



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-010846 Date: 6/25/2025 Agenda Item: #3 Zone Atlas Page: K-16

Legal Description: Lot 4, 1, 2, 1, 3, 5, University Heights/Monte Vista Addn

Request: Amended Vacation of Right of Way currently used for parking on Bryn Mawr.

Location: 3200 Central Ave SE 1.08 acres

Application For: VAC-2025-00027 – AMENDED VACATION OF RIGHT-OF-WAY

1. No objection to vacation of the public right-of-way in Bryn Mawr.
2. Availability Statement No. 241125 which states the conditions of water and sanitary sewer service has been executed and provided to the applicant.
3. Please note that the previous vacation allowed for a private hydrant to be installed in what is currently existing public right of way. If the vacation will no longer be granted, the location of the proposed fire hydrant needs to be reconsidered as a private fire hydrant will not be allowed within public right-of-way potentially initiating the need for a waterline extension in the future if the hydrant location is not able to be relocated.



DEVELOPMENT HEARING OFFICER

Parks and Recreation Department

PR-2024-010846

VAC_2025-00027--AMENDED VACATION OF RIGHT-OF- WAY

CONSENSUS PLANNING, INC. agent for TITAN HIWAY

LAND LLC requests the aforementioned action(s) for all or a portion of: 4, 1, 2, 1, 3, 5,
UNIVERSITY HEIGHTS, MONTE

VISTA ADDN, zoned MX-M located at 3200 CENTRAL AVE SE containing approximately
1.0847 acre(s). (K-16)

PROPERTY OWNERS: Titan Hiway Land, LLC Titan

REQUEST: Amended Vacation of Right of Way currently used for parking on Bryn Mawr

SKETCH PLAT 9-25-24 (DFT)

IDO 2025

Comments:

06.24.2025

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: 2024-010846 Hearing Date: 06-25-2025
Project: 3200 CENTRAL AVE SE Agenda Item No: 3

<input 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 checked="" type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (HT# K16D055) with engineer's stamp 1/8/25.
- Hydrology has no objection to the Vacations.
- 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).

☐ 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: 2024-010846
3200 Central SE

AGENDA ITEM NO: 3

SUBJECT: Vacation of Right-of-Way

ENGINEERING COMMENTS:

1. Transportation has no objection to the vacation.

Future Development:

2. The alleyway on the east side shows a 16' width. All alleys are required to be 20' wide. If you are unable to provide this you may request a determination with a justification letter.
3. An approved TCL will be required prior to site plan or building permit. Also, please fill out and submit a Traffic Scoping Form to determine if a traffic study 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: June 25, 2025

ACTION:

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

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



DEVELOPMENT HEARING OFFICER

Planning Comments

HEARING DATE: 6/25/25 -- **AGENDA ITEM:** #3

Project Number: PR-2024-010846

Application Number: VAC-2023-00027

Project Name: 3200 Central Ave SE – Hiway House Hotel Project

Request:

Vacation of Right of Way

**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:

- On June 16th this Vacation request (at the time for 8,838-square feet) was scheduled to be decided by the City Council, however the request was withdrawn. It was then amended from the previous request that had been recommended for approval on 4/9/2025 by the DHO and resubmitted. The vacation area and SqFt were reduced to 1,496 total. This no longer requires City Council approval and does not include the existing parking spaces along Bryn Mawr.
- The purpose of this new submittal is to request a revised Vacation of Public Right-of-Way by the DHO for property located at the southeast corner of Central Avenue SE and Bryn Mawr Drive SE. The legal description of the site is Lots 1 through 5 Block 41 University Heights Addition & Lot 1 Block 3 Monte Vista Addition. The vacation will allow for private improvements that includes a canopy that will provide for a covered hotel loading zone, accessible parking space, and landscape island from the proposed hotel to the right of way.
- A Sketch Plat for the subject property was reviewed by Development Facilitation Team (DFT) staff, with comments provided to the Applicant on 09/25/24.
- The subject property consists of approximately 1 acre of land and is currently zoned MX-M. It is within CPO-8, Nob Hill/Highland mapped area, and PT-Premium Transit, MS-Main Street, MT-Major Transit center/corridor areas.

- The Applicant is requesting a Vacation of Public Right-of-Way for a property located at the corner of Central Ave Se and Bryn Mawr Dr. The legal description of the site is *LTS 1 THRU 5 IN BLK 41 UNIVERSITY HGTS ADDN & LT 1 BLK 3 MONTE VISTA ADDN*.
- The previous and original vacation requests and changes will not affect the updated submittal. The previous and original vacation request of Bryn Mawr was previously approximately 8,838 sf or .2094 acres.
- Future development must meet all applicable standards and provisions of the IDO (per the MX-M zone district) and the DPM. The following are links 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 updated details and changes of the Vacation request for the DHO.
- Confirm if the changes will affect infrastructure or easements.
- Coordination with the Real Property Division of DMD is required for the purchase and sign-off of the proposed vacation.

Future platting comments:

- A platting application for DHO review and approval must be submitted within one year of approval of the Vacation. With the project updates, *the City Council is no longer required for this submittal*.
- The Project and Application numbers must be added to the plat before final sign-off.
- 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.
- A copy of the AGIS-approved DXF file must be submitted prior to the final sign-off of the Plat.
- The Site Plan submittal is currently under a separate DFT review.
- ***For the future platting and development actions, be aware of the requirements of 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.

- **6-6(M)(3) REVIEW AND DECISION CRITERIA**-The following responds to the criteria for approval of Vacation of Public Right-of-Way.

Vacation of Public Right-of-Way 6-6(M)(3):

6-6(M)(3)(a) The public welfare does not require that the easement, private way, or public right-of-way be retained.

Applicant Response: The public welfare does not require that the RoW in question be retained, as the proposed vacation applies only to a small portion of the parking adjacent to the northwest corner of the development and will not impact the functionality of the existing two-lane roadway. The vacation will allow for private improvements in this section while ensuring that public parking remains available, preserving the current access and convenience for visitors, businesses, and residents in the area. Since the primary function of the RoW – providing parking – will not be removed except for a couple of spaces will be for the hotel, there is no compelling reason for it to remain under public ownership. Instead, its vacation will enhance the overall redevelopment project, supporting the revitalization of a long-vacant property and encouraging economic growth along Central Avenue.

6-6-(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

Applicant Response: The proposed vacation of RoW will result in a net benefit to the public welfare by enabling the redevelopment of a long-vacant and distressed property in Nob Hill for a vibrant new hotel with a rooftop bar and restaurant. This project will transform an underutilized site that has been a source of safety concerns for the neighborhood into a vibrant, thriving business that contributes to the economic and social vitality of the Central Avenue corridor. Any minor impact from the vacation is far outweighed by these benefits, and there is no convincing evidence that any substantial property right is being abridged. The vacation will allow for a more cohesive and efficient site plan, ensuring better access, safety, and overall urban design. By facilitating this redevelopment, the vacation supports the Nob Hill neighborhood's long-term goals for revitalization, making the area a more economically sustainable and attractive place to live, work, and visit.

CONCLUSION

The proposed vacation of right-of-way supports the redevelopment of a long-vacant property into a thriving hotel and restaurant, bringing significant economic and aesthetic benefits to Nob Hill. The vacation does not impact public parking availability but instead allows for private improvements that will enhance the streetscape and contribute to the revitalization of Central Avenue.

Given that the public welfare does not require retention of this right-of-way and the development offers a clear net benefit to the community, we respectfully request that the DHO approve this request.

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.*
- 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.*

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.

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

- ❖ **Table III: IDO Provisions for ABC Comp Plan Centers and Corridor Areas.** *PT-Premium Transit, MS-Main Street, MT-Major Transit .
- ❖ **3-4-I NOB HILL/HIGHLAND – CPO-8.**
- ❖ **4-2 Allowed Uses,** table 4-2-1, per MX-M.
- ❖ **4-3 Use Specific Standards** for the Hotel use and any accessory/incidental uses. (Reference table above).
**The formal submittal will need to demonstrate and explain how the proposed development will meet all of those standards.*
- ❖ **5-1 Dimension Standards for MX-M.**
5-1-G Exceptions and Encroachments.
****Plans should include measurements for setback, separation, height elevations, etc.***
Plans will need to demonstrate clearly how standards and requirements are being met.
- ❖ **5-3 Access & Connectivity requirements.** Circulation and Connections.
- ❖ **5-4 Subdivision Of Land.**
5-4(K) Dedication of Land For Public Purposes, 5-4(N) Improvements Required, 5-4(P) Additional Design Criteria and Construction Standards

In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements.

❖ **5-5 Parking & Loading** requirements, Table 5-5-1

**Plans will need to demonstrate compliance of parking requirements.*

Provide calculation detail and any shared parking agreement information.

❖ **5-6 Landscaping, Buffering, and Screening standards and requirements.**

**Plans will need to demonstrate compliance of landscaping requirements.*

Provide a landscaping plan that includes calculations, buffer areas & detail.

**Be aware of several sections related to new development –*

5-6-C General Landscaping, 5-6-C-2 Minimum Landscape Area, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas.

❖ **5-7 Walls/Fences**, table 5-7-1. **Development requires separate permitting.*

❖ **5-8 for Outdoor Lighting requirements.** **Lighting plan required.*

❖ **5-9 Neighborhood Edges.**

❖ **5-11 Façade and Building design.** Per 5-11(E).

**Please provide detailed elevations and a detailed explanation letter and include site plan notes as to how the proposed elevation meets all applicable sections.*

❖ **5-12 SIGNS.** Per MX-M-signage type, and any CPO standards.

❖ **5-13 OPERATION AND MAINTENANCE**

❖ **Section 6-1, table 6-1-1 for public notice requirements.**

❖ **6-4-R Dedications.**

❖ **6-4(J)(8) Development in the Northwest Mesa Escarpment View Protection.**

❖ **Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.**

❖ **Vacations per 6-6-M.**



❖ **7-1 Development, Dwelling, 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/Jay Rodenbeck
Planning Department

DATE: 6/25/25