



DEVELOPMENT HEARING OFFICER (DHO)

Parks and Recreation Department

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

PR-2024-010784

SD-2024-00154 – PRELIMINARY/FINAL PLAT
IDO – 2023

CSI – CARTESIAN SURVEYS, INC. agent for **CITY OF ALBUQUERQUE** requests the aforementioned action(s) for all or a portion of: **Tract A-1, Block 11, La Mesa No. 2** zoned **MX-M**, located at **7200 CENTRAL AVE SE** between **ALCAZAR ST SE** and **SAN PABLO ST SE** containing approximately **0.9494** acre(s). **(K-19)**

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: Create One New Lot From One Existing Lot, Dedicate Additional Right-Of-Way To The City In Fee Simple, Grant Easement For Public Water Vault

Comments:

10-30-2024

No objections to the requested actions.

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

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: 10/30/2024

AGENDA ITEM NO: 4

DHO PROJECT NUMBER:

[PR-2024-010784](#)

SD-2024-00154 PRELIMINARY/ FINAL PLAT

IDO -2023

PROJECT NAME:

CSI – CARTESIAN SURVEYS, INC. agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for all or a portion of: Tract A-1, Block 11, La Mesa No. 2 zoned MX-M, located at 7200 CENTRAL AVE SE between ALCAZAR ST SE and SAN PABLO ST SE containing approximately 0.9494 acre(s). (K-19)

PROPERTY OWNER:

CITY OF ALBUQUERQUE

REQUEST:

Create One New Lot From One Existing Lot, Dedicate Additional Right-Of-Way To The City In Fee Simple, Grant Easement For Public Water Vault

COMMENTS:

1. Code Enforcement has no objections and no comments at this time.

DEVELOPMENT HEARING OFFICER - HYDROLOGY SECTION
Richard Martinez, PE, Senior Engineer | 505-924-3362 richardmartinez@cabq.gov

DRB Project Number: 2024-010784 Hearing Date: 10-30-2024

Project: Tract A-1, Block 11,
La Mesa No. 2 Subdivision
7200 Central Ave. SE 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 type="checkbox"/> DPM 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 for a Building Permit and SO19 Permit dated 09/24/2024 (Hydrotrans No. K19D155), and an engineer's stamp dated 09/18/2024.
- Hydrology has no objection to the Minor Preliminary / Final Plat.

☐ 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: 2024-010784
7200 Central Ave SE

AGENDA ITEM NO: 4

SUBJECT: Preliminary/Final Plat

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL. No objection.
2. Prior to building permit a full TCL will be required.

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: October 30, 2024

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 10/30/24 -- **AGENDA ITEM:** #4

Project Number: PR-2024-010784

Application Number: SD-2024-00154

Project Name: 7200 Central SE. Corner of Alcazar St. and Central Ave.

Request:

Preliminary/Final Plat; Dedicating ROW and granting easements.

**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:

- A Site Plan approval for a four-story mixed-use development was completed on 09/24/24. An infrastructure list was included as a part of that approval
- Applicant is requesting a Preliminary/Final Plat to dedicate right of way and grant utility easements.
- Future development must meet all applicable standards and provisions of the IDO (per MX-M) and the DPM. 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>

1. Items that need to be completed or corrected

- Please confirm the details of the proposed Preliminary/Final plat for the DHO.
- Clarify if the approved Infrastructure List will need to be amended and updated.

- Confirm compliance with *Section 7 of the DPM Table 7.2.29* and the Required Improvements section from 5-4(N) of the IDO. *Regarding Sidewalk width requirements and the landscape buffer.
****Verification of standards per Transportation****
- The Project and Application numbers must be added to the plat before final sign-off.
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- Per 6-6(L)(2)(d)(7) of the IDO, the date of the DHO approval shall be recorded on the Plat.
- 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)(l) 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 for this submittal. Related documents are included in the submittal package.
- *Applicant/Agent to ensure all final submitted documents are sealed and signed by a design professional licensed in the State of New Mexico.
- Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA were all provided on the plat sheet.
- 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.
- Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)

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

Future Development Guidance

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

- Future development is subject to the standards and provisions within the IDO and the DPM would apply. The IDO zone district is zoned MX-M.

****Submitted plans should demonstrate how standards are being met.***

- ❖ **4-2 Allowed Uses**, table 4-2-1. Follow the Use Specific Standards per section 4-3 of the IDO.
- ❖ **5-1 Dimension Standards**. 5-1-G Exceptions and Encroachments.
**Plans should include measurements for setback, separation, height elevations, etc.*
All will need to show standards and requirements are being met.
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ **5-4 Subdivision of Land.**
- ❖ **5-5 Parking and loading.**
- ❖ **5-6 Landscaping, buffering, and Screening.** *Plans will need to demonstrate compliance of landscaping requirements. Provide calculations & detail.*
Be aware of several sections related to new development –
5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot
Landscaping, 5-6-G Equipment/Support areas, and 5-6-E Edge buffer requirements.
- ❖ **5-7 Walls/Fences**, table 5-7-1. ***Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-E Building/Façade Design.**
- ❖ **5-12 Signage.**
- ❖ **5-13 Operation and Maintenance**
- ❖ **Section 6-1, table 6-1-1 for public notice requirements.**
- ❖ Platting actions per **6-6-K Subdivision of Land-Minor** or **6-6-L Subdivision of Land-Major.**
- ❖ **Vacations per 6-6-M. 6-4(R) Dedications.**
- ❖ **7-1 Development and use definitions.**



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: Robert Webb/ Jolene Wolfley DATE: 10/29/24
Planning Department
