

To: Jolene Wolfley, Chair

Jay Rodenbeck, Planning Manager

From: Francisco Hernandez III, P.E.

Date: May 6th, 2025

RE: Resubmittal #2 of Site Plan-DFT_PR2019-002765_SP-2025-00003 | Comment Response Letter #2

The following memo provides responses to DFT staff comments for Target ABQ W Site Plan located at St. Joseph's Dr NW between Coors Blvd NW and Atrisco Dr NW on February 12th, 2024. Staff comments are in *italic* followed by the Applicant responses that are in **red and bold**.

PLANNING

*General Retail is a permissive use in the NR-C zone district per the IDO. Reference the Use Specific Standards & CPO-2 requirements. *All final Plan submittals will need to demonstrate and note how each of these standards are being met.*

Applicant Response: The previous comment response letter addresses how the Use Specific standards and CPO-2 requirements are being met.

Clarify the status of the plating action: a replat approved by the Development Hearing Officer will be needed prior to the approval of the Site Plan; current property lines would restrict the proposed development.

Applicant Response: The plating action has been approved through the DHO (PLT-2025-00007). The preliminary plat is currently being routed for signatures as the Availability Statement has been issued.

Clarify if there is a signage plan included in the site plan submittal, or if it will be completed at building permit; the former may be more streamlined and help avoid the need for future amendments. Signage must meet the standards of 3-4-C-5-f and 5-12. Plans will need to include s.f. calculations, façade % calculations and height dimensions.

Applicant Response: Signage plans will be completed at building permit and adhere to sections 3-4-C-5-f and 5-12 of the IDO.

Confirm that the amended Infrastructure List (IL) is complete per DFT staff.

Confirm if an Infrastructure List is a part of the Site Plan submittal. Or if there is a need to amend an existing IL.

Once an amended IL is approved: A recorded Infrastructure Improvements Agreement w/ financial guarantee will need to be executed and recorded with the County Clerk prior to final sign off of the site plan.

Applicant Response: The amended Infrastructure List (IL-2025-00002) is completed and resubmitted.

*Clarify the type or design of Walls and fences. including the proposed fence around the drainage pond; Walls/Fences require separate permitting through Code Enforcement and/or Building Safety. To be designed per section 5-7 of the IDO. *Verification per Code Enforcement.*

Applicant Response: Proposed walls and fences will be permitted separately and adhere to section 5-7 of the IDO.

Clarify how the lighting plan meets Coors Pavillion plan and IDO sections 3-4-C & 5-8. Provide specific details related to 5-8. BUG ratings may be too high.

Applicant Response: BUG ratings have been updated to conform with IDO Section 5-8(C)(3)(a) and do not exceed G2. The proposed lighting plan conforms with Coors Pavillion plan and IDO sections 3-4-c and 5-8.

The project and application numbers must be added to the Site Plan and any associated IL.

Applicant Response: The project and application number are added to the Site Plan, along with the IL number.

CODE ENFORCEMENT

1. Code Enforcement – defers to Planning comments for majority of items.

Applicant Response: Noted.

2. Fencing: Clarify location, type, and height of fencing throughout the property, and confirm it is in compliance with IDO 5-7 Walls and Fences. Note on St Joseph's Dr on Sheet 2A of the Landscaping plan says "existing fencing to remain" – however, we are not aware of any existing fencing along the street.

Applicant Response: The proposed fence will surround the stormwater pond, be chain link, and be a minimum of 42" high. The fence will be permitted separately during building permit and will adhere to IDO 5-7. The note on 2A was removed.

3. Show how lighting meets requirements of IDO 5-8, particularly along northern portion of property, which has more stringent lighting requirements due to adjacent to residential neighborhood.

Applicant Response: The lighting plan meets all requirements of IDO section 5-8. The foot candle level along the residential property is 0.0 fc.

4. Signage – see Planning comments. Note that signage must be submitted and approved under separate permit from Site Plan.

Applicant Response: Noted. Signage plans will be completed at building permit and adhere to sections 3-4-C-5-f and 5-12 of the IDO.

5. No further comments at this time.

Applicant Response: Noted.