



## **Development Facilitation Team (DHO) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

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**Project No: PR-2018-001579   Date: 6/26/2024   Agenda Item: #2   Zone Atlas Page: J-19**

**Legal Description: TRACT E-1-A, Winrock Center Addition (MX-M)**

**Location: 7500 Indian School Rd NE between Pennsylvania St NE and Winrock Loop**

### **Application For: SD-2024-00112 – Preliminary/Final Plat**

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1. Please provide a utility plan for review to ensure the proposed waterline easements will accommodate the necessary infrastructure to serve the site.
  - a. If easements can be coordinated outside of the meeting, this can be approved with the condition that easements are adjusted to accommodate the proposed infrastructure on the utility plan provided.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2018-001579  
7500 Indian School-Winrock Center

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection.

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](mailto:earmijo@cabq.gov)

DATE: June 26, 2024

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2018-001579 Hearing Date: 06-26-2024  
Project: The Lofts at Winrock Agenda Item No: 2

<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 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 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

### Planning Comments

**HEARING DATE:** 6/26/24 -- **AGENDA ITEM:** #2

**Project Number:** PR-2018-001579

**Application Number:** SD-2024-00112

**Project Name:** 7500 Indian School Rd. NE

**Request:**

*Preliminary/Final Plat – Replat for vacating and granting easements*

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*\*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:**

- This is a request 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.
- 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 24<sup>th</sup>, 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.
  2. On April 14<sup>th</sup>, 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 has not signed off on the Plat).**

*\*(See additional comments on next pages)*

3. On April 21<sup>st</sup>, 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 has not signed off on the Site Plan)**. 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 28<sup>th</sup>, 2023 for the proposed multi-family residential development per BP-2022-03083.
  5. On October 18<sup>th</sup>, 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 14<sup>th</sup>, 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.

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](https://documents.cabq.gov/planning/development-review-board/DRB2021/April/PR-2018-001579%20April%2014%202021%20-%20Notice%20of%20Decision.pdf)

- The Site Plan Amendment for PR-2018-001579 / SI-2020-01477 that was approved by the DRB on April 21<sup>st</sup>, 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 18<sup>th</sup>, 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).
- The project and application numbers for the Plat must be corrected.
- 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.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and Angela Gomez at [agomez@cabq.gov](mailto:agomez@cabq.gov).
- Per 6-6(K)(2)(I) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.

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## **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.
- 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.***



*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: Jay Rodenbeck  
Planning Department

DATE: 6/25/24