DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

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

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

ENGINEERING COMMENTS:

PLATTING ACTION:

1. There is an approved TCL for conceptual purposes, dated June 3, 2022.
2. All Comments have been addressed. There is no objection to the request.
3. No objection to the plating action.

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

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: July 13, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

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

Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No:	Date:	Item No:
PR-2018-001405	8/3/22	#1 & 2
Zone Atlas Page: K-10	**Legal Description: Lot(s)** TRACT A-2 PLAT FOR TRACTS A-1 & A-2, NUEVO ATRISCO, TRACT B, NUEVO ATRISCO **Location:** 201 UNSER BLVD NW between CENTRAL AVE NW and SARRACINO PL NW and CENTRAL AVE NW between UNSER BLVD NW and VOLCANO RD NW	
Request For: **SD-2022-01115 – AMENDMENT TO SITE PLAN** **VA-2022-00165 – SIDEWALK WAIVER** **SD-2022-00100 – PRELIMINARY/FINAL PLAT**		

ABCWUA Comment:

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

SD-2022-01115 – AMENDMENT TO SITE PLAN

1. UPDATE: A new submittal for an availability revision was received on 6/24/22. This will be processed as a revision to the original statement #211219. This statement is being processed for final signature from the executive director.
2. Utility Plan
    a. Ensure that the new final utility plan is included with the City DRB plan set.
3. Infrastructure List

a. Need to increase 6” water line to 8” diameter line for fire flow requirements. Location should be "Central Avenue", from field should be "west property line"

VA-2022-00165 – SIDEWALK WAIVER

1. No objections.

SD-2022-00100 – PRELIMINARY/FINAL PLAT

1. No Objections

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:*** *8/3/2022*

AGENDA ITEM NO: 1

DRB PROJECT NUMBER:
PR-2018-001405
SD-2022-01115 – AMENDMENT TO SITE PLAN
VA-2022-00165 – SIDEWALK WAIVER IDO-2020

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)**
[Deferred from 6/29/22]

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. All prior comments have been noted and/or addressed. Code Enforcement has no comments or objections.

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:*** *8/3/2022*

AGENDA ITEM NO: 2

DRB PROJECT NUMBER:
PR-2018-001405
SD-2022-00100 – PRELIMINARY/FINAL PLAT IDO -2020

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) [Deferred from 6/29/22, 7/27/22]

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. No comments or objections to the proposed platting action.

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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

DRB Project Number: 2019-001405 (1007489) Hearing Date: **08-03-2022**

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**: 7/13/22 -- **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:

7/12/22 Update:

- **Planning comments have been addressed, and staff has no objection to the Plat.**
- ~~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 DATE: 8/2/22
Planning Department

_____

DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 8/3/22 -- **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 7/12/22:

- **The applicant team provided Note #12 on the Plat depicting a 3-foot sidewalk easement along the west side of the sidewalk along Unser to allow for future expansion. The easement should be noted and/or depicted on the Site Plan Amendment.**

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.

**(See additional comments on next page)*

- ~~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 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).)~~

Update 7/12/22:

- **For street frontage landscaping, 5-6(D)(1)(a) of the IDO refers to the requirement to comply with the Street Tree ordinance, Part 6-6-2 of ROA 1994. 6-6-2-5 (3) Street Tree Policies section of the Ordinance notes that an alternative planting scheme for street frontage landscaping can be approved to ensure that trees are located so as not to interfere, either at the time of installation or later, with the function of overhead and underground utility lines.**

**(See additional comments on next page)*

According to the Conceptual Utility Plan, three sanitary sewer lines along the southern property boundary line along Central makes the placement of landscaping on the site itself problematic. In lieu of planting trees along Central required per 5-6(D) of the IDO, the applicant depicts the planting of landscaping in the ROW along Central in a revised Landscape Plan. DMD staff, reviewing the revised Landscape Plan, did not have an objection to the landscaping depicted in the ROW.

- ~~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 7/12/22:

- **The applicant team met with a multi-disciplinary staff team to determine a suitable landscape plan for Central given the three major storm drains in the ROW and given the site distance triangles along Central. A resubmittal was received that reflects that discussion and provides xeriscape between the sidewalk and curb to accommodate site distance triangles; xeriscape landscaping over the portion of the storm drain ROW in front of Building 3 that has 3 storm drains; the addition of trees in front of Building 2 where there is a only one, smaller storm drain; the addition of street trees along Unser. The landscaping will be installed and maintained by the property owners. Planning agrees that this plan follows the Street Tree Ordinance, which does allow for the DRB to make adjustments to deal with traffic safety or accommodate underground utilities.**

- **The applicant informed staff that the new site plan area for the food court covers the parking spaces and drive aisle that were formerly associated with the multi-family development on the site plan. Therefore, the IDO provisions to buffer parking areas are not required.**

~~**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~~

**(See additional comments on next page)*

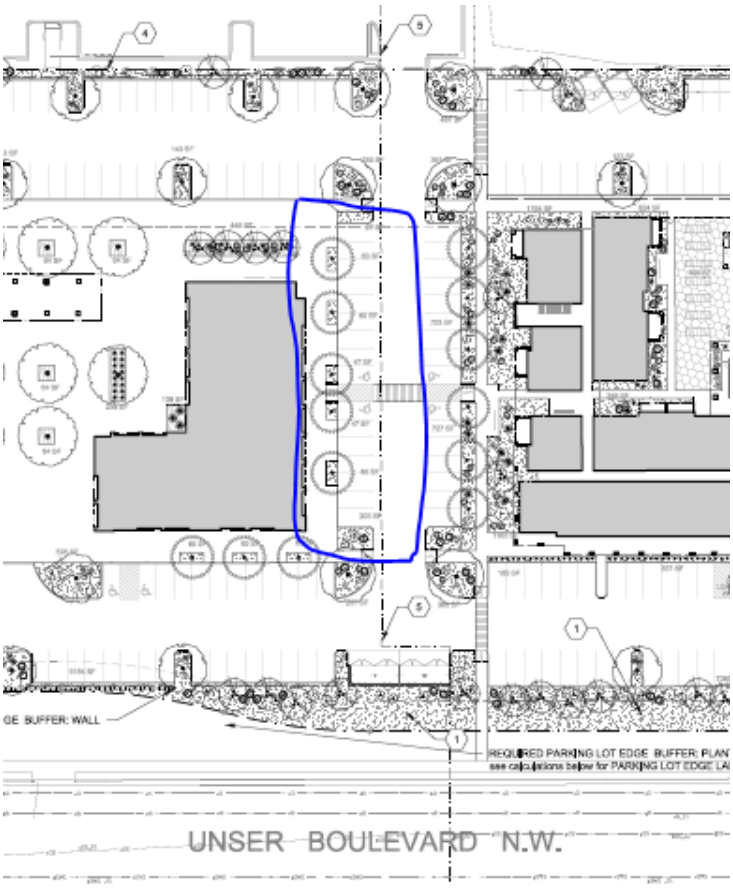
~~line shall be screened by a landscaped buffer at least 5 feet wide containing one tree and 3 shrubs per 25 feet of the parking lot edge closest to the lot line, or by a masonry wall constructed of a material other than cement block, at least 3 but not more than 4 feet tall."~~

- ~~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."~~

Update 7/12/22:

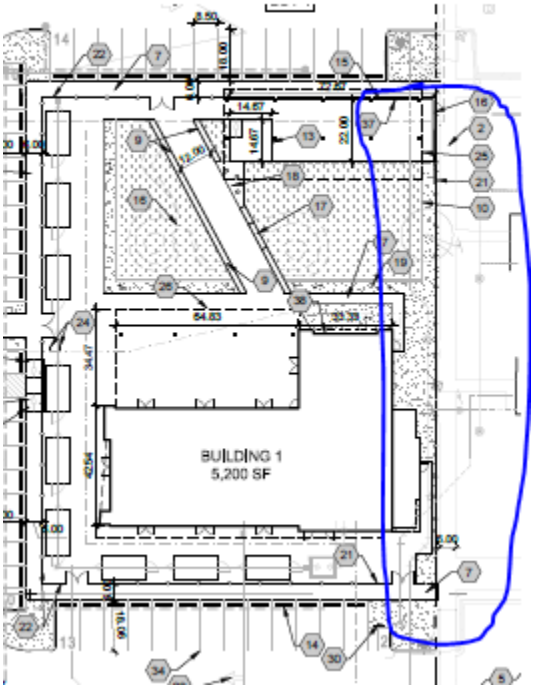
- **The applicant has added additional trees between the proposed commercial development and the existing multi-family residential development. The applicant also informed staff that the new site plan area for the food court covers the parking spaces and drive aisle that were formerly part of the multi-family.**
- ~~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.~~

**(See additional comments on next page)*



*(See additional comments on next page)

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.

Update 7/12/22:

- **The applicant provided confirmation of the façade requirements being met on the revised elevation sheets per the General Sheet Notes on the sheets.**
- ~~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.

(See additional comments on next page)

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: Robert Webb/Jolene Wolfley/Jay Rodenbeck DATE: 8/2/22
Planning Department

**(See additional comments on next page)*

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

PR-2018-001405
SD-2022-01115 – AMENDMENT TO SITE PLAN
VA-2022-00165 – SIDEWALK WAIVER
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.

PR-2018-001405
SD-2022-00100 – PRELIMINARY/FINAL PLAT
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.

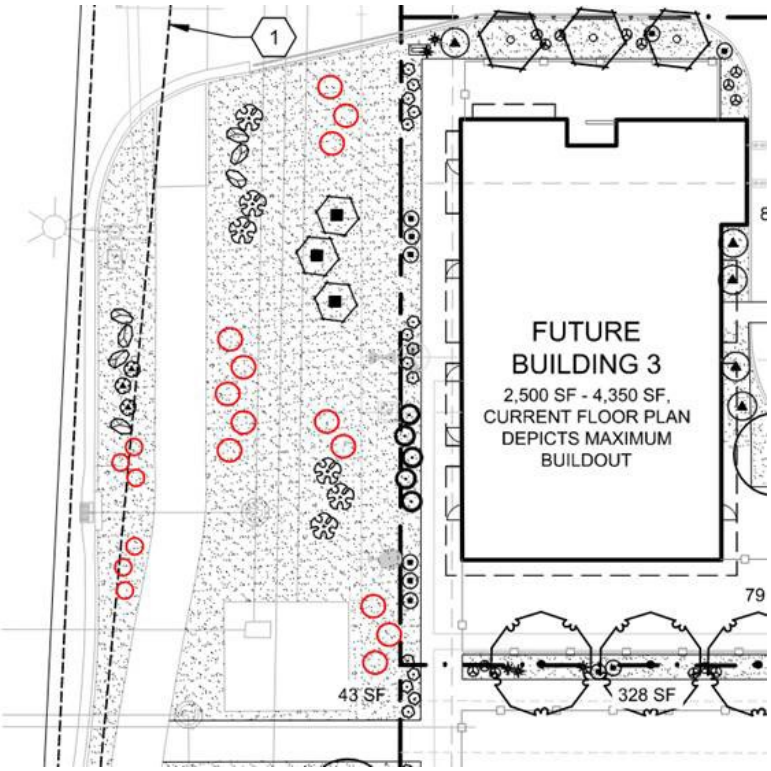
<u>12-01-2021</u>
No objection to the requested replat. Central Ave NW is a Community Principal Arterial and a Proposed Pedestrian Project per the MTP 2040; Unser Blvd NW is a Regional Principal Arterial; both require street trees upon applicable development per IDO Section 5-6(B).

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

06-29-2022

1. It is unclear when the City project will be complete and the number of street trees planned? The landscape buffer inside the property line typically requires street trees. 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.

08-03-2022

In an email dated 07-12-2022, DPS Landscape Architect sent the below graphic indicating additional shrubs on Central Avenue. Please update the Landscape Plan for the project to reflect additional shrubs before final signatures (delegation is acceptable).