

SANDIA COLLISION CENTER

DRB SITE PLAN COMMENTS & RESPONSES

PROJECT NUMBER: PR-2019-002821

HEARING DATE: June 9, 2021

PLANNING DEPARTMENT

1. Is the building or any parking space bisected by the lot line? The site will need to be replated or redesigned to cure this.

No building or any parking space is bisected by the existing lot line. We prefer not to replat at this time, but will do so if required.

2. Clarify the parking calculations for the site-the Site Plan shows 260 spaces and says the 347 are provided. Is 347 the total for the whole development?

There are 346 striped parking stalls shown. Of these, 189 stalls are on lot2-a, and 158 are on lot2-B. We mistakenly counted the 2 motorcycle spaces as 1 parking space. We do not know where 260 spaces referenced in your comment are shown.

3. Show bicycle and Motorcycle parking on site, include bicycle rack details IDO section 5-5(D) and (E).

Motorcycle parking is labeled by note on sheet C2.0 in the NW corner of the parking bay west of the building. We'll indicate MC to be striped on our revised plan. Bicycle racks are also shown on C2.0 but were not labeled. They are just south of the accessible parking stalls on the north side of the site.

4. Confirm the no parking space is more 100 feet from a tree, see IDO 5-6(F)(2)(c) Tree Requirements

We confirm that no parking space is more than 100 feet from a tree and can provide an exhibit to illustrate this.

5. Organic mulch must be provided underneath trees, see IDO 5-6(C)(5) for soil condition and planting beds.

We acknowledge this requirement and will revise the landscape plan to show organic mulch beneath trees.

6. Show mulch and gravel as part of the key for the landscaping plan.

Mulch and gravel will be added to the key for the revised landscape plan.

7. Outdoor seating is required, see IDO 5-11(E)

We understand from IDO 5-11(E)(3) that outdoor seating is not required because our building is below 30,000 sf and auto repair is not a transportation or industrial use. If we've misunderstood this requirement, we can add a bench and some flatwork to the island at the northeast corner of the building.

8. See section 5-2 , Site Design and Sensitive Lands, if the site has not been graded and sensitive lands analysis is required : Sensitive lands analysis form (cabq.gov)

This site has been previously developed and graded. It was formerly a Fraternal Order of Police facility with parking building and a pool. Those improvements were demolished and the site was cleared and graded prior to Group 1 purchasing it.

9. See section 5-2(l)(3) Arroyos and Trails for requirements adjacent to these features

Because Bear Arroyo has an existing trail and right-of-way, is not listed as a major arroyo and our site is not a public space, we are not aware of requirements that apply to our site. Parks and Rec comments were to protect the existing trail. If staff will provide more specific requirements, we will certainly comply with them.

10. Please provide wall and fence details or point out which sheet they are on.

We will provide fence details on the revised set. Our plans indicate 6 foot height vinyl coated chain link fence. Is this fence type acceptable to ABQ?

11. The Bear Canyon Resource Management Plan requires a trail connection to the existing trail along the arroyo- see 26 A of the management plan, bearcyn1.PDF (cabq.gov)
Confirm with Parks and recreation regarding the need for this access

Parks has not requested a connection. An existing connections exists at Jefferson Street, approximately 400 feet from the SW corner of Lot 2-B. Additionally, we would like to maintain security in the rear of the collision center and inventory parking lot and not invite public access into our site from the arroyo trail. We would like to discuss this comment further with staff to better understand the trail connection needs.

12. Is it possible to provide color elevations? The elevations are somewhat difficult to read. I understand that the building is pre-fabricated.

We've requested color elevations from our architect and will provide when available.

13. See IDO section 5-3(D)(3) On-site Pedestrian Connections, for required pedestrian connections

Sidewalks exist already along Jefferson Street. We don't really have a street facing façade and don't think a 10ft sidewalk width along any façade of the building is needed.

14. See 5-3(D)(3)(b) Network of Walkways for walkway requirements between buildings and within the site.

It appears that we need a sidewalk connection out to the existing sidewalk on Jefferson Street. We propose to add a 5 ft wide sidewalk to the existing drive access across the northern portion Lot 1-A.

15. Please dimension sidewalks or provide keyed notes with dimensions.

All sidewalks are 5 ft minimum width. We'll provide dimensions/notes on revised set.

16. Site Plan elevations must be signed and sealed by an architect.

We will have our architect provide signed and sealed elevations in our revised set.

17. An Infrastructure List may be required, please see Transportation and Hydrology comments.

Acknowledged. However, Transportation and Drainage Section had no comments.

PARKS & RECREATION DEPARTMENT COMMENTS:

There is an existing multi-purpose trail located to the south of the subject site. The Parks and Recreation Department maintains the trail and 2-5 ft shoulders. A note should be added to protect trail – will discuss with engineer at DRB. Note 3 under Erosion & Sediment Control is not complete – should this include public trail?

Our disturbed limits stops well short of the trail, but we will add notes to protect the trail. Note 3 would normally say “..or onto private property. We can also have it include the public trail.

1. Pursuant to IDO Section 5-6(C)(5)(e), organic mulch required under trees - please review this regulation and add note either on Landscape Plan or Landscape Details page.

We will revise our landscape plan and details to indicate organic mulch under trees.

2. Landscape Plan Note 1 states all disturbed areas not specified as "landscape area, sod, or hardscape to be seeded with Bermuda". Are sodded areas included on this plan? The limits of the seeded area should be shown with a hatch or similar. The City has a standard seed mix in City Specs 1012.2.2 to be used for seeding. Seeded areas such as drainage areas should have 1 layer of rock mulch instead of the 4-6" in note 8.

No sodded turf areas are proposed. We will revise our plan for rock mulch and use the standard seed mix as needed. The 'all disturbed areas...' note will be revised. The intent of that note is that the contractor must stabilize any disturbed areas.

CITY OF ALBUQUERQUE DEPT. OF MUNICIPAL DEVELOPMENT

TRANSPORTATION AND DRAINAGE SECTION

No comments

TRANSPORTATION DEVELOPMENT ENGINEERING COMMENTS:

1. Provide a copy of a plat or other documents showing easements, shared access, and the shared parking that are referenced in the topographic survey. (A shared access agreement is needed to show access to proposed development from Jefferson Street.) Also, show shared access from Lot A-1 due to the gated access at all applicable locations. Call these easements out on the site plan.

A new plat is being prepared to reflect revised access and parking agreements with Lot 1-A and 1-B. Much of the cross-access and cross parking easements have been removed based upon an agreement with the Owners of Lot 1-A and 1-B in 2019. Lot A-1 is owned by Group 1. We will call these easements out on the revised site plan.

2. Provide approved Fire-1 plan.

We will provide a copy of the plan. Fire 1 Permit Number: 20-00482, Approved 3-11-2021.

3. Designate employee parking and customer parking versus vehicular storage. Number of required handicapped spaces will be based on parking aside from any vehicular storage.

We based HC spaces on the required parking of 23 spaces. We will designate 23 employee and customer parking spaces on the revised plan.

4. Show motorcycle parking and bicycle parking with a keyed note. Provide details for motorcycle signage and a bike rack per IDO requirements. Show all dimensions required to demonstrate sufficient space for the bicycle parking. Call out "MC" at the back of any motorcycle parking spaces.

We will revise plans accordingly. MC spaces and bike parking are shown but not dimensioned on the site plan, now. We'll call out MC for the motorcycle parking.

5. A 6-foot ADA pathway is required from the handicapped spaces to the office and from the office to the right-of-way. Show these paths with sidewalk, handicapped ramps, doorways, etc. Provide sidewalk details and ramp details as needed. Maximum sidewalk cross-slope is 2%. Also show all sidewalk dimensioning for other pathways,

We will revise plans accordingly. The current sidewalk width shown is 5 feet. Is 6 feet an ABQ standard?

6. Call out paved surfaces on the plan, and call out curb to be 6"- 8" high. Provide curb detail. Call out all curb radii.

We will add this information to the revised plan. Our proposed curbs are 6-inches high.

7. Submit TIS form separately to Matt Grush for sign-off. Provide all square footage details on TIS form.

Acknowledged.

8. Provide parking space dimensioning for all parking lot segments. Include dimensioning for the motorcycle spaces.

We will add these dimensions to the revised site plan.

9. Provide handicapped sign details and list "No Parking" at the back of any aisles. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."

We will revise our detail shown on C11.0 to reflect the language per 66-7-352.4.

10. On far east side, loading area interferes with turning movement of car parking immediately to the west. Refer to DPM on minimum access aisle widths.

We will relocate the loading area to maintain minimum access aisle widths.

SANDIA COLLISION CENTER

DRB SITE PLAN COMMENTS & RESPONSES PART 2

PROJECT NUMBER: PR-2019-002821

HEARING DATE: June 9, 2021

ABCWUA Comments:

1. Availability Statement #201121 has been issued and provides the conditions for service.

Acknowledged.

2. The existing hydrant to be relocated is a public hydrant. Additional easement shall be dedicated prior to its relocation. Could this hydrant be relocated to the west side of the drive aisle to better serve Lot 1-A in addition to Lot 2-A?

We will provide an easement for this hydrant. Fire-1 approval has been received in the current proposed location, but we do not see an issue moving it to the west side as suggested.

3. There appears to be an irrigation meter south of the domestic meter. Please label on the plans.

Correct. That is a proposed irrigation meter. We will label it on the revised plan.

CODE ENFORCEMENT Comments:

1. Outdoor vehicle storage requires a Conditional Use.

A Conditional Use was granted on 1-1-2020 for both lots 2-A and 2-B. The Special Exception numbers were VA-2019-00297 and VA-2019-00298.

2. Full review pending once Conditional Use is approved.

Acknowledged.

NEW MEXICO DEPT. OF TRANSPORTATION COMMENTS:

1. NMDOT has no comments at this time.

HYDROLOGY SECTION ENGINEERING COMMENTS:

1. Hydrology has an approved Grading and Drainage Plan (E17D011A) with engineer's stamp 04/02/2021.

Acknowledged.

2. Hydrology has no objection to the Site Plan for Building Permit.

Acknowledged.

AMAFCA COMMENTS:

1. The direct discharge from the pond to the Bear Arroyo, as shown on sheet C2.0 of the submittal will not be permitted. The pond needs to discharge as shown on C3.0 and C4.0 of the submittal.

Acknowledged. Sheet C2.0 incorrectly shows 2 connections and will be revised to match the discharge as shown on C3.0 and C4.0.

2. No adverse comments.

Acknowledged.

ALBUQUERQUE PUBLIC SCHOOLS COMMENTS:

1. No Adverse Impacts

PNM COMMENTS:

1. 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.

Acknowledged.

2. Any existing PNM easements and facilities need to be reflected on the Site Plan

Acknowledged.

3. The applicant needs to contact the PNM New Service Delivery Department to coordinate electric service regarding this project now. Please submit a service application at www.pnm.com/erequest for PNM to review.

Acknowledged.

4. PNM has existing facilities along the north side (overhead) and the east side (underground) of the subject site.

Acknowledged.

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

Acknowledged.

6. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM at www.pnm.com/erequest for PNM to review.

Acknowledged.

CRIME PREVENTION/CRIME FREE PROGRAMS COMMENTS:

1. Ensure adequate lighting throughout the project – exterior lighting on the building and any future building(s).

Lighting has been provided.

2. Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the building to the street and the street to the building. Also maintain natural surveillance between the primary development and any future building(s).

Lines of sight have been established.

3. Ensure that landscaping is installed so as not to obstruct windows, doors, entryways, or lighting.

Landscaping has been designed so as not to obstruct windows doors, entryways or lighting.

4. Maintain landscaping for visibility; trees should be trimmed to a canopy of six (6) feet and bushes should be trimmed to three (3) feet.

Acknowledged

5. Limit and clearly delineate access to the property; i.e. Loading/Unloading, Employee Parking, Customer Parking.

Access will be limited by fencing and signage for non-customer areas. Parking spaces will be delineated and may be signed.

6. Provide signage that clearly directs customers to the appropriate entrance.

Building has been designed to have an apparent main entrance for customers. Customers are prevented from non-customer areas by signs and fencing.

7. Ensure controlled access to the building through use of adequate door and lock systems. Control access between customer areas and employee-only areas.

Access will be controlled with adequate door and lock systems. Customer areas will be separated from employee-only areas.

8. Consider video surveillance systems to monitor building, including entrance and exit points, parking lots, and any sensitive areas such as parts storage areas and chemical storage areas.

We have forwarded this comment to Group 1 Operations personnel for their consideration.

9. Ensure that the address is posted and clearly visible.

Address will be posted and clearly visible.

10. Create a clear transition from public to semi-public to semi-private to private space throughout the project.

Clear transitions will exist from public to semi-public to private space throughout.

11. Install No Trespassing signs that cite the City Ordinance so that they are visible immediately upon entering the property.

Exterior “No Trespassing” signs that cite the City Ordinance may be installed on the proposed fences separating customer areas from employee only and secure storage areas.