Applicant is committed to comply with all regulatory requirements and industry standards. Heavy*

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equipment may be required during the site preparation and grading process. No heavy construction vehicles or heavy equipment will be required for onsite construction. In addition, Applicant will utilize vibration monitoring at the site perimeter. This will allow for detection and mitigation of vibrations affecting adjacent properties.

b) Where will drainage be directed?

i) *Drainage will not be directed to neighboring properties. On-site drainage will be captured by drop inlets located in streets within the subdivision. Water will drain into the AMAFCA box culvert, located south of the site. Perimeter drainage will be captured by drop inlets located on Miami Road, north of the site. This will help prevent site erosion. Finally, lots along the western site boundary will utilize depressed runoff collection areas, located in the backyard landscapes.*

3) Loss of privacy and eastward view

a) How close will the proposed homes be located in relation to existing homes to the West?

i) *The lots that abut their neighbors, to the West, will be deeper than the other lots in the development. Homes on these lots will be positioned to provide an extended buffer to the West. Homes will be 30 to 45 feet from the rear lot line. This is intended to help mitigate crowding and privacy.*

b) Will the proposed homes sit above or below grade of existing homes?

i) *The proposed homes will be at approximately the same level. This may vary due to site preparation, earth compaction requirements and other factors.*

4) Notification failures

a) Why was SRMNA not notified, initially?

i) *The Agent relied on ONC (City) to identify and provide appropriate parties entitled to notice. SRMNA is not an independently recognized Neighborhood Association. Rather, SRMNA operates as an affiliate of WSCONA. Therefore there was a delay in identifying SRMNA as an appropriate Community stakeholder.*

b) Why did the site-posted notice offer an in-person Facilitated Meeting?

i) *The posted notice was not intended to contain this language. The posted notice was corrected, once the error was discovered.*

5) Perception of partiality toward agent/developer in scheduling facilitated meeting.

a) Why did the prior Facilitator select the April 30, 2024, Meeting date?

i) *The prior Facilitator attempted to accommodate two separate Facilitated Meetings in a limited timeframe. She chose this date because it was a plausible balance of competing stakeholder interests. She made her decision unilaterally. ADR was not consulted before she made her decision.*

6) Pollution, e. g., dust during construction

a) Will blowing dust be mitigated?

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- i) *Yes, Applicant will obtain a dust-specific permit from the City. This permit will ensure compliance with fugitive dust restrictions. A combination of moisture, and temporary ground cover (stabilizer) will typically be used to control dust.*
- 7) Disruption of utility services during construction
- a) Will water, sewer, electricity or telecom services be disrupted during construction?
 - i) *No, Applicant does not anticipate any significant disruption. Electricity will be distributed from existing, on-site power lines. Similarly, telecom access will be supported by existing infrastructure. Sewer facilities are located at Miami Road, but are located down-line from surrounding neighbors. The Water Authority has issued a letter of availability for on-site water.*
- 8) Change in property values of surrounding homes
- a) Will this be low-income housing?
 - i) *No, this is intended to be offered as market rate housing.*
 - b) The shared renderings show black and white exterior colors. Could the color scheme be changed to better match Community neighbors?
 - i) *That may be possible. Applicant agreed to consult with his team. Please see Action Item, below.*
 - c) Will the proposed development reduce Community home values?
 - i) *No. The homes will be priced at or above the neighboring home values. In addition, the Applicant intends to build high quality homes, which are likely to hold their value, over time. Applicant invited the Community to visit their other local developments and become familiar with their end product.*
- 9) Effect on multi-use trail
- a) Will this proposed development encroach on the trail?
 - i) *No, the trail will not be disrupted, generally. Trail access may be temporarily interrupted during drainage installation.*
 - b) Will the proposed development provide access to the trail?
 - i) *Yes, there will be direct access from the trail into the proposed development.*
- 10) Incorrect property information submitted to DHO
- a) Did Applicant or Agent submit false or misleading information to the DHO, specifically with regard to historical site uses?
 - i) *No. If the original submission contained historical discrepancies, it was an unintentional error. Agent also presented the DHO with photographs and descriptions of the site as vacant, undeveloped land. Agent emphasized that the error is self-evident and not directly relevant to DHO decision criteria for this Application.*

Action Items

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Action Items:

- 1) Sergio Lozoya to research and share the threshold number of “trips” that automatically trigger a TIS requirement for residential areas.
- 2) Jerrod Likar will consult with his construction team regarding alternate exterior color schemes.
- 3) Sergio Lozoya provided contact info for questions regarding Application progress; slozoya@tierrawestllc.com
- 4) Sergio Lozoya provided a link to construction fugitive dust control City requirements; <https://www.cabq.gov/airquality/air-quality-permits/fugitive-dust-program>
- 5) Jerrod Likar provided contact info for Community questions, comments and concerns that may arise during the construction process; jarrodl@aswinc.com
- 6) Jay Rodenbeck provided contact info for additional commentary to DHO; jrodenbeck@cabq.gov

Conclusions

This Meeting concluded at mutual impasse. The Community objects to the subject Application. Applicant intends to proceed. We did not achieve consensus or collaborative solution. This matter is now ripe for a decision on the merits.

DHO Hearing Participation:

Applicant intended to be heard by the DHO on the May 8, 2024 docket. All interested stakeholders are encouraged to participate. Jay Rodenbeck has provided instructions for submittal of additional materials, comments and concerns for DHO consideration.

Participants and Interested Parties:

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<i>Ted Trujillo</i>	<i>Los Volcanes NA</i>	*missing

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