



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-010269 Date: 4/23/2025 Agenda Item: #3 Zone Atlas Page: H-18

Legal Description: 3A1/Coronado Center, Jeannedale Unit 6.

Request: 5' Sidewalk Waiver for Minor Plat

Location: 6600 Menaul Blvd NE

Application For: DHOWVR-2025-00001 – DHO WAIVER

1. No comments.

DEVELOPMENT FACILITATIVE TEAM (DHO)

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: 04/23/2025

AGENDA ITEM NO: 8

PROJECT NUMBER:

[PR-2024-010269](#)

DHOWVR-2025-00001 – DHO WAIVER

SKETCH PLATS 5-1-24 & 7-24-24 (DFT)

IDO - 2023

PROJECT NAME:

WILSON & COMPANY, INC., | NOAH BERKE agent for **BROOKFIELD PROPERTIES | BRIAN WHALEY** requests the aforementioned action(s) for all or a portion of: **3A1/CORONADO CENTER, JEANNEDALE UNIT 6** zoned **MX-H**, located at **6600 MENAUL BLVD NE** containing approximately **20.1962** acre(s). **(H-18)**

PROPERTY OWNERS: CORONADO CENTER LLC ATTN: BROOKFIELD PROPERTIES RETAIL

REQUEST: : 5' Sidewalk Waiver for Minor Plat

COMMENTS:

1. Code Enforcement has no comments and no objections.

DEVELOPMENT HEARING OFFICER - **HYDROLOGY SECTION**

Richard Martinez, PE, Senior Engineer | 505-924-3362 richardmartinez@cabq.gov

DRB Project Number: 2024-010269

Hearing Date: **04-23-2025**

Project: 3A1/CORONADO CENTER,
JEANNEDALE UNIT 6
6600 MENAUL BLVD NE

Agenda Item No: **8**

<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat, with ROW Dedication
<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 has no objection to the Sidewalk Waiver action subject to any proposed improvements adversely affecting stormwater drainage onsite and/or in the public R/W.
- Prior to submitting for a Grading Permit or a Building Permit for any site upgrades, 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: 2024-010269
Coronado Mall

AGENDA ITEM NO: 8

SUBJECT: Sidewalk Waiver

ENGINEERING COMMENTS:

1. Transportation does not support this waiver.
2. Menaul and Louisiana are Principal Arterials within a center and require a 10' sidewalks with 6' – 8' landscape buffers. San Pedro and Uptown are Major Collectors within a center and require 10' sidewalks with 5'-6' landscape buffers. Based on the updated justification letter it appears the existing sidewalks are 6' in width. This is a high intensity land use area and there is adequate space for the applicant to comply with the required widths. This waiver does not meet conditions in criteria 10 for a waiver.
3. Transportation offered the opportunity for the applicant to evaluate areas where grades and obstructions created conditions to request a more targeted waiver request, but what has been provided is still a full waiver request. Many of the obstructions listed are items such as light poles, traffic signals, utility line and electric vaults/boxes. Most of these would not need to move and could be worked around. Also, we have allowed cases where there is widening existing sidewalk for the sidewalk to remain in its current location and widen it to required width and place the landscape behind the sidewalk. This seems that this would work for the most part here. The applicant should look to tailoring their request to those areas that this won't work.

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

DATE: April 23, 2025

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 4/23/25 -- **AGENDA ITEM:** #8

Project Number: PR-2024-010269

Application Number: DHOWVR-2025-00001

Project Name: CORONADO CENTER

Request:

Sidewalk Waiver

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

Items is orange type need immediate attention

BACKGROUND

- This is a request from the requirement to construct/widen sidewalks on the frontage of the subject property for a future platting application (per DPM Table 7.2.29).
- The subject property comprises portions of the Coronado Mall, located at 6600 Menaul Blvd. NE.
- DFT staff reviewed Sketch Plats of proposed replats on the subject property on May 1st, 2024 per PR-2024-010269 / PS-2024-00083 and on July 24th, 2024 per PR-2024-010269 / PS-2024-00113.
- The subject property is located within the Uptown Urban Center, and two arterial roadways (Menaul Blvd. and Louisiana Blvd) and a collector roadway (America's Parkway) front along the subject property; all three roadways require 10-foot-wide sidewalks per DPM Table 7.2.29.

**See additional comments on next page(s)*

COMMENTS

Items in *orange type* need attention

- Planning defers to Transportation regarding the Sidewalk Waiver request and its compliance with 6-6(P)(3) of the IDO; in their memo, **Transportation notes that they do not support the Waiver request**, noting this is a high intensity land use area and there is adequate space for the applicant to comply with the required widths.
- The Waiver Exhibit submitted does not feature existing widths for the sidewalks fronting along the subject property, and this information needs to be provided, as it is essential for determining what sidewalks would require a Waiver.

Update 4/22/25: The applicant has provided an updated Waiver Exhibit providing more information. Transportation staff, however, continue to oppose the Waiver request.

- Per Table 6-4-3 of the IDO, a platting application must be submitted within 1-year of the DHO approval of a Waiver.
- The future platting application must be applied for at ABQ-PLAN. Visit <https://www.cabq.gov/planning/abq-plan> for more information.
- Signatures from Hydrology, ABCWUA, and Transportation engineers and staff must be obtained on Form PLT and submitted with the platting application. They will not sign Form PLT until/unless they receive any/all required associated application approvals as listed on Form PLT. Form PLT can be obtained at the following link: <https://documents.cabq.gov/planning/development-hearing-officer/Form%20PLT.pdf>
- The Plat must be created, as well as sealed and signed by a surveyor licensed in the State of New Mexico.
- The following will need to be on the final platting sheets:
Project and Application #'s, documents signed/stamped by a design professional licensed in the State of NM.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.

- The proposed platting action would be reviewed to the standards and provisions within the IDO-Integrated Development Ordinance and the standards within the DPM-Development Process Manual. Here is a link to both:
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>
<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>
- A DHO-signed Notice of Decision will be posted online at:
<https://www.cabq.gov/planning/boards-commissions/development-hearing-officer/development-hearing-officer-agendas-archives> within three (3) business days of a decision by the DHO per 6-4(L)(6)(a) of the IDO.

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.



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FROM: Jay Rodenbeck
Planning Department

DATE: 4/22/25
