

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Brian Whaley
Brookfield Properties

Project #PR-2024-010269
Application#
DHOWVR-2025-00001 DHO WAIVER

LEGAL DESCRIPTION:
3A1/CORONADO CENTER, JEANNEDALE UNIT 6
zoned **MX-H**, located at **6600 MENAUL BLVD**
NE containing approximately **20.1962** acre(s).
(H-18)

On April 23rd, 2025, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and denied the request, based on the following Findings:

1. This is a request from the requirement to construct/widen sidewalks on the frontage of the subject property for a future platting application (per DPM Table 7.2.29). The subject property comprises portions of the Coronado Mall, located at 6600 Menaul Blvd. NE.
2. Transportation noted in their memo dated April 23rd, 2025 that Menaul Blvd. and Louisiana Blvd. are Principal Arterials within a Center, and require 10' sidewalks with 6' – 8' landscape buffers, and San Pedro Dr. and Uptown Blvd. are Major Collectors within a Center and require 10' sidewalks with 5'-6' landscape buffers. Transportation further noted that this is a high intensity land use area, and there is adequate space for the Applicant to comply with the required widths, and in their analysis the Waiver does not meet Criteria #10 per 6-6(P)(3)(a) of the IDO as follows (in italics):

If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

3. Transportation noted in their memo dated April 23rd, 2025 that they offered the opportunity for the Applicant to evaluate areas where grades and obstructions created conditions to request a more targeted waiver request, noting that many of the obstructions listed in the Applicant's Waiver Exhibit are items such as light poles, traffic signals, utility line and electric vaults/boxes which would not need to move and could be worked around, and Transportation offered to work with the Applicant to tailor their request to those areas that this won't work. At the April 23rd hearing, however, the Applicant confirmed that they did not wish to work with Transportation on a more targeted waiver request.
4. This request does not comply with 6-6(P)(3)(a)(10) of the IDO, with sufficient evidential support not provided in the application and/or in the record.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **MAY 9TH, 2025**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (place mouse cursor over hyperlink, right-click, choose "open hyperlink"). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (place mouse cursor over hyperlink, right-click, choose "open hyperlink"). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

Sincerely,

Brennon Williams

Brennon Williams (Apr 28, 2025 17:00 MDT)

Brennon Williams

Development Hearing Officer

BW/jr

Wilson & Company, 4401 Masthead St. NE Suite 150, Albuquerque, NM 87109








PR-2024-010269 April 23rd, 2025 Notice of Decision - DHO

Final Audit Report

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