

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005482  
2040 Gibson Blvd. SE

AGENDA ITEM NO: 4

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Please call out the cross-lot access easement for all lots on the plat.
2. An approved TCL will be required prior to site plan.

. 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](mailto:earmijo@cabq.gov)

DATE: June 21, 2023

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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APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_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](mailto:rbrissette@cabq.gov)

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DRB Project Number: 2021-005482 Hearing Date: 06-21-2023

Project: Lot C-1, Lovelace Heights Addition Agenda Item No: 4

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

- Hydrology has an approved Revised Master Drainage Plan (M15D021) with engineer's stamp 02/13/2023.
- Hydrology will need to approve a Conceptual Grading and Drainage Plan prior to Site Plan for Building permit. This Conceptual G&D needs to follow the approved Revised Master Drainage Plan.
  
- Comment – Hydrology will need to approve a Grading and Drainage Plan prior to Building Permit if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

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](mailto:jppalmer@cabq.gov)

DATE: 6/21/2023

### **AGENDA ITEM NO: 4**

### **PROJECT NUMBER:**

[PR-2021-005482](#)

**PS-2023-00107 - SKETCH PLAT**

**REQUEST:** DEVELOP LOT C-1 OF LOVELACE HEIGHTS ADDITION INTO A DRIVE-THRU OIL CHANGE FACILITY

**LOCATION:** 2040 GIBSON BLVD SE between WALKER RD SE and YALE BLVD SE

### **COMMENTS:**

1. Property is zoned NR-C, and must meet all requirements as per IDO 14-16-5-1(E), Table 5-1-3.
2. Must meet all Use Specific standards as per the Allowable Use Table 4-2-1, in IDO 4-3-(D)(19).
3. Application refers to use as a drive-through oil change facility. Please clarify if customers will remain in vehicles during repair/oil-change work. If not, this would not be considered a Drive-Through facility or activity, as per IDO Definitions, page 557. If so, will need to meet requirements of IDO 4-3(F)(4).

***Drive-through or Drive-up Facility:** Facilities associated with a primary use, including but not limited to banks, financial institutions, restaurants, dry cleaners, and drug stores, but not including car washes or light vehicle fueling, to offer goods and services directly to customers waiting in motor vehicles.*

4. Vehicle stacking requirements must be met as per IDO 5-5(I), Table 5-5-8, Other Activity, which states: "Number of spaces required to be determined by the City Engineer based on anticipated demand."
5. Development must meet all requirements of IDO sections 5-5, Parking and Loading; 5-6, Landscaping, Buffering and Screening; 5-8 Outdoor and Site Lighting; and 5-12 Signs, and all other applicable portions of the IDO or City regulations.
6. No further comments at this time.



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**HEARING DATE:** 6/21/23 -- **AGENDA ITEM:** #4

**Project Number:** PR-2021-005482

**Application Number:** PS-2023-00107

**Project Name:** Gibson-drive through oil change facility

**Request:** Sketch Plat

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

- On September 15, 2022, the Environmental Planning Commission (EPC) approved a Site Plan Amendment per PR-2021-005482 / SI-2022-01473 (including the subject property of this Sketch Plat) which abandoned the controlling Site Plan for Building Permit (Z-93-18). Therefore, the proposed development must go through a Site Plan Administrative-Building Permit application process.
- On April 12, 2023, the Development Hearing Officer (DHO) approved a Plat subdividing Lot C of the Lovelace Heights Addition into Lots C-1 and C-2, and the proposed development would be constructed on Lot C-1. The Plat has been fully signed off by DFT staff.
- This Sketch Plat which includes Lot C-1 proposes six parking spaces. Is there any intention for external lots to utilize the six proposed parking spaces? If so, a Shared Parking Agreement would be necessary for the external lots to utilize the six proposed parking spaces.
- According to this Sketch Plat, the proposed development on Lot C-1 will not have direct access to roadways the subject property is located along (Gibson Boulevard and Miles Road), and will require shared access from Gibson Boulevard and Miles Road through external lots to the subject property. The Plat approved by the DHO on April 12, 2023 features a note noting that Cross Lot Access Easements have been granted. **Please confirm that these easements provide access to the subject property to/from Gibson Boulevard and Miles Road.**

*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 and/or development type/use changes. Changes may also require amendments to previous approvals.*

*\*(See additional comments on next page)*

- 4-2 Allowed Uses, table 4-2-1. The proposed use (1,432 oil change facility) is classified as a “light vehicle repair facility,” as well as a “drive-up or drive-through facility,” which are permissive uses in the NR-C zone district (which the subject property is located within). Reference Use table and Use Specific Standards for proposed development standards, requirements, and restrictions, including 4-3(D)(19) of the IDO for use-specific standards for light vehicle repair and 4-3(F)(4) of the IDO for use-specific standards for a drive-up or drive-through facility.
- Future development must meet all applicable standards and provisions of IDO (NR-C) and the DPM. \*Plans should demonstrate how standards are being met.
- Dimensional Standards for the NR-C zone district are noted in IDO 5-1(E).
- Access and Connectivity requirements are noted in IDO- 5-3. The future proposed Site Plan must clarify the requirements of this section. On-site pedestrian connections clarified in 5-3(D)(3) must be met. Additionally, please clarify if access is affected by the April 12, 2023 replat.
- Parking requirements are discussed in IDO-5-5. *Light vehicle repair facility* parking requirements are discussed in this table. 1 space per 1,000 sq. ft gross floor area is required for this activity.
- Drive-through facility design must meet IDO-5-5(I), including the stacking space requirements of Table 5-5-8. The minimum required stacking spaces must be determined by the City Engineer based upon anticipated demand.
- Please be aware of several sections related to new development in IDO-5-6 Landscaping, Buffering, and Screening. These sections are not limited to **5-6(C) General Landscaping**, **5-6(D) Required Street Trees**, and **5-6(F) Parking Lot Landscaping** Area requirements.
- IDO-5-6-G Equipment/Support for Roof-mounted Mechanical Equipment on a future building on the site must meet the requirements of 5-6(G)(1) of the IDO, and Ground-mounted Mechanical Equipment must meet the requirements of 5-6(G)(2)(a) of the IDO. Providing a landscaping plan including calculations and buffering/screening detail is strongly recommended.
- 5-6-E Edge buffer requirements, 5-6(E)(5) Area of Change Next to Area of Consistency- *Area of Consistency in Mixed-use, NR-C, or NR-PO 14-16-5-6(E)(4) Landscaped buffer area ≥25ft.*
- IDO-5-7 Walls/Fences, table 5-7-1. **\*Development requires separate permitting.**
- The IDO-5-8 requirement of **Outdoor and Site Lighting** must be met for future development.
- Any **Outdoor Seating** and Gathering Areas of future development have to meet the requirements of IDO-5-11(E)(3).
- Any future **Signage** must meet the requirements of 5-12 of the IDO.

- Section 6-1, table 6-1-1 for public notice requirements.
- Referrals to Commenting Agencies (6-4)-Kirtland AFB Military Influence Area and Albuquerque Int'l Sunport.
- Vacations per 6-6-M. \*May require additional approvals.
- 7-1 Development, dwelling and use definitions.



*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: Leila Shadabi/Jay Rodenbeck  
Planning Department

DATE: 06/20/23



## DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

**PR-2022-005482**

PS-2023-00107 - SKETCH PLAT

REQUEST: DEVELOP LOT C-1 OF LOVELACE HEIGHTS ADDITION INTO A DRIVE-THRU OIL CHANGE FACILITY

LOCATION: 2040 GIBSON BLVD SE between WALKER RD SE and YALE BLVD SE

### **Comments:**

06-21-2023

No comments regarding the platting action. Future development will require Street Trees along the Gibson Blvd street frontage. Please review IDO Subsection 14-16-5-6(D) for requirements.



## **Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

**DRB Project No: PR-2022-005482 Date: 06-21-2023 Agenda Item: 4 Zone Atlas Page: M-15**

**Legal Description: DEVELOP LOT C-1 OF LOVELACE HEIGHTS ADDITION INTO A DRIVE-THRU OIL CHANGE FACILITY**

**Location: 2040 Gibson Blvd SE between WALKER RD SE and YALE BLVD SE**

### **Application For: PS-2023-00107 – Sketch Plat (DFT)**

Previous Comments: (Update – Statement is expired now)

1. Availability Statement 210509 provides conditions for service for a 7-lot subdivision.
  - a. Please confirm that the 7 lot subdivision is still the proposed layout and this split of lot C will not modify this.
  - b. This statement does expire as of February 4, 2023 and if it is desired that these conditions remain, please request a new statement referencing this one so we can provide a new one to renew the conditions.
2. Once development plans move forward, please provide this to Utility Development so we can ensure the site meets the requirements of the availability Statement and fire flows can be met.
3. If the site deviates from the original, an updated statement will need to be in place for each site as needed.