

January 26, 2023  
Merrick Project No. 65121260

Jay Rodenbeck/Robert Webb  
City of Albuquerque  
Development Review Services  
PO Box 1293  
Albuquerque, NM 87103

**Re: Chick-Fil-A/ Extend the Drive-thru  
8110 San Pedro Dr. NE  
DRB Comments  
PR-2019-002213  
SI-2022-02430-SITE PLAN AMENDMENT**

Dear Mr. Rodenbeck & Mr. Webb:

Merrick & Company has reviewed the comments dated January 10, 2023 regarding the Chick-fil-A development. The following summarizes Merrick's responses to the comments provided by the City of Albuquerque Development Review Services.

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**DRB Planning – Case Comments:**

1. The signature blocks for the DRB members must be added to the Site Plan (preferably onto Sheet C1.0). The DRB signature blocks can be obtained at the following link:  
<https://documents.cabq.gov/planning/development-review-board/development-review-board-site-development-plan-signature-block.pdf>

**Response:** The signature blocks for the DRB members as provided in the above link has been added to the Site Plan (Sheet C1.0)

2. The project number (PR-2019-002213) and application number (SI-2022-02430) must be added to the Site Plan.

**Response:** The project number and application number have been added to the Site Plan.

3. All Site Plan sheets not a part of the previous approved Site Plan must all be sealed and signed by a design professional licensed in the State of New Mexico, and the Landscape Plan sheet(s) must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

**Response:** All Site Plan sheets have been signed and sealed by their respective professional.

4. The parking data shown on the previous approved Site Plan must be shown on the Site Plan Amendment as well, preferably on Sheet C1.0. The previous approved Site Plan noted that 1 motorcycle parking space and 2 bicycle spaces are required. Confirmation that they are being provided must be noted on the amended Site Plan. Staff will note that while the parking requirements of the previous approved Site Plan appear to be met, a large number of parking spaces are being removed from the site east of the existing building (Chick fil A restaurant).

Employee Owned



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Response: A Site Information table containing a Parking Summary has been added to Sheet C1.0 describing how the development is meeting the parking requirements. A total of thirteen (13) spaces are being removed along the east side of the existing building (Chick-fil-A). The Property Boundary of the Site was re-platted and approved 04/26/2016 to include the twenty-seven (27) parking stalls within the parking lot to the north, a copy of this plat has been included for reference, and the parking summary table reflects these numbers.

5. Provide landscape calculations on landscape plan – how was 100% landscaped area determined?

**See section 5-6(C)(2)(c)**

- a. Tree canopies and ground-level plants shall cover a minimum of 75% of the total landscape area as measured by canopy width or the area beneath the dripline of the mature size of the actual vegetation.
- b. Of the required vegetative coverage, a minimum of 25% shall be provided as ground level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation.

Response: Landscape calculations added/revised.

6. *Pyrus calleryana* over-used and no longer suitable for commercial applications. Tends to grow vertical, branches break, higher water requirement.

Response: Replaced as requested.

7. *Crataegus phaenopyrum* prefers cooler, wetter locations and it better suited for stormwater basins where harvesting rainwater. Mature size does not meet parking lot tree requirements of 25' min. mature canopy diameter (Washington Hawthorne mature size 20'x20').

Response: Replaced as requested.

8. **See section 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:
- a. Meet the intended purpose of that type of landscaping.
  - b. Are not hazardous.
  - c. Are not identified as invasive on a City or State plant list.
  - d. Are not listed in the City's Weed Identification Handbook.
  - e. Are equally hardy to the New Mexico climate.

Response: Species modified as requested.

9. Clarify length of walkway on west side of building & provide adequate shade trees.

Response: A dimension has been provided along the entire length of walkway along the west side of the building. Trees added as requested.

10. **See section 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



Response: Trees added as requested.

11. Confirm revised parking meets IDO parking requirements. If existing vegetation is being preserved and used for credit against requirements for new vegetation, show vegetation to be preserved on landscape plan

Response: A parking summary table has been provided on the Traffic Circulation Plan exhibiting the development meets the IDO parking requirements. Existing trees and shrub areas added to plans.

12. **See section 5-6(F)(2)(c)** One (1) tree is required per 10 parking spaces. 2. No parking space may be more than 100 feet in any direction from a tree trunk. 3. At least 75 percent of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet. 55 spaces requires 6 trees.

Response: The new 'scope of work' does not include any parking areas or planters adjacent to parking spaces.

13. Show on landscape plan existing vegetation to be protected during construction.

Response: Shown as requested.

14. **section 5-6(C)(12)(b)** All existing vegetation preserved and used for credit against the requirements for new vegetation shall be protected during construction by a fence erected one foot beyond the drip line of the vegetation.

Response: Note added as requested.

15. These are preliminary comments, additional and/or revised comments could be provided at a later date. Additionally, additional and/or revised comments could be provided based on any supplemental submittals for this application which are received.

Response: Noted.

#### **DRB Parks and Recreation Department – Comments:**

16. The MRCOG Long Range Bikeway System shows a proposed trail on Paseo del Norte that may be required If improvements reach the thresholds in IDO Section 5-6(B) Applicability. Please confirm that the existing concrete sidewalk will remain in place.

Response: The existing concrete sidewalk along Paseo del Norte is located off-site. The existing sidewalk will remain.

17. It is recommended to increase density of shrubs to buffer parking

Response: density of shrubs has been increased.

18. Please identify mulch (gravel?) and add note regarding organic mulch around trees per IDO section 5-6(C)(5)(e) below:

- a. 5-6(C)(5)(c) The use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area, or 50 percent in DT-UC-MS areas.
- b. 5-6(C)(5)(d) A minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended. (See figure below.)
- c. 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. In these areas, weed barrier fabric is prohibited.



Response: Notes revised to gravel/rock. Note is also at the bottom of the planting legend.  
Notes added as requested.

**DRB Code Enforcement – Comments:**

19. Provide shared parking agreement for leased parking spaces north of store. Confirm there sufficient remaining spaces for the businesses in that location.

Response: A Site Information table containing a Parking Summary has been added to Sheet C1.0 describing how the development is meeting the parking requirements. A total of thirteen (13) spaces are being removed along the east side of the existing building (Chick-fil-A). The Property Boundary of the Site was re-platted and approved 04/26/2016 to include the twenty-seven (27) parking stalls within the parking lot to the north, a copy of this plat has been included for reference, and the parking summary table reflects these numbers.

There was some confusion with the first submittal where an outdated Site Plan that had been approved by the Solid Waste Department was included only to reflect Solid Waste Department approval. Solid Waste approved and stamped the Site Plan on 09-22-2022. Through the Traffic approval process the Site Plan had been revised to reflect the correct number of parking stalls within the Site property boundary. The Traffic Circulation Plan was approved and stamped 12/01/2022.

The most up to date documents have been included within this submittal package.

20. Show capacity of vehicles in stacking lanes on site plan.

Response: Drive-thru vehicles have been added to the site plan for stacking reference.

21. Confirm if existing landscaping on southwest side of lot are remaining – they are shown in prior approved Landscape Plan, but not shown in this landscape plan.

Response: The existing landscaping on the southwest side of lot are to remain.

22. As per Planning comments, show landscaping calculations as to requirements and how they are being met.

Response: Landscape calculation added/revised

**DRB PNM – Comments:**

23. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

Response: Noted.

24. Any existing and/or new PNM easement and facilities need to be reflected on the resulting Site Plan.

Response: All known utility easements have been included on the Site plan and labeled.

25. There are existing PNM facilities and/or easements at and/or within the northeast portion of the site, including a ground-mounted transformer.



Response: Noted, this is included and noted on Site Plan.

26. Any existing easements may have to be revisited and new easements will need to be created for any electric facilities as determined by PNM.

Response: Noted.

27. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements, including Street Trees, should comply with IDO Section 5-6(C)(10).

Response: Noted. No proposed trees within easements.

28. Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.

Response: Noted, no structures are proposed near PNM facilities.

29. A five-foot clear area around ground-mounted transformers, with ten feet clearance for any side with doors, is required for safe access by PNM maintenance and service crews. Please ensure that both the site plan and landscape plan reflect these requirements.

Response: Noted, landscaping has been revised to ensure these requirements are being met.

30. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmsd.powerclerk.com/MvcAccount/Login> for PNM to review.

Response: Noted.

**DRB ABCWUA – Comments:**

31. No objections.

Response: Noted.

32. Signature block shall include a line for "Albuquerque Bernalillo County Water Utility Authority".

Response: Signature block has been added.

Respectfully submitted,  
**MERRICK & COMPANY**



Kristofer K. Wiest, PE  
Project Manager

