



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008999

Date: 02/28/2024

Agenda Item: #7 Zone Atlas Page: S-14, S-15, S-16, S-17

Legal Description: TRACTS A-N, A REPLAT OF TRACT 18 ARTISTE.

Location: UNIVERSITY BLVD between UNIVERSITY BLVD AND STRYKER RD

Application For: SD-2024-00013-BULK LAND PLAT

1. Previous comments still apply

a. How will Tract 11, get service?

i. Please provide a public water and public sanitary sewer easement across Tract M or J to make the connection.

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: 02/28/2024

AGENDA ITEM NO: 7

DHO PROJECT NUMBER:

PR-2023-008999

SD-2024-00013 – BULK LAND PLAT

SKETCH PLAT 8-16-23 (DFT)

IDO - 2022

PROJECT NAME:

BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS, PE agent for **MDS INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: **TRACTS AN, A REPLAT OF TRACT 18 ARTISTE** zoned **PC** located on **UNIVERSITY BLVD** between **UNIVERSITY BLVD** and **STRYKER** containing approximately **1,210.95** acre(s). **(S14, S15, S16, S17)** (deferred from 2/7/24b)

PROPERTY OWNERS: MDS INVESTMENTS LLC

REQUEST: BULK LAND PLAT INNOVATION PARK III TRACTS A-N

COMMENTS:

1. Code Enforcement has no objections.

Comments from DHO 2/7/24:

1. Code Enforcement has no comments and no objections.

Comments from 8/16/23 Sketch Plat:

1. Must obtain approval of the Mesa del Sol Architectural Review Committee, of course.
2. Must meet all requirements of the Mesa del Sol Community Master Plan. Could you explain more about how these proposed subdivision plats will meet goals of the Level B Plan (uses planned, and how it will match Phase III plan)? *NOTE: In meeting, broader plan/purposes presented by Mike Balaskovits. Also, Jolene brought up IDO 6-6(J) Subdivision of bulk land, which is what is being proposed here to help get things moving for certain interested manufacturing parties for solar (new to area).*

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: 02/28/2024



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-008999

SD-2024-00013 – BULK LAND PLAT

SKETCH PLAT 8-16-23 (DFT)

IDO - 2022

BOHANNAN HUSTON INC. | MICHAEL BALASKOVITS, PE agent for MDS INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: TRACTS A-N, A REPLAT OF TRACT 18 ARTISTE zoned PC located on UNIVERSITY BLVD between UNIVERSITY BLVD and STRYKER containing approximately 1,210.95 acre(s). (S14, S15, S16, S17) [deferred from 2/7/24b]

PROPERTY OWNERS: MDS INVESTMENTS LLC

REQUEST: BULK LAND PLAT INNOVATION PARK III TRACTS A-N

Comments:

02-28-2024

No comments or objections to 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.

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

DRB Project Number: 2023-008999 Hearing Date: 02-28-2024
Project: Innovation Park III, Tracts A-N Agenda Item No: 7

<input 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 checked="" 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 will need to approve a Master Drainage Plan for Innovation Park III Bulk Land Plat prior to approving said Bulk Land Plat.

☐ 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: 2023-008999
Mesa del Sol – Innovation Park III

AGENDA ITEM NO: 7

SUBJECT: Bulk Land Plat

ENGINEERING COMMENTS:

1. 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: February 28, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 2/28/24 -- **AGENDA ITEM:** # 7

Project Number: PR-2023-008999

Application Number: SD-202-00013

Project Name: Innovation Park III: Tracts A-N (Being a Replat of Tract 18 Artiste)

Request:

Bulk Land Plat

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

BACKGROUND

- This Bulk Land Plat proposes to subdivide Tract 18, Artiste, into fourteen (14) tracts, two (2) full width Right-of-Ways and grant easements. Tracts C, J, and L are intended to be used for regional utility facilities as mentioned in Note 8 on the cover page of the Plat.
- A Site Plan Administrative DFT for a proposed Solar Manufacturing Facility is currently under review per PR-2023-008999 / SI-2024-00095; this proposed facility would be located on the future Tract K of the proposed Bulk Land Plat.
- The subject site went through Sketch Plat review by the Development Facilitation Team (DFT) on August 16, 2023 per PR-2023-008999 / PS-2023-00134.

COMMENTS:

Items in **Orange** color need to be addressed.

1. Items Needing to be Completed or Corrected and IDO/DPM Comments

- The acreage for Tract K appears to be incorrect; Tract K is depicted as being 24.9831-acres in size on the Plat, while the site area of the Site Plan Administrative DFT currently under review on the site is approximately 125-acres. Please confirm if the acreage for Tract K is incorrect, and correct the acreage for Tract K on the Plat if needed.

**(See additional comments on next pages)*

- ~~▪ Planning comments for the August 16, 2023 Sketch Plat noted that “the lots created shall have a proportionate and reasonable share of the future required infrastructure improvements.” The Site Plan Administrative DFT currently under review on Tract K includes an Infrastructure List. Please confirm if and how the other tracts in the Bulk Land Plat (other than Tract K) would be affected by the Infrastructure List included with the Site Plan, and how those other tracts will have a proportionate and reasonable share of future required infrastructure improvements. This confirmation is required per the Review and Decision Criteria of 6-6(J)(3)(b) of the IDO for a Bulk Land Plat.~~

Update 2/27/24: At the February 7th hearing for the application, the Applicant verbally confirmed how the tracts in the Bulk Land Plat will have a proportionate and reasonable share of future required infrastructure improvements. However, Planning staff defer to the City Engineer if the justification provided meets the criteria of 6-6(J)(3)(b) of the IDO for a Bulk Land Plat.
- The application number must be added to the Plat.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat. Therefore, prior to final sign-off of the Plat, **the date of the DHO approval must be added to the Plat.**
- **After DHO approval and final sign off, a recorded copy of the plat must be sent to the Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.**
- The Bulk Land Plat is subject to the requirements of 6-6(J) of the IDO.
- All standards within IDO section 5-4 Subdivision of Land and 5-4(C) Compliance with Zoning Requirements apply to platting actions.

2. Items in Compliance

- The Applicant had obtained the required utility/AMAFCA, City Surveyor, Surveyor, and Property Owner signatures on the Plat.
- The Applicant received signatures from Hydrology, Transportation, and ABCWUA, on Form PLT confirming that any associated application submittals required from them have been submitted and approved.
- The Applicant properly notified the Neighborhood Associations sent by ONC per Table 6-1-1 of the IDO.
- The Applicant properly notified the property owners within 100 feet per Table 6-1-1 of the IDO.

- Signs including notification information were properly posted on the site per Table 6-1-1 of the IDO.
- An Archaeological Certificate of No Effect was issued by the acting City Archaeologist.
- A Sensitive Lands Analysis was submitted, and addressed the requirements of 5-2(C) of the IDO.
- The site area meets the minimum lot size requirements for a Bulk Land Plat per 6-6-6(J(1)(b)(2) of the IDO.



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: Jay Rodenbeck
Planning Department

DATE: 2/27/24
