



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**MEETING DATE:** 10/30/24 -- **AGENDA ITEM:** #2

**Project Number:** PR-2021-005479

**Application Number:** SD-2024-00116

**Project Name:** Lots 1-7, 17, 18, block 7, Waggonman-Denison Addition

**Request:**

*Lot consolidation for 10 existing lots into 1 new lot.*

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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.*

#### **BACKGROUND**

- Subject property is currently zoned as MX-H for the Southern portion and MX-M for the Northern portion.
- There is an existing Bike route that runs along the Western border (General Chennault) and a proposed bike route along the Northern border (Buena Ventura).
- Central is a principle Arterial and runs along the Southern border. All other border roads are local roads.
- All parcels are within a Major Transit Corridor along Central.
- All parcels are within ¼ mile of a Main Street corridor.
- The lots are both within an area of change and is across from an area of consistency to west.
- Subject property is not within any Overlay Zones.

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

## **GENERAL COMMENTS**

- **It is noted in the application form that a Zoning Map Amendment to change the zoning of the subject lots is intended to be submitted. Has there been any movement on that request as of today?**
- A platting application to consolidate Ten lots into One lot will require the submittal and Development Hearing Officer (DHO) approval of a Minor Preliminary/Final Plat application.
- All public notice requirements of IDO Section 6, Table 6-1-1 will need to be completed prior to submitting the platting application, and included in the platting application packet. For a Minor Preliminary/Final Plat, Neighborhood Associations (NA's) as identified by the Office of Neighborhood Coordination (ONC) must be notified by email of the proposed platting application. Notifications sent to the NA's must include the following:
  1. Completed notification form noting the application type, date/time of the DHO meeting, and that the DHO meeting will be held remotely via Zoom, providing the Zoom link to the meeting. A blank notification form can be obtained at the following link:  
[https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill\\_DHO.pdf](https://documents.cabq.gov/planning/development-hearing-officer/Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill_DHO.pdf)
  2. Zone Atlas Map sheet with the site highlighted and labeled
  3. Copy of the Plat

In the platting application packet, in addition to including the documentation listed above, proof of email to the NA's must be included along with the ONC confirmation email with the list of NA's to contact. ONC can be contacted at: [onc@cabq.gov](mailto:onc@cabq.gov) as well as (505) 768-3334.

- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat prior to the acceptance of the application file for the Plat and placement on a DHO agenda.
- The following will need to be on the final platting sheets:  
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.

- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:  
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>  
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- **If infrastructure is needed**, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.  
**IL has been provided for this project.**

### **Future Development**

**Table 5-1-2: Mixed-use Zone District Dimensional Standards**

**Per Table 5-1-2: Mixed use zones- For lots located within MX-M and MX-H the zone district standards below apply.**

Zone District	MX-T <sup>[1]</sup>	MX-L	MX-M	MX-H
Site Standards				
Usable open space, minimum <sup>[2]</sup>	Efficiency or 1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit UC-MS-PT: 50% reduction			
Setbacks <sup>[3][4][5][6]</sup>				
Front, minimum	5 ft. UC-MS-PT: 0 ft. <sup>[7]</sup>			
Front, maximum	N/A UC-MS-PT: 15 ft.			
Side, minimum	Interior: 0 ft.; Street side of corner lots: 5 ft. UC-MS-PT: 0 ft.			
Side, maximum	N/A UC-MS-PT: Interior: N/A; Street side of corner lots: 15 ft. <sup>[7]</sup>			
Rear, minimum	15 ft. UC-MS-PT: 0 ft. where rear lot line abuts a street or alley			
Rear, maximum	N/A			

❖ **4-2 Allowed Uses**, table 4-2-1.

Follow the Use Specific Standards per 4-3 of the IDO for any proposed uses

**4-3(E)(17) Outdoor Storage-**

**4-3(E)(17)(a)** This use shall comply with the provisions in Section 14-16-5-6 (Landscaping, Buffering, and Screening).

**4-3(E)(17)(b)** In any zone district except for NR-GM, the height of any items stored outside shall not exceed the height of any screening wall, fence, or vegetation, unless the item is located at least 100 feet inside the screening wall, fence, or vegetative screen.

- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
- ❖ 5-6 Landscaping, Buffering, and Screening
- ❖ 5-7 Walls/Fences, table 5-7-1. **\*Development requires separate permitting.**
- ❖ **5-8** for Outdoor Lighting requirements.
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**



***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: Jacob Boylan  
Planning Department

DATE: 10/28/2024

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## DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

**PR-2021-005479**

**SD-2024-00116 – PRELIMINARY/FINAL PLAT**

**SKETCH 4-17-24 (DFT)**

**IDO – 2022**

**CSI – CARTESIAN SURVEYS, INC.** agent for **SLN PROPERTIES LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 1-7, 17, 18, AND “X”, BLOCK 7, WAGGONMAN-DENISON ADDITION** zoned **MX-H and MX-M**, located at **9307 CENTRAL AVE NE between GENERAL CHENNAULT ST NE and GENERAL PATCH ST NE** containing approximately **1.0293** acre(s). **(K-20)** *[Deferred from 7/17/24, 7/31/24X]*

**PROPERTY OWNERS:** Sinh Nguyen

**REQUEST:** Lot consolidation from 10 existing lots to one new lot, dedicate right-of-way to both frontages. Property has two existing commercial buildings with different MX zoning types. Will seek zone map amendment to unify.

### Comments:

**10-30-2024**

No objections to the requested actions.

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

## 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:** 10/30/2024

### **AGENDA ITEM NO: 2**

### **DHO PROJECT NUMBER:**

**[PR-2021-005479](#)**

**SD-2024-00116** PRELIMINARY/ FINAL PLAT

Sketch 4.17.24 (DFT)

IDO -2022

### **PROJECT NAME:**

CSI – CARTESIAN SURVEYS, INC. agent for SLN PROPERTIES LLC requests the aforementioned action(s) for all or a portion of: LOTS 1-7, 17, 18, AND “X”, BLOCK 7, WAGGONMAN-DENISON ADDITION zoned MX-H and MXM, located at 9307 CENTRAL AVE NE between GENERAL CHENNAULT ST NE and GENERAL PATCH ST NE containing approximately 1.0293 acre(s). (K-20) [Deferred from 7/17/24, 7/31/24X]

### **PROPERTY OWNER:**

Sinh Nguyen

### **REQUEST:**

Lot consolidation from 10 existing lots to one new lot, dedicate right-of-way to both frontages. Property has two existing commercial buildings with different MX zoning types. Will seek zone map amendment to unify.

### **COMMENTS:**

1. Property re-plat as proposed would result in Lot 1-A having the original MX-H zone for the southern portion, and the northern portion added would be MX-M (from former Lot X). This would create a “floating” zone line, and will require obtaining a Zoning Map Amendment prior to re-plat, as per IDO 6-6(K)(2)(c), in Subdivision of Land – Minor.  
Submittal in July indicates Zone Map Amendment to be pursued. Please confirm if approved.

**6-6(K)(2)(c)** *If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e. create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council, as applicable, to establish zone boundaries that coincide with the lot line before a final plat can be approved.*

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

**DATE:** 10/30/2024

2. Need to clarify if there will be any changes of use for the buildings involved that would require more parking, or if there are proposed expansions of structures. If not, parking may continue as per IDO 6-8(G)(1 )Nonconforming Site Features, Authority to Continue.
3. If changes in use or size of buildings, you will need to provide proposed use and parking calculations required for each building to determine if sufficient parking will be available, and to note any areas of parking that will be shared or have mutual access, accordingly.
4. No further comments at this time.

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

**DATE:** 10/30/2024

DFT Sketch Plat 4/17/2024:

1. Property re-plat as proposed would result in Lot 1-A having the original MX-H zone for the southern portion, and the northern portion added would be MX-M (from former Lot X). This would create a “floating” zone line, and will require obtaining a Zoning Map Amendment prior to re-plat, as per IDO 6-6(K)(2)(c), in Subdivision of Land - Minor:

***6-6(K)(2)(c)** If the subdivision will result in a lot line that does not coincide with a zone district boundary (i.e. create a "floating zone line"), the applicant shall obtain a Zoning Map Amendment - EPC or Zoning Map Amendment - City Council, as applicable, to establish zone boundaries that coincide with the lot line before a final plat can be approved.*

2. Need to clarify which business requires the parking spaces located on the North side of proposed Lot 1-A, in the area of former Lot X. Will need to provide parking calculations and locations for each business to clarify.
3. If the spaces on the North side of Lot 1-A are part of the required parking for Lot 17-A, a Shared Parking Agreement will need to be recorded related to the use of those spaces prior to re-plat.
4. Need to have cross-lot access easements shown on re-plat or as part of a recorded agreement to allow for access to the parking spaces in former Lot X, on the North side of proposed Lot 1-A.
5. No further comments at this time.





## **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-2021-005479    Date: 10/30/2024    Agenda Item: #2 Zone Atlas Page: K-20**

**Legal Description: Lots 1-7, 17, 18, AND “X”, Block 7, Waggonman-Denison Addition.**

**Request: Lot consolidation for 10 existing lots into 1 new lot, dedicate right-of-way to both frontages. Property has two existing commercial buildings with different MX zoning types. Will seek zone map amendment to unify.**

**Location: 9307 Central Ave NE between General Chennault St NE and General Patch St NE**

### **Application For: SD-2024-00116 – PRILIMINARY/FINAL PLAT**

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1. No objection to the plat.
2. For future development, request an availability/serviceability statement online at the following link:  
[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements.  
An executed statement must be obtained to determine conditions for service.
  - a. There are existing public water and sanitary sewer lines available to the site for direct connection to both proposed lots however depending on the proposed development the infrastructure may, or may not, not be sized adequately for the level of service needed.

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Richard Martinez, PE, Senior Engineer | 505-924-3362 [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov)

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DRB Project Number: 2021-005479 Hearing Date: 10-30-2024

Project: Lots 1-7, 17,18, and X, Block 7  
Waggonman-Denison Addition  
9307 Central Ave. NE 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 a record document of an approved Grading/Drainage Plan for the Storage Facilities Addition to Santa tools dated 12/20/1996 (Hydrotrans No. K20D048), and an Engineer's Certification for the same site with engineer's stamp dated 10/03/1997.
- Hydrology has no objection to the Minor Preliminary / Final Plat.
- An updated and approved Grading and Drainage Plan prepared by a licensed New Mexico civil engineer is required prior to Grading Permit or Building Permit 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

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005479  
9307 Central Avenue

AGENDA ITEM NO: 2

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Sidewalk and ROW adjustment comments have been addressed.
2. Have you coordinated with Transit for right-of-way dedication requirements due to the bus stop location? Bus shelter infrastructure may be required at this location based on Transit's requirements.
3. For future development an approved TCL will be required before site plan or building permit. Also, a Traffic Scoping Form will need to be submitted to determine if a TIS will be required

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: October 30, 2024

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ACTION:

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

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