



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2022-007907 Date: 6/28/2023 Agenda Item: #3 Zone Atlas Page: D-10

Legal Description: Lot 1 Block 8, Volcano Cliffs Subdivision Unit 17

Location: Universe and Rosa Parks Rd / Spinning Ball Ave

Application For: SI-2023-01076 – Preliminary/Final Plat (DFT)

1. Availability Statement 230420 provides conditions for service.
 - a. The appropriate easement is shown.
2. No objection to the proposed plat.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007907
5151 Journal Center Blvd.

AGENDA ITEM NO: 3

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Please label sidewalk widths and landscape buffer width along Lang and Journal Center. These are both local roads and require minimum 5' sidewalks with 4' clear around any obstacles and a 4-6' landscape buffer.
2. Please ensure the sidewalks are within the ROW. It appears that the existing sidewalks move in and out of the ROW. Your cross section shows sidewalk as future. Are you planning on replacing existing sidewalk?

For Future Development

3. A Traffic Circulation layout will be required prior to Site plan or Building Permit.
4. A Traffic Scoping Form will be required for review to determine if a Traffic Impact Study is required.

. 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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 - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2022-007907 Hearing Date: 06-28-2023
Project: Tract 2A-2A-3A & 2A-2A-3B,
Journal Center Agenda Item No: 3

<input 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 no objection to the platting action.
- Comment – **Tract 2A-2A-3B**. 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

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: 3

DHO PROJECT NUMBER:

PR-2022-007907

**SD-2023-00116 – PRELIMINARY/FINAL PLAT
IDO – 2021**

PROJECT NAME:

BOHANNAN HUSTON | MICHAEL BALASKOVITS agent for **TITAN JOURNAL CENTER HOTEL LLC** requests the aforementioned action(s) for all or a portion of: **Tract 2A-2A-3, JOURNAL CENTER** zoned **NR-BP**, located at **5151 JOURNAL CENTER BLVD NE** containing approximately **6.158** acre(s). (**D-17, D-18**)

PROPERTY OWNERS: TITAN JOURNAL CENTER HOTEL LLC

REQUEST: PRELIMINARY/FINAL PLAT SUBMITTAL FOR 5151 JOURNAL CENTER

COMMENTS:

1. Property is zoned NR-BP and must meet all Dimensional standards as per IDO 5-1(E), Table 5-1-3.
2. Property is located within the Journal Center and must meet all standards of the Master Development Plan.
3. Proposed re-plat may require a Shared Parking Agreement or Access Agreement prior to re-plat, depending on required parking for existing use on the property. Cannot create a non-conformity with parking required.
4. No further comments at this time.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 6/28/23 -- **AGENDA ITEM:** #3

Project Number: PR-2020-007907

Application Number: SD-2023-00115

Project Name: 5151 Journal Center

Request:

Preliminary/Final Plat

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

COMMENTS:

Items in Orange color need attention

*Previous DRB sketch plat completed in November of 2022.

1. Items Needing to be Completed or Corrected

- 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.
- Please clarify parking calculations for the existing lot/development and any/all shared parking agreements related to this lot.
- Please confirm for the DHO that all public notice requirements were fulfilled and within the submittal, including sign posting.
- Please confirm that the new property line does not bisect an existing parking area.
- ***Please confirm the compliance of section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.**
-Standards and Requirements per Transportation-Property not within a Center or Corridor area.

**(See additional comments on next page)*

- Lang St. and Journal Center Blvd. are both Local Streets. A 5ft sidewalk and 4-5ft landscape buffer are requirements.
 - Pan American Freeway is a Major Collector. A 6ft sidewalk and 5-6ft landscape buffer are requirements.
-

2. Standard Comments and Items in Compliance

- If approved by the DHO, the AGIS office must approve the DXF file and proof of approval must be provided prior to final sign-off of 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 to PLNDRS@cabq.gov.
 - All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.
-

3. Future Development Guidance.

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 previous approved Site Plan, where silent it must meet current standards of the IDO (NR-BP) and the DPM. Modifications may require amendments.
****Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.***
- ❖ 4-2 Allowed Uses, table 4-2-1. ***Reference Use Specific Standards any new uses and/or development.**
- ❖ 5-1 Dimension Standards for NR-BP. 5-1-G Exceptions and Encroachments.
***Plans will need to show Dimensional standards detail for new development.**
- ❖ 5-3 Access & Connectivity requirements.
- ❖ 5-4 Subdivision of Land
- ❖ 5-5 **Parking & Loading** requirements, Table 5-5-1
***Site Plans will need to demonstrate compliance of parking requirements.**
- ❖ 5-6 **Landscaping, Buffering, and Screening** standards and requirements.

***Plans will need to demonstrate compliance of landscaping requirements.**

Provide calculations & detail.

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. 5-6-E Edge buffer requirements.

- ❖ 5-7 Walls/Fences, table 5-7-1. ***Development requires separate permitting.**
- ❖ 5-8 for **Outdoor Lighting** requirements.
- ❖ 5-11(E) **Building and Façade Design.**
- ❖ 5-12 for **Signage.**
- ❖ Section 6-1, table 6-1-1 for notice requirements.
- ❖ Dedications per 6-4-R
- ❖ 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, dwelling and use definitions.



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FROM: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 06/27/23



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- Please clarify parking calculations for the existing lot/development and any/all shared parking agreements related to this lot.
- Please confirm for the DHO that all public notice requirements were fulfilled and within the submittal, including sign posting.
- Please confirm that the new property line does not bisect an existing parking area.
- An Infrastructure List is included in the application submittal. An approved and recorded Financial Guaranty/Infrastructure Improvements Agreement with the DRC group must be submitted prior to the final sign-off of the Plat should the Plat be approved by the DHO.

**(See additional comments on next page)*

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FROM: Robert Webb/Jay Rodenbeck
Planning Department

DATE: 06/27/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2022-007907

SD-2023-00116 – PRELIMINARY/FINAL PLAT

SKETCH PLAT 11-30-22 (DRB)

IDO – 2021

BOHANNAN HUSTON | MICHAEL BALASKOVITS agent for TITAN JOURNAL CENTER HOTEL LLC requests the aforementioned action(s) for all or a portion of: Tract 2A-2A-3, JOURNAL CENTER zoned NR-BP, located at 5151 JOURNAL CENTER BLVD NE containing approximately 6.158 acre(s). (D-17, D-18)

PROPERTY OWNERS: TITAN JOURNAL CENTER HOTEL LLC

REQUEST: PRELIMINARY/FINAL PLAT SUBMITTAL FOR 5151 JOURNAL CENTER

Comments:

06-28-2023

No objection to the requested platting action.

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.