



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2021-005904

SD-2023-00230 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 8-30-23 (DFT)

IDO - 2022

CSI – CARTESIAN SURVEYS, INC. agent for DOMINICA M. MOYA TRUST requests the aforementioned action(s) for all or a portion of: LOS 24 THRU 27; VACATED ALLEYWAY, ORIGINAL TOWNSITE OF WESTLAND zoned MX-M, located at 9722 CENTRAL AVE SW between 98TH ST SW and WESTLAND RD SW containing approximately 0.7208 acre(s). (K-9 & L-9)

PROPERTY OWNERS: MOYA DOMINICA M

REQUEST: CREATE ONE NEW LOT FROM FOUR EXISTING LOTS AND A VACATED 10FT WIDE ALLEYWAY

Comments:

12-20-2023

No comments or objections to the requested actions.

Note: Proposed redevelopment of the subject site will require Street Trees as outlined in IDO Subsection 14-16-5-6(D)(1). Some street trees currently exist along Central frontage, please review with the City Forester prior to development of landscaping plan.

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



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-005904 Date: 05/25/2023 Agenda Item: #7 Zone Atlas Page: K-09

Legal Description: LOS 24 THRU 27; VACATED ALLEYWAY, ORIGINAL TOWNSITE OF WESTLAND

Location: 9722 CENTRAL SW between 98th ST SW and WESTLAND RD SW

Application For: SD-2023-00230 – PRELIMINARY/FINAL PLAT SKETCH PLAT 8-30-23 (DHO)

1. No objection.
 - a. Records do not indicate Water Authority infrastructure is within the area of the proposed vacation.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005904
9722 Central SW

AGENDA ITEM NO: 7

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation has no objection to the plat or infrastructure list.
2. Prior to Site Plan or Building Permit an approved TCL will be required. The Traffic Study that is in process must be completed and approved also.

. 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: December 20, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2021-005904 Hearing Date: 12-20-2023
Project: 9722 Central Ave SW Agenda Item No: 7

<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 needs to approved Conceptual Grading & Drainage Plan prior to plat approval.
- Comment - Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval 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

Planning - Case Comments

HEARING DATE: 12/20/23 -- **AGENDA ITEM:** #7

Project Number: PR-2021-005904

Application Number: SD-2023-00230

Project Name: 9722 Central Ave SW, between 98th street SW and Westland Road SW

Request:

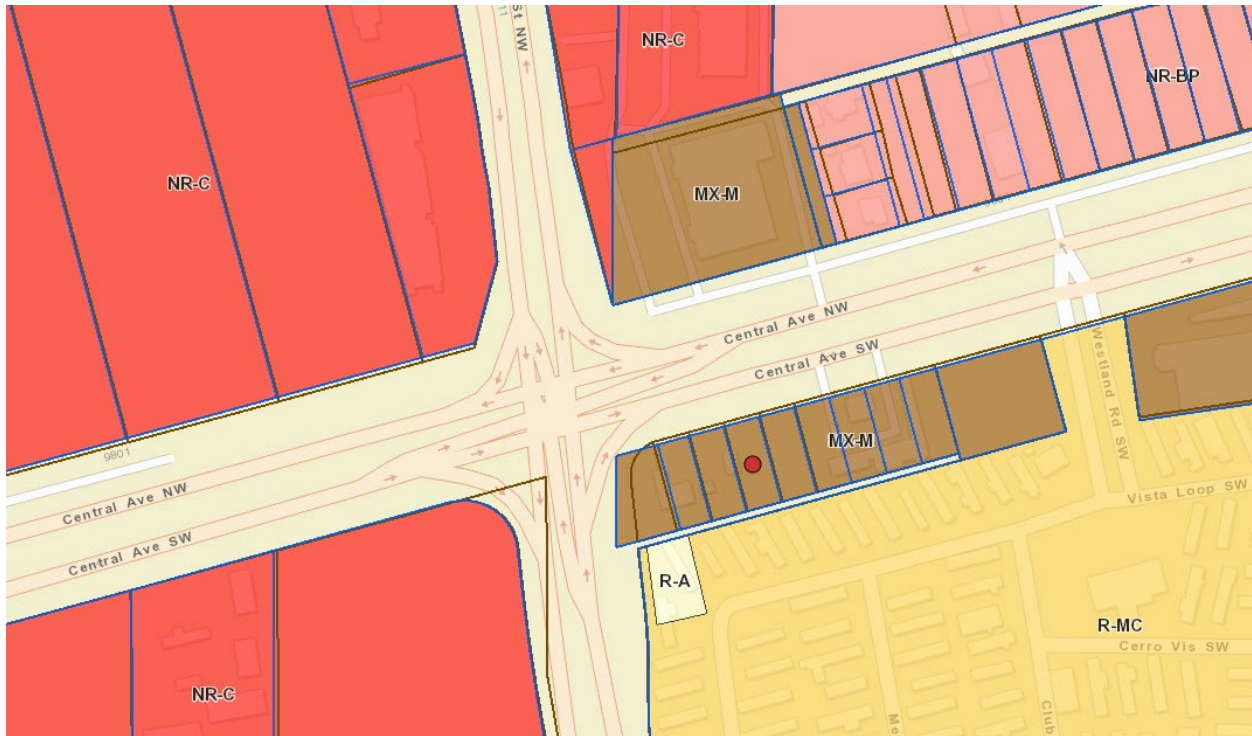
Minor- Preliminary/Final Plat

**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

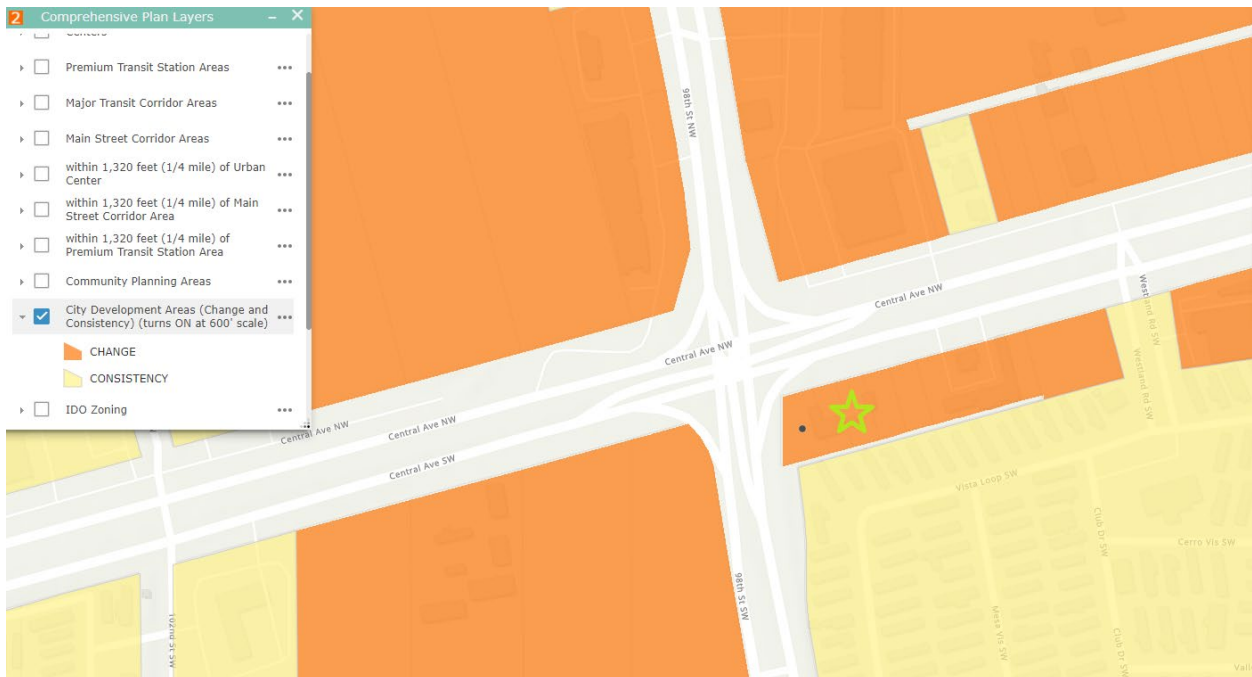
BACKGROUND

- A request for Vacation of Right-of-Way (vacation of the existing half of the alley which runs along the southern property line of Lots 19 through 27 Block 10 Original Townsite of Westland Subdivision), was approved by the City Council on May 16, 2022 per PR-2021-005904 / SD-2021-00263. The approved Vacation of Right-of-Way was extended for one year by the Development Hearing Officer on May 24, 2023 per PR-2021-005904 / SD-2023-00099.
- This is a request to create one new lot (Lot 27-A, Block 10, Original Townsite of Westland) from four existing lots (Lots 24 through 27) and a vacated 10-foot-wide alleyway.
- This site is not located within any Overlay Zones and is within South Mesa Community Planning Area.
- This site is located within the Central Ave Major Transit Corridor (MT) and along Premium Transit (PT).
- This lot is zoned MX-M (Mixed-use – Medium Intensity) and is adjacent to lots in different zone districts. Please see the image below for your reference:

**(See additional comments on next pages)*



- This site is located in Area of Change and adjacent lots to the south, east and one lot in the north edge of the property are located in Area of Consistency. Please see below for your reference:



COMMENTS:

Items is *orange* type need immediate attention

1. Items Needing to be Completed or Corrected

- The Plat was signed by Diana Cordova, trustee for the Dominica M. Moya trust. Documentation must be provided confirming Ms. Cordova as the trustee.
- The project number must be corrected to PR-2021-005904, and the application number must be added to the Plat prior to final sign-off by DFT staff, should the Plat be approved by the DHO.
- The City's AGIS office must approve the DXF file for the Plat prior to the final sign-off of the Plat, should the Plat be approved by the DHO.
- As the Plat would be incorporating vacated right-of-way, the City's Real Property Division must sign the Plat (after the DFT staff the Plat and before the City Engineer provides final sign-off). Therefore, a signature line for Real Property must be added to the Plat.
- The Applicant must coordinate with the Real Property Division regarding the acquisition of the vacated right-of-way.
- An Infrastructure List (IL) was included with the platting application submittal. Therefore, a recorded Infrastructure Improvements Agreement based on the approved IL must be submitted prior to final sign-off of the Plat should the Plat be approved by the DHO.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Final Plat. Therefore, prior to final sign-off of the Final Plat, the date of the DHO approval must be added to 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).

2. Standard Comments and Items in Compliance

- The Applicant has obtained the required utility, AMAFCA, City Surveyor, and Surveyor on the Plat. This minor preliminary/final plat has been drawn and stamped by a registered surveyor licensed in the state of New Mexico.
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- The public notice requirements of IDO section 6, Table 6-1-1, have been completed prior to this submittal. Route 66 West NA and South West Alliance of Neighborhoods (SWAN Coalition) were notified by the applicant through email. Related documents are included in the submittal package.
- 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

- ***Demonstrate compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.** Identify existing conditions for sidewalk and landscape buffer.
Verification of standards per Transportation
 Property is not within an activity Center but located within Major Transit Corridor area.
Central is a Community Principal Arterial. DPM requirements call for a 6-foot sidewalk and a 5-6 ft landscape buffer.
98th St. is a Community Principal Arterial. DPM requirements call for a 6-ft wide sidewalk and a 5-6-ft wide landscape buffer.

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.
- **2-4(C), Mixed-use – Medium Intensity Zone District**
- **4-2 Allowed Uses**, table 4-2-1. ***Reference Use Specific Standards 4-3(C)(8) for Single Family**
- **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.
****5-3(C)(3) Driveways, Drive Aisles, and Access** 5-3(C)(3)(a) Development shall comply with the driveway, drive aisle, and access standards in the DPM.*
5-3(E)(1)(e) Street Signs and Lights
 1. *Street name signs and traffic control signs shall be required as specified in the DPM.*

2. Street lights on local streets are required to be installed at the applicant's expense and provided as approved in the Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O).

- **5-4(K) Dedication of Land for Public Purposes, 5-4(N) Improvements Required, 5-4(P) Additional Design Criteria and Construction Standards**
 - **5-5 Parking & Loading** requirements, Table 5-5-1
5-5(F)(3) Technical Design Standards 5-5(F)(3)(a) All parking facilities shall comply with all applicable provisions in this IDO. 5-5(G)(2) Parking Spaces and Circulation
Parking spaces and circulation shall meet technical standards in the DPM.
***Plans will need to demonstrate compliance of parking requirements.**
Provide calculation detail and any shared parking agreement information.
 - **5-6 Landscaping, Buffering, and Screening**
***Plans will need to demonstrate compliance of landscaping requirements.**
Provide calculations & detail. Including alternative landscaping plans.
***Be aware of several sections related to new development –**
5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas.

-Site is adjacent to RM-C and R-A zoning and a landscape buffer is required.
-5-6(E)(5) Area of Change Next to Area of Consistency
5-6(E)(5)(c) If the lot in the Area of Consistency is in any Mixed-use, NR-C, or NR-PO zone district, the requirements of Subsections 14-16-5-6(E)(1) and 14-16-5-6(E)(4) shall apply.

See also 5-6(E)(2) Development Next to Low-density Residential Zone Districts which require the same buffer of 15 feet of landscaped buffer.
 - **5-7 Walls/Fences**, table 5-7-1. ***Development requires separate permitting.**
 - **5-8 for Outdoor Lighting** requirements. Residential zone district.
 - **5-11 Building and façade design** requirements for new development per 5-11-C.
 - **5-12- Signage**
 - **5-13(B) Maintenance Standards**
5-13(B)(8) Parking, Circulation, and Loading Areas
 - Section **6-1**, table 6-1-1 for **notice requirements**.
 - 6-4(R) Dedications
 - 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.**
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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: Hannah Aulick / Jay Rodenbeck
Planning Department

DATE: 12/19/23