



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 2/8/23 -- **AGENDA ITEM:** 1

Project Number: PR-2022-007589

Application Numbers: SD-2023-00023, SD-2023-00025, SD-2023-00027

Project Name: Parcels B-1 and C-1-A, Tijeras Place Addition

Request:

Major Preliminary Plat, Vacation of Public Easement, Vacation of Private Easement

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

COMMENTS:

- This replat proposal proposes the consolidation of nine (9) existing lots/parcels into two (2) lots/parcels (Parcel C-1-A and Parcel B-1).
- There are two zone districts present on the subject property, MX-L and MX-M. The Plat depicts Parcel B-1 (which is zoned MX-L) as delineated from the remainder of the site which is zoned MX-M. Therefore, a Zone Map Amendment will not be necessary as a result of the proposed replat.
- Parcel C-2 (101805704926232230) is shown in Bernalillo County Property records as being owned by GGD Oakdale LLC, while the remainder of the parcels comprising the subject property are owned by Rhino Holdings Tower 10 LLC. GGC Oakdale LLC must sign the Plat as an owner of one of the parcels on the subject property.
- An Infrastructure List is included with the Preliminary Plat. A recorded Infrastructure Improvements Agreement (IIA) must be recorded and submitted with the application submittal for a Final Plat before the Final Plat application can be accepted and placed on a DHO agenda.
- A Final Plat submittal must be received within 1-year after the approval of the Preliminary Plat should the Preliminary Plat be approved by the DHO.

**(See additional comments on next page)*

- For the Final Plat application, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required 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. Obtain all required signatures as a part of the application submittal process.
- The application submittal details how the existing principal building on proposed Parcel C-1-A on the subject property will be retained for residential use, and how the proposed Parcel B-1 will have amenities for the residences such as a path around playground and a community garden with the remainder consisting of parking. The application submittal also mentions the existing accessory building straddling between Parcel B-1 and Parcel C-1-A, but doesn't elaborate on whether the building will be retained or removed. This building cannot straddle on top of both lot lines.
- A multi-family residential use is proposed on the subject property. Clarification must be provided that the parking requirements of Table 5-5-1 of the IDO are being met for the proposed use, as well as how those requirements are being met. A large parking lot is abutting along the southern boundary of the subject property (owned by Rhino Holdings Tower 17 LLC). Is that parking area required to be utilized for the proposed development on the subject property, and if so, there any shared parking agreements permitting access to the parking area to the south?
- The application submittal details compliance with the standards of 5-4-C of the IDO (Subdivision of Land Compliance) for the proposed re-plating action, and how it does not increase any existing nonconformity or create a new nonconformity.
- Requirements of DPM Table 7.2.29 for the pedestrian realm generally require as follows:

The subject property is located within a Center.

San Mateo Blvd. NE is an arterial street with a minimum sidewalk width requirement of 10-feet. The landscape/buffer zone width of 5-6 feet is desired, but will not fit within existing site conditions. The Infrastructure List included with the Preliminary Plat submittal features a 10-foot wide sidewalk along San Mateo.

Copper Ave. NE is a local street with a minimum sidewalk width requirement of 5-feet and a landscape/buffer zone width of 4-6 feet is desired.

Madeira Dr. NE is a local street with a minimum sidewalk width requirement of 5-feet and a landscape/buffer zone width of 4-6 feet is desired.

**(See additional comments on next page)*

This project is to accomplish a redevelopment of the property. The DPM allows balancing of considerations of the pedestrian realm in a redevelopment situation, see below:

DPM Section 7-2(D)(4) (p.7-20) states, "Achieving standards widths for desired elements may be particularly challenging for roadway reconstruction projects, thus requiring some level of prioritization on individual roadways and consideration of the role that a series of roads play across the network. For reconstruction projects, the landscape buffer zone should be provided as space allows."

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

- ❖ **Table III – Provisions for ABC Comp Plan Centers & Corridors. See MT-Major Transit, AC-Activity Center, PT-Premium Transit, MS-Main Street.**
 - ❖ **4-2 Allowed Uses, table 4-2-1. *Reference Use Specific Standards any new uses and/or development. *Clarify proposed development and Uses.**
 - ❖ **5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments.
*Plans will need to show Dimensional standards detail for new development.**
 - ❖ **5-3 Access & Connectivity requirements.
*Clarify if access is affected by proposed replat.**
 - ❖ **5-6 Landscaping, Buffering, and Screening standards and requirements.
* Plans will need to demonstrate compliance of landscaping requirements.
Provide calculation detail. Including buffering and screening. *Clarify if parking is affected by replat.**
 - ❖ **5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting.**
 - ❖ **5-8 for Outdoor Lighting requirements.**
 - ❖ **5-12 for Signage requirements and restrictions.**
- The easement vacations were justified per 6-6(M)(3) of the IDO.



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: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 2/6/23

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007589
300 San Mateo

AGENDA ITEM NO: 1

SUBJECT: Preliminary Plat, Vacation of Public and Private Easement

ENGINEERING COMMENTS:

1. All comments have been addressed. No objection.

Future Development:

2. An approved TCL will be required prior to site plan.
3. Please prepare and submit a Traffic Scoping Form to determine if a Traffic Impact Study will be required.

Disclaimer: The comments provided are based upon the information received from the applicant. 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: February 8, 2023

ACTION:

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

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



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2022-007589 Date: 02/08/2023 Agenda Item: #1 Zone Atlas Page: K-18

Legal Description: PARCELS B, C-1, C-2, D, E, TRACTS 3-6-EL-2 & 3-7-EL-1; LOTS 13 & 14, TIJERAS PLACE ADDTION

Location: 300 SAN MATEO BLVD NE between COPPER AVE NE and DOMINGO RD NE

Application For: SD-2023-00023 – PRLIMINARY PLAT (DHO)

1. No comments or objection

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

Application For: SD-2023-00025 – VACATION OF PUBLIC EASEMENT

1. No comments or objection

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

Application For: SD-2023-00023 – SD-2023-00027 – VACATION OF PRIVATE EASEMENT

1. No comments or objection

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

DEVELOPMENT HEARING OFFICER (DHO)

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: 2/8/2023

AGENDA ITEM NO: 1

DRB PROJECT NUMBER:

PR-2022-007589

SD-2023-00023 – PRELIMINARY PLAT

**SD-2023-00025 – VACATION OF PUBLIC
EASEMENT**

**SD-2023-00027 - VACATION OF PRIVATE
EASEMENT**

SKETCH PLAT 1-25-23 (DFT)

IDO - 2021

PROJECT NAME:

CSI – CARTESIAN SURVEYS, INC. agent for **RHINO HOLDINGS BOULEVARD, LLC** requests the aforementioned action(s) for all or a portion of: **PARCELS B, C-1, C-2, D, E, TRACTS 3-6-EL-2 & 3-7-EL-1; LOTS 13 & 14, TIJERAS PLACE ADDITION** zoned **MX-M & MX-L (port. PARCEL B)** located at **300 SAN MATEO BLVD NE** between **COPPER AVE NE and DOMINGO RD NE** containing approximately **3.3701** acre(s). **(K-18)**

PROPERTY OWNER: RHINO HOLDINGS TOWER 10 LLC

REQUEST: PRELIMINARY PLAT REVIEW OF MAJOR SUBDIVISION FOR INTERIOR LOT LINE ELIMINATION FOR 9 PARCELS CREATING 2 NEW PARCELS, GRANT 3 PUBLIC EASEMENTS (PUBLIC SIDEWALK AND PUBLIC UTILITY), VACATE 2 EXISTING EASEMENTS

COMMENTS:

1. Prior Sketch Plat comments of 12.07.22 have been noted and/or addressed with this submittal.
2. Code Enforcement has no comments and no objections.



DEVELOPMENT HEARING OFFICER

Parks and Recreation Department

PR-2022-007589

SD-2023-00023 – PRELIMINARY PLAT

SD-2023-00025 – VACATION OF PUBLIC EASEMENT

SD-2023-00027 - VACATION OF PRIVATE EASEMENT

SKETCH PLAT 1-25-23 (DFT)

IDO – 2021

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PROPERTY OWNERS: RHINO HOLDINGS TOWER 10 LLC

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COMMENTS

02-08-2023

For informational purposes: if new development is applicable per IDO 5-6(B), install street trees on San Mateo Blvd NE & Copper Ave NE. Please contact Parks & Recreation if City Forester is needed to assess existing trees, some showed signs of needing irrigation this year.

Emailed January 26, 2023
DHO Comments for Meeting on 2/8/2023

To: Angela Gomez, Development Review Services Hearing Monitor
City of Albuquerque

From: Jared Romero, CFM, Development Review Engineer
AMAFCA

RE: DHO COMMENTS for PR-2022-007589

PRCLS B, C-1, C-2, D, E, TR 3-6-EL-2 & 3-7-EL-1; LOTS 13 & 14, TIJERAS PL ADDTN: ZAP: K-18

SD-2023-00023	PRELIMINARY PLAT	• No adverse comments
SD-2023-00025	VACATION OF PUBLIC EASEMENT	• No adverse comments
SD-2023-00027	VACATION OF PRIVATE EASEMENT	• No adverse comments



Mid-Region Metropolitan Planning Organization

Mid-Region Council of Governments

809 Copper Avenue NW
Albuquerque, New Mexico 87102
(505) 247-1750-tel. (505) 247-1753-fax
www.mrcog-nm.gov

TO: Angela J. Gomez

FR: Peach Anderson-Tauzer, Outreach & Engagement Planner

RE: MRMPO Comments for the Development Hearing Officer Applications Scheduled for February 8, 2023.

January 31, 2023

The following staff comments relate to transportation systems planning within the Albuquerque Metropolitan Planning Area (AMPA). Principal guidance comes from the *2040 Metropolitan Transportation Plan (MTP)* and the maps therein; *Transportation Improvement Program (TIP) for FFY 2016-2021*; the *Intelligent Transportation Systems (ITS) Regional Architecture*; and the *Roadway Access Policies* of the Transportation Coordinating Committee (TCC) of the Metropolitan Transportation Board (MTB).

PR-2022-007589

MRMPO has no adverse comments. For informational purposes:

- San Mateo Blvd is functionally classified as a Principal Arterial.
- San Mateo Blvd is identified as a Community Principal Arterial in the Long Range Roadway System (LRRS).
- A potential bike facility is identified on San Mateo Blvd in the Long Range Bikeway System (LRBS).
- An existing bike route is identified on Southern Ave in the LRBS.
- San Mateo Blvd is identified as a Rapid Ride Transit Route in the Long Range Transit Network (LRTN) with headways of 10-15 minutes.
- San Mateo Blvd is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

Appendix G of the MTP supports and recommends the following as it relates to the subject property:

- Adopt mixed-use and higher-density zoning along transit corridors to support ridership.
- Adopt/update land use policies and building and site development design standards that promote walkability.
- Explore the use of creative financing tools and special tax assessment options to encourage development in key activity centers and transit-oriented development.
- Incentivize development on underutilized parking lots.

If you have any questions, please do not hesitate to contact me by e-mail at panderson-tauzer@mrcog-nm.gov.



Kizito Wijenje
EXECUTIVE DIRECTOR

January 26, 2023

MEMORANDUM

To: Development Review Board
c/o Angela Gomez, Administrative Assistant, DRB Board

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
 Karen Alarid, Executive Director APS Facility Planning & Construction
 Amanda Velarde, Director, APS Real Estate
 John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
 Kalyn Finnell, AICP, Senior Planner Manager, APS Capital Master Plan

From: Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

Re: CABQ Development Review Board Case to be heard on February 8, 2023, Case 1 of 1, PR #2022-007589

1. Project #2022-007589

- a. DRB Description:
 - a. SD-2023-00023—Preliminary Plat.
 - b. SD-2023-00025—Vacation of Public Easement
 - c. SD-2023-00027—Vacation of Private Easement
- b. Site Information: Tijeras Place Addition, Parcels B, C-1, C-e, D, E, Tracts 3-6-EL-2 & 3-7-EL-1; Lots 13 & 14.
- c. Site Location: 300 San Mateo Blvd. NE between Copper Ave NE and Domingo Road NE.
- d. Request Description: Preliminary Plat review of Major Subdivision for interior lot line elimination for 9 parcels creating 2 new parcels, grant 3 public easements (public sidewalk and public utility), vacate 2 existing easements.
- e. **APS Comments: Residential development at this location will impact Zia Elementary School, Jefferson Middle School, and Highland High School.**

School Capacity

School	2022-2023 (40 th Day) Enrollment	Facility Capacity	Space Available
Zia Elementary School	232	428	196



Kizito Wijenje
EXECUTIVE DIRECTOR

Jefferson Middle School	643	900	257
Highland High School	1,158	1,800	642

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

City of Albuquerque Department of Municipal Development
Comments for DRB Hearing on 2/08/2023

PR-2022-007589

SD-2023-00023– Preliminary Plat

SD-2023-00025– Vacation of Public Easement

SD-2023-00027– Vacation of Private Easement

Transportation and Drainage Section:

No Comments