



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2018-001499

SD-2024-00139 – PRELIMINARY PLAT

SKETCH PLAT: 10-23-24 (DFT)

IDO -2023

ACES AND EIGHTS DEVELOPMENT, LLC

requests the aforementioned action(s) for all or a portion of: **LOT/TRACT A, MCMAHON COMMONS** zoned **MX-L** located on **MCMAHON** between **MCMAHON BLVD** and **UNIVERSE BLVD** containing approximately **5.9** acre(s). **(A-10)**

PROPERTY OWNERS: ACES & EIGHTS DEVELOPMENT LLC

REQUEST: Aces and Eights Development, LLC is requesting a Subdivision of Land-Major to create four (4) separate parcels. Upon successful completion of the subdivision, the parcels will be legally known as Tract A-1, Tract A-2, Tract A-3 and Tract A-4 of McMahon Commons.

Comments:

10-30-2024

No objections to the requested actions.

Note for future development: There is existing paved multi-use trail, McMahon Trail, on the north side of McMahon Blvd in view of and adjacent to the subject site. Please follow any applicable development and site design standards, including Street Frontage trees in the IDO in relation to adjacency or visibility from a City trail.

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

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: 10/30/2024

AGENDA ITEM NO: 1

DHO PROJECT NUMBER:

[PR-2018-001499](#)

[SD-2024-00139](#) PRELIMINARY PLAT

Sketch Plat: 10.23.24 (DFT)

IDO -2023

PROJECT NAME:

ACES AND EIGHTS DEVELOPMENT, LLC requests the aforementioned action(s) for all or a portion of: LOT/TRACT A, MCMAHON COMMONS zoned MX-L located on MCMAHON BLVD and UNIVERSE BLVD containing approximately 5.9 acre(s). (A-10)

PROPERTY OWNER:

ACES & EIGHTS DEVELOPMENT LLC

REQUEST:

Aces and Eights Development, LLC is requesting a Subdivision of Land-Major to create four (4) separate parcels. Upon successful completion of the subdivision, the parcels will be legally known as Tract A-1, Tract A-2, Tract A-3 and Tract A-4 of McMahon Commons.

COMMENTS:

1. Code Enforcement has not objections or comments at this time.

DFT Sketch Plat 10/23/24:

1. Will require edge and height buffering along the residential lots.

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

DRB Project Number: 2018-001499 Hearing Date: 10-30-2024

Project: McMahon Commons
Lot/Tract A
McMahon Blvd. & Universe Blvd. Agenda Item No: 1

<input type="checkbox"/> Minor Preliminary / Final Plat	<input checked="" 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 a preliminary approved Concept Grading and Drainage Plan dated 08/23/2024 (Hydrotrans No. A10D002G) with engineer's stamp dated 08/23/2024.
- 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).
- The infrastructure list will be needed for Preliminary Plat for offsite improvements.
- A recorded SIA is required prior to Final Plat.
- Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.
- Add a Public Drainage Easement over the Storm Water Quality Pond at the NE portion of the site.
- Since this project drains into an Albuquerque Metropolitan Arroyo and Flood Control Authority (AMAFCA) facility, approval by AMAFCA for the Grading and Drainage Plan will be needed prior to Hydrology approval of Building Permit, Grading Permit, and SO-19/Work Order Permit. Please contact Jared Romero P.E, CFM (jromero@amafca.org or 505-884-2215).

☐ 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: 2018-001499
McMahon

AGENDA ITEM NO: 1

SUBJECT: Preliminary Plat

ENGINEERING COMMENTS:

1. McMahon is a Regional Principal Arterial. Proposed roadway, curb, gutter and sidewalk meet standard and are acceptable.
2. Westside is a local roadway and will need to be constructed along the frontage of this property with 5' sidewalk and a 4-6' landscape buffer. The infrastructure for this roadway was not addressed with this application.
3. All work done in the ROW will need to be on an infrastructure list and be done through City work order.
4. An approved TCL will be required prior to site plan. A Traffic Scoping Form will need to be completed and submitted to Curtis Cherne (ccherne@cabq.gov) prior to site plan to determine if a Traffic Impact Study is required.

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: October 30, 2024

ACTION:

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 10/30/24 -- **AGENDA ITEM:** #1

Project Number: PR-2018-001499

Application Number: SD-2024-00139

Project Name: McMahon Commons. East of McMahon & Universe.

Request:

Preliminary Plat; Subdivide one lot into four.

**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:

- A Sketch Plat for the subject property was reviewed by Development Facilitation Team (DFT) staff, with comments provided to the Applicant 10/23/24.
- Applicant is requesting a Preliminary Plat to subdivide one Tract into four new Tracts, A-1, Tract A-2, Tract A-3, and Tract A-4. Along with associated IL-Infrastructure List.
- Future development must meet all applicable standards and provisions of the IDO (per MX-L) and the DPM. 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>

1. Items that need to be completed or corrected

- Please explain and confirm the details of the proposed Preliminary plat for the DHO. Include previous vacation actions and Bulk Land Plat.

- *Verification of standards per Transportation****

McMahon is a Regional Principal Arterial. Proposed roadway, curb, gutter and sidewalk meet standard and are acceptable.

Westside is a local roadway and will need to be constructed along the frontage of this property with 5' sidewalk and a 4-6' landscape buffer. The infrastructure for this roadway was not addressed with this application.

All work done in the ROW will need to be on an infrastructure list and be done through City work order. An approved TCL will be required prior to site plan.

- *See roadway screenshot below***

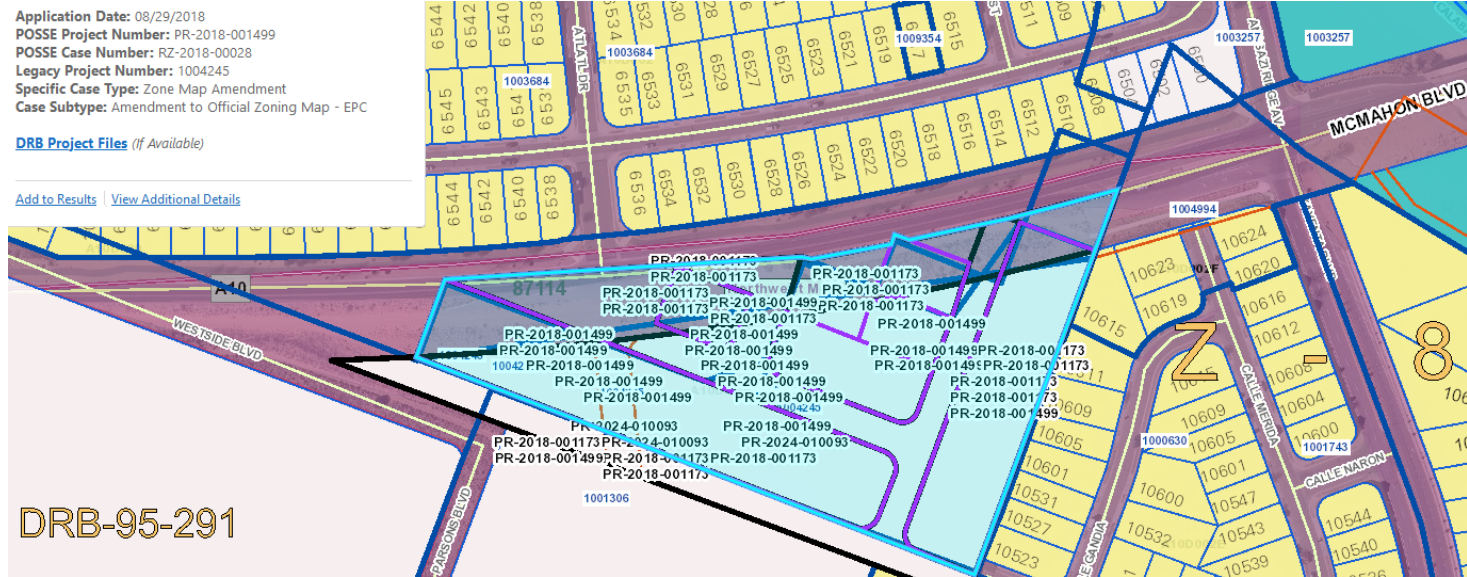


*After additional research, per the case history below, it was determined that there is an existing floating zone that will require a zone map amendment. However, it shouldn't delay an approval and should be able to be a condition of approval per the DHO.

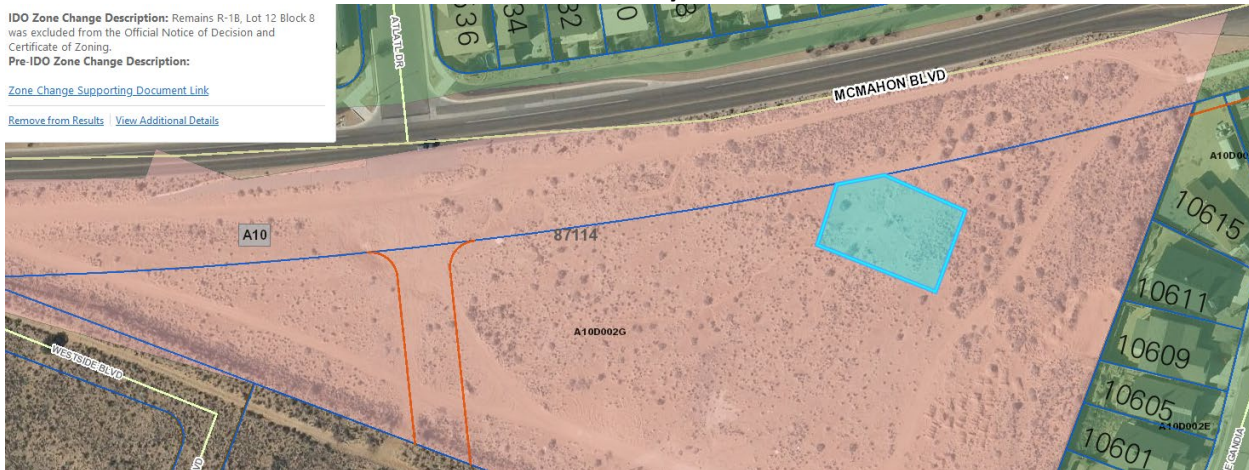
The site went through a Zone Map Amendment in 2018. It included private property and City property. Later in 2018-2019, the lot below was opted into the Zone Conversion in the first year of the IDO. In 2020, the site went through several vacations and a Bulk Land Plat. However, that did not eliminate the floating zone that was created within the Zone Conversion.

Per case history research from 1004245, 1003684, PR-2018-001499, and PR-2018-001173.

The AGIS screenshot shows the area affected by the Zone Map Amendment.-



The AGIS screenshot below shows the lot affected by the zone conversion.



CERTIFICATE OF ZONING

November 12, 2018

Westway Homes, LLC
9600 Tennyson St. NE
Albuquerque, NM 87122

Project Number: 2018-001499 (1004245)

FINAL ACTION: October 11, 2018

LEGAL DESCRIPTION:

Lots 4-9 of Block 7, Lots 10-11 and 13 of Block 8, Lot 12 of Block 9, and Lots 2-10 of Block 14, Unit 5, Paradise Hills, zoned R-1B, to MX-L, located on McMahon Blvd. NW, between Kayenta Blvd. NW and Universe Dr. NW, approximately 8 acres.

Staff Planner: Catalina Lehner

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE REFERENCED PROPERTY IS NOW CHANGED AS FOLLOWS:

FROM: R-1B TO: MX-L

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site development plans and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission (EPC), the Development Review Board (DRB), the Design Review Committee (DRC) and/or the Building and Safety Division as applicable, and as required by the site's zoning, before a building permit can be issued.

Sincerely,

David S. Campbell
Planning Director

OFFICIAL NOTIFICATION OF DECISION

October 11, 2018

Westway Homes, LLC
9600 Tennyson St. NE
Albuquerque, NM 87122

Project #2018-001499 (1004245)
RZ-2018-00028 – Zone Map Amendment (Zone Change)

LEGAL DESCRIPTION:

The above action for Lots 4-9 of Block 7, Lots 10-11 and 13 of Block 8, Lot 12 of Block 9, and Lots 2-10 of Block 14, Unit 5, Paradise Hills, zoned R-1B, to MX-L, located on McMahon Blvd. NW, between Kayenta Blvd. NW and Universe Dr. NW, containing approximately 8 acres. (A-10)
Staff Planner: Catalina Lehner

Box 1293

On October 11, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 2018-001499/RZ-2018-00028, a Zone Map Amendment (Zone Change), based on the following Findings:

FINDINGS:

1. The request is for a zone map amendment (zone change) for an approximately 8 acre, vacant site consisting of 19 lots and located on the southern side of McMahon Blvd. NW, between Kayenta Blvd. NW and Universe Dr. NW, zoned R-1B.
2. The applicant is requesting a zone change to MX-L (Mixed Use-Light zone) in order to develop multi-family uses and neighborhood commercial uses. The idea is to replat the lots and vacate the unnamed internal streets, so that future uses would be accessible from McMahon Blvd. NW and the zoning would match the zoning of the three larger tracts to the south.

2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed for this submittal. Related documents are included in the submittal package.
- *Applicant/Agent to ensure 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 were 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.
- Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

***Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.*

Future Development Guidance

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

Reference materials –

Future development is subject to the standards and provisions within the IDO and the DPM would apply. The IDO zone district is zoned MX-L.

****Submitted plans should demonstrate how standards are being met.***

- ❖ **4-2 Allowed Uses**, table 4-2-1.
- ❖ **4-3 Use Specific Standards** for MX-L. Reference table above.
**The formal submittal will need to demonstrate and explain how the proposed development will meet all of those standards.*
- ❖ **5-1 Dimension Standards for MX-L.**
5-1-G Exceptions and Encroachments.
****Plans should include measurements for setback, separation, height elevations, etc.***
Plans will need to demonstrate clearly how standards and requirements are being met.
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision Of Land, 5-4(K) Dedication of Land For Public Purposes, 5-4(N) Improvements Required, 5-4(P) Additional Design Criteria and Construction Standards**
In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements.
- ❖ **5-5 Parking & Loading requirements, Table 5-5-1**
**Plans will need to demonstrate compliance of parking requirements.*
Provide calculation detail and any shared parking agreement information.

- ❖ **5-6 Landscaping, Buffering, and Screening standards and requirements.**
**Plans will need to demonstrate compliance of landscaping requirements.
 Provide a landscaping plan that includes calculations, buffer areas & detail.
 *Be aware of several sections related to new development –
 5-6-C General Landscaping, 5-6-C-2 Minimum Landscape Area, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas.*
- ❖ **5-7 Walls/Fences**, table 5-7-1. **Development requires separate permitting.*
- ❖ **5-8 for Outdoor Lighting requirements.**
- ❖ **5-9 Neighborhood Edges.**
- ❖ **5-11 Façade and Building design.**
**Please provide detailed elevations and a detailed explanation letter and include site plan notes as to how the proposed elevation meets all applicable sections of 5-11(C).*
- ❖ **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, Dwelling, 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: Robert Webb/Jay Rodenbeck/Jolene Wolfley DATE: 10/30/24
 Planning Department
