



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-010949 Date: 11/13/2024 Agenda Item: #3 Zone Atlas Page: B-14

Legal Description: Tract B-5-A-1, Cottonwood Mall

Request: Create two new tracts from one existing tract

Location: 10000 Coors Blvd Bypass NW between Cottonwood DR NW and 7 Bar Loop NW

Application For: SD-2024-00159- PRELIMINARY/FINAL PLAT

1. No objection
 - a. The site currently will maintain access to public water and public sanitary sewer.
2. For any future development, please place a Request for Availability online at [Info for Builders – Availability Statements – Albuquerque Bernalillo County Water Utility Authority](#)

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: 11/13/2024

AGENDA ITEM NO: 3

DHO PROJECT NUMBER:

[PR-2024-010949](#)

SD-2024-00159 Preliminary/ Final Plat

SKETCH PLAN 10-02-24 (DFT)

IDO – 2023

PROJECT NAME:

CSI - CARTESIAN SURVEYS, INC. agent for RS COTTONWOOD requests the aforementioned action(s) for all or a portion of: Tract B-5-A-1, COTTONWOOD MALL zoned MX-M, located at 10000 COORS BLVD BYPASS NW between COTTONWOOD DR NW and 7-BAR LOOP RD NW containing approximately 5.6135 acre(s). (B-14)

PROPERTY OWNER:

Red Shamrock 4 LLC; Red Shamrock Cottonwood ABQ

REQUEST:

Create two new tracts from one existing tract

COMMENTS:

1. No comments and no objections.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2024-010949

SD-2024-00159 – PRELIMINARY/FINAL PLAT

*SKETCH PLAT 10-2-24 (DFT)
IDO – 2023*

CSI - CARTESIAN SURVEYS, INC. agent for
RS COTTONWOOD requests the
aforementioned action(s) for all or a portion
of: Tract B-5-A-1, COTTONWOOD MALL
zoned MX-M, located at 10000 COORS BLVD
BYPASS NW between COTTONWOOD DR
NW and 7-BAR LOOP RD NW containing
approximately 5.6135 acre(s). (B-14)

PROPERTY OWNERS: Red Shamrock 4 LLC;
Red Shamrock Cottonwood ABQ

REQUEST: Create two new tracts from one
existing tract

Comments

11-13-2024

No objections to the requested action.

Comments provided by Whitney Phelan & Hannah Aulick, Senior Planner, CABQ
Parks & Recreation Department. Please contact via wphelan@cabq.gov or
haulick@cabq.gov or 505-768-5378 with questions or concerns.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Richard Martinez, PE, Senior Engineer | 505-924-3362 richardmartinez@cabq.gov

DRB Project Number: 2024-010949

Hearing Date: 11-13-2024

Project: Tract B-5-A-1, Cottonwood Mall
10000 Coors Blvd. Bypass NW
Between Cottonwood Dr. and
7-Bar Loop Rd, NW

Agenda Item No: 3

<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 Grading and Drainage Plan for Cottonwood Mall at 10000 Coors Bypass NW dated 05/11/1995 (Hydrotrans No. B14D004) with engineer's stamp dated 03/03/1995.
- Hydrology has no objection to the Preliminary / Final Plat action.
- An approved Grading and Drainage plan is required prior to Grading Permit or Building Permit 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

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-010949
10000 Coors Bypass

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection.
2. As a reminder, for future development an approved TCL will be required prior to site plan or building permit. Also a submittal of a Traffic Scoping Form to Curtis Cherne (ccherne@cabq.gov) to determine if a traffic study will be required will be needed.

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: November 13, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

MEETING DATE: 11/13/24 -- **AGENDA ITEM:** #3

Project Number: PR-2024-010949

Application Number: SD-2024-00159

Project Name: 10000 Coors by Pass Blvd NW – Conn's at Cottonwood Mall

Request: Preliminary/Final Plat - Creating two new tracts from one

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

BACKGROUND

- This is a request for a platting application proposing to create two new tracts B-5-A-1-A of 0.9999AC and B-5-A-1-B of 4.6136AC in size from the B-5-A-1 original tract of the Cottonwood Mall Subdivision.
- The subject property is zoned MX-M (Mixed-Use – Medium Intensity Zone District), located at 10000 Coors Bypass Blvd. NW and within an area of Change. The site is located in the northwest portion of Cottonwood Mall Subdivision which is governed by an Approved Site Development Plan approved by the Environmental Planning Commission (EPC).
- On October 2, 2024 this case was heard in the DFT meeting when it came in as a sketch plat review. Property is within the Cottonwood Employment Center, Major Transit Corridor (MT) and has a proposed Bike Lane on Seven Bar Loop Rd NW.
- An Archaeological Certificate of No Effect has been provided in the application package. Seven Bar Loop Rd is considered a Major Collector Street in the Long-Range Roadway System (LLRS).
- Subject property is within the Coors Boulevard Character Protection Overlay zone (CPO-2)

**(See additional comments on next pages)*

1. ITEMS NEEDING TO BE COMPLETED OR CORRECTED

Items in *orange* type need attention

- Application number must be added to the plat.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- 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.
- Clarify compliance on the Site Plan with Section 7 of the *DPM* Table 7.2.29 regarding Sidewalk/landscape buffer zone width requirements along Seven Bar Loop Rd NW. Per Transportation comments in response letter; it states that the Roadway does not have appreciable frontage with Seven Bar Loop. Therefore, it was determined at the DFT meeting that sidewalk was not a concern for the new created tract.

2. STANDARD COMMENTS AND ITEMS IN COMPLIANCE

- 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 proposed platting action has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- All public notice requirements of IDO Section 6, Table 6-1-1 have been completed prior to submitting this application.

- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff have been obtained on Form PLT.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
- Per 6-6(K)(3) of the IDO, an application for a Subdivision of Land – Minor 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.
- The Cottonwood Mall development has a history of Minor Administrative Amendments; please note that it's approaching the threshold of a Major Amendment, including for the required number of parking spaces per section 6-4(Y)(1)(a). A Major Amendment of an EPC-approved Site Plan would require an Environmental Planning Commission approval (EPC).
- **Parking calculations provided below are for the new created tracts. The applicant confirmed that no parking spaces are being removed by this platting action.**

Proposed Tract B-5-A-1-A:
 240 regular spaces
 3 compact spaces
 3 handicapped spaces

Proposed Tract B-5-A-1-B:
 95 parking spaces

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 of the Approved Site Development Plan, the IDO (*per MX-M*) and the DPM where it is silent. ***Submitted plans should demonstrate how standards are being met for any applicable & previous approvals and/or current standards.**
- All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with any Landscape Plan sheets being stamped and signed by a Landscape Architect licensed in the State of New Mexico.
- The proposed use for the new created lot as depicted on the Site Plan Administrative

DFT application must meet all Parking requirements of section 5-5(F)(2)(b)

7. Large Parking Lots

- | |
|---|
| <ul style="list-style-type: none">b. Each parking lot containing 100 or more parking spaces, any of which are located more than 330 feet from the front façade of the building shall contain walkways designed to allow pedestrians to access the front door of the primary building without the need to walk through parking areas or cross driving lanes, as required by the DPM.c. Each parking lot containing 100 or more spaces shall divide the parking lot into separate areas each containing less than 100 spaces that are separated from each other by 1 or more of the following:<ul style="list-style-type: none">i. Landscaped swales or other landscaped features (which shall count toward the amount of required site landscaping).ii. Landscaped pedestrian paths not less than 20 feet wide.iii. Driving lanes that do not contain parking spaces on either side.iv. Primary or accessory buildings.v. A distance of at least 100 feet (measured between the closest points in the 2 parking areas). |
| <ul style="list-style-type: none">e. All parking lots shall meet the landscaping requirements in Subsection 14-16-5-6(F) (Parking Lot Landscaping). |

- 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.

- Vacations per 6-6-M.
- 7-1 Development and use definitions.



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: 11/12/24
