



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2021-005461 Date: 01/10/2024 Agenda Item:3 Zone Atlas Page: H-20

Legal Description: PARCEL 5-A, WYOMING MALL.

Location: 2004 WYOMING BLVD NE between MENAUL and NORTHEASTERN BLVD NE

Application For: SD – 2024-00002 – PRELIMINARY/FINAL PLAT

1. No objection

Application For: VA – 2024-00001 – WAIVER TO IDO (SIDEWALK)

1. No objection

DEVELOPMENT HEARING OFFICER (DHO)

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: 01/10/2024

AGENDA ITEM NO: 3

DRB PROJECT NUMBER:

PR-2021-005461

SD-2024-00002 – PRELIMINARY/FINAL PLAT

VA-2024-00001 – WAIVER TO IDO (SIDEWALK)

SKETCH PLAT 5-17-23 (DFT)

IDO - 2022

PROJECT NAME:

ARCH + PLAN LAND USE CONSULTANTS LLC agent for **WFC WYOMING NM LLC C/O WESTWOOD FINANCIAL CORP PROPERTY MGT.** requests the aforementioned action(s) for all or a portion of: **PARCEL 5-A, WYOMING MALL** zoned **MX-M**, located at **2004 WYOMING BLVD NE** between **MENAUL BLVD** and **NORTHEASTERN BLVD** containing approximately **2.0241** acre(s). **(H-20)**

PROPERTY OWNERS: WFC WYOMING NM LLC ATTN: RYAN LLC C/O
WESTWOOD FINANCIAL CORP PROP MGMT

REQUEST: SUBDIVIDE ONE LOT INTO 2 LOTS, SIDEWALK WAIVER MAXIMUM OF 4.2 FT TO THE REQUIRED 10 FT OF SIDEWALK ALONG WYOMING BLVD, A PRINCIPAL ARTERIAL

COMMENTS:

1. Need to have the cross-lot access noted as shown on site plan SP-1.
2. Code Enforcement has no further comments or objections to the proposed re-plat and waiver.

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005461
2004 Wyoming Blvd

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat, Sidewalk Waiver

ENGINEERING COMMENTS:

1. Transportation has an approved TIS dated 2-22-2023 and an approved Conceptual TCL dated 6-27-2023.
2. The justification for the waiver to sidewalk is not sufficient. There landscaping shown on the plan is more than sufficient to allow the widening of the sidewalk along Wyoming to the required 10' required along an arterial within a center. ROW dedication will be required to allow sidewalk widening and to ensure the SW corner does not encroach on the ramp.
3. As a reminder a full TCL will be required prior to building permit.

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: January 10, 2024

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 1/10/23 -- **AGENDA ITEM:** #3

Project Number: PR-2021-005461

Application Number: SD-2024-00002 and VA-2024-00001

Project Name: 2004 Wyoming – Starbucks project

Request:

Preliminary /Final Plat and Sidewalk Waiver

**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 to be addressed.

Background

- Applicant is requesting a Preliminary/Final Plat to subdivide one lot into two. Applicant is also requesting a sidewalk waiver along Wyoming, to maintain the existing sidewalk. A waiver application is required because the parcel is in a Center per the Comprehensive Plan, and any sidewalk width less than stated in the DPM for a Center require a waiver.
- The IDO zone district for the subject site is MX-M. It is within the Hoffman Town AC-Activity Center.
- A Major Amendment to Site Plan-EPC was approved in April of 2023. A DFT Final Sign-off of the EPC Amendment was approved in October of 2023.
 - *There were no platting conditions, however the EPC did note the following:
The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development.

**(See additional comments on next page)*

1. Items that need to be completed or corrected

- The application numbers must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.
- DXF file approval, from the Planning Department's AGIS Division, must be submitted prior to the final sign-off of the Plat.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Final Plat.
- Provide additional detail regarding the compliance with **section 7 of the DPM Table 7.2.29** and Required Improvements section from **5-4(N) of the IDO**.
**Per Transportation, Wyoming is a Principal Arterial within a Center. Which requires a 10 ft sidewalk and 6 ft-8 ft Landscaping Buffer.*
Northeastern is a Local Street requiring a 5 ft sidewalk and 4 ft-6 ft landscape buffer. ROW dedication would be required.
If compliance cannot be met, provide additional detail for the Sidewalk Waiver justification. *Per Transportation, the justification is insufficient.
- ***If Major infrastructure is needed***, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.
- Please clarify if the proposed replat will be affecting any existing easements. Marked in orange on the image below:



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.
- Final documents must always be sealed and signed by a design professional licensed in the State of New Mexico.

- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA were all provided on the plat.
- After DHO approval and final sign off, a **recorded copy of the plat must be sent to the Planning Manager-Jay Rodenbeck** and PLNDRS@cabq.gov (should the Plat be approved by the DHO).
- 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.*

3. Future Development Guidance

- Future development must meet all applicable standards and provisions of the IDO *per MX-M*, 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.**

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

- ❖ **4-2 Allowed Uses**, table 4-2-1.
Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses for
*MX-M
- ❖ **5-1 Dimension Standards for MX-M**. 5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc. All will need to show standards and requirements are being met.*
- ❖ 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/Façade 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.**



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: Robert Webb/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 1/9/24