



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-009260

SD-2023-00211 -VACATION OF RIGHT-OF-WAY

SKETCH PLAT 10-4-23 (DFT)

IDO - 2022

ALBUQUERQUE HOUSING AUTHORITY requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 15 & LOTS 17 THRU 32, PATLILLY SUBDIVISION zoned R-ML located on KNOTTS LANDING COURT NW between CENTRAL AVE and AVALON RD NW containing approximately 6.9 acre(s). (K-11)

PROPERTY OWNERS: ALBUQUERQUE HOUSING AUTHORITY

REQUEST: VACATION OF THE ENTIRETY OF KNOTTS LANDING COURT NW FOR USE AS A FUTURE PRIVATE DRIVEWAY TO ACCESS NEW HOUSING UNITS AND A COMMUNITY BUILDING

Comments:

12-06-2023

No comments or objections to the requested vacation.

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.



Development Facilitation Team (DFT) – Review Comments

Reviewer: Andre Houle, P.E. | Phone: 505-304-5993 | ahoule@abcwua.org

Project No: PR-2023-009260 Date: 12/06/23 Agenda Item: 3 Zone Atlas Page: K-11

Legal Description: [Lots 6 thru 17, Block One & Lots 6 thru 14, Block 2, Metz Robertson]

Location: [60th St NW & Knotts Landing Court NW between Central Ave and Avalon Rd NW]

Application For: SD-2023-00211

1. The Water Authority has no objection to the vacation of Knotts Landing Court NW. However, existing lot B-2-A (address 107 Knotts Landing Ct) may be land-locked. The subject site needs to have access to public water and public sanitary sewer infrastructure. There is potential access to the west along the property boundary between Lot B-2-A and C-15-A.

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

DEVELOPMENT HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009260
60th St. and Knotts Landing

AGENDA ITEM NO: 3

SUBJECT: Vacation of Right-of-Way

ENGINEERING COMMENTS:

1. Transportation has no objection to the Vacation.
2. Please note prior to replat, 60th St. is a local road and requires 5' sidewalks with a 4'-6' landscape buffer. Sidewalk is shown on the plan but there are no dimensions given. Please provide a cross section of 60th showing sidewalks, curb and gutter and ROW lines. Please ensure ROW meets minimum required in the DPM. All work in the ROW needs to be placed on an Infrastructure List and be done through work order.
3. An approved TCL is required prior to Site plan or building permit. Please fill out a Traffic Scoping Form and submit to Matt Grush mgrush@cabq.gov to determine if a traffic 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: December 6, 2023

ACTION:

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

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



Kizito Wijenje
EXECUTIVE DIRECTOR

November 20, 2023

MEMORANDUM

To: **Angela Gomez**, DHO Hearing Monitor, agomez@cabq.gov
Robert Webb, DHO Planner, rwebb@cabq.gov
Development Facilitation Team (DFT)
Jay Rodenbeck, Planning Department, jrodenbeck@cabq.gov
Ernest Armijo, P.E., Transportation Development, Planning Department, earmijo@cabq.gov
Tiequan Chen, P.E., Hydrology & City Engineer's Representative, Planning Department, tchen@cabq.gov
David Gutierrez, P.E., Albuquerque/Bernalillo County Water Utility Authority, dggutierrez@abcwua.org
Jeff Palmer, Code Enforcement Division's Representative, Planning Department, jppalmer@cabq.gov
Cheryl Somerfeldt, Parks and Recreation, csomerfeldt@cabq.gov

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
Sarah Young, AICP, Senior Planner Manager, APS Capital Master Plan
Cordell Bock, Planner II, APS Capital Master Plan

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

Re: CABQ Development Hearing Officer Case December 6, 2023, PR #2023-009260 (Case 2 of 2)

1. Project #2023-009260

- a. DHO Description:
 - a. Vacation of Public Right-of-Way.
- b. Site Information: Patlilly Subdivision, lots 1 through 15 and 17 through 32.
- c. Site Location: Knotts Landing Court NW, between Central Ave and Avalon Rd NW.
- d. Request Description: Vacation of the entirety of Knotts Landing Court NW (approx. 33,924 sf) for use as a future private driveway to access new housing units and a community building.



Kizito Wijenje
EXECUTIVE DIRECTOR

The development will consist of 46 affordable housing units and an apartment community. Additionally, 42 existing units along 60th Street NW will be rehabilitated.

- e. **APS Comments: Development at this location will impact Lavaland Elementary School, John Adams Middle School, and West Mesa High School.**
 - a. **Residential Units: 88+**
 - b. **Est. Elementary School Students: 23**
 - c. **Est. Middle School Students: 10**
 - d. **Est. High School Students: 10**
 - e. **Est. Total # of Students from Project: 43**

*The estimated number of students from the proposed project is based on an average student generation rate.

School Capacity

School	2023-2024 (40 th Day) Enrollment	Facility Capacity	Space Available
Lavaland Elementary School	398	587	189
John Adams Middle School	414	650	236
West Mesa High School	1,611	1,995	384

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.



DEVELOPMENT HEARING OFFICER

Planning Dept. - Case Comments

HEARING DATE 12/6/23 AGENDA ITEM No. 3

Project Number: PR-2023-009260

Application Number: SD-2023-00211

Project Name:

Request: Vacation of Public Right of way – City Council

1. BACKGROUND

- The applicant is proposing to vacate 33,924 square feet and the entire width of Knotts Landing Court NW for use as a future private driveway to access new housing units and a community building. Per 6-6(M)(1)(b) of the IDO, the vacation of more than 500 square feet or the entire width of a platted alley and the vacation of more than 5,000 square feet or the entire width of a street requires City Council approval, with the DHO being a recommending body.
- The subject site is zoned R-ML. The southern portion of the site is located within the Central Main Street and Major Transit corridors but is not located within a center.

Items in **Orange** color need immediate attention

2. IDO/DPM COMMENTS

- In the application submittal, the Applicant included the proper notification and neighborhood meeting offer documentation for distribution to the West Mesa Neighborhood Association (NA), and South West Alliance of Neighborhoods (confirmed to be notified by ONC) per Table 6-1-1 of the IDO. However, the Applicant did not include proof of email sent to the NA's in the application submittal. Such proof must be provided to ensure the NA's were properly notified and offered a neighborhood meeting.

- If a neighborhood meeting wasn't requested, the Applicant must provide proof that such a meeting wasn't requested by the NA's. If a neighborhood meeting was requested and held, notes of the neighborhood meeting and a list of who attended the meeting must be provided.
- Planning staff defer to Transportation staff regarding the justification of the ROW Vacation request.
- Knotts Landing Court NW is platted right-of-way, but the street itself was never constructed. The Applicant must coordinate with the Real Property Division regarding the acquisition of the right-of-way.
- A platting application for DHO review and approval must be submitted within one year of City Council approval of the Vacation, and the platting application will not be accepted and placed on a DHO agenda until/unless the City Council approves the ROW Vacation. The platting application forms can be obtained at the following links:
- DHO Application Forms for a Major Preliminary Plat (**if** major public infrastructure is required **and/or** if new streets are required):
https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf

Form S1:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S1.pdf>

Form PLT:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- DHO Application Forms for a Minor Preliminary/Final Plat (if a Major Preliminary Plat application submittal is not required for a future platting action):
https://documents.cabq.gov/planning/development-hearing-officer/DHO_Application.pdf

Form S2:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20S2.pdf>

Form PLT:
<https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>

- For a future required Major Preliminary Plat application, all signatures from the surveyor, property owner(s), and the City Surveyor are required on the Plat prior to the acceptance of the application file and the placement on a DHO agenda.
- For a future required Minor Preliminary/Final Plat application, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are required on the Plat 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 PLT for platting actions. Obtain all required signatures as a part of the application submittal process.

3. ITEMS IN COMPLIANCE

- On October 4, 2023, Development Facilitation Team (DFT) staff provided their review on a Sketch Plat for the proposed Vacation of Right-of-Way, per 6-4(C) and Table 6-1-1 of the IDO.
- The Applicant included the proper notification documentation and neighborhood meeting for distribution to the West Mesa NA, and South West Alliance of Neighborhoods (confirmed to be notified by ONC) per Table 6-1-1 of the IDO.
- The Applicant properly notified property owners within 100 feet of the site.
- The Applicant properly posted signs on the property notifying passers-by of the proposed Vacation of Public Right-of-Way per Table 6-1-1 of the IDO.
- The Applicant included a Vacation Exhibit depicting the proposed Vacation of Public Right-of-Way in the application submittal.



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: 12/4/23