

November 7, 2024

# Planning Commission

Case 2023-7752: 4000 & 4200 Beckner Road Meridian Preliminary  
Serial Subdivision Plat

# ATTACHMENT B

DRT Responses

# Development Review Team (DRT) Comment Form

Date: 10/17/2024

DRT Member: Paul A. Duran

Dept/Div: Land Use/HPD

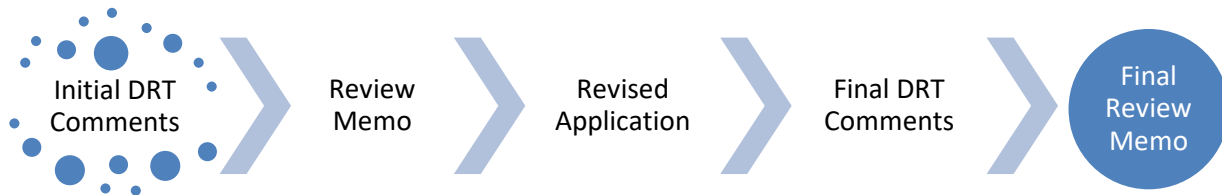
Case No.: Case #2024-7752-4000 & 4200 Beckner Road

Case Planner: Janice Biletnikoff, AICP

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## DRT Review Schedule – 9-12+ weeks\*

*Initial DRT Comments* are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

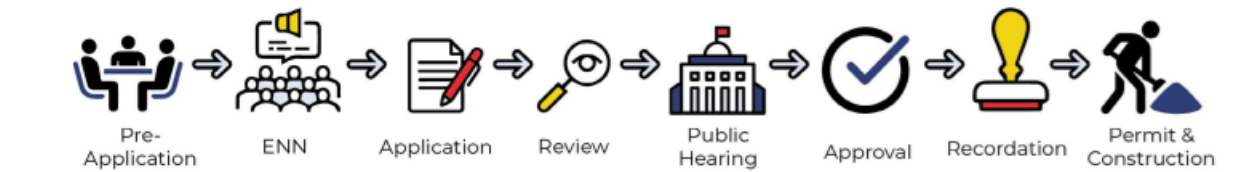


## Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

Development Review Process Flow Chart



\*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant Response**:
1. Area has been archaeologically surveyed		Approved and cleared
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1.		
2.		
3.		
4.		

*\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

## Development Review Team (DRT) Comment Form

Date: 10/7/2024

DRT Member: Dee Beingessner

Dept/Div: Land Use/Engineering

Case No.: **Case #2024- Las Soleras Tracts 18-A and B Serial Subdivision.**

Case Planner: Janice Biletnikoff

### Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant response:
1. Provide a minimum of 42 foot access and utility easement from the roundabout connecting to the proposed roadway between lots 18B-1 and 18B-2.	Prior to Final Plat	
2.		

Technical Corrections:	Must be completed by:	Applicant Response:
1.		
2.		
3.		
4.		

Explanation of Conditions or Corrections (if needed):

# Development Review Team (DRT) Comment Form

Date: October 17, 2024

DRT Member: Geronimo Griego, Fire Marshal

Dept/Div: Fire Prevention Divisions

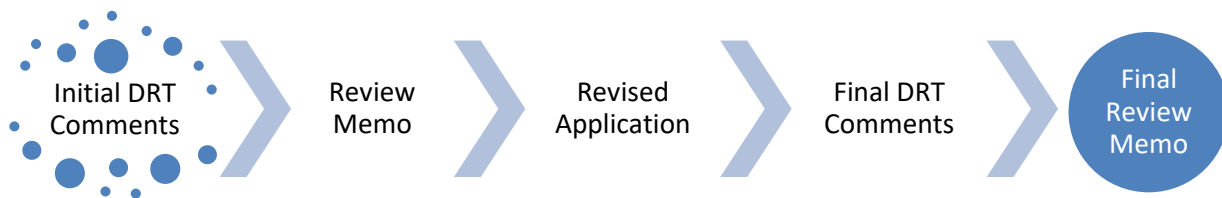
Case No.: 2024-7752 4000 & 4200 Beckner Road Preliminary Subdivision

Case Planner: Janice Biletnikoff, Senior Planner

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## DRT Review Schedule – 9-12+ weeks\*

*Initial DRT Comments* are due to the case planner within three weeks of the *DRT Application Intake* meeting. Initial DRT review should confirm that the application is complete (i.e. Water Budget has been submitted) and/or identify additional submittals or corrections (i.e. Water Budget needs revision). The case planner will review and convey all *Initial DRT Comments* to the applicant via a *Review Memo*. The applicant must respond to all *Initial DRT Comments* and submit a revised application for Final Review. *Final DRT Comments* are due to the case planner within two weeks of receipt of the revised application. The case planner will review and convey all *Final DRT Comments* to the applicant in a *Final Review Memo*. The complete DRT Review Timeline can range from 9-12+ weeks, depending on the complexity and quality of the application and the total number of applications under review.

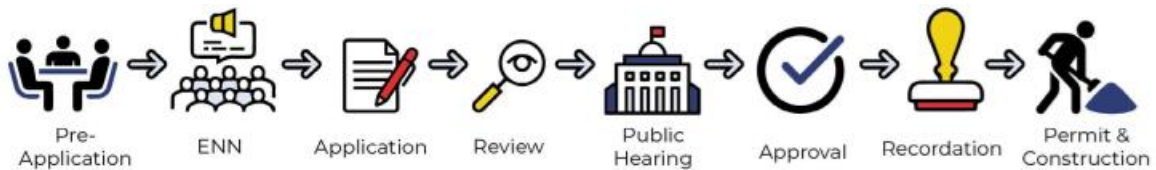


## Timing of Conditions of Approval + Technical Corrections

While all DRT conditions of approval and technical corrections must be met by the applicant, the timing of compliance varies. In the “Must be completed by” column in the following tables, please time your conditions of approval and technical corrections to the following development review stages:

- a. *Prior to Public Hearing* – these conditions/technical corrections must be addressed before the case may move forward to the public hearing phase of the Development Review Process.
- b. *Prior to Recordation* – these conditions/technical corrections may be resolved after the public hearing but must be addressed before the Development Plan or Subdivision plat is recorded.
- c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

Development Review Process Flow Chart



\*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant Response**:
1. Shall comply with International Fire Code 2021 & and other requirements below		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1.		
2.		
3.		
4.		

*\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. A comprehensive assessment of the fire service's capacity and requirements should be conducted for all substantial new masterplan developments.
2. Prior to the commencement of any construction, the water division and fire department must provide the approval of all infrastructure hydrants and waterlines.
3. Prior to the arrival of any combustible materials, a suitable all-weather access road capable of accommodating a 75,000-pound fire apparatus shall be provided.
4. Shall provide emergency access easements on plat or when building envelopes are verified for vertical construction.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

# Development Review Team (DRT) Comment Form

Date: 10/8/24

DRT Member: Leah Yngve

Dept/Div: MPO/PW

Case No.: Case #2024-7752 - 4000 & 4200 Beckner Rd. Meridian Preliminary Serial Subdivision Plat

Case Planner: Janice Biletnikoff, AICP

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant Response**:
1. Street cross-section D-D should reflect current City design practices of 10' vehicle travel lanes and 6' sidewalks	Prior to public hearing	
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1. The "access" lanes should have continuous 5' sidewalks on both sides	Prior to public hearing	
2. Demonstrate on the plans that the multiuse trail is 10' per City and AASHTO standards.	Prior to public hearing	
3.		
4.		

*\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

Condition 1:

The street design criteria in Chapter 14 are based on average daily traffic. While this is unavailable for the proposed street shown by cross-section D-D, it is unlikely the daily traffic will exceed 5,000. The collector street type or sub-collector is probably more appropriate which has 10' vehicle travel lanes instead of 11'. Additionally, the City has been increasing the standard size of sidewalks across the city to 6', such as in

the nearby Paseo del Sol design for Tierra Contenta Phase 3. The lane reduction can be shifted to the sidewalks to match this standard without increasing street right-of-way.

Technical Corrections:

1. The current plans show the sidewalks terminating prior to joining with the multi-use trail. The entire access road should have sidewalks for the full extent and on both sides of the street.
2. The City follows AASHTO standards for multiuse trails, which describe 10' trails as the minimum width except in constrained locations.

**Table 14-9.2-1: Design Criteria for Street Types**

(Ord. No. 2013-16 § 59)

Criteria	Major Arterial (6-Lane)	Major Arterial (4-Lane)	Secondary Arterial	Collector	Collector Mixed-Use	Subcollector		Lane	Lot Access Driveway Note 1
						No Parking	With Parking		
Average Daily Traffic	Up to 60,000	Up to 40,000	5,000-15,000	1,000—5,000	1,000—5,000	300—1,000	300—1,000	0—300	Minimum
Dwelling Unit Access						30—100	30—100	0—30	(0—8)
Minimum Right-of-way Width	120	98	70	52	50	42	50 or 56	38 or 42	NA
Slope/Grading Easement (conditional upon staff review)	0—30	0—30	0—30	0—30	0—30	0—30	0—30	0—30	NR
Number of Auto Lanes	6—7 Note 2	4—5 Note 2	2—3 Note 2	2	2	2	2	2	1
Width of Driving Lanes	11	11	11	10	10	9	10	9	10
Median/Turn Lane Width	18	18	14	NR	NR	NR	NR	NR	NR
Minimum Bikeway Width	5	5	5	4	NR	NR	NR	NR	NR
On-Street Parking Width	NA	NA	NA	NA	6 Note 3	NA	6 Note 4	NA	NA
Curb & Gutter	2	2	2	2	2	2	2	2	NR
Minimum Sidewalk Setback	5	5	5	5	NR	5	5	0 or 5 Note 1	NR
Minimum Sidewalk Width	6	6	5	5	7	5	5	5	NR

**Notes:**  
 NA - Not Applicable  
 NR - Not Required  
 1. Refer to Subsection 14-9.2(C)(8) for additional standards for lanes and lot access driveways. Lot access driveway standard applicable to access from street to not more than eight single family lots.  
 2. Includes Median/Turn Lane  
 3. Parking required on both sides of street, except no parking on that side of a street adjoining the plaza.  
 4. Parking may be on one side or both sides of the street; parking lane should not be continuous.( )  
 All measurements in feet, unless otherwise noted.

# Development Review Team (DRT) Comment Form

Date: 10-7-24

DRT Member: Melissa A. McDonald

Dept/Div: Public Works--Parks and Open Space Division

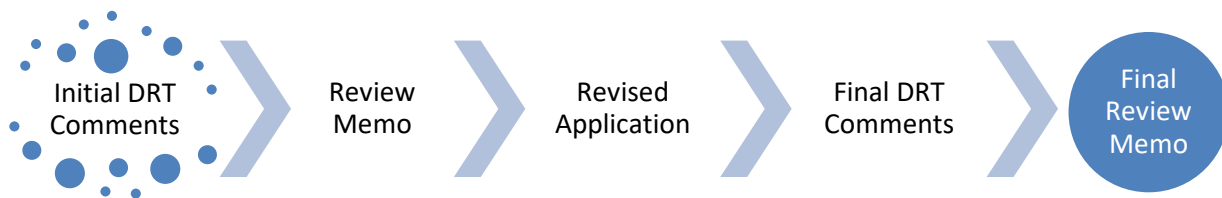
Case No.: Case #2024-7752: 4000 & 4200 Beckner Road Meridian Preliminary Serial Sub

Case Planner: Janice Biletnikoff, AICP

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## DRT Review Schedule – 9-12+ weeks\*

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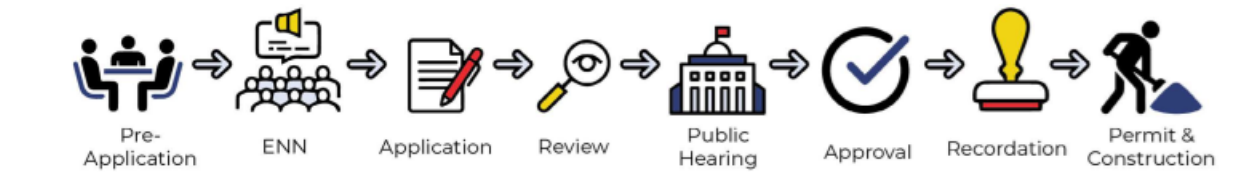


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- c. *Prior Building Permit Approval* – these conditions/technical corrections can be addressed during the building permit review process, but prior to issuance of the permit.
- d. *At the time of Construction* – these conditions/technical corrections can be addressed during the construction and inspection processes.

Development Review Process Flow Chart



\*See the *2024 Development Review Schedule* for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant Response**:
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1. Trails must be built to city specification	Building permit	
2.		
3.		
4.		

*\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

All trails must be built to city specifications and match connecting trails.

# Development Review Team (DRT) Comment Form

Date: October 7, 2024

DRT Member: Leroy N. Pacheco, PE and Philip Gallegos, PE (Wilson & Co)

Dept/Div: Public Works Department

Case No.: **Case 2024-7752 - 4000 & 4200 Beckner Rd. Meridian Preliminary Serial Subdivision Plat**

Case Planner: Janice Biletnikoff, AICP

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

Conditions of Approval:	Must be completed by:	Applicant Response**:
1.		
2.		
3.		
4.		
5.		
6.		

Technical Corrections:	Must be completed by:	Applicant Response**:
1. See the attached email from Wilson & Co. dated 3/4/24, and Note #1 below.	Prior to development of Tracts 18B-1 and 18B-3.	
2.		
3.		
4.		

*\*\*The Applicant must respond to the condition of approval or technical correction, indicating they have met the requirement and providing a reference in their revised submittals. If the applicant has not met the requirement, they must indicate as much and provide a response.*

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. Lot specific traffic analysis will be required at the time the proposed lots (18B-1 and 18B-3) are developed.
2. Note that the original approved Master Plan note 46A states: "... Beckner Road shall be constructed as a four lane major arterial consistent with Chapter 14 of the City Code unless otherwise approved by the City of Santa Fe Public Works Department (consistent with approved or amended TIA).

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

**From:** Gallegos, Phil Philip.Gallegos@wilsonco.com  
**Subject:** Las Soleras Tracts 18A and 18B DRAFT TIA Review  
**Date:** March 4, 2024 at 12:19 PM  
**To:** Leroy Nicholas Pacheco, PE Engineer@leroypacheco.com  
**Cc:** Gallegos, Audra Audra.Gallegos@wilsonco.com

PG

Leroy, as discussed on Friday the following are my initial comments on the DRAFT TIA for Las Soleras Tracts 18A and 18B prepared by Terry Brown, PE. Please let me know if you have any questions or need more information. Thanks, Phil

The access points via the roundabout for the proposed Coffee/Donut shop and medical facility driveway on the opposite side may need to be analyzed further depending on the actual traffic generated since the proximity of the proposed entrance to the business may create a backup of the roundabout. As shown, it does not look like there may be enough spacing between the proposed driveway and roundabout entrance. The access to the business should be moved further south of the roundabout closer to the southern edge of the property showing an actual distance.

Phil Gallegos  
Civil Engineer

Wilson & Company, Inc., Engineers & Architects  
4401 Masthead Street NE, Suite 150 | Albuquerque, NM 87109  
505-348-4126 (direct)  
[wilsonco.com](http://wilsonco.com)

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# Development Review Team (DRT) Comment Form

Date: February 1, 2024

DRT Member: Taylor Jurgens

Dept/Div: Public Utilities/Water Division

Case No.: Case 2024-7752: 4000 and 4200 Beckner Road Preliminary Subdivision Plat

Case Planner: Dan Esquibel

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## DRT Review Schedule – 9-12+ weeks\*

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- d. *At the time of development* -

## Development Review Process Flow Chart



\*See the 2024 Development Review Schedule for details

Conditions of Approval and Technical Corrections Tables

Review by this division/department has determined that this application will meet applicable standards if the following Conditions of Approval and Technical Corrections are met:

<b>Conditions of Approval:</b>	<b>Must be completed by:</b>	<b>Applicant response:</b>
1. An approved Water Plan will be required for all new public water infrastructure and fire services.	Prior to Development Plan approval for each lot	
2. An approved Agreement to Construct and Dedicate (ACD) will be required for new public water infrastructure and fire services.	Prior to building permit approval	
3. Any re-grading of site over existing water mains shall maintain a minimum of 4 feet of cover and not exceed 5 feet of cover. Depth of existing main to be adjusted to maintain a minimum of 4 feet of cover and not exceed 5 feet of cover if site grading impacts these depth requirements.	At the time of development	
4. Each lot shall be served by separate water service.	At the time of development	
5. Water or utility easements shall be provided to allow rear lots access to existing water infrastructure.	Prior to Recordation of Final Plat	
6.		

<b>Technical Corrections:</b>	<b>Must be completed by:</b>	<b>Applicant Response:</b>
1. Shared public water and sewer easements shall have a minimum width of 25'.	Prior to Recordation of Final Plat	
2. Public water main extension shall remain within pavement wherever practical.	Prior to Water Plan approval	
3.		
4.		

The applicant should be aware that the following code provisions or other requirements will apply to future phases of development of this project:

1. [list any additional items]
- 2.

Explanation of Conditions or Corrections (if needed):

(see following pages for notes required)

**BILETNIKOFF, JANICE I.**

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**Subject:** \*RUSH\* DRT Review Request: Case 2024-7752 - 4000 & 4200 Beckner Rd. Meridian Preliminary Serial Subdivision Plat

**From:** HOLLAND, TOWNSEND S. <tsholland@santafenm.gov>

**Sent:** Monday, October 21, 2024 9:19 AM

**To:** BILETNIKOFF, JANICE I. <jibiletnikoff@santafenm.gov>

**Subject:** RE: \*RUSH\* DRT Review Request: Case 2024-7752 - 4000 & 4200 Beckner Rd. Meridian Preliminary Serial Subdivision Plat

Janice,  
The Wastewater Division has no comment at this time

T. Stanley Holland, P. E.  
Wastewater Division  
73 Paseo Real  
Santa Fe, New Mexico 87507  
505-955-4637  
[tsholland@santafenm.gov](mailto:tsholland@santafenm.gov)