



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-007324 Date: 6/28/2023 Agenda Item: #8 Zone Atlas Page: J-13

Legal Description: Block 4 Traction Park & City Electric Addition

Location: 2100 & 2124 Central Ave SW between Rio Grande Blvd and Clayton St

Application For: VA-2023-00129-Sidewalk Waiver (DHO)

1. No objections
 - a. This does not affect the Water Authority.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007324
2100 & 2124 Central Ave. SW

AGENDA ITEM NO: 8

SUBJECT: Sidewalk Waiver

ENGINEERING COMMENTS:

1. The justification provided is acceptable for Transportation. No objection

. 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: June 28, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

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: 6/28/2023

AGENDA ITEM NO: 8

DHO PROJECT NUMBER:

PR-2022-007324

VA-2023-00129 – SIDEWALK WAIVER

SKETCH PLAT 7-20-22

IDO - 2021

PROJECT NAME:

ARCH + PLAN LAND USE CONSULTANTS agent for **VIA REAL ESTATE LLC** requests the aforementioned action(s) for all or a portion of: **BLOCK 4, TRACTION PARK & CITY ELECTRIC ADDITION** zoned **MX-M**, located at **2100 & 2124 CENTRAL SW** between **RIO GRANDE BLVD** and **CLAYTON ST** containing approximately **1.0665** acre(s). (J-13) [Deferred from 5/10/23b, 6/14/23b]

PROPERTY OWNERS: VIA REAL ESTATE LLC

REQUEST: SIDEWALK WAIVER TO MAINTAIN THE EXISTING 6-FOOT SIDEWALK WIDTH ALONG A PREMIUM TRANSIT-DESIGNATED STREET (CENTRAL AVENUE)

COMMENTS:

1. Code Enforcement has no comments and no objections.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 6/28/23 -- **AGENDA ITEM:** #8

Project Number: PR-2022-007324

Application Number: PS-2023-00129

Project Name: 2100 & 2124 Central Avenue – Champion Car Wash

Request:

Sidewalk width waiver to maintain existing 6-foot sidewalk along a Main Street/Premium Transit Corridor (Central Ave.)

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

COMMENTS:

Background:

- This waiver would be attached to a Preliminary/Final Plat case that was filed with the DRB in 2022, and the DRB will still complete the review of the Plat. The existing sidewalk was built at 6 feet per a City project. Curbing for landscape areas exist on the inside of the sidewalk along Central and Rio Grande and the areas are approximately 5 feet wide. The applicant has submitted a landscape plan for those areas and will expand landscaping planters west of where they currently exist.

East Parcel:



The landscaping plan submitted *does not* include the western parcel (also along Central). The purpose of the plat before the DRB is to separate the western portion which has an unoccupied restaurant from the eastern portion which is a car wash. The streetscape frontage along the restaurant has a tapered landscape buffer between the curb and the

**(See additional comments on next page)*

sidewalk with gravel and one tree. The restaurant building is within a few feet of the sidewalk.

West parcel:



- The property is located within a Premium Transit Area, a Major Transit Corridor Area, and a Main Street Corridor Area. The site is adjacent to Old Town, but is not in a Center.
- Sidewalks for a Main Street per DPM Table 7.2.29 are required to be 10-12 feet and the landscape/buffer zone is ideally 6-8 feet. Per the Comprehensive Plan Table 7-5, Main Streets have a 'High' priority for sidewalks wider than 8 feet and for a landscape buffer zone. A waiver request is required when a 10 foot sidewalk cannot be achieved on a Main Street Corridor.
- The DPM widths are difficult to achieve on this previously developed site that is retaining the existing buildings. Other limitations are: the depth of the parcel, the existing car wash building, and the required queue lanes to access the car wash tunnel. There are also many utilities in the sidewalk along Central that make it difficult to move the sidewalk from the back of the curb.

DPM 7-3(B)(4)(iv) Application to Existing Roads states:

'Limited right-of-way on existing facilities may provide constraints on the available options and force designers to make choices and tradeoffs among street elements. Corridor designations are therefore useful in prioritizing how the available right-of-way should be allocated. Additional right-of-way may be considered but is not required for existing roadways if they are below the ranges provided in the DPM.'

1. Items to be Corrected or Completed.

- **If the waiver is approved, a note of the waiver approval must be added to the Preliminary/Final Plat that is under review with the DRB.**

2. Items in Compliance

- ✓ The applicant submitted justification for a waiver according to the waiver criteria. Staff's review of the Waiver decision criteria is as follows:
 - There are existing obstructions that cannot be easily or economically relocated, i.e., the various utility boxes and poles.
 - The waiver will not be harmful to public safety, health or welfare as this sidewalk has existed for some time and matches the width of the sidewalk to the north and south of the subject parcel.
 - The waiver does not cause material adverse impacts on surrounding properties and does not hinder future planning or right-of-way acquisition as this area was redesigned during the ART project. The waiver is the minimum necessary to provide redress without being inconsistent with the IDO provisions. The sidewalk waiver allows the available streetscape area to include an ample landscaping buffer which is highly important to screen the vacuum apparatus of the car wash.
 - Staff supports the streetscape plan (existing sidewalk and enhanced landscape buffers) as the 'balancing' of streetscape features when there is constraint on the amount of right-of-way available.

 - ✓ Public notice was sent according to IDO 6-1-1. At least two post submittal neighborhood meetings have been held. Neighbors sent emails asking for deferral from the 6.14.23 DHO hearing to allow for more discussion and the applicant supported that request. West Park Neighborhood has sent another deferral request asserting that a wider sidewalk or landscaping area should be achieved for this parcel.
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FROM: Jolene Wolfley
Planning Department

DATE: 6/26/23



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FROM: Jolene Wolfley
Planning Department

DATE: 6/26/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2022-007324

VA-2023-00129 – SIDEWALK WAIVER

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Comments:

06-28-2023

Previous comments had no objections to the waiver. Required street trees can be planted within 20 feet from the back of curb. Regarding the 4' foot landscape buffer along Central as desired by the N.A. is not ideal for street trees. After speaking with the City Forester, while trees as close to the sidewalk and street are preferred in meeting the intent – many urban trees have not lasted more than five years due to lack of rooting space. PRD prefers a minimum of 5' for tree planting.

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.