***REVIEW DATE****: 10/12/23*

***Project Number****: PR-2019-003222*

***Application Number****: SI-2021-00587*

***Project Name****: Bubba’s 33 10000 Coors Blvd NW*

**Request**:

*Minor amendment to the Cottonwood Mall original Site Development Plan for the new construction of a 7,575 SF Bubba’s 33 restaurant.*

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

**COMMENTS:**

Note: Items in orange type require a response.

Note: Items in green type are compliant.

* This is a request for a Minor Amendment to construct a 7,575 square foot Bubba’s 33 Restaurant within the Cottonwood Mall Site. The subject site is an outparcel for the Cottonwood Mall (parcel number 101306546539410602) and must follow the Cottonwood Mall Site Plan and Site Plan for Subdivision standards. It must follow IDO and DPM standards when the Site Plan and Site Plan for Subdivision design standards are silent.
* This site is located in the Coors Boulevard CPO-2 and is zoned MX-M.
* The applicant submitted an Administrative Amendment in April of 2021, and provided supplemental submittals in January of 2023 and April of 2023. Form P3, Letter of Authorization from Property Owner, Justification Letter, and zone atlas map were provided in the Administrative Amendment Submittal package in April of 2021.
* Per the Justification Letter provided by the agent with the submittal dated 4/27/2021, “The site is an outparcel for the Cottonwood Mall (parcel number 101306546539410602). The site is located in a Mixed – Use – Moderate Intensity Zone District (MX-M). The building is to be 7,575-square feet. Additionally, the building will have an outdoor patio, which will be covered, and outdoor gaming area, for Customers to play corn hole / bags. Both paces will be located behind a fence. This area is roughly 1,550-square feet and is not included in the building’s 7,575-square foot footprint. Lastly, the building will be 25.5-feet in height (this does not include the building’s rooftop-mounted flags)”.
* Other Administrative Amendments on the Cottonwood Mall Site include the following:
* The first approved AA: “New loading docks and signage for northwest building, File # 18-AA-10020, Dated: March 23, 2018”.
* The second approved AA: “Revised Parking and private dog park, File # SI-2018-00013, Dated: June 15, 2018”.
* An Administrative Amendment (PR-2019-003210, SI-2019-00427) for ‘Cottonwood Mall pad site as shown, including approximately 8,000 SF building & site amenities (parking, pedestrian access, landscape, etc)’ was approved by Russell Brito on 7/31/2020. There is a current minor amendment to change this to be a proposed 6,142 SF Cheddars.
* A Notice of Decision for “site development plan approval for Tract H-1, Seven Bar Ranch Subdivision, presently zoned SU-1-RC (special use for a regional shopping center); located on the east side of the Coors Boulevard Bypass Road, between Coors Road NW and 7-Bar Loop Road NW, and containing approximately 97.6 acres” was issued on 12/20/1990.
* Per the Cottonwood Mall Site Plan for Subdivision, **the allowed building for each tract must be specified on the plan to ensure that the allowed site maximum of 1.31 million square feet cannot be exceeded**. Proposed Bubba’s Restaurant is 7,575 square feet and therefore does not exceed the allowed site maximum requirements.
* Per the Cottonwood Mall Site Plan for Subdivision, **for all outparcels, landscaping shall be compatible in plant material use and style with that used for the mall ring road and other areas of the parcel which border mall landscaping. The general approach will be to employ a water-conserving environmentally efficient design, visually cohesive with surrounding indigenous vegetation.**

Ensure this requirement is being met. Check plants against the existing landscape and also the Water Utility Authority Xeric Plant list for low water plants.

Per the Cottonwood Mall Site Plan for Subdivision Landscape Plan:

1. Pistacia chinensis is permitted on the Loop Road only. Any trees not proposed along the Loop Road may be Ash species or Honey Locust.
2. Leucophyllum frutescens ‘compacta’ is not on the Cottonwood Mall Plant Legend. Blue Mist Spirea (Caryopteris x candonensis) is permitted if the applicant would like to switch Laucophyllum frutescens with Caryopteris candonensis.
* Per the Cottonwood Mall Site Plan for Subdivision; **Landscape coverage shall be specified as either 20% of the paved area or 15% of the net site area, whichever results in the greatest coverage.**

This requirement is being shown in Landscape Computations.

* Parking requirements per the **Cottonwood Mall Site Plan for Subdivision, freestanding restaurants are in accordance with the IDO.** Per the **IDO Table 5-5-1 Minimum Off-street parking,** 8 spaces per 1,000 SF are required.This site is within an employment center.Per the **IDO 5-5(C)(5)(a) General Reductions for Centers and Corridor Areas,** In UC-AC-EC-MS areas or in MT areas in Areas of Change, where Table 5-5-1 and Table 5-5-2 do not indicate a different parking requirement for the relevant Center or Corridor area, a 20 percent reduction in required off-street parking spaces shall apply to properties in those areas.

Per the IDO, required parking for restaurants is 8 spaces per 1,000 SF and the Site Plan is in compliance with this requirement. Please note that a parking reduction of 20% (Subject property located in Major Transit area in an area of change) is permitted, so 6.4 parking spaces will be required per 1000 SF restaurant. Please confirm if there is a shared parking agreement with abutting lots, and check parking calculations for accuracy.

* Per Parking in theCottonwood Mall Site Plan for Subdivision, **shared parking across parcel boundaries may be allowed pursuant to the provisions of a Reciprocal Easement Agreement between Parcels** A, B-1-A, B-1-B, **and B-2 through B-5. Total parking provided on all mall parcels combined shall be no less than zone code requirements for all combined uses.**

Please confirm if there is a shared parking agreement with abutting lots.

* Per Grant of Easement Requirements in the Cottonwood Mall Site Plan for Subdivision, **there shall be reciprocal access, drainage and utility easements (private and reciprocal) upon Tracts…B-2 through B-5 for the benefit of these tracts.**

Please coordinate with Hydrology, Water Utility Authority and PNM to ensure this requirement is being met.

* Per the Cottonwood Mall Site Plan for Subdivision, **public sidewalks that meander out of the public right-of-way will require a variance through Development Review procedures.**

No public sidewalks meander out of public ROW.

* Per Cottonwood Mall Site Plan for Subdivision **Building Design Standards B.1: Parapet walls shall be treated as an integral part of the building design. Such walls shall not appear as unrelated visual elements.**

Exterior Finish Schedule on Exterior Elevations shown on sheet A2.0 appear to comply with this requirement.

* Per Cottonwood Mall Site Plan for **Subdivision Building Design Standards B.2: Mechanical equipment shall be screened from public view. The design of mechanical equipment screening shall be compatible with, and an integral element of, the building structure. Location of such equipment within the building or at ground level is preferable to roof-mounting, unless such location would adversely affect the streetscape, pedestrian circulation or open space.**

Ensure compliance with this building design standard and confirm how it is being met.

* Building design achieves a sense of human scale through the use of eaves and metal roofs. Consider including pedestrian elements such as benches or planters at entrance to improve human scale and sense of entry. See Cottonwood Mall Site Plan for Subdivision **Building Design Standards, Guideline A.1.**
* Per Cottonwood Mall Site Plan for Subdivision **Building Design Standards** **Guideline A.3; “Trade-mark” type buildings are discouraged.**

This building design is architecturally similar to other Bubba 33’s. Is the building a trade-mark style?

* Per Cottonwood Mall Site Plan for Subdivision **Building Design** **Standards Guideline B.1; Building entries should be protected from the elements and should afford a “sense of entry” for the structure.**
* The entrance to the building features an awning that achieves a “sense of entry”. Consider including pedestrian elements such as benches or planters at entrance to improve human scale and sense of entry.
* Per the **Cottonwood Mall Site Plan for Subdivision Guideline B2**; the predominant building color should be compatible with other buildings along the Corridor and should reinforce the visual character of the environment of proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged.

Exterior Finish Schedule on Exterior Elevations shown on sheet A2.0 shows that distressed facebrick is the main material being shown as the predominantly proposed exterior finish. Split face CMU, metal, and LED lighting, and a diamond plated metal accent band are also being proposed as exterior finishes. Please explain how these materials are meeting Cottonwood Mall Site Development Plan for Subdivision requirements. Please provide a color palette.

* Ensure compliance with Cottonwood Mall Site Plan for Subdivision **Building Design Standards** **Guideline B.3; Materials which may cause annoying glare or reflection should not be used. Window selection and placement should be carefully designed to minimize glare or reflection.**
* Per Cottonwood Mall Site Plan for Subdivision **Building Design Standards – Service Areas: Outdoor service and storage areas shall be screened from public view and located to minimize noise and odor impacts on surrounding uses. Service and storage areas shall be screened to the extent practicable with fences or walls at least 6’ in height.**

Elevations shown on Exterior Finish Schedule on Exterior Elevations shown on sheet A2. show screening at proposed dumpster enclosure. Is transformer (KN #S22) screened?

* Exterior Finish Schedule on Exterior Elevations shown on sheet A2.0 shows that the building height is 25’-6”. Cottonwood Mall Site Plan for Subdivision Building Design Standards – **Building Height** allows peripheral buildings to be a maximum of 30’ height.
* **Mechanical equipment, clock towers, skylights and similar appurtenances are excluded from the measurement.** Please explain how the proposed flags comply with this requirement, and why they are necessary.
* Per the Cottonwood Mall Site Plan for Subdivision – **Signage; signs will be limited to 15% of the façade area and may be located anywhere within the area of that façade.**

On Exterior Finish Schedule on Exterior Elevations shown on sheet A2.0, provide dimensions for sign and dimensions for façade. Façade is defined as the side to side dimension of the individual tenant space times the distance between the top of the building foundation and the top of the parapet.

* Per the Cottonwood Mall Site Plan for Subdivision – **Site Lighting; standard heights shall not exceed 50 feet external to the ring road encompassing the mall site, and shall not be placed closer than 100’ to the right-of-way of any adjacent arterial streets and on all peripheral parcels shall not exceed 35 feet in height.**

Lighting is not shown on plans, only on elevations. Lighting shown on elevations appears to be following the Site plan for Subdivision.

* Additionally, Site Plan for Subdivision states that **site lighting shall comply with the provisions of the City Zoning Code (IDO) with regard to cut-off angles and off-site luminance.**

Please reference **IDO 5-8 Outdoor and Site Lighting** and ensure compliance.

* Per the Cottonwood Mall Site Plan for Subdivision – **Procedures; The Planning Director reserves the right to forward such plans to the Environmental Planning Commission for review.**
* The Landscape Plan (LS-01) meets the requirements of **5-6(C)(2) Minimum Landscape Area in the IDO.**
* Per 5-6(C)(2)(c) The mature realistic spread of trees and shrubs will be used to calculate required vegetative coverage as follows.

1. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area as measured by canopy width or the area beneath the dripline of the mature size of the actual vegetation.

2. Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation.

Please show this requirement as it relates to the square footage of the proposed Bubba’s 33 restaurant.

* Per **5-6(C)(4)(b)** Only trees and shrubs selected from the Official Albuquerque Plant Palette of low water use, drought tolerant, or xeric species and shown on a landscape plan can count toward the requirements of this Subsection 14-16-5-6(C) (General Landscaping Standards), except that, upon presentation of evidence, the relevant decision-making body may authorize alternative species or cultivars that meet all of the following requirements:

1. Meet the intended purpose of that type of landscaping.

2. Are not hazardous.

3. Are not identified as invasive on a City or State plant list.

4. Are not listed in the City’s Weed Identification Handbook.

5. Are equally hardy to the New Mexico climate.

 Plant species specified on Landscape Plan sheet L1.0 are in compliance with this requirement.

* 5-6(C)(4)(i) Shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways. If the walkway is less than 25 feet long, at least one tree is required, or, where there is insufficient space for a tree, a trellis of at least 8 feet high for at

least 5 feet along the walkway shall be provided.

Show dimensions to ensure this requirement is being met.

* 5-6(C)(5)(e) Organic mulch is required as ground cover under trees within a 5-foot radius around the tree trunk, but not directly against the trunk.

Show 5’ radius organic mulch at tree trunk in a landscape tree installation detail and/or on Landscape Plan.

* Per **5-6(C)(6) Minimum Plant Sizes at Installation**, please show minimum 5 gal. for Rosmarinus officianalis.
* Per **5-6(C)(14) Irrigation Systems,** please ensure irrigation plan is in compliance at the time of irrigation plan design.
* 5-6(F)(1)(c) Where development is coordinated on 2 or more abutting sites, or where multiple parking areas are located on a single lot, or on planned development areas controlled by Site Plans, these requirements shall be based on the entire development area unless otherwise approved by the decision-making body.
* Per 5-6(F)(2)(a) **General** At least 15 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped.

Show this calculation in Landscape Calculations on Landscape Plan (L1.0).

* Per **5-6(G)(3) Loading, Service, and Refuse Areas;** 5-6(G)(3)(c) **R-ML, R-MH, and Mixed-use Zone Districts** Outdoor loading, service, and refuse areas shall be integrated into the building design if possible.

Elevations shown on Exterior Finish Schedule on Exterior Elevations shown on sheet A2. Show screening at proposed dumpster enclosure.

* Per IDO **5-6(F)(2)(c)** **Tree Requirements**
1. One (1) tree is required per 10 parking spaces.
* Per Landscape Calculations on sheet L1.0 Landscape Plan, one existing tree is to remain to meet interior parking lot requirements. Contact the **City Forester** to assess the health of the existing tree to remain to ensure compliance with this code.
* Per **5-6(F)(2)(c)** **Tree Requirements 2. No parking space may be more than 100 feet in any direction from a tree trunk.**

It is unclear if this requirement is being met. Please provide dimensions.

* Per **5-11(D)(2)(a) Windows** A façade shall have windows as a prominent feature.

1. The ground floor of each street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent windows and/or doors.

2. Windows on the upper floors shall be recessed or projected not less than 2 inches and/or shall be surrounded by a window casing or frame not less than 2 inches wide, except for

portions of the façade that are storefront window systems or curtain walls. Workforce housing is exempt from this requirement.

3. Windows facing west shall use heat mitigation features.

Please show façade meets these requirements on elevations.

* The project and application numbers must be added to Plan sheets, prior to final sign-off from Planning.

**DEFINITIONS:**

**Restaurant**

An establishment that serves food and beverages that are consumed on its premises by customers

seated at tables and/or counters either inside or outside the building thereon and/or that may provide

customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic

beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding

alcoholic drink sales. See also *Bar* and *Taproom or Tasting Room*.



*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: Bonnie Strange DATE: 10/12/23

 Planning Department

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