

DEVELOPMENT FACILITATIVE TEAM (DFT)

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@caba.aov

DATE: 07/02/2025

AGENDA ITEM NO: 1

PROJECT NUMBER:

PR-2019-002380

SP-2025-00047 – SITE PLAN DFT

ADDRESS/LOCATION: All or a portion of: **LT 2A BLK 1 PLAT OF LOT 2-A, BLOCK 1 LANDS OF THE ATRISCOGRANT (A REPLAT OF LOTS 1-A AND 2, BLOCK 1) CONT 8.6669 AC** zoned **NR-C**, located at 10000 CENTRAL AVE SW containing approximately **8.6669** acre(s). **(L-09)**

REQUEST: Site Plan Administrative DFT to increase the square footage of a previously approved development from 44,089 square feet per a Minor-Administrative Amendment and from 49,035 square feet per the original Site Plan – DRB approval to 54,616 square feet (a major amendment)

IDO – 2025

COMMENTS:

1. Drive-thru lane for revision on Building E must meet requirements for screening from public right-of-way, as per IDO 5-5(I)(2)(a). We have added a screen wall to the south of Bldg E, see A1.1 and A2.6
2. Revised loading area on Building F must meet screening requirements for Loading, Service, and Refuse areas adjacent to residential development, as per IDO 5-6(G)(3). These areas “shall be located where they are not visible from the streets...or from adjacent properties with low-density residential development to the maximum extent practicable,” as per IDO 5-6(G)(3)(d). We have added a screen wall to the south of Bldg. F2, see A1.1 and A2.7, note 10a.
3. Code Enforcement has no further comments at this time, and no objections.

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jppalmer@caba.aov

DATE: 07/02/2025

THIS IS A DIFFERENT PROJECT

Comments from DFT 6/18/25:

1. *Landscape calculations seem to have an error on the Revised Approved Site Plan, showing the amount of landscape provided does not meet the amount of landscape required. The Proposed Site Plan shows it as meeting the requirements; the Revised Approved Site Plan does not. Please clarify the discrepancies and correct as needed. See screen shot, below.*
 2. *Outdoor and Site Lighting: As per IDO 5-8(B)(1)(b), Expansion of the gross floor area by 25% or more will trigger new Outdoor and Site Lighting requirements. Need to show how the existing lighting is meeting those requirements or make modifications, accordingly.*
 - *Review IDO 5-8(C) Prohibited Lighting and replace any existing lighting that is now prohibited.*
 - *Review 5-8(E) General Design and Illumination Standards and demonstrate how the existing lighting is meeting requirements for 5-8(E)(1) and 5-8(E)(2). Manufacturer's specification sheets are helpful, or other illustrations showing facing and type of lighting (and height of placement, if applicable).*
 - *See IDO 5-8(F), Table 5-8-2: Lighting Designations by Zone District – appears to be located in the Lz1 Light zone.*
 - *Demonstrate how it meets Light Trespass requirements as per IDO 5-8(F)(4) for Lz1. Or you may add a statement in plan to that effect, indicating lighting on premise meets trespass standards.*
 - *Demonstrate how lighting meets Total Lumen Allowance as per IDO 5-8(G), Table 5-8(G)(2).*
 3. *Sign replacement(s) require separate sign permit approval if structural components are replaced or there is a change in the size/design of the sign. If only changing sign copy, no permit is required.*
 4. *Code Enforcement has no further comments at this time.*
- PROPOSED SITE PLAN (screen shot) – Landscape calculations:*



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Planning Department
jppalmer@caba.aov

DATE: 07/02/2025

SITE DATA		 (IN FEET) 1 inch = 35 ft.	
GROSS LOT AREA	262,680 SF	ENGINEER'S SEAL  08/07/2024 RONALD R. BOHANNAN P.E. #7868	
LESS BUILDING	23,682 SF		
NET LOT AREA	238,998 SF	KIA WESTSIDE AUTO DEALERSHIP	
REQUIRED LANDSCAPE	35,850 SF	LANDSCAPE PLAN	
15% OF NET LOT AREA		DRAWN BY RMG	
EXISTING LANDSCAPE	41,797 SF	DATE 08/06/2024	
PERCENT OF NET LOT AREA	17 %		
STREET TREES		SHEET #	
PROVIDED AT 30' O.C. SPACING		LS-1	
ALONG EAGLE RANCH RD.	17 PROVIDED (EXISTING)	JOB #	
PARKING LOT TREES		2024019	
PROVIDED AT 1 PER 10 SPACES	36 PROVIDED (EXISTING)		
84 SPACES/10			

REVISED APPROVED SITE PLAN (screen shot) – Landscape calculations: Page LS-102

OVERALL LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)

261360 SF

TOTAL BUILDING AREA (sf)

-23373 SF

TOTAL NET LOT AREA (sf)

231381 SF

LANDSCAPE REQUIREMENT

X0.35 SF

TOTAL LANDSCAPE REQUIRED (15%)

35,650 SF

TOTAL ON-SITE LANDSCAPE PROVIDED (EXISTING+ New)

31646 SF

TREE CANOPIES AND GROUND-LEVEL PLANTS REQUIRED (15%)

26,739 SF

TREE CANOPIES AND GROUND-LEVEL PLANTS PROVIDED EXISTING

34341 SF

GROUND-LEVEL PLANTS REQUIRED (75% of Required Vegetation Coverage)

6,685 SF

GROUND-LEVEL PLANTS PROVIDED EXISTING

1,189 SF

Organic Mulch (refer to IDO sheet)

Note: Each Tree min 3' rad. 185

See Tree Detail, a 5' radius of organic mulch is required around each tree without Filter Fabric

Note: Each Shrub min 2' rad. 1256

Total Mulch Provided (area sf)

Total Mulch Required (area sf)

258 Shrubs x 1256 sf = 32400

8,814

1,189

Parking Lot Trees

48 Parking Lot Required

Parking Lot Trees Provided

Parking Lot Trees Required

1

5

LANDSCAPE LEGEND EXISTING

EXISTING TREES

QTY.

SIZE AVERAGE

COMMON/BOTANICAL NAME

DIMS (Average)

COVERAGE

TOTAL COVERAGE

30

Varies

Deciduous Trees

15

111

To be preserved (Desert willow, Ash, Hawthorn)

TOTAL TREES:

30

EXISTING SHRUBS

QTY.

SIZE AVERAGE

COMMON/BOTANICAL NAME

DIMS (Average)

COVERAGE

TOTAL COVERAGE

95

Varies

Existing Shrubs

5

6

To be preserved

TOTAL SHRUBS:

95

PLANT SCHEDULE

SYMBOL

QTY

SIZE

COMMON / BOTANICAL NAME

WATER USE

DIMS

COVERAGE

TOTAL COVERAGE

TREES

REVISED APPROVED SITE PLAN (screen shot) – Landscape calculations: Page LS-101

OVERALL LANDSCAPE CALCULATIONS	
TOTAL LOT AREA (sf)	261360 SF
TOTAL BUILDING AREA (sf)	-23373 SF
TOTAL NET LOT AREA (sf)	231381 SF
LANDSCAPE REQUIREMENT	X0.35 SF
TOTAL LANDSCAPE REQUIRED (15%)	35,650 SF
TOTAL ON-SITE LANDSCAPE PROVIDED (EXISTING)	3162 SF
TOTAL ON-SITE LANDSCAPE PROVIDED	
TREE CANOPIES AND GROUND-LEVEL PLANTS REQUIRED (15%)	26,739 SF
TREE CANOPIES AND GROUND-LEVEL PLANTS EXISTING	5,904 SF
GROUND-LEVEL PLANTS REQUIRED (75% of Required Vegetation Coverage)	6,685 SF
GROUND-LEVEL PLANTS EXISTING	594 SF

THIS IS A DIFFERENT PROJECT

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**
Anthony Montoya, Jr., PE, Senior Engineer | 505-924-3314 amontoya@cabq.gov

DRB Project Number: 2019-002380 Hearing Date: 7-2-2025
Project: 10000 CENTRAL AVE SW Agenda Item No: 1

☐ Sketch Plat

☒ Site Plan for Bldg.
Permit

ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (HT# L09D042) with engineer's stamp 02/19/2025.
- Hydrology has no objection to the site plan revision.
- Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED
☐ DENIED

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

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2019-002380
Mercado El Milagro

AGENDA ITEM NO: 1

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL dated 11/20/2024. A Traffic Scoping Form was also received for this and no new TIS was required.
2. Central and 98th are both Principal Arterials and require 6' sidewalk with 5' to 6' landscape buffers. Sunset Gardens is a local road and requires 5' sidewalks with a 4' to 6' landscape buffer. The original infrastructure list shows adequate sidewalk and trail along 98th and Sunset Gardens. Please confirm that the sidewalks along Central meet requirements.
3. As a reminder a full TCL will be required prior to building permit.

Disclaimer: The comments provided are based upon the information received from the applicant. 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 2, 2025

ACTION:

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

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



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

MEETING DATE: 07/02/25 -- **AGENDA ITEM:** #1

Project Number: PR-2019-002380

Application Number: SP-2025-00047

Project Name: 10000 Central Ave SW

Request: Site Plan Administrative DFT

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

BACKGROUND

- The subject property is located at 10000 Central Ave SW and is 8.6669 acres in an area of change and abuts property that is also in an area of change.
- The site is zoned NR-C and is in a Major Transit corridor, however it is not Premium Transit.
- The original Site Plan, SI-2019-00219, was approved in December of 2019 by the Development Review Board (DRB).
- There was an administrative amendment in AA approved on November 27, 2023:
Modifications to previously-approved Building G: Building split into (2) separate buildings (G-1 & G-2); Reduction in square footage from 48,835-sf to 44,089-sf (total reduction of 9.7%); Slight reduction in parking and landscaping reduction to accommodate square footage reduction; Site still compliant with applicable IDO provisions and original approval; No changes to site access or circulation.
- The current request is now proposing 10 buildings a total of 55,616 SF in size, which exceeds the maximum 10% threshold for a Minor (Administrative) Amendment, therefore is a Major Amendment requiring a Site Plan Administrative DFT application (DFT staff review and approve Site Plans that were formerly approved by the DRB).

- Per 6-5(G)(1)(b) of the IDO, A Site Plan – Administrative may be approved for property with a prior-approved Site Plan, regardless of whether the prior approved Site Plan is still valid pursuant to Subsection 14-16-6-4(W) of the IDO.
- The changes proposed to the Site Plan are being reviewed under the IDO effective April 2025. The changes described below refer to buildings that were not constructed yet from the original Site Plan.

COMMENTS

- The original approved site plan was for 7 buildings and a total of 49,035 SF. The proposed is now 10 buildings and a total of 55,616 SF. These are the proposed changes to the approved Site Plan:

1. Building A1: replaces Building A (3,366 SF) which was a drive-thru restaurant with Building A1 (3,482 SF) which is to be a drive-thru bank with two drive-thru lanes.

Parking requirement = 3 spaces per 1,000 sq ft GFA rounding down to the nearest whole number, would be **10 spaces** for A1. [See revised calcs Sheet A1.2](#)

2. Building A2: is an additional building (4,922 SF) for retail/restaurant use.

Parking requirement = 5.6 spaces per 1,000 sq ft GFA rounding down to the nearest whole number, would be **27 spaces** for A2. [See revised calcs Sheet A1.2](#)

3. Building B: replaces the old Building A (3,366 SF) with a new Building B (2,788 SF) for a drive-thru restaurant in this location.

Parking requirement = 5.6 spaces per 1,000 sq ft GFA rounding down to the nearest whole number, would be **15 spaces** for B. [See revised calcs Sheet A1.2 and A 2.3 for revised queueing](#)

4. Building C: moves the old Building B (3,459 SF) service station to a new Building C (3,316 SF) for a service station.

Parking requirement = 5.6 spaces per 1,000 sq ft GFA rounding down to the nearest whole number, would be **15 spaces** for B. [See revised calcs Sheet A1.2](#)

5. Building D (2,788 SF) for a drive-thru restaurant remains the same and has been constructed.

Building D is not being reviewed for changes as it is already constructed.

6. Building E: replaces the old Building E (5,225 SF) retail use with the new Building E (8,974 SF) with retail and a grocery store with drive-thru pickup.

Parking requirement = 3.5 spaces per 1,000 sq ft GFA rounding down to the nearest whole number, would be **31 spaces** for E. [See revised calcs Sheet A1.2 and A 2.6 for revised queueing](#)

7. Building F1 (7,650 SF) and Building F2 (8,100 SF): replaces the old Building F (10,054 SF) retail market. These buildings are to be for commercial use (possible office/warehouse spaces). The recessed loading dock is being replaced by a loading area behind each building.

Parking requirement = 3.5 spaces per 1,000 sq ft GFA rounding down to the nearest whole number, would be **26 spaces** for F1 and **28 spaces** for F2. [See revised calcs Sheet A1.2 and A2.7 for screening](#)

8. Building G1 (5,773 SF) and Building G2 (6,823 SF) for retail use were approved under the Administrative Amendment and are under construction. The original building G was for retail use and was 17,542 SF.

Building G1 and G2 are not being reviewed for changes as they are partially constructed.

- The Minimum off-street Parking Requirements are being met in accordance with Table 5-5-1 per the use and gross floor area of the buildings.

4-3(F)(5) Drive-through or Drive-up Facility

- 4-3(F)(5)(a) Each stacking lane is limited **to a maximum order board area of 50 square feet**. The face of the **order boards shall be oriented away from public streets to the maximum extent practicable**. If not practicable, **at least 2 evergreen trees shall be planted in the landscape buffer area required by Subsection 14-16-5-5(I)(2)(a) in locations that would best screen the order board from the public right-of-way**.
- 4-3(F)(5)(b) This use shall comply with the provisions of Section 14-16-5-5 (Parking and Loading) and Section 14-16-5-9 (Neighborhood Edges).
- 4-3(F)(5)(c) This use is prohibited accessory to cannabis retail.

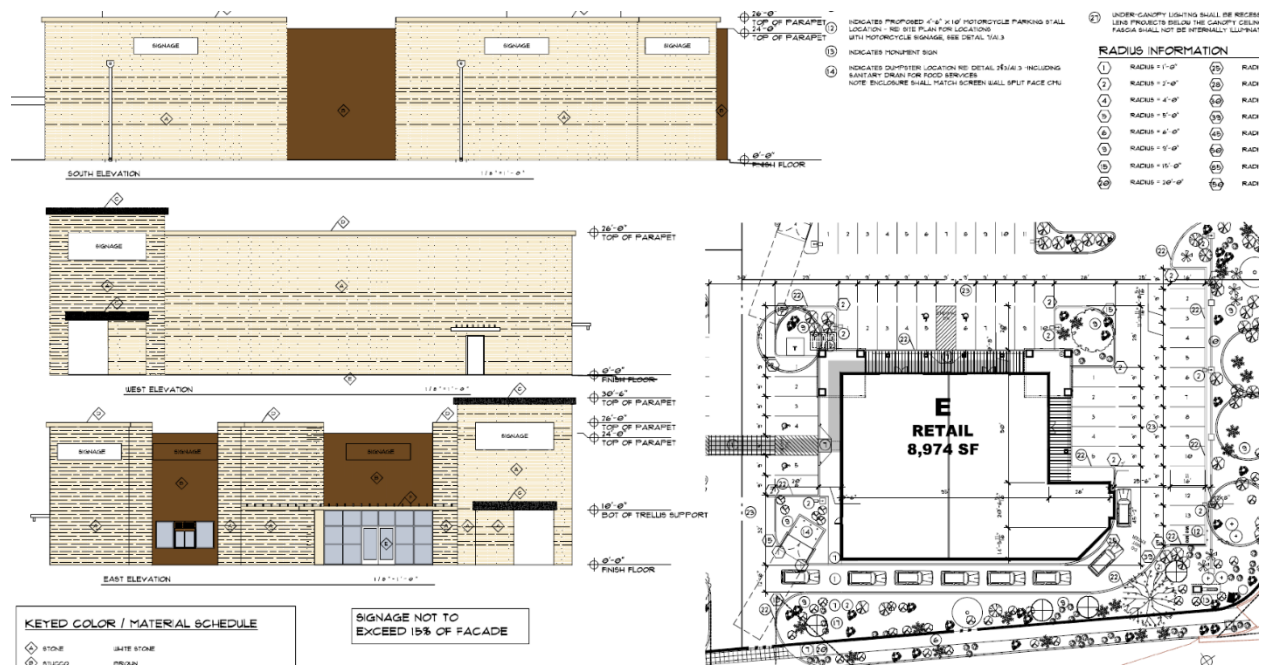
5-5(I) VEHICLE STACKING AND DRIVE-THROUGH OR DRIVE-UP FACILITIES

The following standards apply to all uses that require vehicle stacking, including but not limited to a drive-through or drive-up facility, fueling station, or car wash, and to any facility or parking area where traffic flow is controlled by an entry gate, ticket booth, or guard house.

5-5(I)(1) Vehicle Stacking Spaces

5-5(I)(1)(a) Vehicle stacking spaces shall be integrated into the site layout and shall not interfere with site access points, access to parking or loading spaces or areas, or internal circulation aisles and shall comply with stacking space dimensions required by the DPM. See revised sheets A2.3 and A2.6 for queueing

- In regards to Building E, it appears that the drive-thru window is on the East side of the building facing 98th which is also the primary entrance for this retail grocery store. Please confirm if this is the intent of the drive-thru location. Consider relocation if it is in conflict with 5-5(I)(1)(a) **Screen wall has been added to the south of queueing**
See sheet A2.6



5-5(I)(1)(b) Vehicle stacking spaces shall be provided pursuant to Table 5-5-8 and other standards in this Subsection 14-16-5-5(I). Required stacking distances shall be measured from the end of the queueing lane or property line to the point of service, as specified in Table 5-5-8. See revised sheets A1.2, A2.3 and A2.6 for queueing

- The proposed use of the Bank requires stacking of 4. The proposed uses of restaurants require stacking of 12. [Please update graph to reflect the correct number.](#) [Graph updated](#)

Table 5-5-8: Required Stacking Spaces			
Activity	Minimum Required Stacking Spaces, per Establishment ^[1]		Measured from End of Queuing Lane To:
	General	UC-MS	
Bank or Automated Teller Machine (ATM)	4	3	Teller window / ATM
Light Vehicle Fueling Station	1	1	End of fuel pump island
Car Wash, Conveyor-operated	12	6	Outside of washing bay
Car Wash, Self-service	3	2	Outside of washing bay
Restaurant	12	6	Pick-up window
Retail Store	4	3	Pick-up window
Other	Determined by the City Engineer based on anticipated demand		
[1] Each stacking space shall be 20 ft. long unless specified otherwise in the DPM or by the City Engineer.			

5-5(I)(2) Drive-through or Drive-up Facility Design

- 5-5(I)(2)(a) Drive-through lanes adjacent to public rights-of-way shall be screened by a landscape buffer area at least 6 feet wide containing a vegetative screen or wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed concrete masonry unit (CMU) block) at least 3 but not more than 4 feet tall. The landscape buffer area shall be provided on the public street side.
- 5-5(I)(2)(b) Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be audible beyond the property line of the site.
- 5-5(I)(2)(c) Drive-through service windows shall be angled at least 45 degrees from parallel with any abutting lot line of a Residential zone district so that it does not directly face the residential lot.

Landscaping

- Please replace the note below from Sheet No. L1.2 with the information from 5-6(C)(5)(e) as it is in conflict with the IDO.

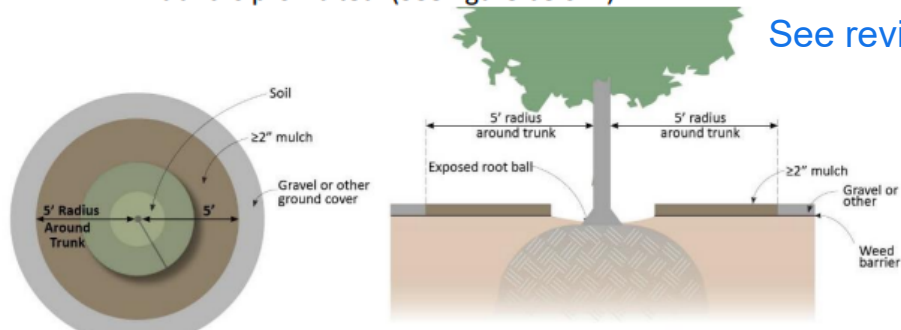
LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN GRAVEL AT 2"-3" DEPTH OVER FILTER FABRIC EXCEPT ORGANIC MULCH, SUCH AS WOOD CHIPS OR PECAN SHELLS, OVER FILTER FABRIC TO BE USED AS GROUND COVER FOR THE PORTION OF ANY LANDSCAPED AREA SURROUNDING THE VEGETATION ROOT BALL, AS WELL AS BENEATH THE ENTIRE TREE CANOPY OR DRIPLINE, IN EACH REQUIRED LANDSCAPE AREA. THE USE OF GRAVEL OR CRUSHER FINES AS GROUND COVER IS LIMITED TO A MAXIMUM OF 75% OF ANY OUTDOOR SPACE.

See revised Sheet L1.2

5-6(C)(5) Soil Condition and Planting Beds

- 5-6(C)(5)(a) All vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted soil.
- 5-6(C)(5)(b) If used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff. See revised Sheet L1.2
- 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.
- 5-6(C)(5)(d) A minimum depth of 3 inches of organic mulch, such as arborist mulch or native mulch woodchips, is required in all planting areas. (See figure below.) Decorative bark mulches, bark nuggets, and pecan shells are prohibited. See revised Sheet L1.2
- Please adjust the planting note to reflect the information from below. A 5' radius is required around trunks where possible and a weed barrier is prohibited in these areas.

- 5-6(C)(5)(e) Organic mulch is required as ground cover under trees, not including street trees, within a 5-foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited. (See figure below.)



See revised detail Sheet L1.2

Added note saying street trees shown are to be a maximum of 25 ft on center. Have adjusted drawings to match.

5-11(E)(2) Façade Design

5-11(E)(2)(a) General

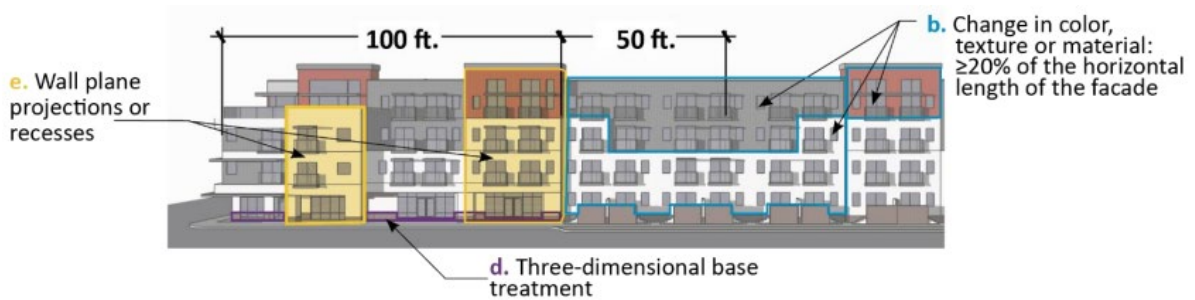
1. Façades shall be designed to provide a sense of human scale at ground level by providing a clear architectural distinction between ground floor levels and all additional levels.
2. Each street-facing façade shall incorporate at least 2 of the following features (illustrated below) along at least 30 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 40 feet:



- a. Ground-floor transparent windows, with the lower edge of window sills no higher than 30 inches above the finished floor.
- b. Windows on upper floors.
- c. Primary pedestrian entrances.
- d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
- e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.
- f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.

Elevations have been adjusted to show street-facing facade elements. They are listed on the elevation sheets as well as the revised justification letter

3. Each street-facing façade longer than 100 feet shall incorporate at least 1 of the following additional features (illustrated below):



- a. Wall plane projections or recesses of at least 1 foot in depth at least every 100 feet of façade length and extending for at least 25 percent of the length of the façade.
 - b. A change in color, texture, or material at least every 50 feet of façade length and extending at least 20 percent of the length of the façade.
 - c. An offset, reveal, pilaster, or projecting element no less than 2 feet in width, projecting from the façade by at least 6 inches, and repeating at minimum intervals of 30 feet of façade length.
 - d. Three-dimensional cornice or base treatments.
 - e. A projecting gable, hip feature, or change in parapet height at least every 100 feet of façade length.
 - f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.
4. All accessory buildings visible from a public street shall be similar in color, material, distinctive rooflines, finishing details, and accent features to the primary building.

- Please identify which façade elements are being used. This will help during the permitting process if it is directly labeled. Similar to what was done previously in the original Site Plan shown below in Red.

Elevations have been adjusted to show street-facing elements. They are listed on the elevation sheets as well as the revised Justification letter.

Bldg. A - North Elevation

Three-dimensional Cornice (over 100 ft.), Primary entrance, trellis feature provided

Bldg. B – North and South Elevation don't face the street

East Elevation – 3d Cornice, Primary entrance, Transparent display windows provided

Bldg. C - East Elevation

Trellis feature, Storefront windows to Finish Floor provided

Bldg. D – South Elevation doesn't face the street

East Elevation – trellis feature, Storefront windows to Finish Floor provided

Bldg. E – South Elevation

Added canopies over doors, Three-dimensional Cornice

Bldg. F – South Elevation

Added trellis over drive-thru window, portal to primary entrance, screen wall to block automobile headlights, large landscaping area between pedestrian sidewalk and building

Bldg. G – North Elevation

Portal to primary entrance, added new canopies to northwest façade over doors, large landscaping area between pedestrian sidewalk (Central) and building

- The current IDO is very specific in the outdoor lighting regulations. The subject property must adhere to the Light Zone 1 criteria. Place a note on the Site plan to include that the property will adhere to **section 5-8 Outdoor and Site Lighting**.
- **Show Compliance with 5-8 Outdoor and Site Lighting in the Site Plan.**

Lighting

See Added Sheets ES1 and ES2 for Site lighting plan and calcs.

5-8(B)(1) Activities that Trigger Outdoor and Site Lighting Requirements

- 5-8(B)(1)(a) Maintenance and One-for-one Replacement If an outdoor luminaire is not working or is damaged, the repair and/or replacement shall conform with the requirements of this Section.
- 5-8(B)(1)(b) Expansion, Renovation, and Redevelopment The following activities shall require compliance with the requirements of this Section:
1. **Expansion of the gross floor area by 25 percent or more.**
 2. Changes to the number of off-street parking spaces provided by 25 percent or more.
 3. Changes to the number of luminaries by 25 percent or more.
 4. **Any change of land use to a different use category in Table 4- 2-1.**

5-8(B)(1)(c) New Development

Development involving the construction of a new building or new parking lot shall conform with the requirements of this Section.

5-8(G)(2) Non-residential Development

Table 5-8-5 specifies the total lumens allowed from all outdoor light sources on properties with an allowable non-residential use.

Table 5-8-5: Total Site Lumens Allowed – Non-residential Development					
lm = lumen s.f. = square feet N/A = Not Applicable					
Lighting Requirement	Unit	Lz0	Lz1	Lz2	Lz3
Tree, Landscape, and Sculpture Beds	lm / s.f.	0.5	1	2	4
Walkways/Stairs/Parking Lot		1.00	1.25	1.50	2.50
Outdoor Dining		N/A	2	2.5	3

5-12 Signs

- There are incentives for Neon Signs along Central Avenue and this property qualifies as it is located at the intersection of 98th and Central.

Once approved, before the Site Plan will be distributed for signatures, the following must be met:

1. The Site Plan to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.
2. All Site Plan sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).
3. The Site Plan submittal to be distributed for signatures must be featured in a single PDF.
4. The Site Plan must feature/depict the project and application numbers.
5. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.
6. The title of the Site Plan must follow the following naming scheme:
 - a. Site Plan: project number_application number_Site_Plan_Approved_date of approval



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: Antoni Montoya/ Jay Rodenbeck
Planning Department

DATE: 6/30/2025
