



## 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

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**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](mailto:wphelan@cabq.gov) or [haulick@cabq.gov](mailto: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.*

##### **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.*

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**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.*

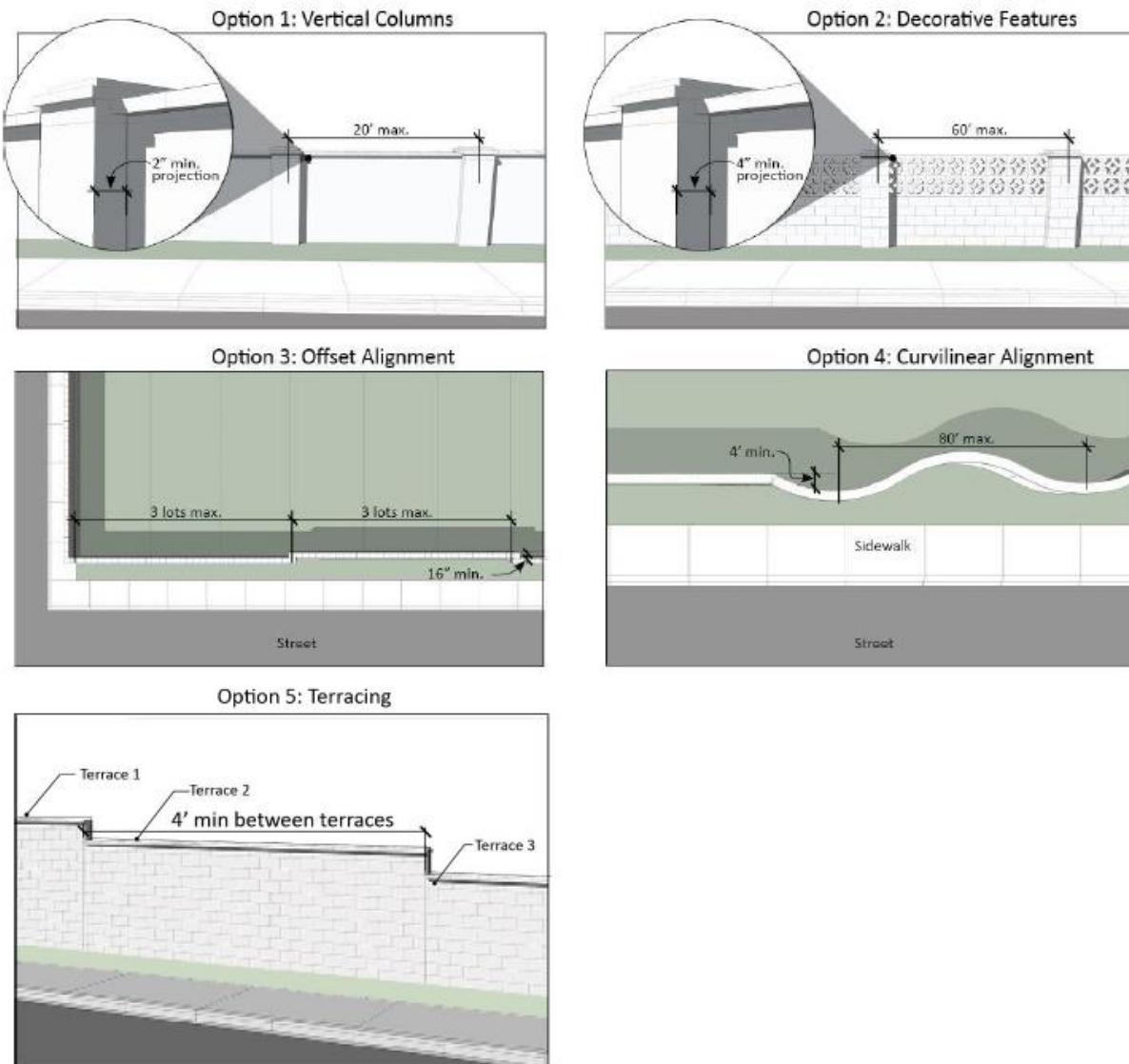
Comments provided by Whitney Phelan & Hannah Aulick, Senior Planner, CABQ Parks & Recreation Department. Please contact via [wphelan@cabq.gov](mailto:wphelan@cabq.gov) or [haulick@cabq.gov](mailto:haulick@cabq.gov) or 505-768-5378 with questions or concerns.



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## DEVELOPMENT HEARING OFFICER (DHO)

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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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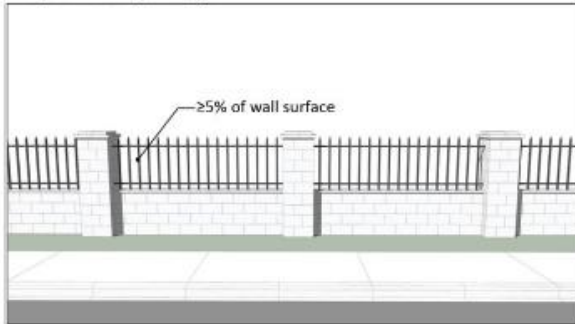


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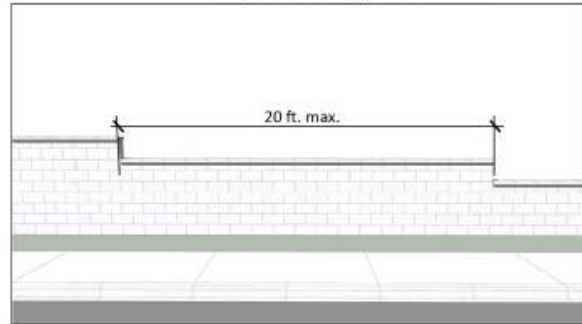
### Parks and Recreation Department

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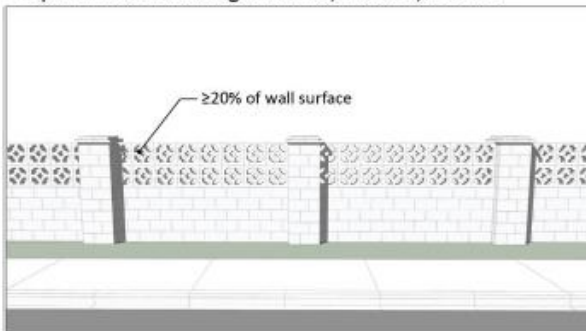
Option 1: Openings



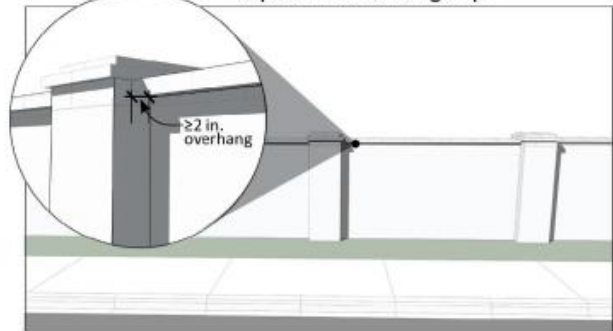
Option 2: Height Variation



Option 3: Contrasting Material, Texture, or Color



Option 4: Overhang Cap



Option 5: Vegetation



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

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 [amontoya@cabq.gov](mailto:amontoya@cabq.gov)

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DRB Project Number: 2023-008764 Hearing Date: 12-04-2024

Project: 5720 Miami Rd NW Agenda Item No: 2

<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 platting action.
- Comment - 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

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008674  
5720 Miami Rd

AGENDA ITEM NO: 2

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](mailto:earmijo@cabq.gov)

DATE: December 4, 2024

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)





## DEVELOPMENT HEARING OFFICER

### Planning Comments

**HEARING DATE:** 12/4/24 **AGENDA ITEM:** #2

**Project Number:** PR-2023-008674

**Application Numbers:** SD-2024-00163 - Final Plat

**Project Name:** Playa del Sur Subdivision

**Requests:** Final Plat; subdivide 1 tract into 4 tracts and 77 lots

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

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### BACKGROUND

Items in **orange type** need immediate attention or need to be completed or corrected

- This is a request for a Final Plat to subdivide 4 existing lots a total of 5.4683 acres in size into 55 lots, grants easements as depicted on the Plat, and dedicates right-of-way to the City of Albuquerque as depicted on the Plat.
- The Preliminary Plat was approved by the Development Hearing Officer (DHO) on May 8<sup>th</sup>, 2024 per PR-2023-008674 / SD-2024-00056.
- A Vacation of Public Easement for a 142-foot x 52-foot PNM and MST&T easement recorded on October 8<sup>th</sup>, 1965 was approved by the DHO on May 8<sup>th</sup>, 2024 per PR-2023-008674 / SD-2024-00077. The vacated easement is depicted on the Plat.
- The property is zoned MX-T. Future development must be consistent with the underlying zone district and IDO/DPM requirements.
- An Infrastructure List (IL) was approved by the DHO on May 8<sup>th</sup>, 2024 per PR-2023-008674 / SD-2024-00056. An amended IL reducing the width of Marlin Street and Wahoo Street from 28-feet in width to 26-feet in width was approved administratively by the Development Facilitation Team (DFT) and the City Engineer on August 7<sup>th</sup>, 2024 per PR-2023-008674 / SD-2024-00122, and an approved and recorded Financial Guaranty/Infrastructure Improvements Agreement (IIA) was submitted with the Final Plat application submittal.

*\*(See additional comments on next pages)*

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**IDO/DPM COMMENTS / ITEMS NEEDING TO BE COMPLETED OR CORRECTED**

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- The Project and Application numbers must be added to the Plat.
- The AGIS DXF file approval must be submitted.
- The date of the DHO approval shall be recorded on the Plat.
- After DHO approval and final sign off, a recorded copy of the plat must be sent to Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and Angela Gomez at [agomez@cabq.gov](mailto:agomez@cabq.gov).
- The Preliminary Plat for PR-2023-008674 / SD-2024-00056 had the following conditions of approval which must be met:
  - c. Show on the Plat that an 8-foot wall, no less than 6 inches wide, with an irregular, not flat, surface that bounces noise, possibly split face block, will be built along the entire eastern property boundary and to wrap around the corner with Lot 4 on Miami Road for a distance of 35-50 feet, stepping down as it approaches the front façade.

This condition is partially met with a label for this wall on Sheet 3. Please modify to the exact language above which includes 6 inches wide and the wrap around the corner with Lot 4 on Miami Road for a distance of 35-50 feet, stepping down as it approaches the front façade. This note must be added to Sheet 4 as well.

Confirm that the wall drawing on the wall permit document shows at least a 6-inch-wide wall.

- e. A solid gate shall be provided in the eastern wall to provide access to the trail from the neighborhood.

Provide documentation showing the solid gate design and its location in the wall to provide access to the trail from the neighborhood.

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**Standards Comments and Items in Compliance**

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- The Final Plat features signatures from the owner, surveyor, City Surveyor, utilities, and AMAFCA as required.
- A recorded IIA was submitted with the Final Plat application submittal.

### **6-6(L)(3)(b) Review and Decision Criteria: Final Plat**

A Final Plat shall be approved if it includes all changes, conditions, and requirements contained in the Preliminary Plat approval.

- The lot numbers, sizes, and configurations as depicted on the Final Plat match up with the Preliminary Plat for PR-2023-008674 / SD-2024-00056.

The conditions of approval for the Preliminary Plat for PR-2023-008674 / SD-2024-00056 have been addressed as follows:

- a. Add the following note to the Plat: The developer of the subdivision is responsible for building noise walls and using building façade treatments to mitigate the traffic noise--from adjacent on-ramps to I-40 West and Coors Blvd.--to 65 decibels or less at the time of wall construction.

*This note has been added to the Final Plat as Note #7.*

- b. Provide correspondence from PNM verifying approval of the vacation of the PNM easement.

*The correspondence from PNM is included in the application submittal.*

- d. The front wall along Miami described in (c) above requires a ZHE Variance be obtained prior to Final Plat.

*After the creation of the Notice of Decision for PR-2023-008674 / SD-2024-00056 featuring this condition, Planning staff determined that a ZHE Variance would not be required for the wall as required per Condition "c" because this wall construction is allowed in the MX-T zone and the wall construction commenced in October 2023, prior to the completion of the residential plat. Therefore, this condition does not need to be met.*

- f. The Infrastructure List must be signed and include the project and application numbers.

*This condition has been addressed.*

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***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: Jay Rodenbeck  
Planning Department

DATE: 12/3/24

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