

May 24, 2024

City of Albuquerque
Planning Department
DFT Members
600 2nd St NW, Ste 300
Albuquerque, NM 87102

**Re: Universe View Subdivision Site Plan for Commercial Development DFT Comment
Response
Zone Atlas D-10; COA Project # PR-2020-004596; SI-2024-00390**

On behalf of Mr. and Mrs. Rabadi, Huitt-Zollars, Inc. is submitting responses to DFT comments from the May 1, 2024 hearing and requests review of the attached submittal for the Universe View Subdivision Commercial Development with address/location: Lot 1, Block A, Unit 17, located at the southeast corner of Universe Blvd NW & Rosa Parks Rd NW, consisting of approximately 2.936 acres zoned MX-L. All DFT comments have been addressed below. Please note that DFT comments are in *italics* and our responses are in **bold** text.

ABCWUA Comments

1. *No objection*
 - a. *Previous comments have been addressed.***Noted.**

Transportation Development Comments

1. *Transportation has an approved TIS dated 11/29/22 and approved TCL dated 11/22/23. No objection.***Noted.**

Hydrology Section Comments

1. *Hydrology has an approved Conceptual Grading & Drainage Plan (COD016C) with engineer's stamp 07/13/2023.***Noted.**
2. *Hydrology has no objection to the Site Plan for Building Permit.***Noted.**
3. *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 are met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Noted.

Parks and Recreation Department Comments

1. *Prior comments addressed. Approved – defer approval of tree species to Planning.*

Noted.

Code Enforcement Comments

1. *The majority of prior comments have been noted and/or addressed in submittal.*

Noted.

2. *Please show distance from Monument sign to property line, or note on site plan.*

Dimension has been added to the Site Plan.

3. *Code Enforcement has no further comments at this time.*

Noted.

DFT-Planning-Case Comments

1. *The project and application numbers must be added to the Site Plan and any associated IL. Include DFT signature block as well.*

Project and application numbers have been added to the Site Plan, as well as the DFT signature block.

2. *Submit an updated landscaping plan that matches the Site Plan. Include all relevant detail for each requirement within section 5-6. Including but not limited to 5-6-C General Landscaping, 5-6-C-2 Minimum Landscape Area, 5-6-D Required Street Trees, 5-6-E-2 Development next to Low Density Residential, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas.*

Landscape Plan has been updated with latest site plan.

3. *Include detail for pedestrian connections per IDO section 5-3.*

Details for pedestrian connections have been added.

4. *Clarify uses for the development. Uses referenced in the submittal were general retail and commercial office.*

Exact uses are unknown, but will comply with the allowed uses for MX-L zoning within the CPO-13 and VPO-2 Overlay Zones.

5. *Confirm with Transportation that the one-way Drive-Through lane behind the buildings is permitted. *Applicant has noted that drive-through use will be accessory to the retail use and not a restaurant.*

Transportation has approved the Site Plan.

6. *Demonstrate how Use Specific Standards for Drive-Through are being met. 4-3-F-5 and 5-5-1.*

4-3(F)(5)(a) – Order board for the east building faces south toward the apartment complex, so does not face a public street. The order board for the west building faces east, with public right-of-way more than 300-feet away. There are 2 landscape buffers between the order board and the public street with many trees and shrubs providing screening.

4-3(F)(5)(b) – The site plan complies with 14-16-5-5 (Parking and Loading) and 14-16-5-9 (Neighborhood Edges).

4-3(F)(5)(c) - Noted. Drive-throughs will not be used for cannabis retail. Note added to site plan “DRIVE THROUGH USES SHALL BE LIMITED TO THOSE PERMISSIBLE IN THE IDO”.

4-3(F)(5)(d) - Major Open Space is further than 330 feet away. Acknowledged.

4-3(F)(5)(e) – The site is not adjacent to Major Public Open Space. Acknowledged.

4-3(F)(5)(f) – The site is not in the downtown small area. Acknowledged.

5-5(1)(2)(a) – N/A. Drive-through lanes are not adjacent to public rights-of-way. Acknowledged.

5-5(1)(2)(b) – Audible electronic device for west building is about 60-feet away from nearest property line, while it is 30-feet away from nearest property line for the east building. Speakers will not be heard past the property lines. There is a preview board without a speaker nearest property line on the SE corner of the site (south of building 2). The order window is noted by keyed note 28 and is 84ft west of the residential zoned lots to on Curved Water Dr NW and 79ft north of the apartment lot.

Acknowledged.

5-5(1)(2)(c) – N/A. Drive-through windows do not face an abutting residential lot.

Acknowledged.

5-5(1)(2)(d) – N/A. The development is not in UC-MS-PT areas or zoned MX-H.

Acknowledged.

5-5(1)(2)(e) – N/A. The development is not in UC-MS-PT areas or zoned MX-H.

Acknowledged.

5-5(1)(2)(f) – Drive-through service window and order boards are located 50-foot minimum from the apartment lot to the south. The drive through window is 79 ft from the apartment lot. There is no order board for building 2.

5-5(1)(2)(g) – There is a minimum of 15-feet of landscape buffer between the drive-through lane and the apartment complex parking to the south, with a 6-foot high wrought iron fence.

7. *For any revisions and supplemental submittals: All final Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. The final Landscape Plan must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.*

All Plans submitted are signed.

Your time and consideration of our responses are greatly appreciated. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me at 505-235-7158 or via email at dduneman@huitt-zollars.com.

Sincerely,
Huitt-Zollars, Inc.



Donnie Duneman, PE
Senior Project Manager

cc: Client
Project file

Attachments

1. Site Plan (05_1-2024-05-22 Universe View Strip Mall A-100.pdf)
2. Landscaping and Irrigation Plans (05_2-Universe View Commercial Landscape Set 2024.05.02 sig.pdf)
3. Building Elevations (05_5-2024-05-23 Universe View Strip mall Elev.pdf)