



## **Development Facilitation Team (DFT) – 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-2020-004596      Date: 03/27/2024      Agenda Item: #3 Zone Atlas Page: D-10**

**Legal Description: LOT 1, BLOCK 8 UNIT 17, VOLCANO CLIFFS SUBDIVISION.**

**Request: PRELIMINARY PLAT EXTENSION FOR 30 ACRE DEVELOPMENT TO INCLUDE 162 TOWNHOME LOTS, 1 MULTI FAMILY RESIDENTIAL LOT WITH 175 APARTMENT UNITS AND 1 COMMERCIAL LOT WITH A TOTAL OF APPROXIMATELY 21, 955 SQUARE FEET OF BUILDING SPACE. PRELIMINARY PLAT ORIGINALLY APPROVED MARCH 29, 2023 BY THE DRB.**

**Location: UNIVERSE BLVD between PEREZOSO TR NW and ROSA PARKS RD NW**

**Application For: SD-2024-00045-EXTENSION OF PRELIMINARY PLAT (DHO)**

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1. No objection to the proposed Extension.

**Comment:** (Provide written response explaining how comments were addressed)

# DEVELOPMENT REVIEW BOARD

## 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](mailto:jppalmer@cabq.gov)*

**DATE:** 3/27/2024

### **AGENDA ITEM NO: 3**

#### **DRB PROJECT NUMBER:**

**PR-2020-004596**

**SD-2024-00045 – EXTENSION OF PRELIMINARY PLAT**

#### **PROJECT NAME:**

**HUITT-ZOLLARS, INC. | DONALD DUNEMAN** agent for **ISSA RABADI** requests the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 8, VOLCANO CLIFFS SUBDIVISION** zoned **MX-L**, located on **UNIVERSE BLVD NW** between **PEREZOSO TR NW** and **ROSA PARKS RD NW** containing approximately **30.126** acre(s). **(D-10)**

**PROPERTY OWNERS:** RABADI ISSA & NANCY

**REQUEST:** PRELIMINARY PLAT EXTENSION FOR 30 ACRE DEVELOPMENT TO INCLUDE 162 TOWNHOME LOTS, 1 MULTIFAMILY RESIDENTIAL LOT WITH 175 APARTMENT UNITS AND 1 COMMERCIAL LOT WITH A TOTAL OF APPROXIMATELY 21,955 SQUARE FEET OF BUILDING SPACE. PRELIMINARY PLAT ORIGINALLY APPROVED MARCH 29, 2023 BY THE DRB.

#### **COMMENTS:**

1. Code enforcement has no objections.

*Comments from 1/18/23 and continued for 2/15/23:*

*DECISION – Defer to 3.1.23: key items are #3 and #5*

1. Re-plat must meet all requirements of IDO 5-3 Access and Connectivity and 5-4 Subdivision of Land.
2. Property is zoned MX-L and is located within the VPO-2 Northwest Mesa Escarpment Overlay, IDO section 3-6(E), and the CPO-13 Volcano Mesa Overlay, IDO section 3-4(N). Must review each and meet most

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[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)

**DATE:** 3/27/2024

*restrictive standards for lot dimensions and development.*

3. **Development** standards of CPO-13 include Façade Design, Building Design, and Garage access limitations (*including rear-load access for townhomes*). It is not clear in this plan that this has been accounted for – please clarify how townhome units in this plan would be accessed.
4. Must meet requirements of IDO 5-4 Subdivision of Land. Design shown is not fully compliant with several sections, including Block Layout as per IDO 5-4(E)(2), Block Dimensions limiting to 600 feet, as per IDO 5-4(E)(3), and Access to Public Streets, IDO 5-4(F)(2), with several rear lot lines are adjacent to collector or arterial streets. Refer to Planning comments for more details, as per their Sketch Plat comments for 1/11/23.
5. Street Cross Sections: IDO 3-4(N)(5)(e), CPO-13 states: “Development within the Volcano Mesa – CPO-13 shall comply with all requirements in the DPM related to transportation design standards, including but not limited to street cross sections.”
6. Future Development must comply with Use Specific standards for Townhome Dwellings, IDO 4-3(B)(6) and Multi-Family Dwellings, IDO 4-3(B)(8).
7. Future Development must comply with Parking requirements in IDO 5-5, Landscape in 5-6, and Building Design Standards in CPO-13, VPO-2, and/or IDO 5-11.
8. No further comments at this time.

*Comments, Sketch Plat 1/11/23:*

1. Property is zoned MX-L and is located within the VPO-2 Northwest Mesa Escarpment Overlay, IDO section 3-6(E), and the CPO-13 Volcano Mesa Overlay, IDO section 3-4(N). Must review each and meet most restrictive standards for Dimensional and Development.
2. Dimensional Setback and Height Standards of CPO-13 are more restrictive than section 5-1(D), Table 5-1-2.
3. Development Standards of CPO-13 include Façade Design, Building Design, Garage access limitations, and VPO-12 includes Colors, Reflectivity, and Roof-Mounted Equipment.
4. Street Cross Sections: IDO 3-4(N)(5)(e), CPO-13 states: “Development within the Volcano Mesa – CPO-13 shall comply with all requirements in the DPM related to transportation design standards, including but not limited to street cross sections.”
5. Must comply with IDO section 5-4, Subdivision of Land.
6. Future Development must comply with Use Specific standards for Townhome Dwellings, IDO 4-3(B)(6) and Multi-Family Dwellings, IDO 4-3(B)(8).
7. Future Development must comply with Parking requirements in IDO 5-5, Landscape in 5-6, and Building Design Standards in CPO-13, VPO-2, and/or IDO 5-11.

# DEVELOPMENT REVIEW BOARD

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[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)

**DATE:** 3/27/2024

8. *No further comments at this time.*

### COMMENTS, Planning, 1/11/23:

- Please reference the following development standards from the IDO (Applications deemed complete after 12/23/22 are subject to the IDO effective 12.25.22).  
Comments subject to change pending formal submittal or change in development type/use.

#### Definitions:

##### **Multi-family Residential Development**

Residential development of multi-family dwellings or uses from the Group Living category (except small community residential facilities) in zone districts as allowed per Table 4-2-1. Properties that include both multi-family dwellings and low-density residential development are considered multi-family residential development for the purposes of this IDO. Properties with other uses accessory to residential primary uses allowed per Table 4-2-1 are still considered multi-family residential development for the purposes of this IDO. See also *Other Uses Accessory to Residential Primary Uses*.

##### **Dwelling, Multi-family**

A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. Within mixed-use development, a building containing 2 or more dwelling units is considered multi-family. See also *Development Definitions for Multi-family*.

##### **Low-density Residential Development**

Properties with residential development of any allowable land use in the Household Living category in Table 4-2-1 other than multi-family dwellings. Properties with small community residential facilities are also considered low-density residential development. Properties that include other uses accessory to residential primary uses are still considered low-density residential development for the purposes of this IDO. See also *Dwelling Definitions for Dwelling, Cluster Development; Dwelling, Cottage Development; Dwelling, Live-work; Dwelling, Single-family Detached; Dwelling, Townhouse; and Dwelling, Two-family Detached (Duplex); Manufactured Home, and Other Uses Accessory to Residential Primary Uses*.

##### **Dwelling, Townhouse**

A group of 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. For the purposes

## DEVELOPMENT REVIEW BOARD

### Code Enforcement Comments

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Planning Department  
[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)

**DATE:** 3/27/2024

of this IDO, this use is considered a type of low-density residential development, whether the townhouses are platted on separate lots or not. See also *Development Definitions for Lowdensity Residential*.

- Parcel and neighboring parcels are in an Area of Consistency.
- Parcel is in the Volcano Mesa CPO 13, see IDO 3-4(N) for specific standards in the Character Overlay. **Give special attention to 3-4(n)(5) Other Development standards on facades and garages.**
- Parcel is in the Northwest Mesa Escarpment View Protection Overlay zone (VPO-2). It does not lie in the Restricted Height SubArea. **Follow requirements regarding Colors, Reflectivity, and Roof-mounted Equipment.**
- All property is zone MX-L.
- **\* Reference Table 4-2-1 for Allowable commercial uses in the MX-L zone.** Also reference Use Specific Standards.
  - \*Reference Use Specific Standards 4-3(B)(6) for Dwelling-townhouse
  - \* Reference Use Specific Standard 4-3(B)(8) for Multi-family.**Please note landscaping requirements and usable open space requirements.  
Warm season grasses are encouraged and can cover a substantial portion of the landscape area in place of rock.
- 5-1 Dimension Standards for MX-L, Reference Table 5-1-2.
  - Front: 5 feet
  - Side: 0 feet, street side corner lots 5 feet
  - Rear: 15 feet
  - Building height: 38 feet.
  - Check for required usable open space based on unit bedrooms.
- 5-1-G Exceptions and Encroachments.
- **5-2 A sensitive lands analysis is required prior to approving any action on these parcels.** Note that photos should be taken of the site, including relevant sensitive land features. See [Sensitive lands analysis form \(cabq.gov\)](#).

## DEVELOPMENT REVIEW BOARD

### Code Enforcement Comments

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[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)

DATE: 3/27/2024

The analysis is needed to determine if any site features should be preserved.  
The parcel is within 455 feet of MPOS.

- 5-3 Access & Connectivity requirements.  
5-3(C)(3)(b) **For all low-density residential development, driveways accessed from the front or street side of the property shall be at least 20 feet long, exclusive of the sidewalk or drive pad.**
- 5-4 Block Design and Layout.  
Take special note of:  
5-4(E)(2)(b) To the maximum extent practicable, streets and access lanes shall be oriented to create block and lot configurations with their longest dimension along an east-west access to facilitate solar access.  
**Table 5-4-1 limits block lengths on local streets to 600 feet. Block 'F' townhomes is greater than 600 feet. Lots 4 thru 31 create a block greater than 600 feet.**  
**5-4(F)(2)(b) Residential lots shall avoid layouts where the rear lot line is adjacent to a collector or arterial street.** Local frontage roads may be used within a subdivision to avoid locating residential rear yard walls along collector and arterial streets. **In the layout presented, rear lot lines are on local streets.**
- 5-5 Parking & Loading requirements, Table 5-5-1.  
**See 5-5(F)(2)(a) Low-density Residential Development.**
- 5-6 Landscaping, Buffering, and Screening standards and requirements.  
**See 5-6(D) STREET FRONTAGE LANDSCAPING.**  
  
**It would appear that edge buffer on the property per the requirement of 5-6(E)(2) do not apply as the property is all zoned MX-L. The subject parcel and adjoining parcels are all Areas of Consistency and not edge buffering is required per 5-6(E)(5).**  
  
**5-6(F) for Parking Lot landscaping for commercial uses.**
- 5-7 Walls/Fences, table 5-7-1. \*Development requires separate permitting.

## DEVELOPMENT REVIEW BOARD

### Code Enforcement Comments

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*Jeff Palmer-Code Enforcement Supervisor*

*Planning Department*

[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)

**DATE:** 3/27/2024

- 5-8 for Outdoor Lighting requirements. Residential zone district to the West.
- 5-9 Neighborhood Edges requirements would not apply to MX-L zone.
- 5-11 Building and façade design requirements for low density residential 5-11(C).  
Note that all windows must be recessed at least 3 inches or use a casing at least 2 inches wide.  
(C-2)  
5-11(D) is for Multifamily Development new development. Please note requirements for building entrances and façade design (windows, articulation, and roof design).
- 5-12 for Signage requirements and restrictions.
  
- Section 6-1, table 6-1-1 for notice requirements.
- 6-4(J) Referrals to Commenting Agencies to include Petroglyph National Monument.
- Platting action 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.
  
- Any drainage ponds must follow the following:  
[Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

**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: 2020-004596 Hearing Date: 03-27-2024  
Project: Universe View Subdivision Agenda Item No: 3

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Extension 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 Revised Grading Plans & Revised Drainage Report (C09D016) with engineer's stamp 03/07/23.
- Hydrology has no objection to the platting extension.

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG  
Delegated For: \_\_\_\_\_  
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT  
DEFERRED TO \_\_\_\_\_





## DEVELOPMENT HEARING OFFICER (DHO)

### Parks and Recreation Department

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

#### **PR-2020-004596**

SD-2024-00045 – EXTENSION OF PRELIMINARY PLAT

IDO - 2021

HUITT-ZOLLARS, INC. | DONALD DUNEMAN, PE agent for ISSA RABADI requests the aforementioned action(s) for all or a portion of: LOT 1, BLOCK 8 UNIT 17, VOLCANO CLIFFS SUBDIVISION zoned MX-L, located on UNIVERSE BLVD NW between PEREZOSO TR NW and ROSA PARKS RD NW containing approximately 30.126 acre(s). (D-10)

PROPERTY OWNERS: RABADI ISSA & NANCY

REQUEST: PRELIMINARY PLAT EXTENSION FOR 30 ACRE DEVELOPMENT TO INCLUDE 162 TOWNHOME LOTS, 1 MULTI-FAMILY RESIDENTIAL LOT WITH 175 APARTMENT UNITS AND 1 COMMERCIAL LOT WITH A TOTAL OF APPROXIMATELY 21,955 SQUARE FEET OF BUILDING SPACE. PRELIMINARY PLAT ORIGINALLY APPROVED MARCH 29, 2023 BY THE DRB.

#### **Comments:**

03-27-2024

No comments or objections.

As site plans develop – please note a finding from the preliminary plat approval by DRB that “The applicant’s landscape architect will review the open space areas to the south to provide a walking path recreational amenity.”

Comments provided by Whitney Phelan, Senior Planner, CABQ Parks & Recreation Department. Please contact via [wphelan@cabq.gov](mailto:wphelan@cabq.gov) or 505-768-5378 with questions or concerns.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-004596  
Volcano Cliffs (Rosa Parks and Universe)

AGENDA ITEM NO: 3

SUBJECT: Extension of Preliminary Plat

ENGINEERING COMMENTS:

1. No objection.

. 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: March 27, 2024

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ACTION:

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

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



## DEVELOPMENT HEARING OFFICER

### Planning Comments

**HEARING DATE:** 03/27/24 -- **AGENDA ITEM:** #3

**Project Number:** PR-2020-004596

**Application Number:** SD-2024-00045

**Project Name:** Universe Blvd. NW between Perezoso Trail NW and Rosa Parks Road NW

**Request:**

*Extension of Preliminary Plat.*

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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.*

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#### BACKGROUND

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- The Applicant is requesting to extend a Preliminary Plat approved by the Development Review Board (DRB) on March 29, 2023 per PR-2020-004596 / SD-2022-00212.

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#### 1. ITEMS THAT NEED TO BE COMPLETED OR CORRECTED

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COMMENTS:

*Items in orange type need attention*

- Please confirm for the DHO that this request has no changes from the original DRB approval including any changes to lot numbers, sizes, and/or configurations, as well as any changes to easements and/or notes depicted on the original Preliminary Plat.

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#### 2. STANDARD COMMENTS AND ITEMS IN COMPLIANCE

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- Per Table 6-4-3 of the IDO, a Final Plat submittal must be received within 1-year after the approval of the Preliminary Plat and the Vacations of Easement by the DHO. The Applicant has submitted their request for the extensions timely (before the original approval of the Preliminary Plat and Vacations of Easement expire).

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

- Per 6-4(X)(2) Expiration or Repeal of Approvals:

***Unless specified otherwise in this IDO, the DPM, an IIA, a Development Agreement approved by the City, or the terms attached to a permit or approval, each permit or approval shall be valid for the period of time shown in Table 6-4-3 and shall be of no force or effect after that time has passed, unless any of the following applies.***

***6-4(X)(2)(a) The period of validity is extended pursuant to Subsection 14-16-6- 4(X)(4) (Extensions of Period of Validity) or another provision of this IDO or the DPM.***

Per 14-16-6- 4(X)(4):

***6-4(X)(4)(a) General Provisions***

***1. For each permit or approval for which Table 6-4-3 shows an expiration period, except an impact fee assessment or a Site Plan, the original decision-making body may approve 1 extension of validity for good cause shown for a time not to exceed the original period of validity for that permit or approval, provided that both of the following requirements are met.***

- a. The applicant has submitted a written request for the time extension before the expiration of the original permit or approval with the Planning Director.*
- b. The extension is considered and a decision is being made by the same decision-making body as the initial approval, except that no public hearing shall be required, if one would have been required under the IDO for the initial approval.*

- The owner wishes to obtain building permits for the apartments and commercial properties prior to construction of the work order improvements, and therefore is requesting for an extension of the approved Preliminary Plat for the subject property. Since all required criteria are being met by the Applicant, Planning has no objection to extending the Period of Validity for this Preliminary Plat and the Vacations of Easement. Should the DHO approve these extensions, **this Preliminary Plat shall be valid until April 11, 2025.**
- Per 6-4(X)(4)(c) of the IDO, additional extensions for Preliminary Plats may be granted by the DHO for good cause, but the Preliminary Plat may be required to come into compliance with any applicable standards adopted since the application was submitted.

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### 3. Future Development Guidance

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

- Future development and/or expansion must meet all applicable standards and provisions of the IDO (*per MX-H*), 5-4(C) Compliance with Zoning Requirements, and the DPM.

**\*Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.**

- ❖ **4-2 Allowed Uses**, table 4-2-1.
- ❖ **5-1 Dimension Standards** for **MX-H**. 5-1-G Exceptions and Encroachments.
- ❖ 5-3 Access & Connectivity requirements.
- ❖ 5-4 Subdivision of Land
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
- ❖ 5-7 Walls/Fences, table 5-7-1. **\*Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-E Building/Facade Design.**
- ❖ **5-12 Signage** requirements.
- ❖ **5-13 Operation and Maintenance**
- ❖ **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 and use definitions.**



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FROM: Hannah Aulick/Jay Rodenbeck  
Planning Department

DATE: 03/25/24