



August 11, 2023

To: City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Re: **Wyoming Mall-Starbucks**
Project #: PR-2021-005461
Application #: SI-2023-01170

Dear Staff:

Please find the following responses addressing comments received in a letter dated July 18, 2023. In an effort to address your comments concisely and simplify your review of these development plans, we have summarized your comments and our responses below. Your comment is listed first, followed by the response in Bold.

Planning Department
Contact: Jay Rodenbeck

Comment 1: The Site Plan is being reviewed to the standards and provisions of the previous approval, and to the standards within the IDO, per MX-M and restaurant/Drive-through and standards within the DPM where the governing Site Plan is silent.

Response 1: Noted.

Comment 2: Solid Waste and Fire and Rescue have signed off on the proposed site plan. The project has an approved Grading and Drainage Plan, a TIS, and conceptual TCL. The TIS did not require infrastructure improvements.

Response 2: Noted.

Comment 3: Please identify/clarify the maintenance responsibility for any landscaping/buffering materials within an easement and/or ROW area.

Response 3: See sheet L1.0 for an updated note about maintenance responsibility.

Comment 4: Please confirm if there is a shared parking agreement in place or the need for one

Response 4: No shared parking agreement required.

Comment 5: The site is located in the Hoffmantown Activity Center along Wyoming Blvd. and Northeastern Blvd. Per DPM Table 7.2.29, Wyoming Blvd. is a Regional Principal Arterial, and in a city Center, the required sidewalk is 10ft and the buffer zone or

landscape needs to be 6-8ft. Northeastern Blvd. is a Local Street., the required sidewalk is 5ft and the buffer zone or landscape needs to be 4-6ft.

*How is the project meeting these standards?

*Is expansion and an infrastructure list a part of this site plan or a future platting action?

If any public infrastructure is required, an Infrastructure List must be submitted with either this Site Plan or a future platting application (DFT staff previously reviewed a replat for this site), and a recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign off of either the Site Plan or Plat.

Response 5: We are asking for a waiver so that we can preserve the sidewalks as-is. This waiver is being processed with the plat, which has already started.

Comment 6: Will this project still be going through the DHO process for re-plat? Per the previous sketch plat submittal, the applicant proposed subdividing the existing property into two lots. The proposed subdivision would require a Minor Preliminary/Final Plat

Response 6: The project is going through the DHO process for re-plat; it has already been submitted and is in review currently.

Comment 7: Please provide a detailed explanation letter and include site plan notes as to how the proposed elevation is meeting all applicable sections of 5-11(E) of the IDO.

Response 7: Below is the site plan and the measurements from the street facing façade to the property line. According to the IDO each street facing façade within 30 ft of a property line (the measurement shall be made to the closest perpendicular plane of a primary building façade) has to follow 14-16-5-11(E).

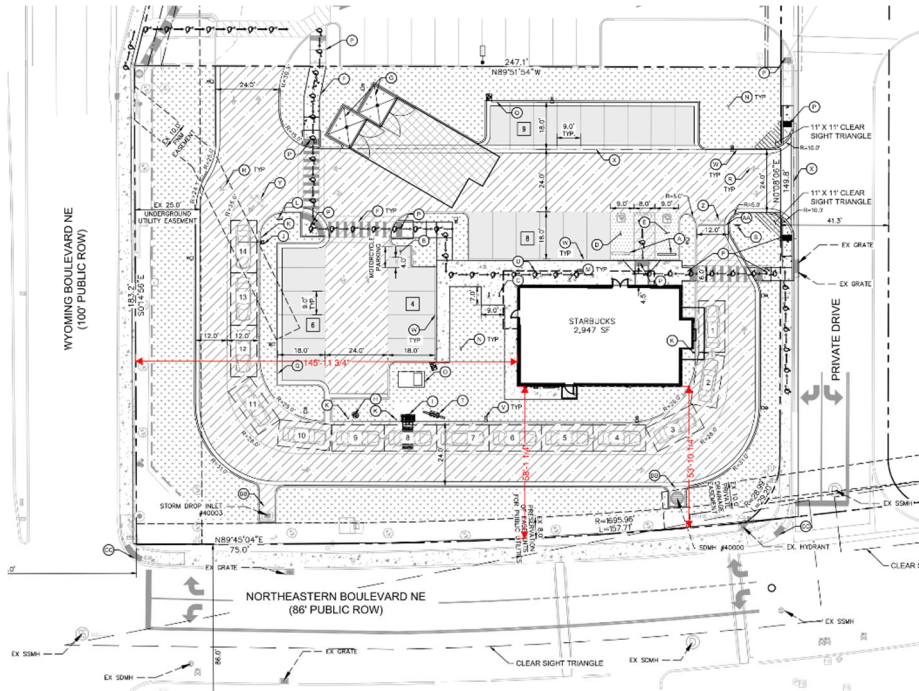
This site has 2 street facing façades (Wyoming and Northeastern). From the property line to the closest point on the street facing façade along Wyoming is approximately 146'. From the property line to the closest point on the street facing façade along Northeastern is approximately 54'. Since the street facing facade exceeds 30ft from the property line 14-16-5-11(E) is not applicable,

Street-facing Façade

Any façade that faces and is within 30 feet of a property line abutting a street, not including alleys, unless specified otherwise in this IDO. A building may have more than one street-facing façade. The phrase "façade facing a" that refers to a specific street or to alleys is included in this definition as well. See also *Measurement Definitions for Façade*.

Façade

When the IDO refers to a distance to a façade, the measurement shall be made to the closest perpendicular plane of a primary building façade. See also *Garage and Façade Definitions*.



Comment 8: Some signage was included in the elevation submittal. However, the signage detail was not. Will signage be a part of this review and DFT approval? Or will that be accomplished only during building permit submittal and review?

Response 8: Signage will be permitted separately. The signage dimensions meet the IDO standards. A signage percentage table has been provided on the plans see “Sign Data Table”.

Comment 9: Please provide additional detail as to how the proposed Drive-Through is meeting 4-3(F(4) and 5-5(I) of the IDO. Including but not limited to screening requirements.

Response 9: Due to existing and proposed utilities additional evergreen trees cannot be placed to screen order board. The drive-through is being screen by a landscape buffer of at least 6 feet along Wyoming and Northeastern. The buffer contains vegetative screening.

Comment 10: The provided landscaping plan and calculations show that the development will be meeting the 15% coverage requirement. However, please also provide detail on how it is meeting the standard. Please include the street tree requirement and street frontage requirement as well.

Response 10: Please see “Site Landscape” in the code table to see how landscaping is meeting standard requirements.

Comment 11: A DFT signature block must be added to the Site Plan

Response 11: Please see sheet C4.0 for the revision

Comment 12: The project and application numbers must be added to the Site Plan.

Response 12: Please see sheet C4.0 for the revision

Comment 13: All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sealed and signed by a Landscape Architect licensed in the State of New Mexico.

Response 13: Please see signature block on all required pages

Comment 14: On April 20, 2023, the EPC voted to approve a Major Amendment to the controlling Site Development Plan for Subdivision for the Wyoming Mall, which had been previously amended (Major Amendment) to add a drive-thru restaurant to Parcel 5-A. The April 2023 request added a drive-thru coffee shop to Parcel 5-A, so there are now two drivethru uses on Parcel 5-A and in the Wyoming Mall (which was originally approved by the EPC in 2005 and signed-off in 2006)

Response 14: Noted.

Comment 15: The EPC conditions of approval were as follows:

- 1) The EPC final sign-off of the site plan is due to DFT review and approval.

Response 15: Noted.

- 2) Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).

Response 16: Noted.

- 3) Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

Response 17: Noted.

- 4) The double trash enclosure must meet the city of Albuquerque's minimum requirements.

Response 18: Noted.

- 5) Any new connections to this infrastructure will require supporting documentation and discussion with ABCWUA.

Response 19: Noted.

- 6) Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easement should comply with IDO Section 5-6(C)(10). Shrubs and ground cover and smaller trees are generally acceptable within PNM easements.

Response 20: Please see sheet L1.0 for an updated landscape plan.

Albuquerque Bernalillo County Water Utility Authority

Contact: David Gutierrez, P.E.

Comment 1: Availability Statements #220302 and #221218 have been issued and provide the conditions for service.

Response 1: Noted.

Comment 2: Utility Plan:

- a. Please clearly delineate private vs. public infrastructure.

Response 2: Callouts on Utility Plan, sheet C6.0, updated to delineate between public and private infrastructure.

- b. Clearly show the private valve on the proposed fire line at the property line before any bends take place.

Response 3: Valve shown on fire line prior to bends. See sheet C6.0.

- c. Please add the following notes to the Master Utility Plan

- i. 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.

Response 4: Note added. See sheet C6.0.

ii. 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

Response 5: Note added. See sheet C6.0.

Comment 3: Wyoming is a Principal Arterial within a center and requires 10' sidewalk with a 6-8' landscape buffer. Northeastern is local road within a center and requires 5' sidewalk with a 4-6' landscape buffer. Your sidewalk exhibit shows an approximate 8' sidewalk along Wyoming and an approximate 6' sidewalk on Northeastern. Please indicate the landscape buffer width as seen in the aerial and provide a justification letter to allow the sidewalk along Wyoming to remain as is.

Response 6: The landscape buffers are being met. A DHO waiver is being requested for the sidewalk along Wyoming.

Comment 4: Transportation has an approved TIS dated 2-22-2023 and an approved Conceptual TCL dated 6-27-2023. As a reminder a full TCL will be required prior to building permit.

Response 7: Noted. A full TCL will be provided prior to building permit.

Comment 5: Hydrology has an approved Grading & Drainage Plan (H20D003E) with engineer's stamp date 03/31/2023.

Response 8: Noted.

Comment 6: Hydrology has no objection to the Site Plan for Building Permit.

Response 9: Noted.

Comment 7: As per IDO section 5-5(l)(2)(a), Drive-through lanes adjacent to public rights-of-way shall be screened by a landscape buffer area at least six feet wide containing a vegetative screen or wall...at least 3 but not more than 4 feet tall. There are a number of bushes provided along Northeastern, but they show only 18-24 inches in height, and there are very few bushes along Wyoming, insufficient for a vegetative screen. Please confirm that the landscape plan provided will meet these requirements, and add notes to that effect on Landscape Plan L.1, accordingly.

Response 10: Additional species has been placed in the landscape buffer area. There is an existing 6' wall that will remain within the buffer area on Wyoming.

Comment 8: No further comments or objections.

Response 11: *Noted.*