



DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

**(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. PR-2021-005508  
Application No. SI-2021-00809

TO:

- Planning Department/Chair  
 Hydrology  
 Transportation Development  
 ABCWUA  
 Code Enforcement  
 Parks & Rec

**\*(Please attach this sheet with each collated set for each board member)**

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: 6/23/21 HEARING DATE OF DEFERRAL: 7/28/21

SUBMITTAL DESCRIPTION:

- (1) Planning and Code Enforcement- **Please see attached narrative and exhibits to address the overall landscaping. An updated landscape plan showing the existing landscaping and showing the trees that we are taking credit for. The aerial photo used shows the trees marked with their locations and quantities. The narrative provides existing overall landscaping calculations for the 25.97AC lot to show that the site currently exceeds compliance based on the number of existing mature trees and their calipers using the tree credits available in the IDO and the calculations for % of landscaping required and provided. An existing tree inventory exhibit is also provided for reference.**
- (2) Transportation- **See Sheet 1 of 2011 plat- Note #6 to address existing access easements. See Sheet 2 of 2011 plat for Public Sidewalk Easement to address previous comment. See recorded Access Easement document w/ Exhibits to address previous comments received. See revised Site Plan for labeling of flush pavement/sidewalk at ADA parking spaces in front of building entrance. \*Note- All of these documents were previously provided w/ supplemental submittal on 7/16/21**

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**PASEO DEL NORTE**  
**Chase Bank – 9261 Coors Blvd. NW**

Albuquerque, New Mexico  
Zoning – MX-M Medium Intensity

Landscape ordinance – The Integrated Development Ordinance (IDO), Character Protection Overlay, View Protection Overlay and Articles 6-6 & 9-8 of ROA 1994 (Regulations of Albuquerque)

A landscape analysis has been completed of the development and is a representational example of the current site. The following are the requirements that meet and or exceed the landscape ordinance.

- **Min. Landscape Area** - 15% of site @ 1,099,014 s.f. =
  - **Required – 164,852 s.f. – Provided – 394,145 s.f.**
- Area Requirements:
  - Mature Realistic spread of trees and shrubs will be used to calculate required vegetative coverage as follows:
    - Tree canopies and ground-level plants shall cover a min. of 75% of the total landscape area as measured by canopy width or the area beneath the dripline of the mature size of the vegetation.
  - Overlapping Requirements:
    - Existing Vegetation Credit and Bonus
    - **Stormwater Management Features**
    - **Street Frontage Landscaping**
    - Edge Buffer Landscaping
    - Parking Lot Landscaping
- Minimum Plant Sizes at Installation:
  - Street Trees - 2” caliper
  - Accent Trees – 1.5” caliper or 6 ft. in height
  - Evergreen Tree – 6 ft. in height
  - Multi-trunk Tree – 2 trunks with 2” caliper
  - Shrubs – 1 gallon
  - Groundcover and turf – Adequate to provide cover w/in 1 growing season.
  - **Existing Trees along Coors Blvd. and Paseo Del Norte:**
- Parking Areas:
  - Landscape Buffers –
    - Front Lot Edge:
      - Any parking lot located within 30 ft. of the front lot line shall be screened by either a masonry wall or by a landscape buffer at least 10 ft. wide with a continuous line of evergreen shrubs, 3 ft. in height. **N/A**
    - Side and Rear Lot Edges:

- Where no side or rear lot line buffer is required, the following applies:
  - Any parking lot located within 20 ft. of a side or rear lot line shall be screened by a landscaped strip at least 6 ft. wide containing at least 2 trees and 6 shrubs per 25 ft. of the parking lot edge closest to the lot line to screen the headlights.
  - Parking Lot Interior –
    - At least 10% of the parking lot area with 50 or fewer spaces, shall be landscaped. **N/A**
    - Tree Requirements:
      - One tree per 10 spaces

One (1) tree for every 10 pkg. spaces @ approx. 1,212 spaces: **Required = 121 trees**  
**Provided = 51 trees @ 465.5 tree credits**

- Existing Vegetation Credit and Bonus
  - Existing trees preserved for credit will need to be protected by a fence erected one ft. beyond the drip line.
    - Credits for Preserving Trees:
      - Site trees – **33 Trees @ 462 tree credits**
- Street Tree Frontage
  - Trees every 25 ft. on center along Coors Blvd. & Paseo Del Norte

One (1) Tree for ea. 25 l.f. @ 2,223 l.f. **Required = 89 trees** **Provided = 27 trees & 718 tree credits**
- Landscape Setback along Coors Blvd.
  - **Required – 30 ft. – Provided – 59 ft.** (30 ft. wide easements from property line)
- Screening:
  - Screen all transformers and utility pads allowing a 10 ft. clearance for access.
- Stormwater Management Features:
  - Required landscape and buffer areas shall be designed to serve as stormwater management areas.
  - Mixed-use lots shall have surface runoff including roofs and parking areas directed into depressed water collection areas located in landscape areas. **The site has multiple water detention areas and areas left in a natural state.**

**TREE CREDIT REQUESTED**

<u>Tree Number</u>	<u>Caliper of Tree</u>	<u>Species</u>	<u>Location of Tree</u>	<u>Condition of Tree</u>
1	4.5	Crabapple	Parking Lot Tree	Healthy
2	2.5	Crabapple	Parking Lot Tree	Healthy
3	18.0	Ash	Parking Lot Tree	Healthy
4	7.5	Ash	Parking Lot Tree	Healthy
5	8.0	Ash	Parking Lot Tree	Healthy
6	5.0	Ash	Parking Lot Tree	Healthy
7	7.0	Ash	Parking Lot Tree	Healthy
8	8.0	Ash	Parking Lot Tree	Healthy
9	8.5	Pine	Parking Lot Tree	Healthy
10	7.5	Pine	Parking Lot Tree	Healthy
11	5.5	Ash	Parking Lot Tree	Healthy
12	11.5	Ash	Parking Lot Tree	Healthy
13	9.0	Honey Locust	Parking Lot Tree	Healthy
14	9.5	Honey Locust	Parking Lot Tree	Healthy
15	12.0	Honey Locust	Parking Lot Tree	Healthy
16	11.0	Ash	Parking Lot Tree	Healthy
17	8.0	Honey Locust	Parking Lot Tree	Healthy
18	12.5	Honey Locust	Parking Lot Tree	Stressed
19	10.0	Ash	Parking Lot Tree	Healthy
20	6.0	Ash	Parking Lot Tree	Healthy
21	5.0	Sycamore	Parking Lot Tree	Healthy
22	7.0	Sycamore	Parking Lot Tree	Healthy
23	21.0	Cottonwood	Parking Lot Tree	Healthy
24	18.0	Cottonwood	Parking Lot Tree	Healthy
25	5.0	Honey Locust	Parking Lot Tree	Healthy
26	5.0	Honey Locust	Parking Lot Tree	Healthy
27	6.0	Honey Locust	Parking Lot Tree	Healthy
28	8.0	Honey Locust	Parking Lot Tree	Healthy
29	24.0	Cottonwood	Parking Lot Tree	Healthy
30	17.0	Cottonwood	Parking Lot Tree	Healthy
31	17.0	Cottonwood	Parking Lot Tree	Healthy
32	20.0	Sycamore	Parking Lot Tree	Healthy
33	8.0	Honey Locust	Parking Lot Tree	Healthy
34	40.0	Sycamore	Parking Lot Tree	Healthy
35	3.0*	Honey Locust	Parking Lot Tree	Healthy
36	5.5	Ash	Parking Lot Tree	Healthy
37	6.5	Ash	Parking Lot Tree	Healthy
38	8.5	Ash	Parking Lot Tree	Healthy
39	3.0*	Ash	Parking Lot Tree	Healthy
40	3.0*	Ash	Parking Lot Tree	Healthy
41	8.0	Sycamore	Parking Lot Tree	Healthy
42	7.5	Sycamore	Parking Lot Tree	Healthy
43	11.0	Sycamore	Parking Lot Tree	Healthy
44	10.0	Crabapple	Parking Lot Tree	Healthy
45	7.0	Ash	Parking Lot Tree	Healthy
46	8.0	Ash	Parking Lot Tree	Healthy
47	9.0	Sycamore	Parking Lot Tree	Healthy
48	4.0	Pear	Parking Lot Tree	Healthy
49	3.0*	Crabapple	Parking Lot Tree	Healthy
50	8.0	Ash	Parking Lot Tree	Healthy
51	3.0*	Ash	Parking Lot Tree	Healthy
52	23.4	Cottonwood	Street Tree	Healthy
53	24.5	Cottonwood	Street Tree	Healthy
54	28.0	Cottonwood	Street Tree	Healthy
55	35.0	Cottonwood	Street Tree	Healthy
56	20.5	Pine	Street Tree	Healthy
57	14.0	Fir	Street Tree	Healthy
58	27.5	Sycamore	Street Tree	Healthy
59	21.0	Ash	Street Tree	Healthy
60	25.5	Pine	Street Tree	Healthy
61	10.0	Honey Locust	Street Tree	Healthy
62	15.0	Honey Locust	Street Tree	Healthy
63	15.0	Sycamore	Street Tree	Healthy
64	42.0	Cottonwood	Street Tree	Healthy
65	34.0	Cottonwood	Street Tree	Healthy
66	55.0	Cottonwood	Street Tree	Healthy
67	19.0	Pine	Street Tree	Healthy
68	26.0	Sycamore	Street Tree	Healthy
69	22.0	Cottonwood	Street Tree	Healthy
70	21.0	Cottonwood	Street Tree	Healthy
71	19.0	Cottonwood	Street Tree	Healthy
72	9.0	Honey Locust	Street Tree	Healthy
73	40.0	Cottonwood	Street Tree	Healthy
74	40.0	Cottonwood	Street Tree	Healthy
75	10.0	Honey Locust	Street Tree	Healthy
76	37.0	Cottonwood	Street Tree	Healthy
77	60.5	Cottonwood	Street Tree	Healthy
78	24.0	American Elm	Street Tree	Healthy
79	20.0	Cottonwood	Site Tree	Healthy
80	12.0	Cottonwood	Site Tree	Healthy
81	9.0	Cottonwood	Site Tree	Healthy
82	12.0	Cottonwood	Site Tree	Healthy
83	15.0	Cottonwood	Site Tree	Healthy
84	15.0	Cottonwood	Site Tree	Healthy
85	12.0	American Elm	Site Tree	Healthy
86	16.0	Cottonwood	Site Tree	Healthy
87	17.0	Cottonwood	Site Tree	Healthy
88	12.0	Cottonwood	Site Tree	Healthy
89	13.0	Cottonwood	Site Tree	Healthy
90	7.0	Cottonwood	Site Tree	Healthy
91	7.0	Cottonwood	Site Tree	Healthy
92	31.0	Cottonwood	Site Tree	Healthy
93	17.0	Cottonwood	Site Tree	Healthy
94	29.5	Cottonwood	Site Tree	Healthy
95	15.0	Cottonwood	Site Tree	Healthy
96	16.0	Cottonwood	Site Tree	Healthy
97	15.0	Cottonwood	Site Tree	Healthy
98	15.0	Cottonwood	Site Tree	Healthy
99	10.0	Cottonwood	Site Tree	Healthy
100	10.0	Cottonwood	Site Tree	Healthy
101	18.0	Cottonwood	Site Tree	Healthy
102	18.0	Cottonwood	Site Tree	Healthy
103	9.0	Cottonwood	Site Tree	Healthy
104	24.0	Cottonwood	Site Tree	Healthy
105	10.0	Cottonwood	Site Tree	Healthy
106	6.5	Cottonwood	Site Tree	Healthy
107	11.0	Cottonwood	Site Tree	Stressed
108	13.0	Cottonwood	Site Tree	Healthy
109	5.0	Cedar	Site Tree	Healthy
110	8.0	Cedar	Site Tree	Healthy
111	14.0	Purple Plum	Site Tree	Healthy
<b>Total Overall Caliper Inches</b>	<b>1179.9</b>	<b>Total Trees</b>	<b>111</b>	
<b>Total Parking Lot Inches</b>	<b>465.5</b>	<b>Total Parking Trees</b>	<b>51</b>	
<b>Total Street Inches</b>	<b>717.9</b>	<b>Total Street Trees</b>	<b>27</b>	
<b>Total Site Inches</b>	<b>462.0</b>	<b>Total Site Trees</b>	<b>33</b>	

\* No credit requested





July 22, 2021

\* Ex. Trees

COORS BOULEVARD NW  
(NEW MEXICO STATE ROAD NO. 448)  
Public R/W - Width Varies

COORS BOULEVARD NW  
(NEW MEXICO STATE ROAD NO. 448)  
Public R/W - Width Varies

BUILDING  
LOCATION

SITE AREA  
1,099,014 SQ. FT.  
25.97 AC

PARADISE BOULEVARD  
Public R/W - Width Varies



## PASEO DEL NORTE DEVELOPMENT



View of natural drainage areas from Paseo Del Norte Blvd.



View of street trees along Coors Blvd.





View of landscaped slopes on the north side of the site.



View of street trees along Coors Blvd.