April 22, 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 April 3, 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. *Please add the following notes to the Conceptual Utility Plan*
    a. *Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454.*
    b. *Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer use Ordinance. Contact the Pre-Treatment Engineer at 505-289-3439.*

    Notes have been added.

2. *Please reference overall project construction major infrastructure and add a note stating service cannot be sold until infrastructure is constructed to serve this site.*
    Work Order Plans have been referenced and note has been added.

3. *Please update the note stating infrastructure is installed by the City to simple reference the project number as applicable.*
    Note has been updated and project number referenced.

Code Enforcement Comments

1. *Property is located in the MX-L zone, within an Area of Consistency, and is located within the Northwest Mesa Escarpment overlay zone (VPO-2), IDO section 3-6€, and the Volcano Mesa overlay zone, CPO-13.*
   Noted.

2. *Development must meet all dimensional standards for MX-L, as per IDO 5-1(C), Table 5-1-2; standards for Colors, Reflectivity, and Roof-Mounted equipment is VPO-2.*
   Development meets these standards.

3. *Site Plan indicates use for Parking as Office, 3.5 spaces/1000. Application indicates Commercial development of two buildings for general retail use. General retail use is 3 spaces/1000, for establishments over 10,000 square feet. Please be aware that parking requirements may change, based on actual use.*
   Noted.

4. *Landscape plan does not appear to match site plan. Only shows one building. Please clarify.*
   Landscape Plan has been updated with latest site plan.

5. *Landscaping for Parking: "No parking space shall be more than 100 feet in any direction from a tree trunk, as per IDO 5-6(F)(2)(c). Please show how you are meeting these requirements for larger parking areas.*
   We believe the tree plantings meet this requirement.

6. *Show how meeting requirements for landscape buffers required for parking areas within 30 feet of front lot line and 20 feet of side or rear lot edges, as per IDO 5-6(F)(1) and (2).*
   Calculations have been added to the landscape plan.

7. *Show how façade and design requirements are meeting requirements as per IDO 5-11 (E).*
   Elevations have been revised and detail added.

8. *Appreciate the notes about signage and lighting on the site plan… but want to clarify that all signage shall meet all requirements of IDO section 5-12, and shall be built under separate permit; outdoor light fixtures shall meet all requirements of IDO section 5-8.*
   Notes and detail has been added to the Site Plan.

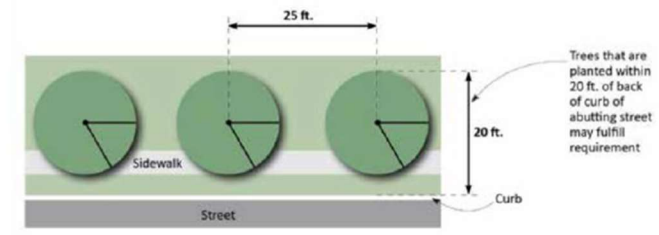
9. *Monument sign is shown as being located within the 10 foot public utility easement. Need to show distance from property line to the monument sign, and may need to relocate outside of easement, as per 5-12 (E)(2).*

The monument sign has been moved outside of the easement.

10. *No further comments at this time.*
    Noted.

Parks and Recreation Department Comments

04-03-2024 Proposed development meets the standards in the IDO 14-16-5-6(B), therefore Street Trees will be required along Universe. Please clearly identify how the standards in Subsection 14-16-5-6(D) of the IDO are being met at a minimum with landscaping calculations or details on the site plan like the example below.



Trees along Universe and calculations have been added.

Hydrology Section Comments

- *Hydrology has an approved Conceptual Grading & Drainage Plan (C0D016C) with engineer's stamp 07/13/2023.*
  Noted.

- *Hydrology has no objection to the Site Plan for Building Permit.*
  Noted.

- *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.

Transportation Development Comments

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

Planning-Case Comments

- *The Site Plan is being reviewed according to the standards and provisions within the IDO and the standards within the DPM. The site is zoned MX-L and is also within CPO-13-Volcan Mesa and VPO-2Northwest Escarpment Overlay Zones.*
  Noted.

- *Solid Waste & Fire & Rescue have approved the Site Plan.*
  Noted.

- *Hydrology has an approved G&D and Transportation has AN approved conceptual TCL.*
  Noted.

- *Sensitive Lands analysis was completed and included in the submittal. No issues were found.*
  Noted.

- *Any Drainage Ponds must meet Standard Specification 1013 or better. See Drainage Ponds Slope Stabilization and Seeding REquirements.pdf (cabq.gov)*
  There are no ponds on this project.

- *Emailed public notice requirements of IDO Section 6, Table 6-1-1 was completed prior to submitting the application file.*
  Noted.

- *Provide proof of sign posting on property.*
  Proof was emailed to PLNDRS@cabq.gov on 4/3/24 AT 10:20 AM.

- *Demonstrate and confirm compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and the landscape buffer. *Verification of standards per Transportation.*
  Landscape Plan has been revised.

- *Clarify if an IL-Infrastructure List will be a part of this project submittal. *If needed, after approval of the IL, and IIA-Infrastructure Improvements Agreement with financial guarantee will be required prior to final sign-off of the Site Plan.*
  No infrastructure list is required for this development. An Infrastructure List has been approved as part of the Work Order Project #709790.

- *The project and application numbers must be added to the Site Plan and any associated IL.*
  Project and application numbers have been added to the Site Plan.

- *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.

- *Include detail for pedestrian connections per IDO section 5-3.*
  Details for pedestrian connections have been added.

- *On the elevation pages: Add dimensions/measurements. Provide detail to demonstrate and explain compliance with all sections within 5-11-E.*
  Dimensions and detail have been added.

- *Demonstrate how the colors will be meeting the standards of VPO-2. 3-6-E-5, 3-6-E-6, and 3-6-E-7 regarding equipment, colors and reflectivity.*
  Detail has been added.

- *Clarify if there will be a shared parking agreement for this development or does each building meet parking independently.*
  Each building meets parking independently.

- *Uses referenced in the submittal were general, retail, and commercial office. Here are some of those standards:*
  Noted.

4-3(D)(37) General Retail

4-3(D)(37)(a) **Outdoor Display or Storage**

Except in the NR-LM and NR-GM zone districts, this use may not include a storage or display area outside of a fully enclosed building unless a Conditional Use Approval is obtained pursuant to Subsection 14-16-6-6(A) and the use is screened from any adjacent Residential zone district or lot containing a residential use in any Mixed-use zone district as required by Section 14-16-5-6 (Landscaping, Buffering, and Screening), except where allowed in the Old Town – HPO-6 pursuant to Subsection 14-16-3-5(K)(3)(d) (Outdoor Display).

General Retail, Small: An establishment with no more than 25,000 square feet of gross floor area.

General Retail

An establishment providing for the retail sale of general merchandise or food to the general public for direct use and not for wholesale; including but not limited to sale of general merchandise, clothing and other apparel, flowers and household plants that are not grown on-site, dry goods, convenience and specialty foods, hardware and similar consumer goods, cannabis for medical consumption pursuant to Sections 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Eric Compassionate Use Act), or other retail sales not listed as a separate use in Table 4-2-1. See also *Adult Retail*, *Building and Home Improvement Materials Store*, *Large Retail Facility*, *Liquor Retail*, and *Grocery Store*.

Commercial Services

Any activity involving the provision of services carried out for profit, generally for a business customer and not an individual buyer, including but not limited to upholstering, welding, laundry, printing, or publishing, that is not listed separately as a distinct use in Table 4-2-1.

Office

Establishments providing executive, management, administrative, professional services, consulting, record keeping, or a headquarters of an enterprise or organization, but not including the on-premises sale of retail goods, or any use included in the definition of personal or business services. See also *Business* and *Establishment*.

- *Clarify uses for the development per CPO-13 and Use Specific Standards for Drive-Through, a restaurant drive-through is not permitted in that area. Permissive Drive-Through uses will need to demonstrate how Use Specific Standards are being met.* **Drive-Through's will be for retail use.**

4-3(F)(5) Drive-through or Drive-up Facility

4-3(F)(5)(a) Each stacking lane is limited to a maximum order board area of 50 square feet. The face of the order boards shall be oriented away from public streets to the maximum extent practicable. If not practicable, at least 2 evergreen trees shall be planted in the landscape buffer area required by Subsection 14-16-5-5(I)(2)(a) in locations that would best screen the order board from the public right-of-way.

4-3(F)(5)(b) This use shall comply with the provisions of Section 14-16-5-5 (Parking and Loading) and Section 14-16-5-9 (Neighborhood Edges).

4-3(F)(5)(c) This use is prohibited accessory to cannabis retail.

4-3(F)(5)(d) Within 330 feet of Major Public Open Space, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

4-3(F)(5)(e) Notwithstanding Subsection (d) above, this use is prohibited adjacent to Major Public Open Space.

4-3(F)(5)(f) This use is prohibited in the following small areas as noted.

1. Downtown Small Area
   This use is prohibited in the following mapped small area.

5-5(I)(2) Drive-through or Drive-up Facility Design

5-5(I)(2)(a) Drive-through lanes adjacent to public rights-of-way shall be screened by a landscape buffer area at least 6 feet wide containing a vegetative screen or wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed concrete masonry unit (CMU) block) at least 3 but not more than 4 feet tall. The landscape buffer area shall be provided on the public street side.

5-5(I)(2)(b) Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments shall not be audible beyond the property line of the site.

5-5(I)(2)(c) Drive-through service windows shall be angled at least 45 degrees from parallel with any abutting lot line of a Residential zone district so that it does not directly face the residential lot.

5-5(I)(2)(d) In UC-MS-PT areas and the MX-H zone district, no drive-through lanes shall be located between the front façade of the primary building and the front lot line or within a required street side setback, except on lots that meet at least 2 of the following criteria.

1. The lot is located on a corner.
2. The lot is 21,780 square feet (1/2 acre) or smaller.
3. The lot does not have vehicular access to the street that the front façade of the primary building faces.

5-5(I)(2)(e) In UC-MS-PT areas and the MX-H zone district, if a drive-through lane is allowed pursuant to Subsection 14-16-5-5(I)(2)(d), the drive-through lane shall be screened pursuant to Subsection 14-16-5-5(I)(2)(a), and enhanced pedestrian crossings, such as a raised crosswalk, shall be required where the drive-through lane crosses a pedestrian pathway to the primary entrance of the building.

5-5(I)(2)(f) Drive-through service windows and any associated order board shall be located at least 50 feet in any direction from any abutting Residential zone district or lot containing a residential use in any Mixed-use zone district.

5-5(I)(2)(g) Where abutting any Residential zone district or lot containing a residential use in any Mixed-use zone district, the edge buffering provisions of Subsection 14-16-5-6(E) (Edge Buffer Landscaping) shall apply.

- *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.*
  Landscape Plan submitted is signed.

- *Walls and fences will require separate permitting through Code Enforcement and/or Building safety.*
  Noted.

- *Signage is per IDO section 5-12, CPO-13, and VPO-2. Some signage information was included within the submittal, was the intent to create signage standards or will that be addressed at building permit?*
  Signage will be addressed at building permit.

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
2. Landscape and Irrigation Plans
3. Utility Plan
4. Building Elevations