DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: PR-2018-001405 AGENDA ITEM NO: 1 & 2
Nuevo Atrisco

SUBJECT: Site Plan, Sidewalk Waiver, Preliminary/Final Plat

ENGINEERING COMMENTS:

PLATTING ACTION:

1. There is a previously approved TCL for conceptual purposes, dated June 3, 2022. Please include this as part of the submittal package. (This is needed also for comparison purposes.)

2. The justification for the sidewalk waiver to allow for a 6-foot wide sidewalk along Unser Blvd. has been reviewed and there was mention of coordinating with DMD on future sidewalk widening. Please fill me in on any discussions or decisions made on this.

3. A Civil Detail sheet has been included with the package since the conceptual TCL was approved for DRB. All details shall be submitted through the Building Permit process to approve the TCL for building permit.

4. A platting action is being submitted separately to establish shared access. This is typically required prior to site plan approval.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwolfenbarger@cabq.gov

DATE: June 29, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *6/29/2022*

AGENDA ITEM NO: 1

DRB PROJECT NUMBER:
PR-2018-001405
SD-2022-01115 – AMENDMENT TO SITE PLAN
VA-2022-00165 – SIDEWALK WAIVER

PROJECT NAME:
DEKKER/PERICH/SABATINI | JESSICA LAWLESS agent for **NUEVO ATRISCO, LLC | RON LINDSEY, DEVELOPMENT MANAGER MAESTAS DEVELOPMENT GROUP** requests the aforementioned action(s) for all or a portion of: **TRACT A-2 PLAT FOR TRACTS A-1 & A-2, NUEVO ATRISCO** zoned **MX-M**, **located at 201 UNSER BLVD NW between CENTRAL AVE NW and SARRACINO PL NW** containing approximately **6.2231** acre(s). **(K-10)**

PROPERTY OWNERS: NUEVO ATRISCO APARTMENTS LIMITED PARTNERSHIP LLLP, CITY OF ALBUQUERQUE

REQUEST: NORTHERN PARCEL TO INCLUDE MULTI-PURPOSE STRUCTURE, MOBILE FOOD VENDOR COURT WITH AMENITIES, CHILDRENS ACTIVITY AREA, WATER FEATURE, PERIODIC FARMERS MARKET, SOUTHERN PARCEL TO CONTAIN 5,000 SQ FT RETAIL/ RESTAURANT WITH POSSIBLE PICK UP WINDOW AND PARKING LOT, AND AN ADDITIONAL 6,000 SQ FT RETAIL/RESTAURANT.

COMMENTS:

1. Prior comments from CE 12/01/21 Sketch Plat are noted in submittal and appear to have been addressed.
2. Property is zoned MX-M, and must meet Dimensional Standards as per IDO section 5-1(D), Table 5-1-2 for lots and buildings. Show setbacks and heights on site plan and note/indicate requirements met.
3. Property is also located in the Premium Transit and Main Street Transit Area Corridors, which affect Dimensional Standards and present specific requirements related to these Corridor Areas regarding Development Design standards, such as IDO section 5-1(D)(2), as well as standards in IDO sections 5-5, Parking and 5-6, Landscaping, and 5-11 Building Design. Please show applicable Transit Area standards on Site Plans and note how plan is meeting those Dimensional/Design standard requirements.
4. Proposed Amendment to the Site Plan has multiple changes which were not reflected in prior approved plan, and may affect requirements in IDO sections 4-3 Use Specific standards, 5-5, Parking, 5-6, Landscaping, 5-11 Building Design, and 5-12 Signs. Planning has recently submitted multiple detailed comments related to these changes, and Code Enforcement defers and refers to the Planning comment submittal, requiring that all IDO Code requirements cited are satisfied prior to approval.

DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *6/29/2022*

AGENDA ITEM NO: 2

DRB PROJECT NUMBER:
PR-2018-001405
SD-2022-00100 – PRELIMINARY/FINAL PLAT

PROJECT NAME:
CSI – CARTESIAN SURVEYS, INC. agent for **NUEVO ATRISCO, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT B, NUEVO ATRISCO** zoned **MX-M**, **located at CENTRAL AVE NW between UNSER BLVD NW and VOLCANO RD NW** containing approximately 3.1362 acre(s). (K-10)

PROPERTY OWNERS: NUEVO ATRISCO APARTMENTS LIMITED

REQUEST: CREATE 3 NEW TRACTS FROM 1 EXISTING TRACT, GRANT CROSS LOT DRAINAGE EASEMENTS, CROSS LOT ACCESS AND SIDEWALK, DEFINE LOCATIONS FOR FORMERLY "FLOATING" EASEMENT FOR STORM DRAIN LINES.

COMMENTS:

1. Previous comments from CE 12/01/21 Sketch Plat have been noted and/or addressed.
2. CE has no further comments and no objections to the platting action proposed.

New Mexico DEPARTMENT OF TRANSPORTATION

June 16, 2022

Angela Gomez
Administrative Assistant Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Subject: Comments for Design Review Board on June 29, 2022 Albuquerque, Bernalillo County, District Three

Dear Ms. Gomez:

Attached are the New Mexico Department of Transportation (NMDOT) comments on the cases that were submitted by your department for our input.

Project Number: PR-2018-001405
Case Description: Amendment to Site Plan.
Location: 201 Unser Blvd. NW Albuquerque, NM 87121
Type of Development (Residential/Commercial): Commercial
Possible Impacted NMDOT roadway(s): I-40/Unser Blvd.
Department Comments:

- NMDOT does not have any comments at this time.

Project Number: PR-2020-003847
Case Description: Major Preliminary Plat
Location: 3510 7th St. NW Albuquerque, NM 87107
Type of Development (Residential/Commercial): Residential
Possible Impacted NMDOT roadway(s): N/A
Department Comments:

- NMDOT does not have any comments at this time.

If there are any questions, please feel free to contact Keith Thompson at 505.490.3752 or Keith.Thompson@state.nm.us
Sincerely,

Keith Thompson, D3 Support Engineer

cc: Nancy Perea, D3 Traffic Engineer (email)
cc: Margaret Haynes, D3 Assistant Traffic Engineer (email)

Michelle Lujan Grisham
Governor

Michael R. Sandoval
Cabinet Secretary

Commissioners

Jennifer Sandoval
Commissioner, Vice-Chairman
District 1

Bruce Ellis
Commissioner
District 2

Hilma Espinoza Chynoweth
Commissioner
District 3

Walter G. Adams
Commissioner, Chairman
District 4

Thomas C. Taylor
Commissioner
District 5

Charles Lundstrom
Commissioner, Secretary
District 6

Emailed June 14, 2022
DRB Comments for Meeting on 6/29/2022

To: Angela Gomez, Development Review Board Secretary
City of Albuquerque

From: Jared Romero, Development Review Engineer
AMAFCA

RE: **DRB COMMENTS for PR-2020-003847**

TRACT B, CALLE CUARTA: **ZAP: G-14**

SD-2022-00088 Preliminary Plat

- No adverse comments

Mid-Region Metropolitan Planning Organization

Mid-Region Council of Governments
809 Copper Avenue NW
Albuquerque, New Mexico 87102
(505) 247-1750-tel. (505) 247-1753-fax
www.mrcog-nm.gov

TO: Angela J. Gomez

FR: Peach Anderson-Tauzer, Outreach & Engagement Planner

RE: MRMPO Comments for Development Review Board Applications Scheduled for June 29, 2022.

June 21, 2022
The following staff comments relate to transportation systems planning within the Albuquerque Metropolitan Planning Area (AMPA). Principal guidance comes from the *2040 Metropolitan Transportation Plan* (MTP) and the maps therein; *Transportation Improvement Program (TIP) for FFY 2016-2021*; the *Intelligent Transportation Systems (ITS) Regional Architecture*; and the *Roadway Access Policies* of the Transportation Coordinating Committee (TCC) of the Metropolitan Transportation Board (MTB).

PR-2018-001405
MRMPO has no adverse comments. For informational purposes:

- Unser Blvd and Central Ave are functionally classified as Principal Arterials.
- Unser Blvd is a limited access facility. Please contact Nathan Masek by email at npmasek@mrcog-nm.gov with any questions about access control.
- Existing Bike Lanes are identified on Unser Blvd and Central Ave in the Long Range Bikeway System (LRBS).
- A Proposed Protected Bike Lane is identified on Central Ave in the LRBS.
- Central Ave is identified as a Bus Rapid Transit and Primary Transit route in the Long Range Transit Network (LRTN) with headways of 10-15 minutes.
- Unser Blvd is identified as a Tertiary Transit Route in the LRTN with headways of 35-45 minutes.
- Unser Blvd and Central Ave are Intelligent Transportation System (ITS) corridors. Please consult the reviewing agency's Traffic Engineering and/or ITS department with any questions regarding ITS infrastructure.

PR-2020-003847
MRMPO has no adverse comments.

PR-2022-003847
MRMPO has no adverse comments.

If you have any questions, please do not hesitate to contact me by e-mail at panderson-tauzer@mrcog-nm.gov.

Albuquerque Bernalillo County
Water Utility Authority

P.O. Box 1293
Albuquerque, NM 87103

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301

DRB Project No:	Date:	Item No:
PR-2018-001405	6/29/22	#2
Zone Atlas Page: K-10	**Legal Description: Lot(s)** TRACT A-2 PLAT FOR TRACTS A-1 & A-2, NUEVO ATRISCO **Location:** 201 UNSER BLVD NW between CENTRAL AVE NW and SARRACINO PL NW	
Request For: **SD-2022-01115 – AMENDMENT TO SITE PLAN** **VA-2022-00165 – SIDEWALK WAIVER**		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. Availability Statement #211219 has been issued and provides the conditions for service. The availability statement indicated a fire flow of 1,725 gpm whereas the provided fire one plan in the DRB submittal indicated a fire flow of 2,000 gpm. Please confirm. A new request for availability may be required to account for the increase in fire flow.
2. Utility Plan
    a. Is the proposed 6” waterline near the southwest corner of proposed Lot 3 public or private? It seems as though it is proposed as public given a proposed meter is connecting to it. The proposed alignment may be better suited it if is a straight line within public right-of-way without bends. The proposed private fire line and domestic water service can take perpendicular service from this proposed line.

i. What is being served by the existing 6” waterline stub that is being connected to? Please confirm it is not a private fire line. The as-builts for City Project No. 4383.91 seem to indicate a non-pressure connection at the northern terminus of this line (station 13+56.90, 127.60’ LT).

b. Why is there a proposed 5’ private water easement on proposed Lot 2 for the private fire line that serves proposed Lot 2?

c. Please confirm proposed Lot 2 and Lot 3 have separate sanitary sewer services? It appears that Lot 2 will be utilizing an existing 6” private sanitary sewer stub from Unser Blvd. which is separate from Lot 3. Please confirm.

3. Will a platting action take place?

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan

Scott Elder
SUPERINTENDENT

Kizito Wijenje
EXECUTIVE DIRECTOR

June 15, 2022

M E M O R A N D U M

To: Development Review Board
c/o Angela Gomez, Administrative Assistant, DRB Board

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director APS Facility Planning & Construction
Amanda Velarde, Director, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
Kalyn Finnell, AICP, Senior Planner Manager, APS Capital Master Plan

From: Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

Re: CABQ Development Review Board Case to be heard on June 29, 2022, Case 1 of 2, PR #2018-001405

1. **Project #2018-001405**
    a. DRB Description:
        a. SD-2022-01115—Amendment to Site Plan
        b. VA-2022-00165—Sidewalk Waiver
    b. Site Information: Nuevo Atrisco, Tract A-2 Plat for Tracts A-1 & A-2.
    c. Site Location: 201 Unser Blvd. NW between Central Ave NW and Sarracino Pl NW.
    d. Request Description: Site Plan Amendment includes on-site pedestrian connections width waiver for development of a public plaza, community building, commercial, and retail.
    e. APS Comments: Residential development is a permissive primary use under the MX-M (Mixed Use Medium Intensity) zoning designation. Initial application proposed development of 88 multi-family residences; however, this is unstated in the current document. Should development include future residential dwellings, there will be impacts to Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School. Current enrollment at West Mesa High School is above capacity and enrollment at Painted Sky Elementary School is approaching capacity; development will be a strain on both of these schools.

        School Capacity

School	2021-2022 (40th Day) Enrollment	Facility Capacity	Space Available
Painted Sky Elementary School	600	660	60
Jimmy Carter Middle School	612	950	338
West Mesa High School	2,013	1,995	-18

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2019-001405 (1007489) Hearing Date: **06-29-2022**

Project: Nuevo Atrisco – Tract B Agenda Item No: **1 & 2**

☐ Sketch Plat	☐ Minor Preliminary / Final Plat	☒ Preliminary Plat	☐ Final Plat
☐ Temp Sidewalk Deferral	☒ Sidewalk Waiver/Variance	☒ Site Plan for Bldg. Permit ☐ Site Plan for Subdivision	☐ Bulk Land Plat
☐ SIA Extension	☐ DPM Variance	☐ Vacation of Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (K10D058) with engineer's stamp 05/19/22.
- Hydrology has no objection to the Amended Site Plan.
- Hydrology defers to Transportation on the Sidewalk Waiver.
- Hydrology has no objection to the platting action.

RESOLUTION/COMMENTS:

Water:

Code:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSD ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/29/22 -- **AGENDA ITEM**: #2*

***Project Number**: PR-2018-001405*

***Application Number**: SD-2022-00100*

***Project Name**: Tracts B-1, B-2, and B-3 Nuevo Atrisco*

Request: *P & F Plat.*

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

COMMENTS:

- The application number must be added to the Plat.
- DXF file approval email from AGIS must be submitted prior to final sign-off from Planning.
- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

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: Jay Rodenbeck
Planning Department

DATE: 06/27/22

_____

DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/29/22 -- **AGENDA ITEM**: #1*

***Project Number**: PR-2018-001405*

***Application Number**: SD-2022-01115, VA-2022-00165*

***Project Name**: 201 Unser/7901 Central*

Request:
Amendment to Site Plan – DRB, Sidewalk Waiver

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

COMMENTS:
Update 6/27/22:

- **The Waiver request for the existing sidewalk width along the western side of Unser Blvd. NW could be acceptable depending on accommodation for future right-of-way width to be established for a future need for the 10 foot sidewalk.**

- **The dimensional standards must be met for each of the proposed uses and lots. Provide confirmation that the standards are being met.**

- Future development must meet all applicable standards and provisions of the previous approved Site Plan. Future changes to approved Site Plan may require minor/major amendments to that plan.
  If none exist and/or where silent, development must meet standards and provisions of IDO and the DPM.

- Please identify the front (is the front Central Avenue?), side and rear of the buildings and show setback measurements on the Site Plan for compliance with Table 5-1-2. Elevations should show a measurement for the total building height of each building even though it is clear that buildings will comply with 65-foot height allowance for a Premium Transit area.

- For the various uses referenced in the amendment file please ensure all the standards

**(See additional comments on next page)*

below are being met. All were discussed in previously with the applicant.

- Table III – Provisions for ABC Comp Plan Centers & Corridors, MT-Major Transit, PT-Premium Transit and Activity Center.
- 4-3-D-37 Retail Use Specific Standards.
- 4-3-D-10 Mobile Food Court Use Specific Standards. Please demonstrate how 4-3-D-10-e&f are being met.
- 4-3-D-36 Farmers Market Use Specific Standards.
- 4-3-D-8 Restaurant Use Specific Standards along with 4-3-F-4 Drive-through or Drive-up Facility. Please provide additional detail on drive-through/Drive-up and demonstrate how standards are being met.
- 4-3-D-32 Other Outdoor Entertainment Use Specific Standards.
- 5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments.
- 5-2 Site Design, Climate and Geographic analysis.
- 5-5 Parking & Loading, table 5-5-1. 5-5-B-4 Allowed Vehicles, 5-5-C-4 Unlisted Uses, 5-5-D Motorcycle, 5-5-E Bicycle. Clarify shared parking agreements and demonstrate all sections are being met. Identify Use from Table 5-5-1 for Lot 1.
- 5-6 Landscaping, Buffering, and Screening. 5-6-C Minimum Landscaping, 5-6-C-16 Alternative Landscaping, 5-6-D Required Street Trees, 5-6-D-2 Additional Landscaping, 5-6-F Parking Lot Landscaping, 5-6-G-3 Loading, Service and Refuse areas. Please provide additional detail to demonstrate all sections are being met.
- 5-7 Walls/Fences.
- 5-11-E Building and façade design.
- For Use and Development definitions reference section 7-1.

- Identify the use from Table 5-5-1 that is being used for the parking requirement (i.e., 5 spaces per 1000 GFA). Parking reductions are possible in Premium Transit Areas (See IDO 5-5(C)(5).)

- An Alternative Landscape Plan is mentioned in the justification letter. The Alternative Landscape Plan should be submitted to DRB in addition. Any Alternative Landscape Plan must be approved prior to the approval of the Major Site Plan Amendment – DRB application.

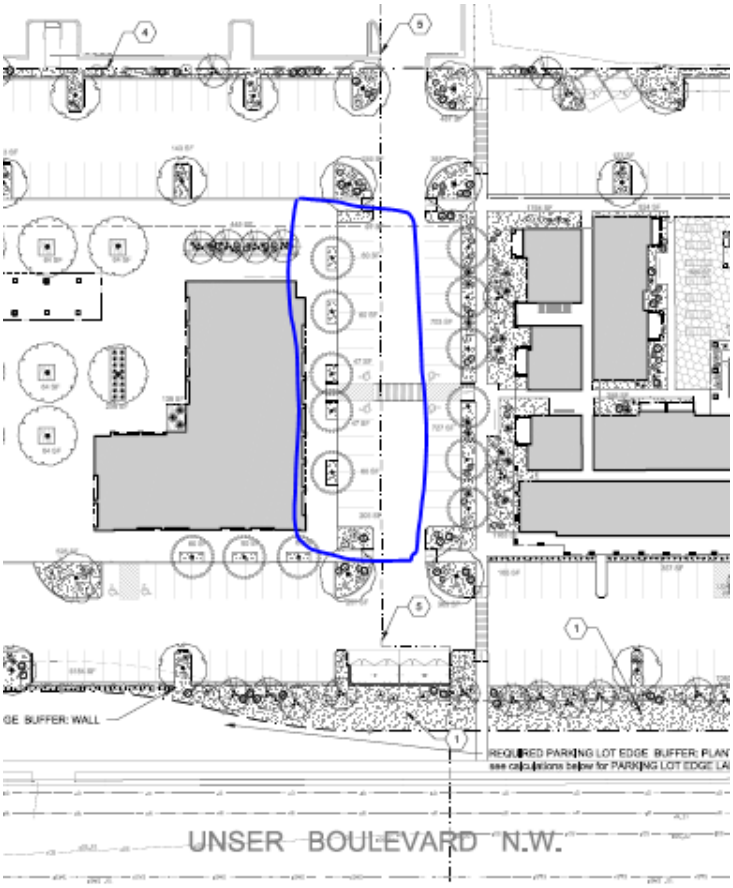
Update 6/27/22:

- **Provide confirmation about the landscaping of the ROW along Central which is fronting the southern boundary of the site.**
- As part of landscaping plan: confirm compliance with 5-6(D)(2)(b) "Downtown, Urban Centers, and Main Street and Premium Transit areas. Fifty (50) percent of any front setback area not used for pedestrian access to the building or improved with pedestrian furniture and amenities shall be landscaped, and no part of the front setback area surface shall be asphalt."

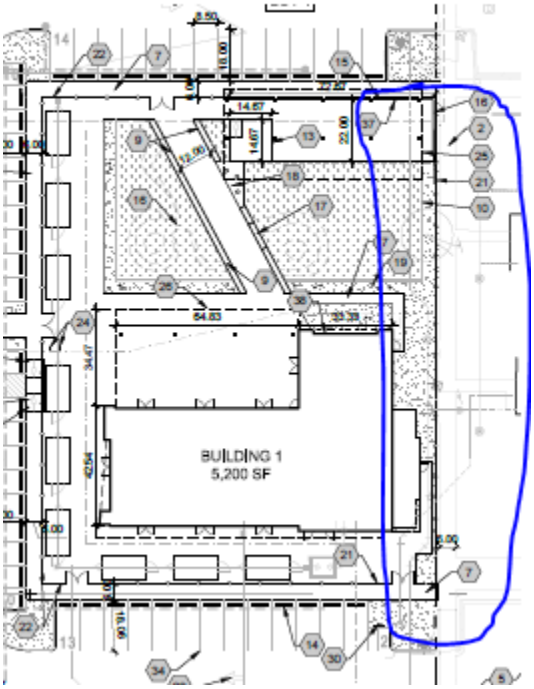
- Show compliance with **5-6(F)(1)(i)(2)(b)** "Downtown, Urban Centers, and Main Street and Premium Transit Areas. Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped buffer at least 5 feet wide containing one tree and 3 shrubs per 25 feet of the parking lot edge closest to the lot line, or by a masonry wall constructed of a material other than cement block, at least 3 but not more than 4 feet tall."

- Show compliance with 5-6(F)(2)(b) "Downtown, Urban Centers, and Main Street and Premium Transit Areas. At least 5 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 10 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped."

- There is a row of trees on the existing Site Plan that provides some landscape buffer between the commercial and the multi-family. Please show how the proposed landscaping provides equivalent or better landscaped buffering to the multi-family development.



Proposed



- Confirm compliance with 5-1(D)(2)(b)(2) along the north property line: “A 3-foot wall and trees spaced 20 feet on center shall be required between any outdoor seating and gathering area or outdoor dining area and a parking or loading area.”

- The Climatic and Geographic Responsive Evaluation and Sun Shade Analysis is well executed and shows high achievement of climatic responsive elements with some capture of mountain views.

- Provide a comment letter showing how the façade requirements of 5-11(E)(2)(b) Urban Centers, Activity Centers, and Main Street and Premium Transit Areas are being met.

- Include in the comment letter how the Outdoor Seating requirements of 5-11(E)(3)(b) are being met.

- Please note that staff could have future comments and the Major Site Plan Amendment – DRB application is still under review.

<u>Disclaimer</u>: 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: Robert Webb/Jolene Wolfley/Jay Rodenbeck DATE: 06/27/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2018-001405
PS-2021-00149 – SKETCH PLAT
NUEVO ATRISCO, LLC (RON LINDSEY) requests the aforementioned action(s) for all or a portion of TRACT B, NUEVO ATRISCO zoned MX-M, located on NORTHWEST CORNER OF UNSER BLVD NW AND CENTRAL AVE NW containing approximately 3.1362 acre(s). (K-10)
PROPERTY OWNERS: NUEVO ATRISCO, LLC
REQUEST: SKETCH PLAT REVIEW

<u>12-01-2021</u>
No objection to the requested replat. Central Ave NW is a Community Principal Arterial and a Proposed Pedestrian Project per the MTP 2040; Unser Blvd NW is a Regional Principal Arterial; both require street trees upon applicable development per IDO Section 5-6(B).

<u>06-29-2022</u>
1. It is unclear when the City project will be complete and the number of street trees planned? Street trees are typically required by the applicant in the landscape buffer inside the property line. Is it possible to provide more trees?
2. The Urbanite Ash is not a recommended tree on the City's Official Plant Palette due to drought and heat stress. The Nature Conservancy's NM Climate Ready List may show additional options for the parking lot.