



Development Facilitation Team (DHO) – Review Comments

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

Project No: PR-2023-009209 Date: 03/13/2024 Agenda Item: #2 Zone Atlas Page: (J-10, K-10)

Legal Description: Tract A, Unit 1 Atrisco Business Park

Request: 93k GSF Expansion Of Existing 90k GSF Manufacturing Warehouse To Include Improvements For Additional Onsite Parking, Onsite Drainage Features, Landscape, Lighting, And Wet Utilities. TIS Review Triggered Offsite Improvements Of Striping At Unser/Bluewater And Coors/Bluewater Intersections. New Right Turn Lane Into Project Site Off Bluewater Also Required. ROW Dedication Required To Accommodate Right Turn Lane.

Location: 6625 Bluewater Road between Coors Blvd and Unser Blvd

Application For: SD-2024-00042 – PRELIMINARY/FINAL PLAT

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: 03/13/2024

AGENDA ITEM NO: 2

DHO PROJECT NUMBER:

PR-2023-009209 AKA PR-2023-009388

SD-2024-00042 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 1-31-24 (DFT)

IDO - 2022

PROJECT NAME:

COLE WATKINS @ KIMLEY-HORN AND ASSOCIATES agent for **ABB INSTALLATIONS** requests the aforementioned action(s) for all or a portion of: **TRACT A UNIT 1, ATRISCO BUSINESS PARK** zoned **NR-BP**, located at **6625 BLUEWATER RD between COORS BLVD and UNSER BLVD** containing approximately **39.7775 acre(s). (J-10, K-10)**

PROPERTY OWNERS: AMERACE CORPORATION

REQUEST: 93k GSF Expansion Of Existing 90k GSF Manufacturing Warehouse To Include Improvements For Additional Onsite Parking, Onsite Drainage Features, Landscape, Lighting, And Wet Utilities. TIS Review Triggered Offsite Improvements Of Striping At Unser/Bluewater And Coors/Bluewater Intersections. New Right Turn Lane Into Project Site Off Bluewater Also Required. ROW Dedication Required To Accommodate Right Turn Lane.

COMMENTS:

1. Code Enforcement has no comments and no objections.

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

DRB Project Number: 2023-009388 Hearing Date: 03-13-2024
Project: 6625 Bluewater Rd Agenda Item No: 2

<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 approved the Grading & Drainage Plan (K10D001) with engineer's stamp date 01/09/24.
- Hydrology has no objection to the platting action.

☐ 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: 2023-009388 aka 009209
6625 Bluewater

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final 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: March 13, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 3/13/24 -- **AGENDA ITEM:** #2

Project Number: PR-2023-009209 (prev 9388)

Application Number: SD-2024-00042

Project Name: 6625 Bluewater Rd.

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:

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

Background:

- Applicant is requesting a Preliminary/Final Plat to dedicate ROW, easements and adjust property lines accordingly.
- The IDO zone district for the subject site is NR-BP and is located in the Atrisco Business Park development.
- The applicant also submitted a Site Plan Amendment with an attached IL-Infrastructure List. Both are under review and awaiting DFT approval. The Amendment was previously approved by the EPC in October 2023.

1. Items that need to be completed or corrected

- Confirm/discuss the details of the proposed Preliminary/Final plat; ROW, Easements, lot line adjustment.

**(See additional comments on next pages)*

- The PNM signature is missing from the submitted plat. Clarify that issue and confirm if you have a plat copy that includes their signature. That signature and a more legible copy of Sheet two of the Plat are needed in order to move forward.
 - Confirm that all required on-site and off-site infrastructure improvements, including NMDOT requirements, have been added to the Infrastructure List that is attached to the Site Plan.
 - Prior to final sign-off of the Plat, a completed and recorded IIA-Infrastructure Improvements Agreement must be submitted.
 - The Project and Application numbers must added to the plat before final sign-off.
 - Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
 - Confirm/discuss the compliance with **Section 7 of the DPM Table 7.2.29** and Required Improvements section from 5-4(N) of the IDO. *Regarding Sidewalk width requirements and the landscape buffer.
****Verification of standards per Transportation****
Transportation had no objections.
Bluewater Rd. NW adjacent to the subject property is functionally classified as an Urban Major Collector outside of a Center and requires a 6-foot sidewalk and 5'-6' landscape buffer.
 - A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
 - The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.
 - 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.
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2. Standard Comments and Items in Compliance

- 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.
- Applicant to 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 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

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 the IDO (*per NR-BP*) and the DPM. ***Submitted plans should demonstrate how standards are being met for any applicable & previous approvals and/or current standards.**
- ❖ ***Property is within the Atrisco Business Park plan. Several development standards exist and will apply.**
- ❖ **3-4(C) COORS BOULEVARD – CPO-2**
- ❖ **4-2 Allowed Uses, table 4-2-1.**
Follow the Use Specific Standards per section 4-3 of the IDO for any proposed uses for NR-BP.
- ❖ **5-1 Dimension Standards for NR-BP. 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**
- ❖ **5-5 Parking & Loading requirements, Table 5-5-1. Calculations required.**
- ❖ **5-6 Landscaping, buffering, and Screening. *Several standards exist.**
- ❖ **5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting requirements.**
- ❖ **5-11-E Building/Façade Design.**
- ❖ **5-12 Signage requirements.**
- ❖ **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: 3/12/24