



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2023-009688 Date: 3/27/2024 Agenda Item: #4 Zone Atlas Page: J-17

Legal Description: Tract 145A & 145B, MRGCD

Location: 2026 Central Avenue SW & 2034 Willis SW between Rio Grande Blvd and San Pasquale SW

Application For: SD-2024-00049 – PRELIMINARY/FINAL PLAT

1. No objection

Application For: VA-2024-00082 – WAIVER TO DPM

1. No objection

Application For: VA-2024-00079 – WAIVER TO LANDSCAPE BUFFER

1. No objection

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

DEVELOPMENT REVIEW BOARD

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: 3/29/2023

AGENDA ITEM NO: 4

DRB PROJECT NUMBER:

PR-2023-009688

SD-2024-00049 – PRELIMINARY PLAT

VA-2024-00082 – WAIVER TO DPM

VA-2024-00079 – WAIVER TO LANDSCAPE BUFFER

SKETCH PLAT 1-17-24 (DFT)

IDO 2022

PROJECT NAME:

JAG PLANNING & ZONING, LLC agent for MARK CUMBOW | ALVARADO HOTEL & GENESIS WORLD LLC requests the aforementioned action(s) for all or a portion of: **145A & 145B, MRGCD** zoned **MX-M**, located at **2026 CENTRAL SW & 2034 WILLIS SW** between **RIO GRANDE BLVD** and **SAN PASQUALE SW** containing approximately **0.3096** acre(s). (J-17)

PROPERTY OWNERS: QUINTANA ENRICO C & GALLEGOS MICHELLE J

REQUEST: FORMALIZE VACATION OF DISUSED PUE

COMMENTS:

1. Code Enforcement has no objections.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2023-009688 Hearing Date: 03-25-2024
Project: Tract A, Lands of Alvarado Hotel LLC Agenda Item No: 4

<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 checked="" type="checkbox"/> IDO 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 (J13D219) with engineer's stamp 07/05/2023.
- Hydrology has no objection to the platting action.
- Hydrology has no objection to the IDO Variance.

☐ APPROVED
☐ DENIED

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



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2023-009688

SD-2024-00049 – PRELIMINARY/FINAL PLAT

VA-2024-00082 – WAIVER TO DPM

VA-2024-00079 – WAIVER TO LANDSCAPE BUFFER

SKETCH PLAT 1-17-24 (DFT)

IDO - 2022

JAG PLANNING & ZONING, LLC agent for MARK CUMBOW | ALVARADO HOTEL & GENESIS WORLD LLC requests the aforementioned action(s) for all or a portion of: 145A & 145B, MRGCD zoned MX-M, located at 2026 CENTRAL SW & 2034 WILLIS SW between RIO GRANDE BLVD and SAN PASQUALE SW containing approximately 0.3096 acre(s). (J-17)

PROPERTY OWNERS: ALVARADO HOTEL LLC

REQUEST: CREATE ONE TRACT FROM TWO EXISTING TRACTS, SIDEWALK WAIVER, AND LANDSCAPE BUFFER WAIVER

Comments:

03-27-2024

No objections to the requested waivers – However, any future development that meets the applicability in IDO Subsection 14-16-5-6(B) – then an alternative landscape plan and coordination with City Forestry (PRD) is highly recommended to help insure that the intent of 14-16-5-6(D) is being met.

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 HEARING OFFICER

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009688
2026 Central SW

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat, Waiver DPM and Buffer

ENGINEERING COMMENTS:

1. Transportation has an approved TCL dated 8/8/2023.
2. Transportation is satisfied with the justification letter. 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: March 27, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 3/27/24 -- **AGENDA ITEM:** #4

Project Number: PR-2023-009688

Application Number: SD-2024-00049, VA-2024-00079, VA-2024-00082

Project Name: 2026 Central Ave. SW

Request:

Preliminary/Final Plat – Consolidate two existing tracts into one tract. Waivers to IDO/DPM standards.

**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 type** need comment or corrections.

Background:

- The Minor Preliminary/Final Plat application is a request to consolidate two existing tracts (Tracts 145-A and 145-B) into one tract (Tract A of the Lands of Alvarado Hotel LLC at 1.0903 acres in size).
- Waivers to the Sidewalk width and Landscape Buffer requirements per Table 7.2.29 of the DPM were submitted in association with the platting application.
- The subject property is zoned MX-M, and is located within the Old Town Station Premium Transit Station Area and the Central Avenue Main Street Corridor.
- The subject property has featured two previous Sketch Plats as follows:
 1. On March 15th, 2023 DFT staff reviewed and met up with the applicant for a Sketch Plat for a 115-room hotel per PR-2023-008325 / PS-2023-00055.
 2. On January 17th, 2024 DFT staff reviewed and met up with the applicant for a Sketch Plat to the two existing tracts on the subject property into one tract.

**(See additional comments on next pages)*

- On March 12, 2024, the agent for the application (JAG Planning & Zoning) met up with the Historic Old Town Association, West Park Neighborhood Association, and concerned neighbors and nearby business owners regarding the Sidewalk and Landscape Buffer Waivers. The neighborhood meeting notes included in this application submittal noted that there was discussion amongst the attendees and agreement that widening the sidewalks will not allow sidewalks to be consistent on either side of the properties; all sidewalks would be 10 to 12' in width is when each of the lots are individually developed; there's the need to remove the existing building to widen the sidewalks; and there was an agreement that removing the existing building for the purposes of constructing the sidewalks does not make sense.
-

1. Items that need to be completed or corrected

- Confirm/discuss the details of the proposed Preliminary/Final plat; ROW, Easements, lot consolidation.
 - The Application number must added to the plat before final sign-off.
 - Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
 - The date of the DHO approval shall be recorded on the Plat, per 6-6(L)(2)(d)(7) of the IDO.
 - After DHO approval and final sign off, a recorded copy of the plat must be sent to Jay Rodenbeck at jrodenbeck@cabq.gov and Angela Gomez at agomez@cabq.gov.
 - Per 6-6(K)(2)(I) of the IDO, the applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the subdivision shall be voided.
-

2. Standard Comments and Items in Compliance

- All public notice requirements of IDO Section 6, Table 6-1-1, have been completed prior to this submittal. Related documents are included in the submittal package.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all provided on the Plat sheet.
- **Section 7 of the DPM Table 7.2.29** and Required Improvements section from 5-4(N) of the IDO.
*Regarding Sidewalk width requirements and the landscape buffer.
Verification of standards per Transportation
Central is a Principal Arterial in a Major Transit Corridor, and requires 10' – 12' sidewalks with a 6' – 8' landscape buffer along the frontage of the subject property.

According to the Sidewalk Exhibit included with this application submittal, the existing sidewalk along Central is 6' in width, and the landscape buffer is 3' – 4' in width. Waivers to the required Sidewalk & landscape buffer were submitted and were justified per 6-6(P)(3) of the IDO per Transportation.

Justification criteria included the following:

- 1. The subject property currently has a building located along the property line along Central Avenue where the widened sidewalk and landscape buffers are expected to be located; the removal of the building would be required to allow the sidewalk and landscape buffers to be widened, constituting an existing pre-existing obstruction that cannot be easily or economically relocated.*
 - 2. The sidewalk and landscape buffers along this portion of Central Avenue have been at the current width since roadway improvements were made along Central Avenue to accommodate the ART program, and the Waivers will not be materially contrary to the public safety, health, or welfare.*
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.

****Project has been reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual.***



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: 3/27/24