

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: 6/14/2023

AGENDA ITEM NO: 7

DHO PROJECT NUMBER:

PR-2018-001579

**SD-2023-00098 – PRELIMINARY/FINAL PLAT
IDO - 2021**

PROJECT NAME:

SCOTT EDDINGS | HUITT-ZOLLARS agent for **WINROCK PARTNERS LLC** requests the aforementioned action(s) for all or a portion of: **PARCEL D1A, WINROCK CENTER ADDITION** zoned **MX-M**, located on **INDIAN SCHOOL RD** between **UPTOWN LOOP** and **PENNSYLVANIA** containing approximately **4.13** acre(s). **(J-19)**

PROPERTY OWNERS: WINROCK PADS LLC C/O COFORGE BPS

REQUEST: COMMERCIAL LOT SPLIT

COMMENTS:

1. Please confirm adequate parking will be provided for all businesses affected in the lot split, as there is a significant amount of parking access on parcel D-1A-2 that is being removed from the building/business located on parcel D-1A-1. A re-plat cannot create a nonconformity to compliance.
2. Code Enforcement has no other comments or objections.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 5/24/23 -- **AGENDA ITEM:** # 2

Project Number: PR-2018-001579

Application Number: SD-2023-00098

Project Name: Winrock Center Addition Final Plat Parcel D-1A-1 & D-1A-2

Request:

Minor 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:

1. Items Needing to be Completed or Corrected and IDO/DPM Comments

- The project and application numbers must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.
- If approved by the DHO, the AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of the Plat.
- No property line can bisect a parking space. Confirm if any property lines bisect a parking space on the Plat. If they do, then a property line/boundary adjustment will need to be made on the Plat to make sure property lines do not go through a parking space(s).
- Confirm if there are any proposed Vacations of Easement or Right of Way.
- Existing development and new development must meet all required dimensional standards, such as setbacks.
- Remove DRB Chairperson and replace City Engineer/Hydrology with only Hydrology signature lines in the signature block on sheet 1 of 2 Final Plat.

**(See additional comments on next page)*

- The Applicant is providing a 6-foot sidewalk. ***Per Table 7.2.29 from section 7 of the DPM:***
 Uptown Urban Center is a Minor Arterial Inside Center, which requires a 10ft Sidewalk & 6-8ft landscape buffer. **The Applicant must confirm if the DPM requirements are being met. If not meeting the 10' requirement, the Applicant must either submit an Infrastructure List which includes the widened sidewalk or apply for a separate DHO Sidewalk Waiver which is adequately justified per 6-6(P)(3) of the IDO.**

 - The Owner of the Plat is **Winrock Pads LLC**, and the applicant is **Winrock Partners, LLC**. The Plat was signed by an authorized signatory from Winrock Partners, LLC, while an authorized signatory from Winrock Pads LLC is required. Additionally, Winrock Partners, LLC signed the letter of authorization, while the signatory must be Winrock Pads, LLC. **THESE ISSUES MUST BE CONFIRMED/ADDRESSED BEFORE THIS PLAT CAN BE HEARD BY THE DHO.**

 - The Applicant failed to provide proof of notifying the District 7 Coalition of Neighborhood Associations. In the notification forms, the Applicant failed to note the date and time of the DHO hearing, the Applicant failed to note that the DHO hearing will take place remotely via Zoom, and the Applicant failed to include the Zoom invitation link to the DHO hearing, which is: <https://cabq.zoom.us/j/84123463458>. **THE APPLICANT MUST ADDRESS THESE ISSUES AND RE-NOTIFY THE NEIGHBORHOOD ASSOCIATION CONTACTS BEFORE THIS PLAT CAN BE HEARD BY THE DHO.**

 - **5-5 Parking & Loading requirements, Table 5-5-1 in the IDO:** Please clarify parking calculations for each lot.
 - Confirm the proposed lot split will provide adequate parking for the existing fitness center.
 - Confirm that the proposed future multi-family development to the east of the subject property will have adequate parking. How many units are proposed to be in the multi-family development to the east of the subject property, and how are they divided per Table 5-5-1 (for example, 1-bedroom, 2-bedrooms, etc.)? Are more than 50 units proposed and/or is major public infrastructure required? Is there a prior Site Plan DRB approval for the proposed lofts?***Site Plan will need to demonstrate compliance of parking requirements.**

 - Confirm whether there is a shared parking agreement(s).
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2. Items in Compliance

- The Applicant had obtained the required utility/AMAFCA, City Surveyor, Surveyor, and Property Owner signatures on the Plat.

**(See additional comments on next page)*

- The Applicant received signatures from Hydrology, Transportation, and ABCWUA, on Form S confirming that any associated application submittals required from them have been submitted and approved.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck.
- 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.

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 and provisions of any previously approved Site Development Plan. Changes to that plan may require minor/major amendments to that plan. Where silent or if one does not exist, all development must meet standards and provisions of IDO (Uptown Small Area) and the DPM (Uptown Urban Center).
****Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.***

❖ **Table I – Small Area Regulations.**

❖ **Table III – Provisions for ABC Comp Plan Centers & Corridors.**

❖ **4-2 Allowed Uses, table 4-2-1. *Reference Use Specific Standards any new uses and/or development. .**

❖ **5-1 Dimension Standards for Uptown Small Area. Dimensional Standards per the original Site Plan approval or the MX-M where the approved plan is silent. 5-1-G Exceptions and Encroachments.**

***Plans will need to show Dimensional standards detail for new development.**

❖ **5-3 Access & Connectivity requirements.**

❖ **5-6 Landscaping, Buffering, and Screening standards and requirements.*Site Plans will need to demonstrate compliance of landscaping requirements. Provide calculation detail. Including buffering and screening.**

**(See additional comments on next page)*

- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ 5-11(D) Multi Family Residential Development. **All multi-family residential development containing more than 25 dwelling units in any Mixed-use zone district outside of UC-MS-PT areas shall comply with all of the standards in Subsection 14-16-5-11(D).**
- ❖ 5-11(D)(2) Façade Design. **Building facades shall meet all of the following requirements or provide justification that the intent of this section is achieved by an alternative design approach.**
- ❖ Section 6-1, table 6-1-1 for notice requirements.
- ❖ 7-1 Development, dwelling and use definitions.



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FROM: Bonnie Strange/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 05/22/23

**(See additional comments on next page)*



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2018-001579

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PROPERTY OWNERS: WINROCK PADS LLC C/O COFORGE BPS

REQUEST: COMMERCIAL LOT SPLIT

Comments:

06-14-2023

No comments.

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.