

From: [Ryan Mulhall](#)
To: [Rodенbeck, Jay B.](#)
Cc: [penny.pennydesign.net](#); [Boylan, Jacob](#); [Wolfley, Jolene](#); [Gomez, Angela J.](#)
Subject: Re: PR-2021-00549 9307 Central Ave NE
Date: Tuesday, July 16, 2024 3:06:04 PM

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good afternoon Jay, this is Ryan with Cartesian and I can confirm we would like to defer the application until past the July 31st date. We'll determine exactly how long we'd like once we have a sense for the path forward with the zone map amendment application Ms. Dudley or the SLN Properties owner will take on. We'll try to have an answer for you by Thursday, as Penny says.

Best,
Ryan M

On Tue, Jul 16, 2024 at 2:59 PM Rodенbeck, Jay B. <jrodenbeck@cabq.gov> wrote:

Thanks for the confirmation Penny. Before we confirm the deferral to the DHO's and the DFT staff, **could you please confirm your relationship to this application?** On the application submittal I see SLN Properties LLC as the applicant, and Cartesian Surveys as the agent.

Thanks,



Jay Rodенbeck

Planning Manager

Development Review Services

o (505) 924-3994

c (505) 553-0682

e jrodenbeck@cabq.gov

cabq.gov/planning

From: penny [pennydesign.net](mailto:penny@pennydesign.net) <penny@pennydesign.net>
Sent: Tuesday, July 16, 2024 2:44 PM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Cc: Ryan Mulhall <cartesianryan@gmail.com>; Boylan, Jacob <jboylan@cabq.gov>; Wolfley, Jolene <jwolfley@cabq.gov>; Gomez, Angela J. <agomez@cabq.gov>
Subject: Re: PR-2021-00549 9307 Central Ave NE

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Hi, the initial deferral of July 31 is fine. I may not be able to talk to the owner until late tomorrow. It will depend on how long my meeting with NMDOT/Village of Corrales lasts.

Thanks, again.

Penny

From: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Sent: Tuesday, July 16, 2024 2:39 PM
To: penny [pennydesign.net](mailto:penny@pennydesign.net) <penny@pennydesign.net>
Cc: Ryan Mulhall <cartesianryan@gmail.com>; Boylan, Jacob <jboylan@cabq.gov>; Wolfley, Jolene <jwolfley@cabq.gov>; Gomez, Angela J. <agomez@cabq.gov>
Subject: RE: PR-2021-00549 9307 Central Ave NE

Thanks for the confirmation Penny.

Please note that we will need to defer your application at this time at least until July 31st (and then to a later DHO meeting date after you talk to the owner), as you stated below that you're not discussing a deferral date with the owner until this Thursday, July 18th, which is after the upcoming July 17th DHO meeting.

Please confirm if you are okay with an initial deferral of your application until July 31st.
Once you confirm a later deferral date with the owner, we can add that later deferral date to the July 31st DHO agenda.

Thanks,



Jay Rodenbeck

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From: penny pennydesign.net <penny@pennydesign.net>

Sent: Tuesday, July 16, 2024 2:08 PM

To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>

Cc: Ryan Mulhall <cartesianryan@gmail.com>; Boylan, Jacob <jboylan@cabq.gov>; Wolfley, Jolene <jwolfley@cabq.gov>; Gomez, Angela J. <agomez@cabq.gov>

Subject: Re: PR-2021-00549 9307 Central Ave NE

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Sounds good. Let me talk to my he owner. I will have something to you late Thursday.
Thank you!

Penny Dudley

On Jul 16, 2024, at 12:52 PM, Rodenbeck, Jay B. <jrodenbeck@cabq.gov> wrote:

Good afternoon Penny and Ryan,

We will need a deferral request for the Preliminary/Final Plat for PR-2021-005479 to allow for the Zone Map Amendment to be approved by the EPC or the City Council.

To help you determine the length of the deferral, I have provided links below to the 2024 DHO and EPC calendars:

2024 DHO Calendar

<https://documents.cabq.gov/planning/development-hearing-officer/2024%20DHO%20Calendar%20-%20Minor%20Cases.pdf>

2024 EPC Calendar

<https://documents.cabq.gov/planning/environmental-planning-commission/EPC-External%20Calendar%202024%20draft%20MJ.pdf>

Once you have determined a deferral date to request, please respond back to this message ASAP with the request.

Thanks,

<image001.jpg>

Jay Rodenbeck

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From: Rodenbeck, Jay B.
Sent: Monday, July 15, 2024 3:09 PM
To: penny [pennydesign.net](mailto:penny@pennydesign.net) <penny@pennydesign.net>
Cc: Ryan Mulhall <cartesianryan@gmail.com>; Boylan, Jacob <jboylan@cabq.gov>; Wolfley, Jolene <jwolfley@cabq.gov>
Subject: RE: PR-2021-00549 9307 Central Ave NE

Penny,

It would be up to you as to which application you applied for first (TCL or ZMA), these two applications could be applied for concurrently as well.

While not required, I would also recommend applying for a Pre-application PRT meeting to discuss the ZMA proposal with Urban Design & Development Division (UDD) staff.

You can refer to the PRT application process by going to the PRT webpage at: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/pre-application-review-team-meetings>

<image001.jpg>

Jay Rodenbeck

Planning Manager

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From: penny pennydesign.net <penny@pennydesign.net>
Sent: Monday, July 15, 2024 2:02 PM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Cc: Ryan Mulhall <cartesianryan@gmail.com>; Boylan, Jacob <jboylan@cabq.gov>; Wolfley, Jolene <jwolfley@cabq.gov>
Subject: Re: PR-2021-00549 9307 Central Ave NE

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Ok, thank you Jay. There are so many moving parts on this project. It is tough to figure out what needs to be done first. The owners want to close off the access off of Central. We are going to submit a TCL for that change. Should I wait for the zone change before submitting the TCL?

Penny Dudley

On Jul 15, 2024, at 1:50 PM, Rodenbeck, Jay B. <jrodenbeck@cabq.gov> wrote:

Good afternoon all,

The issue we (DFT staff) would like to discuss with you (Ryan and

Penny) is the floating zone line that would be created by the proposed replat; there would be a floating zone line dividing the site roughly through the middle of the site by MX-M and MX-H zoning, and no floating zone line currently exists on the subject property.

Per 6-6(K)(2)(c) of the IDO, if a subdivision will result in a lot line that does not coincide with the zone district boundary, the applicant shall obtain a Zoning Map Amendment (ZMA) – EPC or Zone Map Amendment – Council as applicable, to establish zone boundaries that coincide with the lot line before a Final Plat can be approved.

Therefore, it looks like a deferral will be necessary for the Preliminary/Final Plat for PR-2021-005479 currently scheduled on the upcoming July 17th, 2024 DHO agenda to allow for the ZMA to be approved by the EPC or the Council per 6-6(K)(2)(c) of the IDO.

<image001.jpg>

Jay Rodenbeck

Planning Manager

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From: penny pennydesign.net <penny@pennydesign.net>

Sent: Monday, July 15, 2024 1:37 PM

To: Ryan Mulhall <cartesianryan@gmail.com>

Cc: Boylan, Jacob <jboylan@cabq.gov>; Rodenbeck, Jay B.

<jrodenbeck@cabq.gov>; Wolfley, Jolene <jwolfley@cabq.gov>

Subject: Re: PR-2021-00549 9307 Central Ave NE

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Hi Ryan, I can meet later today but I have a 4 hour meeting with NMDOT and Village of Corrales on Wednesday. There is no way I can reschedule it.

Check in when you have a time today.

Thank you,

Penny Dudley

On Jul 15, 2024, at 11:34 AM, Ryan Mulhall
<cartesianryan@gmail.com> wrote:

Good morning Mr. Boylan,

I'm free all day today (taking a lunch around 1230-130) and will have a ZHE hearing tomorrow morning I'll need to be in. So if at all possible, let's make that meeting happen later today.

We are aware of the split zoning and our client will pursue the zone change to get it down to one type. I'm not fully clear on the timeline for that. We'll want to tie in Penny Dudley (penny@pennydesign.net) for our meeting if possible. She'll likely know more from the client side if that's your concern.

Thank you,

Ryan M

On Mon, Jul 15, 2024 at 10:46 AM Boylan, Jacob
<jboylan@cabq.gov> wrote:

Ryan,

Hope all is well and that you had a great weekend!

I am looking over your application submission for 9307 Central for this weeks DHO agenda and have a few questions in regards to the plat. Would you have any time later this afternoon or early tomorrow morning to meet over zoom with us so we can discuss?

Please let me know if there is a time that works best with you!

Thank you,

<Outlook-km4w2ubv.jpg>

Jacob Boylan

Planner

Development Review Services

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