

# 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](mailto:jppalmer@cabq.gov)*

**DATE:** 09/11/2024

### **AGENDA ITEM NO: 1**

### **DHO PROJECT NUMBER:**

**[PR-2024-010074](#)**

**VA-2024-00261** – Sidewalk Waiver

IDO – 2023

**PROJECT NAME:** MODULUS ARCHITECTS & LAND USE PLANNING agent for BRANCH TURNER & MARGARET requests the aforementioned action(s) for all or a portion of: LOT/TRACT A, COTTONWOOD zoned NR-BP, located at 3601 SEVEN BAR LP RD NW containing approximately 1.957 acre(s). (B-14)

**PROPERTY OWNER:** Branch Turner & Margaret

**REQUEST:** Waiver request to keep existing sidewalks at existing width

### **COMMENTS:**

1. Code Enforcement has no comments or objections.

Comments from 10/18/2023 DFT Sketch Plat:

1. Property is zoned MX-M. Future Development must meet all applicable Development Standards of

## **DEVELOPMENT HEARING OFFICER**

### **Code Enforcement Comments**

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Planning Department  
[jppalmer@cabq.gov](mailto:jppalmer@cabq.gov)*

**DATE:** 09/11/2024

- IDO 14-16-5, as well as applicable standards of the DPM and other City adopted regulations.
2. Code Enforcement has no further comments and no objections at this time.

Comments from 8/3/2022 DRB Sketch Plat:

1. Property is zoned MX-M (Mixed-use Moderate Intensity) and proposed properties must meet all Dimensional Standards for MX-M, as per IDO section 5-1(D), Table 5-1-2.
2. Property is located in an Area of Change, and is adjacent on its east side to an R-1C Residential Zone, located across the alley in an Area of Consistency. Must meet requirements for buffering.
3. Proposed Car Wash or other future development on proposed lot Tract 1-A-2 must meet Landscape edge buffer requirements as per IDO 5-6(E)(2), Table 5-6-4 (15 foot landscape buffer on East side of property).
4. Proposed Car Wash must meet all Use-Specific requirements of IDO 4-3(D)(16). Car Wash building and any associated outdoor activities are prohibited within 50 feet of any Residential zone, as per IDO section 4-3(D)(16)(b).
5. Existing area of proposed Tract 1-A-2 is being utilized for parking. It is unclear if that parking area is required for other adjacent existing businesses. Proposed uses may require shared access easements on the plat, as well as Shared Parking Agreement(s).
6. Must meet requirements of IDO 5-5(I), Table 5-5-8, Required Stacking Spaces for a Car Wash (minimum 3).
7. Future Development must meet all other applicable Development Standards of IDO 14-16-5, as well as applicable standards of the DPM and other City adopted regulations.



## DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

**PR-2024-010074**

**VA-2024-00261 – SIDEWALK WAIVER**

**IDO - 2023**

**MODULUS ARCHITECTS & LAND USE**

**PLANNING** agent for **BRANCH TURNER &**

**MARGARET** requests the aforementioned action(s) for all or a portion of: **LOT/TRACT A, COTTONWOOD** zoned **NR-BP**, located at **3601 SEVEN BAR LP RD NW** containing approximately **1.957** acre(s). **(B-14)**

**PROPERTY OWNERS:** Branch Turner & Margaret

**REQUEST:** Waiver request to keep existing sidewalks at existing width

### Comments:

09-11-2024

Per IDO 14-16-5-6(D) and the Street Tree Ordinance, street trees will be required along Seven Bar Loop Rd. Will the existing landscape buffer meet the requirements for Street Trees?

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

**DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION**  
Richard Martinez, PE, Senior Engineer | 505-924-3362 [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov)

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DRB Project Number: PR-2024-010074

Hearing Date: 09-11-2024

Project: 3601 Seven Bar Loop

Agenda Item No: 1

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input checked="" 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 will defer to Transportation for the required sidewalk and landscape buffers.
- 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).
- Also the Grading and Drainage Plan will have to follow the DPM Chapter 6 Article 6-5 (Valley Drainage Criteria).

☐ APPROVED  
☐ DENIED

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

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2024-010074  
3601 Seven Bar Loop

AGENDA ITEM NO: 1

SUBJECT: Sidewalk Waiver

ENGINEERING COMMENTS:

1. Seven Bar Loop is a Major Collector and a Major Transit Corridor within a Center and requires 10' to 12'' sidewalk with a 6' to 8' landscape buffer. In your waiver request you did not provide a dimension of the existing buffers along the frontage.
2. Transportation has reviewed the request for a waiver and does not find any compelling reason the sidewalks cannot be provided as required, as such Transportation is still requiring the 10' minimum sidewalk.

Disclaimer: The comments provided are based upon the information received from the applicant. 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: September 11, 2024

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ACTION:

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

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



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**MEETING DATE:** 9/11/24 -- **AGENDA ITEM:** #1

**Project Number:** PR-2024-010074

**Application Numbers:** VA-2024-00261

**Project Name:** 3601 Seven Bar Loop. (West of Coors and Seven Bar).

**Request:**

*Sidewalk waiver*

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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.*

**Comment in orange require a response.**

**BACKGROUND:**

- This is a request for a Sidewalk Waiver, per the DHO, to keep the existing sidewalks at the existing widths.
- The associated Site Plan submittal (SI-2024-01090) is currently under DFT-administrative review for a new Self-Storage facility
- The IDO Zone District for the subject property is NR-BP, and is located within the CPO-2 overlay zone. The site and development are subject to the standards of the IDO and DPM.
- The property is within an MT-Major Transit Corridor for Seven Bar Loop & Cottonwood Drive. It is also within the Cottonwood Center EC-Employment Center.
- Links to the IDO and DPM are featured below:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

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



*Transportation has reviewed the request for a waiver and does not find any compelling reason the sidewalks cannot be provided as required; therefore, Transportation is still requiring the 10' minimum sidewalk.*

- Confirm compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements, the landscape buffer, and Maintenance responsibilities.

*\*Verification of standards per Transportation.*

*\*Clarify if dedication of right of way is needed for either trail or sidewalk.*

*Seven Bar Loop is a Major Collector and a Major Transit Corridor within a Center and requires 10' to 12" sidewalk with a 6' to 8' landscape buffer. Please provide a dimension of sidewalks and buffers along the frontage.*

*All work in the ROW needs to be placed on an infrastructure list and done through City work order.*

- Clarify if the 6' to 8' landscape buffer is existing or will be a part of the Site Plan development.
- Project and application numbers must be added to any associated IL that would be attached to the Site Plan.

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## 2. ITEMS IN COMPLIANCE OR STANDARD COMMENTS

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- The Office of Neighborhood Coordination (ONC) noted that as of August 22<sup>nd</sup>, 2024 there are no Neighborhood Associations to notify.



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FROM: Robert Webb/Jay Rodenbeck  
Planning Department

DATE: 9/11/24

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