



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

REVIEW DATE: 7/28/23

Project Number: PR-2019-003210

Application Number: SI-2023-01118

Project Name: Cheddar's 10000 Coors Blvd NW

Request:

Amend approved Site Plan to change the existing approved use from Aspen/Xfinity to a Cheddar's 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 previously approved Site Plans. The subject site is within the Cottonwood Mall Site (Tract B4A2) and must follow the Cottonwood Mall Site Plan and Site Plan for Subdivision standards but 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.
- Per the Justification Letter provided by the agent, "This submittal addresses a proposed Administrative Amendment (AA) for Tract B4A2 at the Cottonwood Mall. **The current approved building pad is 8,000 SQ FT of business space. The new proposed use is for a restaurant (Cheddars) that will be 6,142 SF.** This minor amendment request falls within the thresholds established in IDO Table 6-4-5. There are 4 additional spaces being proposed with this new site plan. The original requirements were 5,214 spaces and using the current zoning calculation on original numbers, 3,883 spaces would be required overall. The proposed site plan will not cause a deficiency in parking or landscaping, see sheet AS100."
- The proposed development is located on a site (Tract B-4-A-2 of the 2nd Revision Cottonwood Mall) which had a Preliminary/Final Plat approved by the Development Review Board (DRB) on August 26, 2020 per PR-2020-003222 / SD-2020-00116. Before this application can be approved, the Applicant must submit a recorded Plat for PR-2020-003222 / SD-2020-00116. Ryan Mulhall with Cartesian Surveys was the agent for the Preliminary/Final Plat.

**(See additional comments on next page)*

- A copy of the Official Notice of Decision associated with the prior approval has been provided in the application package.
- 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. The proposed Cheddars will be 6,142 SF.
- Other Administrative Amendments 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".
- 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.
- Gross living area as outlined on AS100 is 1,104,101 square feet. 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 Cheddar's Restaurant is 6,646 square feet and therefore does not exceed the allowed site maximum requirements.
- Per the Cottonwood Mall Site Plan for Subdivision, **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. Trees & shrubs specified for original Cottonwood Mall Landscape Plan that are still relevant today include: Ash sp., Honey Locust, NM Olive, Desert Willow, Redbud, Austrian Pine, Potentilla, Yucca sp., Artemisia sp., Fourwing Saltbrush, Chamisa, Cotoneaster sp., Apache Plume, Mugo Pine, Bird of Paradise, India Hawthorne, Broom sp., Spirea sp., Lilac, Sumac sp., Cherry Sage, Blue Mist, Lade Banks Rose, Virginia Creeper, Rosemary, Santolina, Penstemon, Germander, Ornamental Grasses. Blue Avena is used as an accent at entryways.
- 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.** Please show this calculation in Site Data on the Landscape Plan (LS-01).
- 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.

Parking requirements are not being met. Please confirm if there is a shared parking agreement with abutting lots, and check parking calculations for accuracy.

- Per Parking in the Cottonwood 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.**
Color Elevations shown on sheets Z5.1 and Z5.2 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, metal roofs, fascia, and materials. 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 very architecturally similar to other Cheddar’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 and benches and achieves a “sense of entry”.

- ✓ Per Cottonwood Mall Site Plan for Subdivision **Building Design Standards Guideline B.2; preferred colors are those used in traditional southwest architecture.**
This condition has been met.
- **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.**
Color Elevations shown on sheets Z5.1 and Z5.2 and Site Plan (AS101) appear to comply with this requirement.
- **What is the height of the building? Provide dimensions.** See Cottonwood Mall Site Plan for Subdivision Building Design Standards – **Building Height.**
- 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 Color Elevation sheets Z5.1 and Z5.2, 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)(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.
1. Per the Official Albuquerque Plant Palette, *Pyrus* species are over-used and no longer suitable for commercial applications.
2. Yaupon Holly are listed as Potential/Unproven on the Official Plant Palette, but has a high score on the Climate Ready Trees list. Have you been seeing good results from these?
3. *Juniperus scopulorum* are conditionally recommended – females only as they are a high allergy health hazard. They are also susceptible to pests.
4. It is recommended that *Ulmus parvifolia* 'Allee' is replaced with another tree species. City Forester thinks they are being over-used.

- 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 that this requirement has been 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.
- Per 5-6(C)(6) Minimum Plant Sizes at Installation, please show minimum 6' height evergreen trees at installation.
- 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 10 percent of the parking lot area of lots containing 50 or fewer spaces shall be landscaped. Show this calculation in the Site Data on Landscape Plan (LS-01).
- 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.
Building design is following this requirement.
- 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.**
Plan appears to be following this requirement.
- 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.

- Approval is subject to meeting the items for revision in the EPC staff planner memo. Awaiting applicant response memo to EPC staff planner memo.
- 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
Planning Department

DATE: 07/28/23