



November 7, 2024

Robert Webb
City of Albuquerque – Planning Department
PO Box 1293
Albuquerque, NM. 87103

**RE: SAN ROQUE / LA SERENA ADMINISTRATIVE AMENDMENT
COMMENTS RESPONSE FROM CITY STAFF**

Dear Robert Webb,

Per the correspondence dated September 19, 2024, please find the following responses addressing the comments listed below:

1. **Comment:** The justification portion is per the criteria in the IDO. The letter also needs to include detailed explanation. The drawings need to directly connect to that explanation. Original approval and/or amended changes that reflect existing conditions vs. proposed changes and how those changes affect the site and the original approval, along with current standards.

Response:

The original approved changes (identified by triangle 1) were previously approved but found not to have been incorporated into the final site plan. We are including them in sheet c1.0 to show we are capturing these changes and going to incorporate them in the final approved plan. Newly incorporated modifications for this amendment (identified by triangle 2) are the 2024 AA changes being submitted for approval.

revision:		
no.	desc.	date
1	AA#1	12.13.21
2	AA#2	08.19.24

The triangle 2 callouts from this application will also have a letter attached to identify the change as follows:

- 2a. Added (6) Motorcycle parking spaces.
No motorcycle parking spaces were provided on previous site plans.
- 2b. Added crib wall to support automatic vehicle access gate roller pad.
New orientation for vehicle access gate to remedy conflict with sidewalk and previous opening direction.
- 2c. Added automatic vehicle access gate keypad median for keypad entry.
No keypad operator was provided on the previous site plan.
- 2d. Added fencing around the stormwater storage ponds.
The fencing was added as a safety measure.
- 2e. Dog run at its original location was deleted. Two separate dog run areas were added.
This was done to have the dog run areas located closer to the main buildings.

- 2f. Added 5'x5' concrete landings at fire riser room doorways. Landings were added for safety purposes.
- 2g. Added crib wall adjacent to the fire riser room landing. Addition was required to support the concrete landing.
- 2h. Added new fenced dog run area. Addition was made to place the dog run area closer to the main buildings.
- 2i. Added new transformer. Revised power distribution plan per PNM.
- 2j. Revised ADA ramp and sidewalk grades across SW patio entrance. Revisions were made to ensure cross slope and ramp slopes were in compliance with ADA.
- 2k. Added keypad median, revised location of vehicle access gate #2, revised driving aisle, sidewalk and perimeter fencing accordingly.
- 2l. Added keypad median, revised location of vehicle access gate #3, revised driving aisle, parking stalls, sidewalk and perimeter fencing accordingly.
- 2m. Revised power distribution plan per PNM direction. Revised parking spaces accordingly.
- 2n. Added a 6" wide curb cut to assure positive drainage of landscape median.

2. **Comment:** In the original letter item #1 mentioned an elevation change and height change. That was since updated to explain that changes to those may not be needed. If it is changing, identify exactly what is being updated and changing. Existing or original is being modified to what? What type of elevation change? What type of height change? What type of screening change?

Response:

Minor adjustments from floor to floor were made to accommodate the mechanical equipment between floors.

A proposed minor adjustment to architectural elevations is called out on a3.11 & a3.12 as follows:

- a) Parapet heights were previously approved at 47'-1", a revised elevation of 48'-0" is requested. The parapet design will continue to use the materials from the original site plan. This was to provide fall protection.
- b) Center "knuckle" of building roof removed in lieu of a parapet design
- c) Revised roof design at front entry parapet center "knuckle"
- d) Second trellis element added at rear patio parapet of center "knuckle"

Exterior Mailboxes were moved inside per USPS.

Comment: Then identify how the change will still be meeting the original approval requirements and/or current

Response:

The revision to the floor height still meets the height requirements spelled out in the IDO. Per the development height standards of Table 5-1-2, building height for MX-M development is 48-feet. Since the subject site is also within Coors Blvd MT corridor, US-MT-PT area max building height increases to 65-feet.

3. **Comment:** Are gates being added to existing access spots or is this brand-new access? What is changing regarding the sidewalk, median, concrete landings, dog run, and crib wall that is mentioned?

Response:

The original site plan has the property fenced and gated, this will not change and there aren't any new gate details being added to the plan set. Property entrance revisions were made to original site plan vehicle access gates locations, (see sheet c1.0 for details).

The dog run is being relocated and divided into two areas.

- a) **Moved from where to where?**

Response:

Revisions include adjusting the location of gate entrance locations #2 & #3 approximately 30 feet from the original locations to make room for a keypad median, and account for the gates

revised opening directions and access drive modifications. This will also involve modifying the perimeter fence and sidewalk to line up with the new gate locations. Gate #1 is to remain at the same location, although revised to include a keypad median, and revised opening direction. The dog run, originally located on the west side of the site boundary and approximately 5125SF was split into two separate dog runs. One approximately 1000SF, located adjacent to the San Roque Play Area in the building's courtyard and the second of approximately 3125SF was relocated to the east side of the site's boundary.

- b) Does the relocation affect the approval or IDO standards? Such as fencing detail? Height, length, type of fence, design material, Etc.**

Response:

At the La Serena north-east entrance, parking space locations and sidewalks were revised to accommodate the new location of Gate #3 and within the adjusted perimeter fence. This revision will not affect the approval or IDO standards as the detail, height, fence type, and design material are not changing.

- c) Do any of those changes affect parking or landscaping? Is either being reduced? Or is it being relocated? If reduced, provide updated calculations showing how plan or IDO standards are being met.**

Response:

Fencing was added to the two western retention ponds for safety. This will not impact IDO approval standards. Revisions to the perimeter fence length were made to line up with the adjusted Gate locations and incorporate the east and south sides of the buildings. The height, type of fence and design material is not changing from the originally approved site plan.

- d) Include related calculations such as motorcycle parking, number of street trees, percentage of vegetive coverage.**

Response:

Parking calculations are reflective of the shared parking agreement, (see sheet c1.0). Landscape calculations in the original approved site plan were calculated for the entirety of the site and have been amended to reflect each building respectively, (see sheets LS-101 & LS-102).

- 4. Comment: Different between original landscaping plan and new revised plan?**

Response:

As stated above, landscaping and irrigation plans were adjusted to represent placement improvement of natural flora. Landscape calculations were amended to reflect each building respectively, the original site plan has the calculation for the entire site on both drawings (see sheets LS-101 & LS-102). Represented in sheet c1.0, revisions include the addition of fencing along retention ponds, adjustments to exterior perimeter fencing, as well as the relocation of dog run areas.

- 5. Comment: The justification portion that includes the Q&A, include the how and why to those required answers.**

Response:

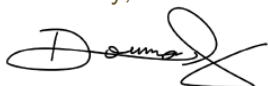
The proposed amendments are minor in nature and are needed to facilitate the changes in the plans due to mechanical, power routing, and other changes needed for construction. These factors were not reasonably predicted at the time of the original approval and are not attributable to any actions of the property owner. The proposed amendments adhere to the dimensional limitations outlined in Table 6-4-4 for minor amendments and the cumulative changes remain within the allowable thresholds to comply with development standards. The proposed amendments will not reduce the overall open space within the development or diminish the size of any open space areas as shown in the landscape calculations (see sheets LS-101 & LS-102).

The proposed amendment will not alter the maximum number of residential dwelling units as outlined in the existing approval. These alterations are not diminishing the total amount of landscaping or reducing the required screening or buffering.

The proposed amendments will not introduce any land use that was not previously authorized or permitted by right on the property or expand nonconformities as defined in section 14-16-68. All proposed changes align with the existing land use designations, applicable zoning regulations and development standards.

If you have any questions, please feel free to contact me at dsandoval@tierrawestllc.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna Sandoval", with a stylized flourish at the end.

Donna Sandoval
Planner

JN:2020010
RRB/JM/DS