



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

DATE: 1/24/23

Project Number: PR-2020-004448

Application Number: SI-2023-00132

Project Name: Kairos Power, 5201 Hawking Dr. SE

Request:

Site Plan Amendment – construct three new one-story buildings

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

COMMENTS:

- This Site Plan application has a parallel submission for a new plat. The Plat, creating the legal lot for the Site Plan, must be approved prior to Site Plan approval.
- The signature blocks for the DFT members must be added to the Site Plan (preferably onto Sheet A-100). The DFT signature blocks can be obtained at the following link: https://documents.cabq.gov/planning/development-facilitation-team/Site_Plan_Administrative_DFT_Signature_Block.pdf
- All Site Plan sheets 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.
- The project and application numbers must be added to the Site Plan.
- Two Infrastructure Lists are included with the Site Plan. Recorded Infrastructure Improvements Agreement(s) based on the DFT-approved Infrastructure Lists must be submitted prior to final sign-off of the Site Plan once/if the Site Plan is approved by DFT staff.
- The addition of three buildings on the Kairos Site Plan is a Major Amendment to a Site Plan-Administrative through the Development Facilitation Team (DFT). The total additional square footage is 60,336 s.f. and is greater than 10% of the existing buildings.

- The 2021 IDO (Effective 12/25/22) is the IDO under which the site plan is reviewed for approval.
- The three proposed buildings are for light manufacturing or office uses.
 - Triso Development Lab (21,900 s.f.)
 - Modular Systems Facility (30,000 s.f.)
 - Office Building (5264 s.f.)
 - Total additional square footage is 57,164 s.f.
 - Existing Square footage is 168,288 s.f.
 - Total square footage with the addition is 225,452 s.f.

Please explain in a comment letter the manufacturing, research, and any other uses that will be conducted in the new structures to verify zoning compliance and compliance with the use specific standards.

The MdS Level B Plan allows ‘Industrial Park and Light Manufacturing’ uses in the Employment Center. (p. 18)

‘Business Park and Light Manufacturing’ are the uses per IDO; see the conversion table from the IDO:

IP	Industrial Park	NR-BP	Non-residential – Business Park
M-1	Light Manufacturing	NR-LM	Non-residential – Light Manufacturing

- Please verify in a comment letter that the light manufacturing meets this IDO definition:

Light Manufacturing

The assembly, fabrication, or processing of goods and materials, including machine shop and growing food or plants in fully enclosed portions of a building, using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed primarily within the fully enclosed portions of a building. Loading and unloading from rail spurs and wholesaling of products manufactured at the facility are incidental to this use. This use does not include any use that meets the definition of *Heavy Manufacturing* or *Special Manufacturing*. See also Cannabis Definitions for *Cannabis-derived Products Manufacturing* and *Cannabis Cultivation*

The Non-Residential Business Park land use allowance in the IDO allows:

2-5(B)(1) Purpose

The purpose of the NR-BP zone district is to accommodate a wide range of nonresidential uses in campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, light industrial, distribution, showroom, processing, and institutional uses. Allowable uses are shown in Table 4-2-1.

- Verify in a comment letter that these Use-Specific Standards are met for Light Manufacturing are met: (Note: there are no use specific standards for Business Park.)

IDO 4-3(E)(4) Light Manufacturing

4-3(E)(4)(a) Except as specified in Subsection (b) below, this use shall be conducted within the fully enclosed portions of a building unless a Conditional Use Approval is obtained pursuant to Subsection 14-16-6-6(A) to conduct specific activities outside of the fully enclosed portions of a building.

4-3(E)(4)(b) An incidental storage area is allowed outside of the fully enclosed portions of a building but must be screened from view from each property line as described in Subsection 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).

4-3(E)(4)(c) This use may include a sales/display room for items manufactured on the property.

4-3(E)(4)(d) The property containing this use shall meet edge buffer requirements in Subsection 14-16-5-6(E).

4-3(E)(4)(e) If the property containing this use is located abutting an arterial or collector street, the primary building on the site shall be placed between the primary street frontage and any allowed outside storage, service, or work areas.

- Please be aware of the Edge Buffering Requirements as it could affect future expansions on the site:

Development Type	Development Next to	Specific Standards	General Buffering	Buffering in DT-UC-MS-PT
Industrial	Non-industrial development	14-16-5-6(E)(4)	Landscaped buffer area ≥25 ft.	Wall, fence, or vegetative screen ≥6 ft.
Mixed-use or other non-residential	R-ML or R-MH	14-16-5-6(E)(3)	Landscaped buffer area ≥20 ft.	
Multi-family, mixed-use, or other non-residential	R-A, R-1, R-MC, or R-T	14-16-5-6(E)(2)	Landscaped buffer area ≥15 ft.	

[1] See Subsections 14-16-5-6(E)(2), 14-16-5-6(E)(3), and 14-16-5-6(E)(4) for complete edge buffer standards.

- On Form P, the applicant confirmed that the application has received the Solid Waste signature on the Site Plan, but Planning staff could not find the signature in the application submittal. The Site Plan set needs the Plan sheet with the Solid Waste signature.

- On Form P, the applicant confirmed that the application has received the Fire Marshall signature on the Site Plan, but Planning staff could not find the signature in the application submittal. The Site Plan set needs the Fire Marshal Stamp of approval.
- The MdS Level B Plan requires “water harvesting areas for surface runoff shall be provided in parking lots.” (See 2.2.2(g)(v), p. 18.) Please confirm compliance for the gravel parking areas on LP-102. Please also note compliance with MdS Level B Plan Section 2.2.4 Site Design Standards, as applicable.
- The Mesa del Sol Architectural Review Committee approved of the proposed architecture/facades of the proposed development. Elevations have been provided in the submittal. Two additional letters were received to verify compliance. The letter of 8/22/22 specifically grants an exception to the following MdS Level B Building Design Standards in 2.2.5 (p. 19):
 - a)2. Variations in building form requiredto break up large building forms.
 - c) 2. All building facades shall have architectural treatment similar to the primary building façade.
 - c) 3. Featureless unarticulated walls over 80 feet in length are prohibited.
 - d)2. Materials that are visibly simulated or prefabricated are prohibited.

- The MdS Arch Review Committee letter of 11/15/22 contains an additional stipulation:

Kairos Power proposes to install a 5-6' split face burnished CMU block screening wall on the south side of the Kairos campus expansions as illustrated on the attached site plan. This wall is proposed to be installed within two years of the date of this ARC approval unless a building fully complying with the Mesa del Sol design guidelines is deemed to be a more visually appealing alternative to the street face. The construction of such building shall not reduce the requirement for a CMU wall at other locations illustrated on the site plan.

The applicant has provided this note at Keyed Note #30 on Sheet A-100.

The approval of the MdS Architectural Committee regarding compliance with the MdS Building Design Standards is the measure of compliance, in place of IDO 5-11(E).

- Sheet A-101 shows a ‘concrete pad for future exterior equipment’. **Please note that MdS 2.2.4 c. requires that ‘outdoor storage areas shall be screened.’**
- Please note that where the MdS Level B plan is silent, the IDO applies.
- Sensitive Lands analysis is complete and included in this submittal.

- IDO 5-5 Parking & Loading. Applicant shows that 239 spaces are required, and that 221 plus the equivalent of 48 spaces from High Occupancy Vehicles. Please provide the basis for computing the required Parking spaces per the IDO. Show the calculations in your parking calculation table. (Reference: Table 5-5-1; 5-5-B-4 Allowed Vehicles; 5-5-C-4 Unlisted Uses; 5-5-D Motorcycle; 5-5-E Bicycle.)
- IDO 5-6 Landscaping. 5-6-C Minimum Landscaping
 - The site provides 16.8 % of the net lot area in landscaping and exceeds the minimum requirement of 15%. A total of 154,097 Landscape area is required, while 172,411 is provided.

Updated 1.29.23

- Sapindus Drummondi is not on the City of Albuquerque official trees list.
- Reference note in Planting Legend “Reclamation seed mix, see LP-100”.
-- Identify species in Reclamation Seed Mix. (Recommended you use a seed mix per Section 1013.)
- Pond stabilization (water harvesting trench) to follow Section 1013. See link: [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)
 - IDO 5-6-D Required Street Trees.
 - IDO 5-6-F Parking Lot Interior. Confirm compliance and calculations that 10% landscaped of parking lot interior is landscaped.
--Provide parking calculations per IDO 5-6(F)(2)(c) Tree Requirements. Clarify the following:
 1. 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. 10 parking spaces between trees.
 - IDO 5-6-G Screening of Mechanical Equipment and Support Areas. Confirm compliance.
 - IDO 5-7 Walls/Fences, table 5-7-1. See also MdS Level B Plan 2.2.4.d.
 - IDO 5-11(E)(3) requires: at least one outdoor seating area that is a minimum of 500 s.f. **Please identify this seating area on your site plan.**
 - The subject site is in the Airport Protection Overlay Zone, which contains applicable regulations. Please refer to 14-16-3-3 of the IDO, starting on p. 65. Height is regulated in this overlay zone.
 - The subject site is within the mapped area for City Aviation and KAFB referrals. Provide

approval documentation from Richard McCurley, the Director of City Aviation, at rmccurley@cabq.gov and Janet Cunningham-Stephens with KAFB at Janet.cunningham-stephens.ctr@us.af.mil

- The project site has no registered neighborhood associations proximate to the site per the Office of Neighborhood Coordination. Therefore, no neighborhood association meetings or notice were required.



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: Jolene Wolfley/Robert Webb/Jay Rodenbeck/Bonnie Strange DATE: 1/30/23
Planning Department
