



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2024-010269

DHOWVR-2025-00015 – DHO WAIVER

WILSON & COMPANY, INC., | LEROY DUARTE 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: Sidewalk Waiver

IDO 2025

Comments:

5.20.2025

Parks and Recreation has no objections to this request.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: PR-2024-010269 Hearing Date: 05-21-2025
Project: 3A1/CORONADO CENTER,
JEANNEDALE UNIT 6, located at
6600 MENAUL BLVD NE 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 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: 1

SUBJECT: Sidewalk Waiver

ENGINEERING COMMENTS:

1. Transportation met with the applicant and the waiver was narrowed to areas where grades made widening the sidewalk not feasible. Sidewalk will be widened along a portion along Louisiana in the SE corner of the site. No objection.

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: May 21, 2025

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning - Case Comments

HEARING DATE: 5/21/25 -- **AGENDA ITEM:** #1

Project Number: PR-2024-010269

Application Number: DHOWVR-2025-00015

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 along/on portions 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.
- The Development Hearing Officer (DHO) denied a previous Waiver for this site on April 23rd, 2025 per PR-2024-010269 / DHOWVR-2025-00001.

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

- The applicant has since re-submitted a Waiver application (this request) with a revised Waiver Exhibit, which depicts the widening of sidewalks on portions along/on portions of the subject property to meet IDO/DPM requirements, and proposes to waive those requirements along/on the remainder of the subject property.

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 in their memo that that the applicant met with Transportation staff, and the Waiver was narrowed to areas where grades made widening the sidewalk not feasible, and sidewalk will be widened where it is feasible, and has no objection to the 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://documents.cabq.gov/planning/IDO/O-25-73/IDO_2025_Update_Effective.pdf
<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.



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: 5/20/25
