



City of Albuquerque

Planning Department

DRB Transition Meeting
December 9th, 2022



2021 IDO Amendment Cycle:

- All Amendments except those related to DRB went into effect 7.28.22
- Amendments related to DRB replacement go into effect 12.25.22



2021 IDO Amendment Cycle: Changes Effective 12.25.22

- DRB Plats will be approved by the DHO (public meeting)
- DRB Site Plan will be Site Plan Administrative approvals (no public meeting)



Development Facilitation Team

The same Development Review Board staff team will be handling the cases that were formerly before the DRB. New name of staff group is Development Facilitation Team (DFT).



Development Hearing Officer

- Selection Approved by Council 12/5/22
- Joint Team of
 - David Campbell (attorney)
 - Ron Bohannan (engineer)



Development Hearing Officer

- Subdivision/plat approvals
- Vacations
- **Waivers** (access and connectivity; subdivision of land; parking/loading)



Development Hearing Officer

- Submittal & public notice process is the same

Subsection	Mtgs		Public Notice					Review and Decision-making Bodies						Specific Procedures	
	6-4(B)	6-4(C)	6-4(K)(2)	6-4(K)(3)	6-4(K)(4)	6-4(K)(5)	6-4(K)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(J)	6-2(I)		6-2(A)
Application Type	Neighborhood	Pre-application	Email	Mailed	Posted Sign	Published	Web Posting	City Staff ^[1]	DHO	EPC	LC	ZHE	LUHO	City Council ^[2]	
Subdivision of Land – Minor			X				X	R	<D>				<AR>	<AD>	6-6(K)
Subdivision of Land – Major		X	X	X	X	X	X	R	<D>				<AR>	<AD>	6-6(L)



Development Hearing Officer

- Staff DFT teams reviews applications and provides comments
- Discussion between applicant and DFT staff is encouraged



Development Hearing Officer

- 1/4/23 Meeting to adopt DHO Rules of Procedure
- First DHO Hearing
1/11/2023
- DHO Public hearing dates are generally 2nd and 4th Wednesday mornings



Development Hearing Officer

- 2023 Calendar forthcoming
- Approval may be with delegations



Development Hearing Officer

- Notices of Decision posted with agenda
- Plats need the same signature block—final signoff is the City Engineer



Infrastructure Lists

- May be discussed with plat for efficiency
- No requirement for approval or amendment in public meeting
- City Engineer is final signature instead of DRB Chair



Site Plan

Administrative Overall

- No required PRT, but PRT is encouraged
- No Public meeting
- Applications (former DRB thresholds) reviewed by DFT
- Applications (former Code Enforcement threshold) reviewed by Code Enforcement



Site Plan-Administrative

Subsection	Mtgs		Public Notice				Review and Decision-making Bodies						Specific Procedures			
	6-4(B)	6-4(C)	6-4(K)(2)	6-4(K)(3)	6-4(K)(4)	6-4(K)(5)	6-4(K)(6)	6-2(B)	6-2(D)	6-2(E)	6-2(H)	6-2(J)		6-2(I)	6-2(A)	
Application Type	Neighborhood	Pre-application	Email	Mailed	Posted Sign	Published	Web Posting	City Staff ^[1]	DHO	EPC	LC	ZHE	LUHO	City Council ^[2]		
Site Plan – Administrative ^[4]	X ^[5]		X		X		X	D						<AR>	<AD>	6-5(G)

[4] See Subsections 14-16-6-4(K)(4)(b) and 14-16-6-4(K)(5)(a) for exceptions to posted sign and electronic mail requirements for any Site Plan for low-density residential development in that subdivision within 2 years after the approval for Subdivision of Land – Major.

[5] Required for applications that meet thresholds established in Subsection 14-16-6-4(B)(1)(b).



Site Plan Administrative-DFT

>50 MF units

>50K s.f. commercial

***Requires Major Public
Infrastructure***

- Review by DFT
- Submittal process is the same as current DRB
PLNDRS@cabq.gov
- Reordered submittal checklist



Site Plan Administrative

(>100 units or >50K s.f.)

- Public notice :
 - Offer of a Pre-submittal neighborhood mtg
 - Email to NAs
 - No mailed notice (**change**)
 - Post submittal Neigh mtg.



Site Plan Administrative- Code Enforcement

<50 MF units or <50K s.f.

- Review by Code Enforcement
- Eplan Submittal process
- Public notice:
 - Email notice to NAs
 - No mailed notice
 - Post-submittal Neigh Mtg



Sketch Plat

- Required for Major Subdivisions
- Meetings alternate weeks with DHO hearings
- In person, informal meeting with Development Facilitation Team



Cases submitted on or prior to 12/23/22

- If 'deemed complete,' will still go before DRB
- Some DRB meetings in 2023 to finish cases
- First meeting in 2023 1/11/22 (short 2023 calendar)
- Encourage applicants to finish with DRB in 2022 and start with DHO/Site Plan admin for 2023



Cases submitted after 12/23/22

- Subdivisions, plats, waivers approved by DHO
- Site Plans approved Site Plan Administrative

