



Development Facilitation Team (DHO) – Review Comments

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

DRB Project No: PR-2021-006147 Date: 03/13/2024 Agenda Item: #6 Zone Atlas Page: J-14

Legal Description: [ROSEMONT AVE FROM 5TH ST TO 6TH ST, PORTIONS OF BLOCK 5 MOORE ADDITION AND BLOCK 2 ROMERO ADDITION]

Request: CONSOLIDATE 17 RESIDENTIAL LOTS, 1 LOT (FORMER VACATED ALLEY, 1 TRACT MUNICIPAL ADDITION NO. 11) AND THE VACATED RIGHT-OF-WAY OF ROSEMONT AVE, TO CREATE A SINGLE TRACT OF +/-4.99 ACRES PARCEL “TRACT A”, TO ACKNOWLEDGE THE VACATION OF ROSEMONT AVE. AND APPROVE THE WELLS PARK PROJECT INFRASTRUCTURE LIST

Location: 6th ST NW between MOUNTAIN RD NW and SUMMER AVE NW

Application For: SD-2024-00044 – PRELIMINARY/FINAL PLAT (DHO)

1. Prior to final plat signature, the infrastructure items must be completed.

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

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

DATE: 03/13/2024

AGENDA ITEM NO: 5

DHO PROJECT NUMBER:

PR-2021-006147

SD-2024-00044 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 11-3-21 (DRB)

IDO - 2022

PROJECT NAME: WHYPACIFIC, INC. agent for **CITY OF ALBUQUERQUE, PRD STRATEGIC PLANNING AND DESIGN | CHRISTINA M. SANDOVAL, CIP MANAGER** requests the aforementioned action(s) for all or a portion of: **X** zoned **NR-PO-A**, located at **6 TH ST NW between MOUNTAIN RD NW and SUMMER AVE NW** containing approximately **4.99465** acre(s). **(J-14)**

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: CONSOLIDATE 17 RESIDENTIAL LOTS, 1 LOT (FORMER VACATED ALLEY, 1 TRACT MUNICIPAL ADDITION NO. 11) AND THE VACATED RIGHT-OF-WAY OF ROSEMONT AVE, TO CREATE A SINGLE TRACT OF +/-4.99 ACRES PARCEL "TRACT A", TO ACKNOWLEDGE THE VACATION OF ROSEMONT AVE. AND APPROVE THE WELLS PARK PROJECT INFRASTRUCTURE LIST

COMMENTS:

1. Code Enforcement has no comments and no objections.

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

DRB Project Number: 2021-006147 Hearing Date: **03-13-2024**
Project: Wells Park Expansion Agenda Item No: **5**

<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 an approved Grading & Drainage Plan (J14D026A) with engineer's stamp 11/29/2022.
- Hydrology has no objection to the platting action.

☐ 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: 2021-006147
Rosemont between 5th and 6th

AGENDA ITEM NO: 5

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. No objection.
2. For future development an approved TCL (Traffic Circulation Layout) will be required before site plan or building permit.

. 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: March 13, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 3/13/24 -- **AGENDA ITEM:** #5

Project Number: PR-2021-006147

Application Number: SD-2024-00044

Project Name: Wells Park – Consolidation of 17 Lots and Vacated right of Way

Request:

Minor Preliminary-Final Plat – 6th St. NW between Mountain Road and Summer Avenue NW

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

BACKGROUND

- This is a request to consolidate 17 residential lots, as well as a former vacated alley, 1 tract Municipal Addition No. 11 (Existing Wells Park site), and the vacated right-of-way of Rosemont Ave, to create a single tract of about 4.99 acres parcel (Tract A). The City of Albuquerque has purchased 18 residential lots and the vacated alley, and removed all buildings and structures from these lots. All utilities that served these lots are removed as well. All existing paving and curb and gutter have been demolished and removed, all public water and sewer lines have been removed.
- An infrastructure list is provided in this application.
- The 18 lots to the north of the existing Wells Park site used to be located within R-1A District Zone. A zone change was approved by the EPC on July 21, 2022, and the zone was changed to NR-PO-A (Non-residential – Park and Open Space - City-Owned or Managed Parks).
- On March 22, 2023, The DHO approved that the entire width of the Rosemont Ave. NE between 6th street NW and 5th St. NW, as well as the entire width of the alleyway between Summer Ave NW and Rosemont Ave NW be vacated.

- Per 6-6(K)(2)(I) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.
- Signature from the DMD director is required on the Infrastructure List prior to final sign-off of the Plat.

2.STANDARD COMMENTS AND ITEMS IN COMPLIANCE

- Per 6-6(K)(3) Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.
- All signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat.
- Per Table 6-1-1, all public notice requirements have been satisfied by the applicant (Email and Web posting).

3.FUTURE DEVELOPMENT GUIDANCE

- Both 6th and 5th streets are Minor Arterials. 6-foot sidewalk and 5-6-foot landscape buffer will be required. 6-6.5-foot bike lane will be required. Mountain Road NW is a Major Collector. 6-foot sidewalk and 5-6-foot landscape buffer will be required. 5-6-foot bike lane will be required. [Planning defers to Transportation for confirmation.](#)

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

- Future development must meet all applicable standards and provisions of the IDO (*per R-A*) and the DPM. ***Submitted plans should demonstrate how standards are being met for any applicable & previous approvals and/or current standards.**

❖ **3-4(M) SAWMILL/WELLS PARK – CPO-12**

❖ **5-3 Access & Connectivity requirements.**

❖ **5-4 Subdivision of Land**

❖ **5-5 Parking & Loading requirements, Table 5-5-1. Calculations required.**

❖ **5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting.**

❖ **5-8 for Outdoor Lighting requirements.**

- ❖ 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: 03/12/24