

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: 07/17/2024

AGENDA ITEM NO: 4

PROJECT NUMBER:

PR-2018-001579

SD-2024-00179 – VACATION OF PRIVATE
EASEMENT SD-2024-00118– MINOR
AMENDMENT TO PRELIMINARY/FINAL PLAT
IDO – 2022 SKETCH 10-18-23 (DFT)

PROJECT NAME:

HUITT-ZOLLARS, INC. | SCOTT EDDINGS agent for WINROCK PARTNERS, LLC requests the
aforementioned action(s) for all or a portion of: E-1-A, WINROCK CENTER ADDITION zoned MX-M,
located at 7500 INDIAN SCHOOL RD between PENNSYLVANIA and WINROCK LOOP containing
approximately 3.847 acre(s). (J-19)

PROPERTY OWNERS: Winrock Partners, LLC

REQUEST: Vacate existing private access easement and rename Parcel to E-1-A-1

COMMENTS:

1. Code Enforcement has no comments and no objections to proposed vacation and easement actions.

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: 07/17/2024

AGENDA ITEM NO: 5

PROJECT NUMBER:

PR-2018-001579

SD-2024-00112 – PRELIMINARY/FINAL PLAT
IDO – 2022
SKETCH 10-18-23 (DFT)

PROJECT NAME:

SCOTT EDDINGS, P.E. | HUITT-ZOLLARS, INC. agent for WINROCK PARTNERS, LLC requests the aforementioned action(s) for all or a portion of: TRACT E-1-A, WINROCK CENTER ADDITION zoned MX-M, located at 7500 INDIAN SCHOOL RD NE between PENNSYLVANIA ST NE and WINROCK LOOP containing approximately 3.3847 acre(s). (J-19) [Deferred from 6/26/24]

PROPERTY OWNERS: Winrock Lofts, LLC

REQUEST: ADD APPROVED VACATION OF PUBLIC ACCESS EASEMENT AND GRANTING PUBLIC SIDEWALK EASEMENT

COMMENTS:

1. Code Enforcement has no comments and no objections to proposed vacation and easement actions.



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2018-001579

SD-2024-00179 – VACATION OF PRIVATE EASEMENT

SD-2024-00118– MINOR AMENDMENT TO PRELIMINARY/FINAL PLAT

IDO – 2022

SKETCH 10-18-23 (DFT)

HUITT-ZOLLARS, INC. | SCOTT EDDINGS agent for WINROCK PARTNERS, LLC requests the aforementioned action(s) for all or a portion of: E-1-A, WINROCK CENTER ADDITION zoned MX-M, located at 7500 INDIAN SCHOOL RD between PENNSYLVANIA and WINROCK LOOP containing approximately 3.847 acre(s). (J-19)

PROPERTY OWNERS: Winrock Partners, LLC

REQUEST: Vacate existing private access easement and rename Parcel to E-1-A-1

Comments:

07-17-2024

Parks and Recreation has no objections to the requested platting actions.

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 (DHO)

Parks and Recreation Department

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

PR-2018-001579

SD-2024-00112 – PRELIMINARY/FINAL PLAT

IDO – 2022

SKETCH 10-18-23 (DFT)

SCOTT EDDINGS, P.E. | HUITT-ZOLLARS, INC. agent for

WINROCK PARTNERS, LLC requests the aforementioned action(s) for all or a portion of: TRACT E-1-A, WINROCK CENTER ADDITION zoned MX-M, located at 7500 INDIAN SCHOOL RD NE between PENNSYLVANIA ST NE and WINROCK LOOP containing approximately 3.3847 acre(s). (J-19) [Deferred from 6/26/24]

PROPERTY OWNERS: WINROCK LOFTS LLC

REQUEST: ADD APPROVED VACATION OF PUBLIC ACCESS EASEMENT AND GRANTING PUBLIC SIDEWALK EASEMENT

Comments:

07-17-2024

Parks and Recreation has no objections to the requested platting actions.

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

DRB Project Number: 2018-001579 Hearing Date: 07-17-2024

Project: The Lofts at Winrock Agenda Item No: 4 & 5

<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 checked="" type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (J19D089) with engineer's stamp 11/30/20.
- Hydrology has no objection to the vacation of the private access easement.
- Hydrology has no objection to the vacation of public access easement.
- Hydrology has no objection to the platting action.
- Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval 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: 2018-001579
7500 Indian School-Winrock Center

AGENDA ITEM NO: 4 & 5

SUBJECT: Preliminary/Final Plat, Vacation of Private Easement

ENGINEERING COMMENTS:

1. Can you please provide more detail for the reason for the vacations of access easements?

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: July 17, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 6/26/24 -- **AGENDA ITEMS:** #4 & 5

Project Number: PR-2018-001579

Application Numbers: SD-2024-00112, SD-2024-00118, SD-2024-00179

Project Name: 7500 Indian School Rd. NE

Request:

Preliminary/Final Plat – Replat for vacating and granting easements, Vacation of Private Easement, Minor Amendment to 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.

Items in **green type** are compliant, address previous comments.

Background:

- These are requests to replat Parcel E-1-A of the Winrock Center Addition for the vacation of a private access easement and granting of a public sidewalk easement, public waterline easements, and public utility easements as depicted on the Plat; vacate a private access easement along the southern boundary of the subject property; and amend a Preliminary/Final Plat previously approved by the Development Review Board (DRB) on April 14th, 2021 per PR-2018-001579 / SD-2021-00073.
- The subject property is zoned MX-M, and is not located within an overlay zone.
- The subject property is located within the Uptown Urban Center.
- The subject property has featured the following previous DRB/DHO actions:
 1. On February 24th, 2021, the Development Review Board (DRB) approved the Vacation of a Public Access Easement for a deceleration lane along Pennsylvania Street NE per PR-2018-001579 / SD-2021-00026.

**(See additional comments on next pages)*

2. On April 14th, 2021, the DRB approved a Preliminary/Final Plat replatting the DRB-approved Vacation of the deceleration lane along Pennsylvania Street NE per PR-2018-001579 / SD-2021-00073 **(but did not sign off on the Plat as the applicant has not addressed the conditions of approval from the DRB).**
 3. On April 21st, 2021, the DRB approved a Site Plan Amendment to the Winrock development to construct a 199-unit multi-family residential development on Parcel E-1-A per PR-2018-001579 / SI-2020-01477 **(but did not sign off on the Site Plan as the applicant has not addressed the conditions of approval from the DRB).** Additionally, the DRB concurrently approved a Waiver of the required on-site pedestrian connection requirements per PR-2018-001579 / VA-2020-00469.
 4. A Building Permit has been applied for and was completed (but not noted as issued) on November 28th, 2023 for the proposed multi-family residential development per BP-2022-03083.
 5. On October 18th, 2023 DFT staff reviewed and met up with the applicant for a Sketch Plat for the current proposed replat per PR-2018-001579 / PS-2023-00170.
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1. Items that need to be completed or corrected

- The Preliminary/Final Plat for PR-2018-001579 / SD-2021-00073 that was approved by the DRB on April 14th, 2021 has not been signed off by DRB staff or recorded yet (the conditions of approval for the Plat must still be addressed/met). Therefore, the Vacation of the deceleration lane along Pennsylvania has not been made permanent by a recorded Plat.

Additionally, during the review of the current platting application, staff noticed that the parcel number on that Plat has not been changed from "Parcel E-1-A" to another number to note the replat; for example, the new parcel number might be changed to "Parcel E-1-A-1." **Planning staff recommend that as a condition of approval of the current Plat, a Minor Amendment to the Preliminary/Final Plat for PR-2018-001579 / SD-2021-00073 be submitted for DHO review and approval to revise the number of the replatted parcel from "Parcel E-1-A," the conditions of approval for PR-2018-001579 / SD-2021-00073 be addressed/met (such as addressing ABCWUA comments), and the Plat recorded.** Alternatively, the Applicant could choose to withdraw the Plat for PR-2018-001579 / SD-2021-00073 and re-apply for the Vacation of a Public Access Easement for a deceleration lane along Pennsylvania Street NE for DHO review and approval.

7/15/24 Update: The agent for the application has submitted a Minor Amendment application to the Preliminary/Final Plat for PR-2018-001579 / SD-2021-00073 per previous Planning comments (the new application number for the amended Plat is SD-2024-00118).

The Notice of Decision for the Preliminary/Final Plat for PR-2018-001579 / SD-2021-00073 can be obtained at the following link:

https://documents.cabq.gov/planning/development-review-board/DRB2021/April/PR-2018-001579_April_14_2021%20-%20Notice%20of%20Decision.pdf

- The Site Plan Amendment for PR-2018-001579 / SI-2020-01477 that was approved by the DRB on April 21st, 2021 has not been signed off by DRB staff yet. Additionally, the Waiver of the required on-site pedestrian connection requirements approved concurrently with the Site Plan Amendment per PR-2018-001579 / VA-2020-00469 has not been made permanent by a signed-off Site Plan Amendment yet.

The lack of conditions of approval for the Site Plan being addressed as well as final sign-off of the Site Plan being obtained is complicated further by the completion of a Building Permit for the proposed multi-family residential development (procedurally, the Site Plan Amendment for the proposed multi-family residential development should have been signed-off by DRB staff first before the completion of the Building Permit). As a result, **Planning staff recommend that the conditions of approval for the Site Plan be met/addressed (such as the receipt of a recorded IIA), and the Site Plan Amendment receive sign-off from DFT (formerly DRB) staff as a condition of approval of the current Plat.**

The Notice of Decision for the Site Plan Amendment for PR-2018-001579 / SI-2020-01477 and the Waiver for PR-2018-001579 / VA-2020-00469 can be obtained at the following link:

[https://documents.cabq.gov/planning/development-review-board/DRB2021/April/PR-2018-001579 April 21 2021 Site Plan Amendment%20-%20Notice%20of%20Decision.pdf](https://documents.cabq.gov/planning/development-review-board/DRB2021/April/PR-2018-001579%20April%2021%20Site%20Plan%20Amendment%20-%20Notice%20of%20Decision.pdf)

- This Plat depicts the vacation of a private access easement along the southern boundary of the subject property; while noted in the October 18th, 2023 Sketch Plat previously reviewed by DFT staff, a separate Vacation application has not been submitted to and approved by the DHO (or DRB previously). Therefore, **prior to the approval of this Plat, a Vacation of Private Easement application for the noted private access easement must be submitted and approved by the DHO** (could be approved concurrently with this platting application).

7/15/24 Update: The agent for the application has submitted a Vacation of Private Easement application per previous Planning comments.

- The project and application numbers for the Plat for PR-2018-001579 / SD-2024-00112 must be corrected prior to distribution of the Plat for DFT/City Engineer signatures.
- The parcel number created by this replat must be revised to accommodate the previous replat for PR-2018-001579 / SD-2021-00073 as well as the current replat.
7/15/24 Update: The replatted lot on the Amended Preliminary/Final Plat for PR-2018-001579 / SD-2024-00118 is named "Parcel E-1-A-1", so **the Preliminary/Final Plat for PR-2018-001579 / SD-2024-00112 must be renamed from "Parcel E-1-A" to accommodate the replat for PR-2018-001579 / SD-2024-00118 prior to final sign-off of the Plat.**
- The utility, AMAFCA, and City Surveyor signatures on the amended Preliminary/Final Plat for PR-2018-001579 / SD-2024-00118 were carried over from the Preliminary/Final Plat for PR-2018-001579 / SD-2024-00112; **new utility, AMAFCA, and City Surveyor signatures must be obtained on the amended Preliminary/Final Plat for PR-2018-001579 / SD-2024-00118 prior to final sign-off of the Plat.**

- Prior to final sign-off of the plats, the AGIS office must approve the DXF files and proof of approval must be provided.
- The date of the DHO approval shall be recorded on the Plats per 6-6(L)(2)(d)(7) of the IDO.
- After DHO approval and final sign off, a recorded copy of the plats must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
- A recorded copy of the amended Preliminary/Final Plat for PR-2018-001579 / SD-2024-00118 must be submitted prior to the final sign-off of the Preliminary/Final Plat for PR-2018-001579 / SD-2024-00112.
- Per 6-6(K)(2)(I) of the IDO, the applicant shall record the Plats with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plats, or the subdivision shall be voided.
- The amended Preliminary/Final Plat for PR-2018-001579 / SD-2024-00118 must be justified per 6-4(Y)(2) of the IDO.
- The Vacation of Private Easement must be must be justified per 6-6(M)(3) of the IDO.

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.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all provided on the Plat sheet for PR-2018-001579 / SD-2024-00112.
- 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.***



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FROM: Jay Rodenbeck
Planning Department

DATE: 7/16/24
