



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

January 15, 2020

- Jolene Wolfley ..... DRB Chair
- Jeanne Wolfenbarger ..... Transportation
- Kris Cadena ..... Water Authority
- Ernest Armijo ..... Hydrology
- Jacobo Martinez..... Code Enforcement
- Cheryl Somerfeldt ..... Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

\*\*\*\*\* NOTE:  
 INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL- FREE:1-800-659-8331.

NOTE: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda

MAJOR CASES

- 1. Project # PR-2019-003076  
 SI-2019-00367 - SITE PLAN  
 MODULUS ARCHITECTS INC. agent(s) for GYPSUM FLOORING request(s) the aforementioned action(s) for all or a portion of: LOT 27 and LOT 28, BLOCK 29, NORTH ABQ ACRES TR A UNIT B, zoned NR-BP, located at 6217 & 6221 SIGNAL AV NE between SAN PEDRO DR. NE and LOUISIANA BLVD NE containing approximately 1.78 acre(s). (C-18)[Deferred from 12/4/19]  
PROPERTY OWNERS: FINLEY C DARRYL  
REQUEST: DRB SITE PLAN

No additional comments.

2. Project #PR-2019-002677  
SI-2019-00252 – SITE PLAN

**MODULUS ARCHITECTS, INC.** agent(s) for **CARLISLE ASSOCIATES LP** request(s) the aforementioned action(s) for all or a portion of **TRACTS A & B CARLISLE & INDIAN SCHOOL SUBDIVISION BEING A PART OF BLOCKS 16 & 17 AND A PART OF BLOCKS 14 & 15 NETHERWOOD PARK SECOND FILING EXCLUDING PORTIONS OUT TO R/W,** zoned **MX-M**, located at the **NEC of INDIAN SCHOOL RD NE and CARLISLE BLVD NE**, containing approximately 10.2 acre(s). (H-16) [Deferred from 8/21/19, 8/28/19, 9/18/19, 10/23/19, 10/30/19, 11/6/19, 12/4/19, 12/18/19]

**PROPERTY OWNERS:** CARLISLE ASSOCIATES C/O ROSEN ASSOC MGMT GROUP

**REQUEST:** 120,000+ SF RETAIL DEVELOPMENT

No additional comments.

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3. Project # PR-2019-002454  
(AKA: PR-2019-003125)  
SD-2019-00215 - PRELIMINARY/FINAL PLAT

**TIMOTHY SOLINSKY** request(s) the aforementioned action(s) for all or a portion of: **TRACTS A-1 A-2**, zoned **MX- FB-UD**, located at **415 TIJERAS AVE**, containing approximately 2.0314 acre(s). (J-14)[Deferred from 12/11/19]

**PROPERTY OWNERS:** BERNALILLO COUNTY

**REQUEST:** CONSOLIDATE 21 LOTS INTO 2/ GRANT EASEMENTS

No additional comments.

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4. Project # PR-2019-002184  
(1001993)  
SI-2019-00379 – SITE PLAN

**CONSENSUS PLANNING, INC.** agent(s) for **GUARDIAN STORAGE** request(s) the aforementioned action(s) for all or a portion of: **TR G-1 PLAT OF TRACTS F-1 & G-1, ACADEMY PLACE SUBDIVISION**, zoned **MX-L**, located at **4909 JUAN TABO BLVD NE** between **OSUNA RD** and **MONTGOMERY BLVD**, containing approximately 2.3795 acre(s). (F-21)[Deferred from 12/18/19]

**PROPERTY OWNERS:** SL JUAN TABO LAND LLC

**REQUEST:** SITE PLAN FOR DEVELOPMENT ON A SITE UNDER 5 ACRES WITHIN 330 FEET OF MAJOR PUBLIC OPEN SPACE

Comments from the Parks and Recreation Strategic Planning and Design Division:

No additional comments.

Previous comments for reference:

Comments to developer:

- Street Trees required on Juan Tabo Boulevard upon development.
- Any disturbance to the multi-purpose trail by the development

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will be required to be remedied by the developer.

**The subject property is not eligible for PRD acquisition:**

- PRD does not receive funding for acquisition through development or impact fees, and has limited resources for acquisition.
- The COA Parks and Recreation Department does not own the adjacent property to the east, it is owned by ABCWUA. Therefore, the subject property could not be a contiguous part of El Oso Grande Park, and the ABCWUA property, serves as an adequate buffer between the subject property and the park.
- The property has major frontage on Juan Tabo Blvd (a high traffic Community Principal Arterial) and is a relatively small size, making it less protected and less desirable for a neighborhood park.
- The subject property is zoned commercial (MX-L) rather than residential (a typical zone for a park), making it more expensive.
- The multi-purpose trail maintained by Parks would continue to provide physical access between El Oso Grande, an urban residential park, and the Major Public Open Space lands owned by the City to the east. Any disturbance to the multi-purpose trail by the development will be required to be remedied by the developer.
- The COA is currently working toward access for all citizens who currently do not have a park within a 10-minute walk. PRD would be required to conduct a needs assessment and the likely outcome would be that the neighborhood is sufficiently served by El Oso Grande Park.

**Comments from Open Space Division:**

- The applicant proposes 60-75 feet of set back from Juan Tabo giving plenty of buffer between the proposed development and the Major Public Open Space. Plus, Juan Tabo is another buffer between the two.
- It is proposed to be 35 feet tall or three stories which likely won't have an impact on views when on top of the dam but I would recommend seeing some sort of photo renditions (elevation diagrams) of what it would possibly look like. The agent, Consensus Planning, may be able to render such elevation diagrams. A two story building may be a better option for viewsheds.
- Since it is a storage facility, I don't see traffic being a problem. Plus, the applicant has stated ingress/egress will be off Osuna Rd and not Juan Tabo which will lessen any issues with people who park at the dam for use of the MPOS.
- Drainage shall stay off the Multi-use Trail and the

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owner/developer shall be responsible for any erosion onto the M-U Trail from the property.

- The park may be affected by drainage from the site unless addressed; similar to the comment regarding the M-U Trail.
- The storage units are all indoors so noise shouldn't be an issue with this development.
- The developer/agent shall comply with all IDO regulations pertaining to sensitive lands and specific restrictions on colors, structure design, sheltering of roof utilities should be taken into account, and landscaping should be suitable for the surrounding sensitive lands.

The facility will have security cameras. The land directly to the west is not the park but a ABCWUA parcel. Nothing is built on that parcel so there would be a clear view of the park and trail.

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5. **Project # PR-2019-002559**  
SD-2019-00222 – **VACATION OF 17-FOOT- WIDE PUBLIC ACCESS EASEMENT**  
SD-2019-00224 – **VACATION OF 5-FOOT- WIDE WATER and SEWER PUBLIC EASEMENT**  
SD-2019-00225 – **VACATION OF 10-FOOT- WIDE CROSS LOT PARKING PUBLIC EASEMENT**  
SD-2018-00220 – **PRELIMINARY/FINAL PLAT**

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **AGGIES LLC** request(s) the aforementioned action(s) for all or a portion of: **LOTS 1-A, 1-B,1-C and 1-D, BLOCK 10, UNIVERSITY HEIGHTS ADDITION** zoned R-ML, located on **SILVER AVE** between **CORNELL DRIVE** and **STANFORD DRIVE**, containing approximately 0.334 acre(s). (K-16)  
*[Deferred from 12/18/19]*

**PROPERTY OWNERS:** AGGIES, LLC  
**REQUEST:** VACATE 3 PRIVATE EASEMENTS AND LOT CONSOLIDATION FROM 4 LOTS TO 2 LOTS

No additional comments.

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6. **Project # PR-2019-002044**  
**(1011642)**  
SD-2019-00217 - **FINAL PLAT**

**MARK GOODWIN & ASSOCIATES, PA** agent(s) for **CINNAMON MORNING DEVELOPMENT, LLC** request(s) the aforementioned action(s) for all or a portion of: **S 1/2 OF LOT 3 ALVARADO GARDENS ADDN UNIT 1**, zoned R-A, located at **2700 RIO GRANDE BLVD NW**, between **MATTHEW** and **CAMPBELL RD** containing approximately 2.5103 acre(s). (G-12 & 13)  
*[Deferred from 1/8/20]*

**PROPERTY OWNERS:** PERCILICK SUE E  
**REQUEST:** FINAL PLAT APPROVAL

No additional comments.

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7. **Project # PR-2019-003077**  
SI-2019-00370 – **SITE PLAN**  
VA-2019-00426 – **WAIVER SIDEWALK**  
**WIDTH**

**DEKKER, PERICH, SABATINI** request(s) the aforementioned action(s) for all or a portion of: **TR 6-A-1-C-1-A BLK C PLAT FOR LOTS 5-A-1, 5-A-2, 6-A-1-C-1-A AND 6-A-1-C-1-B BLOCK "C", LOUISIANA SUBDIVISION** zoned MX-H, located at **2424 LOUISIANA BLVD NE**, containing approximately 1.519 acre(s). (H-19)[*Deferred from 12/4/19, 1/8/20*]

**PROPERTY OWNERS:** LBP PARTNERS LLC C/O ALLEN SIGMON REAL ESTATE

**REQUEST:** SITE PLAN AMENDMENT

**No additional comments.**

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**MINOR CASES**

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8. **Project # PR-2019-002412**  
SD-2020-00001- **PRELIMINARY/FINAL PLAT**
- SANDIA LAND SURVEYING LLC** agent(s) for **JOHN E. AND CYTHINA A. MECHEMBIER** request(s) the aforementioned action(s) for all or a portion of: **TRACTS 18 & 19 of LAS LOMITAS BUSINESS PARK**, zoned NR-BP, located at **1300 & 1310 CUESTA ARRIBA CT NE**, containing approximately 2.0209 acre(s). (D-16)  
**PROPERTY OWNERS:** LFT LAS LOMITAS LLC  
**REQUEST:** COMBINE TRACTS 18 & 19

No additional comments.

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9. **Project # PR-2019-003003**  
SD-2020-00004 – **PRELIMINARY/FINAL PLAT**
- BOHANNAN HUSTON INC.** agent(s) for **HOPEWORKS** request(s) the aforementioned action(s) for all or a portion of: **LOTS 3A, 4A, 5A, 6A, 7A, BLOCK 6 PARIS ADDITION** zoned MX-M, located at **1215 3<sup>RD</sup> ST NW** between **MOUNTAIN RD NW and SUMMER AVE NW**, containing approximately 1.35 acre(s). (J-14)  
**PROPERTY OWNERS:** HOPEWORKS  
**REQUEST:** CONSOLIDATE 5 LOTS INTO 2 LOTS, GRANT ACCESS AND DRAINAGE EASEMENTS

3<sup>rd</sup> Street is a Regional Principal Arterial & 4<sup>th</sup> Street is a Minor Arterial. Both require street trees.

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**SKETCH PLAT**

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10. **Project # PR-2019-002058**  
PS-2020-00002 – **SKETCH PLAT**
- ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **GORKY PACHA** request(s) the aforementioned action(s) for all or a portion of: **008 W ATLANTIC & PACIFIC AVE W 20 FT & L9& L10 LOT 8, BLOCK W, SUBDIVISION ATLANTIC & PACIFIC ADDN**, zoned R-1A, located at **510 & 508 ATLANTIC AV SW**, containing approximately 0.248 acre(s). (K-14)
- PROPERTY OWNERS:** PACHA GORKY M  
**REQUEST:** LOT CONSOLIDATION FOR 3 LOTS IN TO 2 LOTS

Atlantic Ave SW is a Proposed Bicycle Route. No Comments.

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11. **Project # PR-2019-002905**  
PS-2020-00004 - **SKETCH PLAT**
- ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **SUNPORT PARK HOSPITALITY LLC** request(s) the aforementioned action(s) for all or a portion of: **LT 2-A-2 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK 2A2 & 2A3, BLOCK 2, SUNPORT PARK CONT 2.0333** **AC**, zoned NR-BP, located at **1401 WOODWARD RD SE**, containing approximately 2.0473 acre(s). (M-15)

**PROPERTY OWNERS:** SUNPORT PARK HOSPITALITY LLC

**REQUEST:** CREATE 1 EXISTING LOT INTO 2 LOTS

No comments

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12. **Project # PR-2019-002332**  
PS-2020-00001 - SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **FRANK AND MARY PADILLA** request(s) the aforementioned action(s) for all or a portion of: **MAP 38 TRACT 300A1** , zoned R-A, located at **2743 CARSON RD NW**, containing approximately 0.92 acre(s). (H-12)

**PROPERTY OWNERS:** PADILLA FRANK A & MARY G

**REQUEST:** CREATE 1 EXISTING LOT INTO 2 LOTS

No comments

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13. **Project # PR-2020-003239**  
PS-2020-00006 – SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **SUNSET VILLA LLC** request(s) the aforementioned action(s) for all or a portion of:  
**LOTS 16-A, 23-A, 45-A, 49-A, 59-A SUNSET VILLA SUBDIVISION** zoned PD, located at **1620 and 1701 GARDEN WY SW, 600 GARDEN PATCH LN 508 TWILIGHT VISTA LN SW and 509 TYRACK LN SW** containing approximately 4.6535 acre(s). (K-12)

**PROPERTY OWNERS:** WAREHOUSE MOULDING DOOR CORP & SUNSET VILLA LLC

**REQUEST:** CREATE 12 LOTS FROM EXISTING 5 LOTS

No comments.

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14. **Project # PR-2019-001983**  
PS-2020-00005 - SKETCH PLAT

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **HEADSTARTS ENTERPRISES** request(s) the aforementioned action(s) for all or a portion of: **LOTS A-1 and A-2 GUTHRIE COMMERCE PARK** zoned NR-LM, located at **600 MONTANO RD NE**, containing approximately 7.72 acre(s). (F-15)

**PROPERTY OWNERS:** HEADSTART ENTERPRISES & HEADSTART ENTERPRISES C/O CAR CRAFTERS

**REQUEST:** LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

The MTP 2040 Pedestrian and Bicycle Projects map shows a Proposed Multi-Purpose Trail within the MRGCD right-of-way. City Parks and Rec would not require right-of-way at this location but it is suggested MRGCD is consulted.