



Development Facilitation Team (DFT) – Review Comments

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

Project No: PR-2024-010933 Date: 5/21/2025 Agenda Item: # 6 Zone Atlas Page: J-13

Legal Description: Lots 132, 1 and 2, MRGCD MAP 38, Garcia Properties

Request: Waiver to DPM Section 7.2(D) and Specifically Table 7.2.29.

Location: 1736 Central Ave SW between Central Ave. and Chacoma Pl SW 2.394 acres

☒ **Approved No Conditions**

☐ **Approved W/Conditions**

☐ **Not Approved**

Application For: DHOWVR-2025-00014 – DHO WAIVER

1. No objection



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2024-010933

DHOWVR-2025-00014 – DHO WAIVER

DAVE AUBE agent for VICKI GARCIA GOLDEN requests the aforementioned action(s) for all or a portion of: Lots/Tracts 132, 1, 2, MRGCD MAP 38, GARCIA PROPERTIES DEVELOPMENT zoned MX-M, located at 1736 CENTRAL AVE containing approximately 1.3486 acre(s). (J-13)

PROPERTY OWNERS: Vicki Garcia Golden

REQUEST: Waiver to DPM Section 7.2(D) and Specifically Table 7.2.29

SKETCH 9-25-24 (DFT)

IDO – 2025

Comments:

5.20.2025

Parks and Recreation has no objections to this request.

For future development please note that per IDO 5-6(D)(1) Required Street Trees, trees are generally required along street frontages every 25 feet on center.

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

DRB Project Number: 2024-010933 Hearing Date: 05-21-2025
Lots/Tracts 132, 1, 2, MRGCD
MAP 38, GARCIA PROPERTIES
DEVELOPMENT, located at
Project: 1736 CENTRAL AVE Agenda Item No: 6

<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 checked="" 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 request for a variance to the IDO and a waiver to the DPM.
- 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: 2024-010933
1736 Central SW

AGENDA ITEM NO: 6

SUBJECT: Sidewalk Waiver

ENGINEERING COMMENTS:

1. Central is a Main Street and requires 10' to 12' sidewalk with a 6' to 8' landscape buffer. Please provide a diagram with existing sidewalk and buffer widths. Your waiver request did not address any of the ten criteria listed in IDO 6-6(P)(3). Unfortunately, all ten criteria must be met to be granted a waiver. Please resubmit with these criteria addressed.
2. 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: May 21, 2025

ACTION: _____

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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



DEVELOPMENT HEARING OFFICER

Planning Comments

MEETING DATE: 5/21/25 -- **AGENDA ITEM:** #6

Project Number: PR-2024-010933

Application Numbers: DHOWVR-2025-00014

Project Name: 1736 Central Ave SW between Central and Chacoma Pl SW

Request:

Sidewalk (DHO) waiver along Central Ave

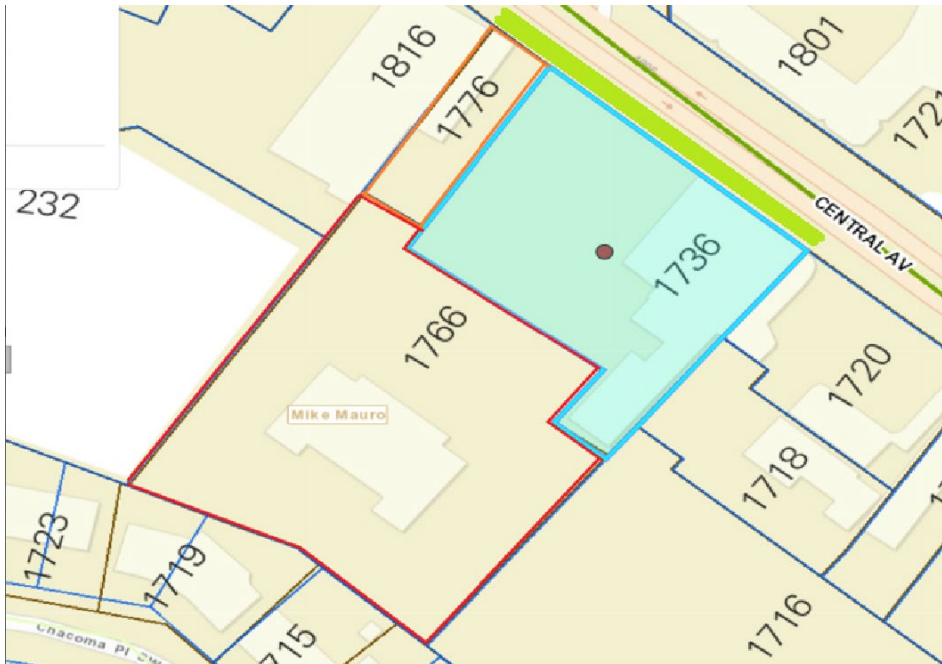
**These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

Comment in orange require a response.

BACKGROUND

- The Applicant is requesting for a waiver from the Development Hearing Officer (DHO) regarding a sidewalk and landscape buffer requirements along Central Ave SW. The Sketch Plat was reviewed by the Development Facilitation Team (DFT) on September 25, 2024.
- The subject property is zoned MX-M (Mixed-Use – Medium Intensity Zone District) and is located in an area of change within the Huning Castle Neighborhood Association. Central Avenue NW, which borders the property, includes a bike lane and is classified as a Principal Arterial Street in the Long-Range Roadway System (LRRS).
- Although the property is not within any overlay zone, it is situated within the boundaries of Major Transit Corridor (MT), 1,300 feet or ¼ of a mile of Main Street (MS) corridor, within ¼ mile of Premium Transit (PT) corridor and within the boundaries of the Central Albuquerque Community Planned Areas (CPA).
- The properties involved in this request are Lots 1 & 2 of the Garcia Properties Development Subdivision and Lot 132 of the MRGCD map 38 Subdivision.

**(See additional comments on next pages)*



ITEMS THAT NEED TO BE CORRECTED/COMPLETED

- A note must be added to the Plat regarding the request (approval) of this waiver from the Development Hearing Officer (DHO) to allow narrower sidewalk along Central Ave. NW.
- Per Table 6-4-3 of the IDO, a Sidewalk Waiver expires within 1-year if not platted and expires with associated Site Plan if approved by the DHO.

Sidewalk Waiver

- The Applicant *must* justify the Waiver per 6-6(P)(3) of the IDO per the following:
6-6(P)(3)(a) General - An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.
 1. *Any of the following criteria applies.*
 - a. *There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.*

- b. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.*
 - c. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.*
 - d. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.*
- 2. The Waiver will not be materially contrary to the public safety, health, or welfare.*
 - 3. The Waiver does not cause significant material adverse impacts on surrounding properties.*
 - 4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.*
 - 5. The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.*
 - 6. The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.*
 - 7. The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.*
 - 8. The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards are within the thresholds established by Subsection 14-16-6-4(P) (Deviations) and is granted by the DHO as part of this approval.*

9. *The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).*

10. *If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.*

Planning staff defer to Transportation staff regarding the justification of the Waiver; Transportation staff noted in their memo that all ten criteria were not met, and must be re-submitted with all the criteria addressed.

ITEMS IN COMPLIANCE/STANDARD COMMENTS

- A Waiver DHO application partially justified was received and being processed to avoid building a wider sidewalk in front of their property along Central Avenue NW.
- 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>

FUTURE DEVELOPMENT

- Future development must meet all applicable standards and provisions of IDO (MX-M) and the DPM. ***Plans should demonstrate how standards are being met.**

****Please reference the following development standards from the IDO.
Subject to change pending formal submittal and/or proposed development types/uses.***

- **4-2 Allowed Uses, table 4-2-1. *Reference Use table and Use Specific Standards for proposed development standards, requirements, and restrictions.**
4-3(D)(8) Bar, Nightclub, Restaurant, and Tap Room or Tasting Room
A restaurant use must comply with Part 9-10-1 of ROA 1994 (Solid Waste Collection), in particular the City's minimum specifications for waste enclosures for restaurant and food services to include a sanitary sewer drain.
5-1 Dimension Standards for MX-M. 5-1-D Exceptions and Encroachments.

Table 5-1-2

****Plans should include relevant measurements for setback, height, elevation, Etc.***

- **5-3 Access & Connectivity requirements.**
*Clarify if access is affected by replat.
- **5-5 Parking & Loading requirements, Table 5-5-1.**
*Plan demonstrate that all required parking standards. Include calculations.
- **5-6 Landscaping, Buffering, and Screening standards and requirements.**
*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. 5-6-E Edge buffer requirements
- **5-7 Walls/Fences, table 5-7-1.** *Development requires separate permitting.
- **5-8 for Outdoor Lighting requirements.**
- **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.** *May require additional approvals.
- **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: Marcelo Ibarra/Jay Rodenbeck
Planning Department

DATE: 5/20/25