DEVELOPMENT HEARING OFFICER

Planning Dept. - Case Comments

HEARING DATE 3/22/23 AGENDA ITEM No. 2

Project Number: PR-2023-006147

Application Number: SD-2023-00046
Project Name:

Request: Vacation of Public Right of way – City Council

COMMENTS:

- The applicant is proposing to vacate 19,763 square feet and the entire width of Rosemont Avenue NW between 6th Street NW and 5th Street NW, as well as vacate 7,608 and the entire width of an alleyway between Summer Avenue NW and Rosemont Avenue NW. Per 6-6(M)(1)(b) of the IDO, the vacation of more than 500 square feet or the entire width of a platted alley and the vacation of more than 5,000 square feet or the entire width of a street requires City Council approval, with the DHO being a recommending body.

- Planning staff defer to Transportation staff regarding the justification of the ROW Vacation request.

- A Minor Preliminary/Final platting application for DHO review and approval must be submitted within one year of City Council approval of the Vacation, and the platting application will not be accepted and placed on a DHO agenda until/unless the City Council approves the ROW Vacation. The platting application forms can be obtained at the following links:

  DHO Application Form:
  https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf
  Form S2:
  https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf
  Form S:
  https://documents.cabq.gov/planning/development-hearing-officer/Form%20S.pdf

- For the future required platting action, 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 and the placement on a DHO agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions. Obtain all required signatures as a part of the application submittal process.

For Future Development, please be aware of the following:

- Development must meet all applicable standards and provisions of the IDO, the DPM, and other adopted City regulations.

- The site is within the Sawmill Wells Park Character Protection Overlay Zone (CPO-12) – future development on the site must meet these requirements.

- Requirements of DPM Table 7.2.29 for the pedestrian realm generally require as follows:
  The subject property is not located within an Urban Center. Mountain Road is a collector street with a minimum sidewalk width requirement of 6-feet and a landscape/buffer zone width requirement of 5-6 feet. 5th Street is an arterial street with a minimum sidewalk width requirement of 6-feet and a landscape/buffer zone width requirement of 5-6 feet. 6th Street is an arterial street with a minimum sidewalk width requirement of 6-feet and a landscape/buffer zone width requirement of 5-6 feet. Rosemont Avenue is a local street with a minimum sidewalk width requirement of 5-feet and a landscape/buffer zone width requirement of 4-6 feet.

  For the platting phase, please detail landscape/buffer zone and sidewalk widths.

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: Jay Rodenbeck DATE: 3/21/23
Planning Department