



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

DRB Project No: PR-2020-004622 Date: 04/05/2023 Agenda Item: #3 Zone Atlas Page: L-15

Legal Description: Lot 3 UNM Gibson Commercial District

Location: 1401 GIBSON BLVD SE

Application For: SI-2023-00592-SITE PLAN ADMINISTRATIVE (DFT)

1. Clearly delineate private vs. public infrastructure on the site utility plan.
2. Please note that all off-site infrastructure will be constructed by other permit on the site utility plan.
 - a. Construction notes should not be placed on this plan where a separate permit will be utilized to avoid confusion or improper guidance as this is not approving the work within Alumni Drive at this time.
 - b. I see a note for a DRC project number. Will this go through a work order?
3. Infrastructure List:
 - a. It is not clear why there is removal of infrastructure and installation of infrastructure within Alumni Drive on the IL for sanitary sewer manholes and 8" line.
 - i. Is this public? Private?
 - b. Infrastructure is not required to be in the IL can can be completed with a connection permit if the City is in agreement as any cuts within Alumni Dr. will be within City -right-of-way.

Comment: (Provide written response explaining how comments were addressed)

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2020-004622
1401 Gibson – Raising Cane’s

AGENDA ITEM NO: 2

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Transportation has an approved TCL dated 3/9/2023. No objection.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.
Transportation Development
505-924-3991 or earmijo@cabq.gov

DATE: April 5, 2023

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2020-004622 Hearing Date: 04-05-2023

Project: Rasining Cane's – 1401 Gibson Blvd SE Agenda Item No: _____

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Site Plan for Bldg. Permit
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ENGINEERING COMMENTS:

- Hydrology has an approved Grading & Drainage Plan (L15D051A) with engineer's stamp 02/06/2023.
- Hydrology has no objection to the Site Plan for Building Permit.

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
Delegated For: _____
SIGNED: I.L. SPSP SPBP FINAL PLAT
DEFERRED TO _____

DEVELOPMENT FACILITATIVE TEAM (DFT)

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

*Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov*

DATE: 4/05/2023

AGENDA ITEM NO: 2

PROJECT NUMBER:

PR-2020-004622

SI-2023-00592 – SITE PLAN ADMINISTRATIVE DFT

REQUEST: SITE PLAN APPROVAL FOR RESTAURANT AND DRIVE-THRU USE FOR RAISING CANES. RESTAURANT WILL BE 2,818 SQ. FT. THERE IS MAJOR PUBLIC INFRASTRUCTURE NEEDED FOR THIS DEVELOPMENT. SITE IS CURRENTLY VACANT AND SUBDIVIDED.

LOCATION: 1401 GIBSON BLVD SE

COMMENTS:

1. Property is located in the MX-M zone district, and must meet Dimensional Standards of IDO 5-1(D), Table 5-1-2.
2. Signs must meet requirements of IDO 5-12, Table 5-12-2. Signs to be submitted under separate sign permit. Must include site plan, elevations, and calculations of size of signs and wall façade where placed, giving the percentage of wall façade covered by signage. Allowed up to 15% for wall signs in MX-M zone.
3. Window signs – see requirements/restrictions in IDO Table 5-12-2.
4. Electronic signs to meet all requirements in IDO 5-12(H)(3) and Table 5-12-2.
5. Freestanding sign must have minimum 3 ft setback from property line. Show setback on site plan.
6. No further comments at this time.



DEVELOPMENT FACILITATION TEAM

Planning Comments

HEARING DATE: 4/5/23 -- **AGENDA ITEM:** DFT

Project Number: PR-2020-004622

Application Number: SI-2023-00592

Project Name: 1401 Gibson – Raising Canes

Request:

Site Plan review.

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

COMMENTS:

- Two previous sketch plats were filed in 2020 & 2022 for this property that addressed an IL and/or infrastructure agreement extension.
*A new IL is included in the submittal. A recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign off.
- Property is within a Landfill Buffer (5-2): Schwartzman, please provide Environmental Health approval – Paul Olson.
- *Ensure the project and application numbers are added to plan sheets and signature pages. *All Plan sheets must be sealed and signed by the relevant design professional licensed in the State of New Mexico. *Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.
- A Signature Block for DFT staff members must be added to the Site Plan. The signature block can be obtained at the following link:
https://documents.cabq.gov/planning/development-facilitation-team/Site_Plan_Administrative_DFT_Signature_Block.pdf
The project (PR-2021-005492) and application (SI-2023-00617) numbers for the Site Plan must be added above the signature blocks.
- All development is subject to **IDO section 5-4-C (Subdivision of Land Compliance)**. Action cannot increase any existing nonconformity or create a new nonconformity.

**(See additional comments on next page)*

- **Check for and demonstrate compliance with section 7 of the DPM, Table 7.2.29, regarding Sidewalk width requirements and its landscape buffer. Identify widths of sidewalks and landscape buffers on the Site plan.**

**Property is within an EC-Employment Center. Not in Corridor area.*

Gibson Blvd. SE is a Regional Principal Arterial:

Requires 6 ft Side walk and 4 ft-6ft Landscape Buffer.

Bike lane. Proposed Trail Paved.

Alumni Dr. is a Local Street:

Requires 5 ft Sidewalk and 4 ft-6 ft Landscape Buffer.

**Verification per Transportation and Parks and Recreation.*

Please reference the following development standards from the IDO.

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/integrated-development-ordinance>

**Subject to change pending formal submittal or change in development type/use.*

Changes to site may require amendments to previous approvals.

- ❖ **Table III: IDO Provisions for ABC Comp Plan Centers and Corridor Areas.** *Property is within the EC-Employment Center area.*
- ❖ **3-3 Airport Protection Overlay Zone.** *Reference development Standards for building permit. Referrals to Commenting Agencies (6-4)-(Albuquerque Int'l Sunport). Please provide Sunport communications.*
- ❖ **4-2 Allowed Uses for MX-M,** table 4-2-1.
Reference Use Specific Standards 4-3-D-8 for Restaurant for building permit. Additional detail is needed in order to confirm compliance with 4-3-F-4 for Drive- Through, that also includes a portion of 5-5-1.
**Please update site plan and/or justification letter to demonstrate compliance with these standards.*
- ❖ **5-1 Dimension Standards for MX-M.** 5-1-G Exceptions and Encroachments.
**Please update the site plan and/or provide notes for the required dimensional standards and measurements showing what is being provided.*
- ❖ **5-3 Access & Connectivity requirements.** Including, but not limited to –
5-3(C) General Access and Circulation, 5-3(D) Pedestrian Circulation, 5-3(E) Subdivision Access and Circulation.
- ❖ **5-5 Parking & Loading requirements,** Table 5-5-1 for Restaurant.
****Are the provided calculations meeting regular standards or are concessions included? Will there be and shared parking agreements?***

- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.
***Be aware of several Landscape sections related to new development –**
5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-E Edge Buffer, and 5-6-G Equipment/Support area requirements.

Based on calculations provided, the project is meeting minimum requirements. Such as, 5-6(E)(5) Area of Change Next to Area of Consistency, per table 5-6-5 – Landscaped buffer area ≥ 25 ft is required.

**However, plans will need to demonstrate compliance of all landscaping requirements, including the use specific standards. Please provide additional detail.*

- ❖ **Does project have the required Solid Waste approval?**

- ❖ **5-7 Walls/Fences**, table 5-7-1. ***Development requires separate permitting.**
- ❖ **5-8 for Outdoor Lighting** requirements.
- ❖ **5-11-E Building and façade design requirements.**
Provide additional detail demonstrating how plans are meeting these standards through a justification letter or site plan notes.

- ❖ **5-12 for Signage requirements and restrictions.**
Provide additional detail demonstrating how plans are meeting required standards through a justification letter and/or site plan/signage notes.
**New off-premise signage is not allowed*
**Is a revocable permit being requested for signage within the ROW?*

- ❖ **Section 6-1**, table 6-1-1 for **public notice requirements.**
- ❖ **7-1 Definitions** for development, dwelling and Uses.



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: Robert Webb/Jolene Wolfley/Jay Rodenbeck
Planning Department

DATE: 4/4/23



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

April 5, 2023

PR-2020-004622

SI-2023-00592 – SITE PLAN ADMINISTRATIVE DFT

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LOCATION: 1401 GIBSON BLVD SE

Comments:

04-05-2023

Street Trees are generally required every 25' on center along street frontage within 20' from back of curb. The site plan shows groupings of 3 trees farther apart than 25 feet. If 25' spacing cannot be met due to site constraints or desired landscape, please explain and/or clarify on plans why the spacing cannot be met.