

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Brian Whaley
Brookfield Properties

Project# PR-2024-010269
Application#
DHOWVR-2025-00015 DHO WAIVER

LEGAL DESCRIPTION:

For all or a portion of:

3A1/CORONADO CENTER, JEANNEDALE
UNIT 6 zoned **MX-H**, located at **6600**
MENAU BLVD NE containing
approximately **20.1962** acre(s). **(H-18)**

On May 21st, 2025, the Development Hearing Officer (DHO) held a public hearing concerning the above referenced application and approved the request, based on the following Findings:

1. 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).
2. The subject property comprises portions of the Coronado Mall, located at 6600 Menaul Blvd. NE.
3. Development Facilitation Team (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.

4. 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.
5. The DHO denied a previous Waiver for this site on April 23rd, 2025 per PR-2024-010269, DHOWVR-2025-00001.
6. 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.

6-6(P)(3) Review and Decision Criteria

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.

1. d applies, as 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 is 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.

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 as depicted on the Waiver Exhibit on file.

7. Per Table 6-1-1 of the IDO, public notice requirements have been satisfied by the Applicant prior to this submittal.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JUNE 9TH, 2025**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section § 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted electronically to [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). A Non-Refundable filing fee will be calculated by staff in the Development Review Services Division of the City of Albuquerque Planning Department and will be payable online at [ABQ-PLAN](#) (*place mouse cursor over hyperlink, right-click, choose "open hyperlink"*). The appeal fee must be paid in full no later than 48 hours after the appeal deadline, or the appeal will be rejected as untimely.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Robert Lucero

[Robert Lucero \(May 30, 2025 13:17 MDT\)](#)

Robert L. Lucero
Development Hearing Officer

RLL/jr

Wilson & Company, 4401 Masthead St. NE Suite 150, Albuquerque, NM 87109






PR-2024-010269 May 21st, 2025 Notice of Decision - DHO

Final Audit Report

2025-05-30

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"PR-2024-010269 May 21st, 2025 Notice of Decision - DHO" History

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