



Development Facilitation Team (DFT) – Review Comments

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

DRB Project No: PR-2023-008468 Date: 04/12/2023 Agenda Item: #7 Zone Atlas Page: H-17

Legal Description: TRACTS 1 -3 UNIT 1 TOGETHER WITH TRACTS 4, 5, 6A UNIT 2, DALE J. BELLAMAHS CARLISLE REPLAT

Location: 2500 CARLISLE NE between CUTLER AVE and MENAUL BLVD

Application For: SD-2023-00071-PRELIMINARY/FINAL PLAT (DHO)

1. Availability Statement 230209 provides conditions for service.
2. There are no objections to the proposed plat.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008468
2500 Carlisle

AGENDA ITEM NO: 7

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL dated 3/30/2023. No objection to replat.
2. Carlisle is a Minor Arterial within a Major Transit Corridor which requires 10' sidewalk with a 6-8' landscape buffer. Cutler is a Minor Collector within a Major Transit Corridor and requires 10' sidewalk with 5-6' landscape buffer. If you are unable to meet these requirements please provide a justification letter to request a DHO determination.
3. As a reminder a full TCL (Traffic Circulation Layout) will be required before 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: April 12, 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APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __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: 2023-008468 Hearing Date: 04-12-2023
Project: Tracts 1, 2, & 3, Rhino Holdings
Carlisle Agenda Item No: 7

<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 Conceptual Grading & Drainage Plan (H17D002) with engineer's stamp 01/30/2023.
- Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.

- Comment – Tract 1 & 3. 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: 4/12/2023

AGENDA ITEM NO: 7

DHO PROJECT NUMBER:

PR-2023-008468

**SD-2023-00071 – PRELIMINARY/FINAL PLAT
IDO - 2021**

PROJECT NAME:

TIERRA WEST, LLC agent for **RHINO INVESTMENTS NM HOTEL LLC** requests the aforementioned action(s) for all or a portion of: **TRACTS 1 – 3 UNIT 1 TOGETHER WITH TRACTS 4, 5, 6A UNIT 2, DALE J. BELLAMAHS CARLISLE REPLAT** zoned **MX-M**, located at **2500 CARLISLE NE** between **CUTLER AVE** and **MENAUL BLVD** containing approximately **11.5521** acre(s). **(H-17)**

PROPERTY OWNERS: RHINO HOLDINGS BOULEVARD LLC & GGD OAKDALE LLC

REQUEST: PRELIMINARY/FINAL PLAT APPROVAL

COMMENTS:

1. Code Enforcement has no comments or objections.



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 4/12/23 -- **AGENDA ITEM:** #7

Project Number: PR-2023-008468

Application Number: SD-2023-00071

Project Name: 2500 Carlisle

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:

1. Items Needing to be Completed or Corrected

- The application number must be added to the Plat prior to final sign-off of the Plat by DFT staff should the Plat be approved by the DHO.
- The AGIS office must approve the DXF file, and proof of the AGIS approval via email must be provided prior to final sign-off of the Plat by DFT staff should the Plat be approved by the DHO.
- Please clarify if the re-plat boundaries are encroaching across or affecting parking areas, landscape areas or existing easements?
- Please clarify if re-plat will require an IL-infrastructure list and what is affected?
- Carlisle Boulevard NE is a Minor Arterial; Table 7.2.29 of the DPM notes a 6-foot sidewalk width and 5-6 foot landscape buffer zone for this roadway fronting the subject property. Confirm compliance with Section 7 of the DPM-Table 7.2.29 regarding sidewalk width & landscaping buffer requirements/guidelines and how those standards are being met.

**(See additional comments on next page)*

2. Standard Comments and Items in Compliance

- All signatures from the surveyor, managing member for the property owner, the City Surveyor, the utility companies, and AMAFCA are on the Plat.
 - The Plat is sealed and signed by a surveyor licensed in the State of New Mexico.
 - Section 6-1, Table 6-1-1 for public notice requirements. The Office of Neighborhood Coordination (ONC) confirmed that there are no neighborhood associations/coalitions to notify.
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3. Future Development Guidance.

- Previous Sketch Plat analysis was completed in Oct 2021.
- Future development must meet all applicable standards and provisions of any previously approved Site Development Plan. Changes to that plan may require minor/major amendments to that plan. Where silent or if one does not exist, all development must meet standards and provisions of IDO (**MX-M**) and the DPM.
**Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.*
**Clarify proposed development and proposed uses.*
**Clarify existing structures and any proposed demo.*
- 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. ***Detail compliance of these standards.**
- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

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**
- ❖ **4-2 Allowed Uses, table 4-2-1. *Reference Use Specific Standards any new uses and/or development. 4-3-B-8 Multi-Family, 4-3-D-15 Hotel.**
***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.
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1
*Plans will need to demonstrate compliance of parking requirements. Provide calculation detail and any shared parking agreement information. *Clarify if parking 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.
- ❖ Section 6-1, table 6-1-1 for notice requirements.
- ❖ 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.



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/Jolene Wolfley
Planning Department

DATE: 04/11/23



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-008468

SD-2023-00071 – PRELIMINARY/FINAL PLAT

IDO - 2021

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Comments:

04-12-2023

Additional street trees may be required on landscaping plan if future development meets the applicability in IDO Section 5-6(B).

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.