

## POST EPC MEMORANDUM

TO: Development Review Facilitation Team (DFT)

Consensus Planning LLC

FROM: Megan Jones, Senior Planner

Leroy Duarte, Planner

DATE: 03/14/2023

RE: PR-2018-001560, SI-2022-02414-Hoffmantown, Site Plan – EPC

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The agent (Consensus Planning) for the Hoffmantown Site Plan-EPC, has worked with Staff to fulfill post EPC requirements to meet Conditions of Approval, 1-15, for SI-2022-02414. See EPC Notice of Decision (NOD) dated 02-16-2023

The applicant provided a letter (see attached), addressing each condition.

1. Conditions 1-3 have been met or are agreed upon by the applicant. City Staff is responsible for reviewing that conditions have been met and that the Site Plan complies with all applicable City requirements including the DPM before a building permit is issued.
2. Condition 4: The EPC approved the proposed layout of the site plan, therefore all granted DRB waivers were accepted and are listed on the Site Plan drawing.
3. Condition 5 has been met. The Site Plan complies with all applicable standards of IDO 14-16-5-2 and is required to comply with all provisions in the DPM. Plan reviewers for the DRB/DFT and DHO will be responsible for ensuring DPM standards have been met (See condition 1).
4. Conditions 6-11 have been met.
5. Condition 12: A legend has been added to the site plan and keyed notes have been provided.
6. Condition 13: The Site Plan has been approved for access by the Solid Waste Department. A Site Plan labeled with an approval from Solid Waste has been added to the set of drawings that shall be submitted to the DFT for final sign off and upon submittal for building permit.
7. Condition 14 has been met.
8. Condition 15: Bank protection is showed on the Site Plan, Landscaping Plan and Grading and Drainage Plans. A keyed note has been added to the site plan showing the bank protection.

The CLOMR and City Work Order plans for the required flood/scour wall must be approved by the City and FEMA prior to receiving a signature from AMAFCA for final Plat approval at the DHO. The applicant is working with all required City departments on this issue and do not need a signature form AMAFCA for a DFT review.

Consensus Planning, Agent for Pulte Homes, has satisfied Conditions 1-14 for NOD dated February 16, 2023 (PR-2018-001560, SI-2022-02414) Site Plan, EPC. The CLOMR and City Work Order plans for the bank protection/flood wall must be approved by AMAFCA and FEMA before a Plat is signed by AMAFCA. The DFT can move forward with reviewing the Site Plan approved by the EPC, which includes the bank protection/flood wall.



Megan Jones, Senior Planner  
Current Planning, Urban Design & Development  
City of Albuquerque Planning Department



February 27, 2023

Jolene Wolfley, Associate Director  
Planning Department  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Response to Conditions of Approval – SI-2022-2414, Site Plan – EPC

Landscape Architecture  
Urban Design  
Planning Services

Dear Ms. Wolfley,

The purpose of this letter is to respond to the conditions from the Approved Site Plan-EPC for PR # 2018—001560/SI-2022-2414.

302 Eighth St. NW  
Albuquerque, NM 87102

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1. The EPC delegates final sign-off authority of the site plan to the Development Facilitation Team (DFT), previously known as the DRB. The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.

Applicant response: Agreed.

2. The applicant shall coordinate with the Staff planner prior to re-submitting to the DFT, formally known as DRB, as per the 12/7/2022 DRB Notice of Decision (PR # 2018-001560, VA-2022-00328, VA-2022-00329,

Applicant response: We have coordinated with and provided this memo to the Megan Jones, case planner.

3. The request shall be reviewed by the Development Hearing Officer (DHO) for the final platting action(s) and any infrastructure.

Applicant response: Agreed.

4. Any waivers associated with the EPC-approved subdivision layout, and accepted by the EPC, shall be listed on the Site Plan-EPC.

Applicant response: All waivers approved by the Development Review Board on December 7, 2023, are listed on the Site Plan.

5. The applicant shall comply with applicable provisions of IDO 14-16-5-2 Site Design and Sensitive Lands and the DPM (unless a waiver applies).

Applicant response: The site plan complies with the Site Design and Sensitive Lands and the DPM with the exception of the waivers that were approved by the DRB and are noted on the Site Plan.

#### PRINCIPALS

James K. Strozier, FAICP  
Christopher J. Green, PLA,  
ASLA, LEED AP  
Jacqueline Fishman, AICP



6. The site plan shall comply with IDO 14-16-5-2(l)(4) Site Design and Sensitive Lands- Landscaping Adjacent to Arroyos, and the Facility Plan for Arroyos- Landscaping & Open Space:

- a. Disturbed areas shall be reseeded and/or planted with low-water, low-maintenance, native, or naturalized plant materials [14-16-5-2(l)(4)(b)].

Applicant response: See General Note #8 on the Site Plan.

- b. Landscaping on lots abutting arroyos shall be pursuant to 14-16-5-6(C)(4)- Required Plant Materials and Site Amenities [14-16-5-2(l)(4)(e)].

Applicant response: See General Note #8 on the Site Plan.

- c. A note shall be added to indicate landscaping adjacent to the arroyo.

Applicant response: See General Note #8 on the Site Plan.

7. Landscaping Plan details:

- a. Landscaping adjacent to arroyos shall consist of low-maintenance, native plants included on the Albuquerque Plant palette [IDO 14-16-5-6(C)(4)(e) and in the FPA].

Applicant response: Plant materials added along the arroyo and note added under General Landscape Notes, Arroyo Landscape, see Landscape Plan.

- b. Juniper shall be "female only" (ref: Pollen Ordinance) and chosen from the Albuquerque Plant Palette.

Applicant response: Juniper has been removed from the Landscape Plan.

- c. Elm species shall be chosen from the Albuquerque Plant Palette or replaced with another tree on this list.

Applicant response: The two elm species are listed on the Albuquerque Plant Palette.

8. Walls/Fences:

- a. The applicant shall provide an updated retaining wall detail to reflect 5-7(F)(2) standards for Terracing.

Applicant response: Added on Sheet 2 "Retaining Walls."

- b. The retaining wall detail shall be updated note to state that height is in accordance with 5-7(F) Retaining Wall Standards.

Applicant response: Added on "Retaining Walls."

- c. The color and material of the view fencing shall be specified.



Applicant response: Added on Privacy Wall with View Fence details on Sheet 2.

9. Signage:

- a. The height and materials of the wall sign shall be specified.

Applicant response: Added on Sheet 2 "Wall Sign."

10. Elevations: A sample elevation shall be submitted to demonstrate compliance and that development standards are being met [IDO Table 2-3-3: R-1 Zone District Dimensional Standards Summary].

Applicant response: Two Typical Elevations and general notes were added to Sheet 2.

11. A detail sheet shall be provided and contain all the walls, signage, and lighting details.

Applicant response: Details for walls and signage have been added to Sheet 2. Street lights will be installed by PNM, and a note has been added to General Notes on the Site Plan regarding street and site lighting (General Note 9).

12. Clarification- the following shall be added to clarify the site plan:

- a. A legend shall be added.

Applicant response: A legend was added to the Site Plan.

- b. What the types of shading indicate shall be specified.

Applicant response: The legend specifies the uses for the shading areas on the Site Plan.

- c. A note shall be added to indicate the intended use(s) of the cross-hatched area(s).

Applicant response: The legend indicates the intended use of the cross-hatched areas.

- d. A scale shall be added to the sheet with the cross sections.

Applicant response: Added a scale to the cross-section sheets.

13. CONDITION FROM THE SOLID WASTE MANAGEMENT DEPARTMENT.

The Solid Waste Management Department (SWMD) will require a site plan that shows the dimensions of the proposed curb space and driveways approved for access by SWMD.

Applicant response: We have worked with Herman Gallegos on responding to this condition and he has signed off on the exhibit showing driveways on the subdivision lots (see exhibit included in Site Plan set).



14. CONDITIONS FROM PNM:

- a. Any existing and/or new PNM easements and facilities shall be reflected on the Site Plan and any resulting Plat.

Applicant response: Agreed. All existing PNM easements are reflected on the Site Plan and the Plat.

- b. Any on-site transformers shall have a five-foot clear area on the sides and rear and ten-foot in front to allow for access and maintenance.

Applicant response: Agreed. A note has been added to Sheet 3, Landscape Plan, stating the coordination with PNM regarding tree location and height, sign location and height, and lighting height to ensure sufficient safety clearances.

15. CONDITIONS FROM AMAFCA:

- a. The Conditional Letter of Map Revision (CLOMR) shall be approved by FEMA prior to AMAFCA signature.

Applicant response: Agreed.

- b. The building permit for the subdivision shall not be issued until the Conditional Letter of Map Revision (CLOMR) and City Work Order plans for the required flood/scour wall have been reviewed and approved by both the City and AMAFCA, and FEMA has accepted the CLOMR.

Applicant response: Agreed.

Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jacqueline Fishman', with a long horizontal stroke extending to the right.

Jacqueline Fishman, AICP  
Principal