



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-008674
SD-2024-00163 – FINAL PLAT

IDO – 2022

TIERRA WEST, LLC agent for BUTTERFLY HOLDINGS LLC requests the aforementioned action(s) for all or a portion of: NE Corner Tr 310; The N'ly Ports of TS 308, 309 & 310; Tr Comprising Por TR 310, UNIT 8 ATRISCO GRANT zoned MX-T, located at 5720 MIAMI RD NW containing approximately 5.4683 acre(s). (H-11)

PROPERTY OWNERS: BUTTERFLY HOLDINGS LLC

REQUEST: Final Plat for Playa Del Sur

Comments

12-17-2024

Please clarify if the previous comments were addressed.

12-04-2024

The subject site is adjacent to paved trail along the southeast property line. Future development on the site will need to follow all IDO requirements for adjacency to paved multi-use trail.

The proposed wall adjacent to the existing paved trail must comply with the following requirements from the DPM and IDO:

Comments provided by Whitney Phelan & Hannah Aulick, Senior Planner, CABQ Parks & Recreation Department. Please contact via wphelan@cabq.gov or haulick@cabq.gov or 505-768-5378 with questions or concerns.



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DPM Section 7-4(F)(6) Paved Trails

7-4(F)(6)(ii)

3. The minimum width required for a trail along a roadway is 18 feet, which includes minimum 10 feet for trail, 5 feet for setback from the curb, and 3 feet setback from any adjacent property line. The setbacks from the curb and the property line may include shoulders. (See FIGURE 7.4.76).
 4. Whenever possible, easements for trails shall be configured so that a clear field of view for the trail user is provided from each end of the trail.
 6. A **minimum 3-foot buffer** is required between the private property line or any vertical structures and the trail, which may include the compacted shoulder.
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IDO 5-7(E) MATERIALS AND DESIGN

1. Exposed flat-faced CMU blocks shall not constitute more than 50 percent of any wall facing a public street or City Park or trail.

5-7(E)(2) Articulation and Alignment

Portions of walls that obtain approval for a wall that exceeds the maximum height limits in Subsection 14-16-5-7(D) (Maximum Wall Height) or are required to exceed those limits and that face any public street, City Park or trail, Major Public Open Space, or major arroyo, shall incorporate at least 1 of the following features to break up the massing of the wall. (See figure below for illustrations of each option).

5-7(E)(2)(a) Option 1

Vertical pilasters with a minimum projection of 2 inches from the public side of the wall surface at intervals of no more than 20 feet in length.

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5-7(E)(2)(b) Option 2

Decorative features, such as columns with a minimum projection of 4 inches from the public side of the wall surface at intervals of no more than 60 feet in length.

5-7(E)(2)(c) Option 3

Offset in wall alignment of at least 16 inches, spaced so that no more than 3 consecutive lots have the same wall alignment.

5-7(E)(2)(d) Option 4

Curvilinear alignments with a minimum distance of 4 feet between the outer surfaces of the wall. The outermost point of each curve shall have intervals no greater than 80 feet.

5-7(E)(2)(e) Option 5

Terracing of walls with a minimum horizontal distance of 4 feet separating the vertical height segments.

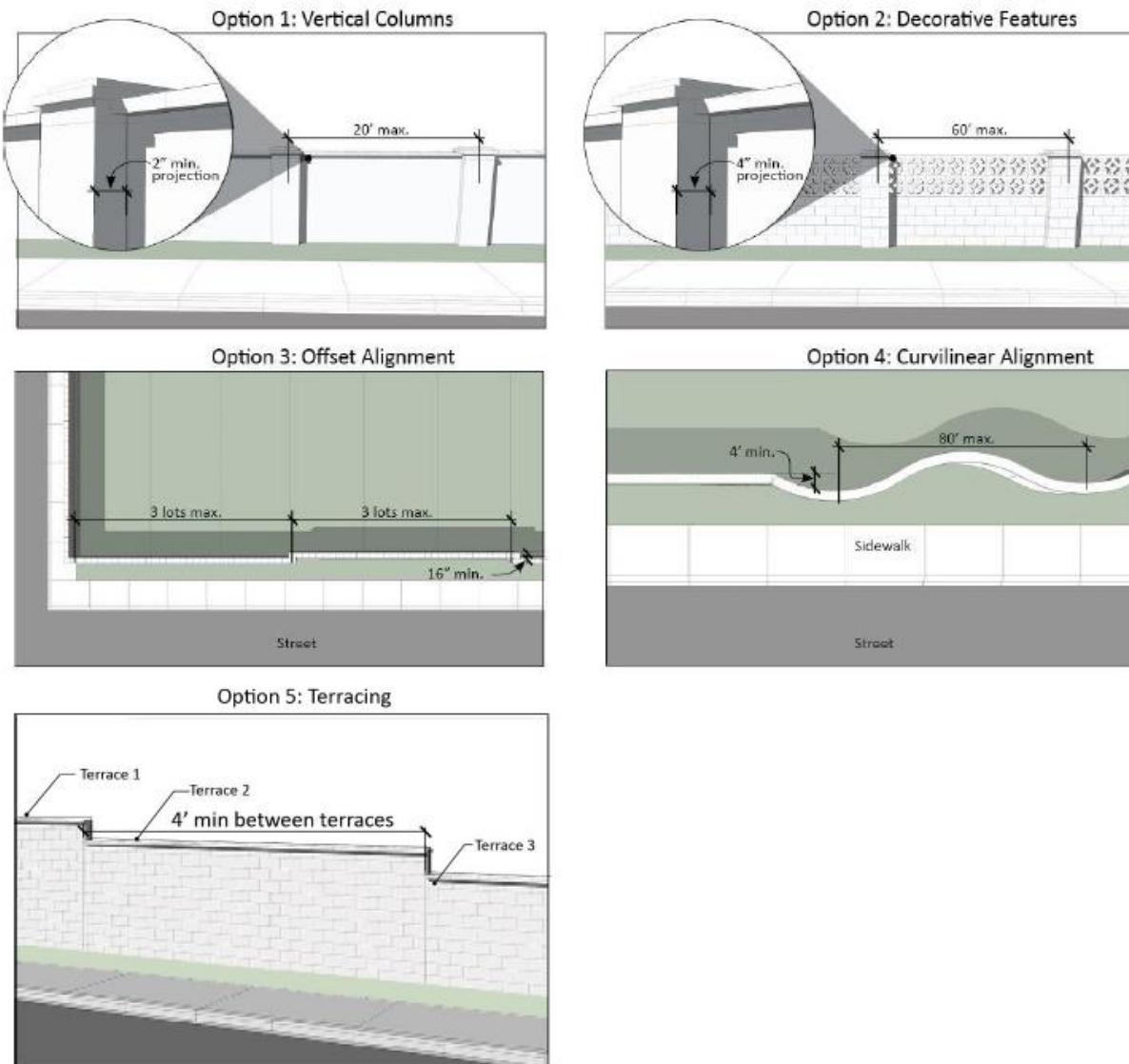
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5-7(E)(3) Wall Design

Any portions of a wall over 3 feet facing a public street, City Park or trail, Major Public Open Space, or major arroyo shall comply with at least 1 of the following options. (See figure below for illustrations of each option).

5-7(E)(3)(a) Option 1

Openings distributed throughout the length of the wall equal to at least 5 percent of the wall surface, constructed into the surface or created by using see-through pattern blocks, tubular steel or wrought iron bars, wood, or other grillwork.

5-7(E)(3)(b) Option 2

Variation in wall height at intervals of at least every 20 feet along the length of the wall. The normal stepping of the wall to accommodate grade change does not satisfy this requirement.

5-7(E)(3)(c) Option 3

Use of a second and visually contrasting material, texture, or color along the length of the wall on at least 20 percent of its surface.

5-7(E)(3)(d) Option 4

A continuous overhang cap along the length of the wall that projects at least 2 inches from the public side of the wall surface.

5-7(E)(3)(e) Option 5

A variety of living shrubs, trees, and/or vines covering or overhanging at least 1/3 of the length of the wall in conjunction with a streetscape/landscape maintenance agreement between the City and the adjoining property owner and/or community association as part of a subdivision approval.

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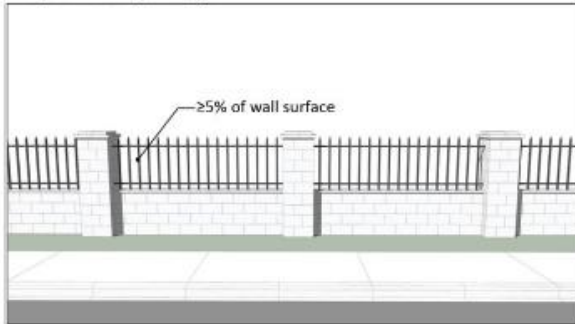


DEVELOPMENT HEARING OFFICER (DHO)

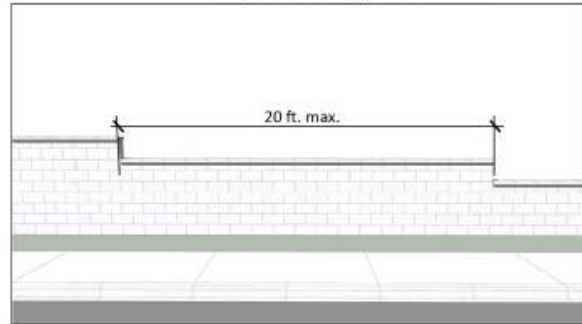
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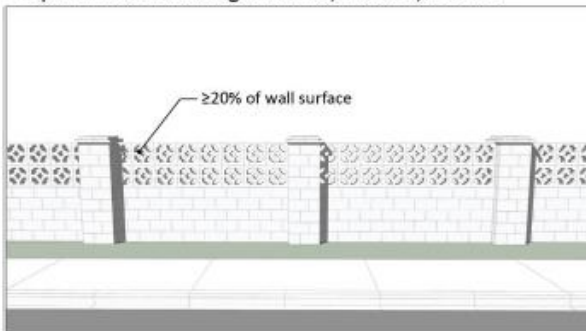
Option 1: Openings



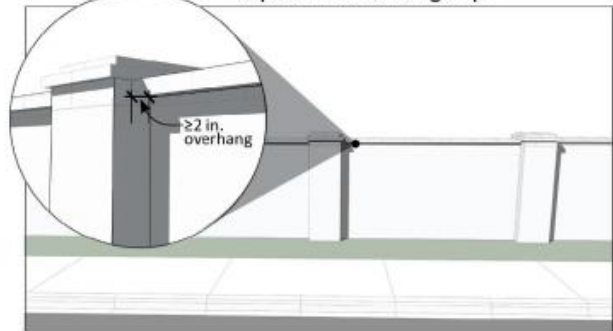
Option 2: Height Variation



Option 3: Contrasting Material, Texture, or Color



Option 4: Overhang Cap



Option 5: Vegetation



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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: 12/18/2024

AGENDA ITEM NO: 3

DHO PROJECT NUMBER:

[PR-2023-008674](#)

SD-2024-00163 – FINAL PLAT

PROJECT NAME:

TIERRA WEST, LLC agent for BUTTERFLY HOLDINGS LLC requests the aforementioned action(s) for all or a portion of: NE Corner Tr 310; The N'ly Ports of TS 308, 309 & 310; Tr Comprising Por TR 310, UNIT 8 ATRISCO GRANT zoned MX-T, located at 5720 MIAMI RD NW containing approximately 5.4683 acre(s). (H-11) [Deferred from 12/4/24L]

PROPERTY OWNER:

REQUEST: Final Plat For Playa Del Sur

COMMENTS:

1. Code Enforcement has no comments and no objections.

Comments from 4/24/2024 DHO:

1. Code Enforcement has no comments and no objections.



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-008674 Date: 12/18/2024 Agenda Item: #3 Zone Atlas Page: H-11

Legal Description: NE Corner Tr 310; The N'y Ports of TS 308, 309 & 310; Tr Comprising Por TR 310, Unit 8 Atrisco Grant.

Request: Final Plat for Playa Del Sur

Location: 5720 Miami Rd NW between MIAMI and COORS BLVD NW

Application For: SD-2024-00163-Final Plat

1. No objection.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: 2023-008674 Hearing Date: 12-18-2024
Project: 5720 Miami Rd NW Agenda Item No: 3

| | | |
|---|--|--|
| <input type="checkbox"/> Minor Preliminary / Final Plat | <input type="checkbox"/> Preliminary Plat | <input checked="" 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 Grading & Drainage Plan with engineer's stamp 05/08/24 (Hydrotrans # H11D075).
- Hydrology has no objection to the Final Plat action.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008674
5720 Miami Rd

AGENDA ITEM NO: 3

SUBJECT: Final Plat

ENGINEERING COMMENTS:

1. 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: December 18, 2024

ACTION:

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

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