



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2020-003658

Application No. SI-2020-01052 (EPC: SI-2020-00356)

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 10/21/20 HEARING DATE OF DEFERRAL: 10/07/20

SUBMITTAL

DESCRIPTION: Comment response memo, TIS form, Infrastructure List, and revised plan set for approval.


CONTACT NAME: Jim Strozier, FAICP

TELEPHONE: (505) 764-9801 EMAIL: cp@consensusplanning.com



Memorandum

To: Jolene Wolfley and DRB Members, City of Albuquerque

From: James K. Strozier, FAICP, Consensus Planning, Inc. 

Date: October 16, 2020

Re: Overture at Andalucia DRB Comment Responses (PR-2020-003658)

This memo outlines the responses and changes made to the site plan for the Overture at Andalucia project based on the comments received at the October 7, 2020 DRB meeting. The comments are numbered and followed by the response in italics.

Code Enforcement

1. Site plan must match EPC conditions of approval. Building heights do not match.
 - a. *The site plan was updated to reflect all conditions of approval, including building heights as they were described during the October 7th DRB meeting. The building elevations identify both the maximum height allowed in accordance with the EPC-approved view analysis, as well as the actual proposed height, which in all cases is at or below the approved maximum height.*
2. CPO-1 and VPO-2 apply.
 - a. *General Note #8 has been added to Sheet AS-101 to acknowledge these regulations apply, as well as any other IDO provision where the site plan is silent.*
3. Full review pending when updated site plan is submitted.
 - a. *Understood.*

Transportation Development

1. Provide all public sidewalk on an infrastructure list.
 - a. *An infrastructure list for the sidewalk is attached.*
2. Obtain permit from NMDOT before performing any work within NMDOT right-of-way.
 - a. *The Civil Engineer for the project is coordinating with NMDOT and a permit will be obtained prior to commencing work in their right-of-way.*
3. Provide details sheet with details on sidewalk, curb, curb ramps, bike racks, and any other civil details.
 - a. *The details Sheet CP-501 has been updated based on these comments and moved up to be the second sheet in the plan set for easier coordination with Sheet AS-101.*
4. Identify all curb ramps what intersections, accessways, and any internal curb ramps are needed.
 - a. *New Keynote #24 identifies curb ramps throughout the site.*
5. Curb that is 6" to 8" high should be shown to separate parking and aisles from landscaping and sidewalk.
 - a. *Keynote #25 identifies typical curb and gutter, which is detailed on Sheet CP-501.*
6. Show and label all curb radii.

- a. *Keynote #26 identifies typical curb radii at parking and dimensions have been provided on the plan in other locations.*
- 7. Include TIS form sheet within the submittal as part of DRB package.
 - a. *The TIS Form that was signed for the EPC application is attached.*
- 8. Any compact parking spaces shall be identified on the site plan and marked as "Compact".
 - a. *Added to the plan and detailed on Sheet CP-501.*
- 9. The ADA access aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
 - a. *Added to the plan and detailed on Sheet CP-501.*
- 10. 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.**" If that language is present it is not visible in the detail.
 - a. *Language has been added to updated parking sign details.*
- 11. Please add the clear sight triangle to each subdivision entrance on the site plan and on the landscaping plan. Add the following note as well: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle."
 - a. *The sight triangle previously only identified on the landscape plan has been added to the site plan. Site Plan General Note #5 and the Landscape Plan Clear Sight Distance notes have been updated to reflect consistent language as requested.*
- 12. Call out all handicapped spaces. One on the north side was not called out.
 - a. *Parking locations have been updated and called out.*

ABCWUA

- 1. Availability Statement 200620 provides conditions for service.
 - a. *Understood.*
- 2. Please label all private water and sanitary as private and all public water and public sanitary sewer infrastructure as public.
 - a. *Sheet CU-101 has been updated to reflect all utilities as public or private.*
- 3. The new manhole proposed on the site utility plan should be labeled private and within the property.
 - a. *The manhole is identified on the updated utility plan as private.*
- 4. Records indicate there is a ten-inch waterline along Antequera Rd. and Mirandela St., please confirm and adjust site plan accordingly.
 - a. *The plan has been updated and adjusted to reflect an existing 10" waterline.*
- 5. For the site plan the backflow preventer called out is dual backflow preventers as noted. Please clarify this is for both services and not the type. Reduced pressure backflow preventers are typically required for containment and to be coordinated with Water Authority Cross Connection Section.
 - a. *This is clarified on the utility plan as "domestic & irrigation back flow preventers."*

Planning

- 1. The staff planner confirms that the EPC conditions have been met.
 - a. *Agreed.*

2. Please confirm that correct elevations were provided.
 - a. *These elevations were discussed at the October 7th DRB meeting to ensure they were correct and have been included again for reference.*
3. Please add a note to the site plan clarifying that the development is age restricted.
 - a. *The proposed use note on the site plan has been updated to state "Senior Independent Living, Multi-Family Apartments (Age-Restricted 55+)" to reflect the request to show the actual age on the plan.*
4. Please provide the amended, original Site Development Plan for our records.
 - a. *The amended, original Site Development Plan is included as the last three sheets of this plan set to reflect the EPC request to combine what was originally two requests into a single approval.*
5. Does not include an Infrastructure List.
 - a. *Since this comment, an infrastructure list has been added for the required sidewalk at the request of Transportation Development staff.*

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Greystar DATE OF REQUEST: 05/22/20 ZONE ATLAS PAGE(S): E-12

CURRENT:

ZONING PD
PARCEL SIZE (AC/SQ. FT.) 7.7061 acres

LEGAL DESCRIPTION:

LOT OR TRACT # Tract 4 BLOCK # _____
SUBDIVISION NAME North Andalucia at La Luz
ADDRESS: 5301 Antequera Road NW

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT [X]
BUILDING PERMIT [X] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

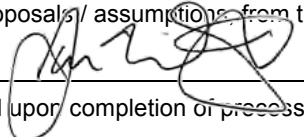
NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 158 + 16 (174 total dwelling units - see below)
BUILDING SIZE: _____ (sq. ft.)

Development of a senior age-restricted multi-family community: 158 dwelling units within a three-story apartment building with an additional 16 units contained within 8 1-story duplex cottages. An amendment is included to increase the density from 20 to ~24 dwelling units per acre for this tract to allow the proposed development to add the cottages and due to a lower density that was built on the adjacent tract (~15 units per acre).

Note: changes made to development proposals/ assumptions from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE  DATE 05/22/20

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

 P.E.

5/22/2020

TRAFFIC ENGINEER

DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: 2019-003055
DRB Application No.: _____

**Overture Andalucia Senior Housing
PROPOSED NAME OF SITE DEVELOPMENT PLAN**

**Tract 4, North Andalucia at La Luz
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	Private P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	8'	PCC Sidewalk	Coors Blvd.	So. Property Line	Mirandela St.	/	/	/
<input type="text"/>	<input type="text"/>	6'	PCC Sidewalk	Mirandela St.	Coors Blvd.	Antequera Rd.	/	/	/
<input type="text"/>	<input type="text"/>	6"	PCC Sidewalkj	Antequera Rd.	Mirandela St.	So. Property Line	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
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The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

- 1 The designated sidewalks are Site Plan controlled and will not be financially guaranteed.
- 2
- 3

AGENT / OWNER

Fred C. Arfman, PE

NAME (print)

ISAACSON & ARFMAN, INC.

FIRM

 10/2/2020
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date	PARKS & RECREATION - date
TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
CITY ENGINEER - date	_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER