BARGHAUSEN

November 9, 2023
Email: haulick@cabq.gov

Hanna Aulick
Planning Department
City of Albuquerque
600 2nd N.W.
Albuquerque, NM 87102

RE: Responses to Comments for DFT PR-2021-006006 / SI-2023-00805
Costco Gasoline - Expansion
9955 Coors Boulevard Bypass N.W., Albuquerque, New Mexico 87114
Costco Loc. No. 1016 / Our Job No. 12735

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated May 3, 2023. Enclosed are the following documents for your review and approval:

1. One (1) PDF copy of the Comment Response Letter
2. One (1) PDF copy of the Solid Waste Approval
3. One (1) PDF copy of the Fire Plan Approval
4. One (1) PDF copy of the Gas Station Canopy Elevations Prepared by MG2, dated June 8, 2023
5. One (1) PDF copy of the Landscaping Plans prepared by Barghausen Consulting Engineers, Inc., dated November 9, 2023

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

**Water Utility Authority Comments**

1. *Please add the following note to the site plan:*

    a. *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**: This comment is acknowledged.

2. *The proposed site plan does not show any changes to the existing serviceability for the site regarding water and sanitary sewer however, please coordinate with our Pre-Treatment Engineer as noted above to ensure the proper devices are in place for any drainage that would enter into the sanitary sewer system.*

   **Response**: This comment is acknowledged. The site does not propose sewer or water service extensions.

3. *This project is outside of the established service area:*

   a. *If any additional services are requested, a Serviceability Letter is required to set the criteria for service. Please see link to request a Serviceability Letter above.*

      **Response**: This comment is acknowledged. The site does not propose sewer or water service extensions.

   b. *Upon issuance of a Serviceability Letter, either a Development Agreement or Service Connection Agreement will be required. Development Agreements are for projects that require public infrastructure extensions or improvements.*

      **Response**: This comment is acknowledged. The site does not propose sewer or water service extensions.

   c. *The ABCWUA Board must approve all Development Agreements and Service Connection Agreements. Generally, a completed package, including executed Serviceability Letter, must be provided to the Utility Development Section by the 7th of the month to be on the agenda for that month. Note that Development Agreements require two Board meetings, the first for introduction and another for adoption. Upon approval by the Board, the ABCWUA Executive Director must sign the approved agreement. This typically takes one to two weeks after the Board meeting.*

      **Response**: This comment is acknowledged.

   d. *Please coordinate with Utility Development at the contact above to prepare the relevant documents for the Agreement. This may be prepared in advance of the issuance of an executed Serviceability Letter. However, the Agreement cannot go to the board or be routed for inclusion on the agenda until a fully executed Serviceability Letter is acquired.*

      **Response**: This comment is acknowledged. The site does not propose sewer or water service extensions.

**<u>Transportation Development – Engineering Comments</u>**

1. *Transportation has an approved TCL dated 2/10/2023. No objection.*

   **Response**: This comment is acknowledged.

**Hydrology Section – Engineering Comments**

- *Hydrology has an approved Grading & Drainage Plan (B13D003) with engineer's stamp 03/02/2023.*

  **Response**: This comment is acknowledged.

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

  **Response**: This comment is acknowledged.

**DFT Comments doe PR-2021-006006**

- *No adverse comments to the site plan*

  **Response**: This comment is acknowledged.

**Albuquerque Public Schools - Memorandum**

1. *Project #2021-006006*

   a. *Project Identifier: SI-2023-008005—Site Plan DFT.*

   b. *Site Information: Lot N, Block 1B, Unit 2.*

   c. *Site Location: 9955 Coors Bypass NW.*

   d. *Request Description: Canopy extension of Costco existing fuel facility. 2,176 SF canopy expansion (4,944 SF Total), the installation of four (4) new multi-product dispensers (MPDS), and associated site improvements. Specific site improvements include directional ground painting, parking and landscaping.*

   e. *No comment.*

   **Response**: This comment is acknowledged.

**DFT Code Enforcement Comments**

1. *Property is zoned NR-C and has a prior approved Site Development Plan. Please confirm if current plans will be requiring Administrative Amendment.*

   **Response**: The project has been submitted as a DFT – Site Plan.

2. *Must follow all Use-Specific standards for a light vehicle fueling station, IDO 4-3(D)(18). Ensure lighting restrictions for façade and under canopies are being followed.*

   **Response**: This comment is acknowledged.

3. *Canopy signage cannot exceed 15% of façade, as per IDO 5-12, Table 5-12-2, for wall signs in NR-C zone. The Northeast and Northwest elevations are showing as 27/78% of façade on calculations given.*

   **Response**: The proposed canopy signage is a smaller percentage than the previously approved signage. The previous approval was 106.68 square feet of signage and 720 square feet of façade across all four sides. The proposed canopy signage is 106.68 square feet across 1,278 square feet of façade or approximately 9%.

4. *Code Enforcement has no further comments at this time.*

   **Response**: This comment is acknowledged.

**PNM Comments**

PR-2021-006006 / SI-2023-00805 (9955 Coors Bypass NW)

1. *It is the applicant's obligation to determine if existing utility easements or rights- of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.*

   **Response**: This comment is acknowledged.

2. *Any existing and/or new PNM easements and facilities need to be reflected on the resulting Site Plan.*

   **Response**: This comment is acknowledged.

3. *There are existing PNM facilities and/or easements along the southeast side of the site along the Eagle Ranch Rd frontage and along the southwestern side of the site along the Calabacillas Arroyo.*

   **Response**: This comment is acknowledged.

4. *Any existing easements may have to be revisited and new easements will need to be created for any electric facilities as determined by PNM.*

   **Response**: This comment is acknowledged. The project does not propose altering the existing electrical facilities.

5. *Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements, including Street Trees, should comply with IDO Section 5-6(C)(10).*

   **Response**: This comment is acknowledged.

6. *Structures, especially those made of metal, should not be within or near PNM facilities and easements without close coordination with and clearance by PNM.*

   **Response**: This comment is acknowledged.

7. *A five-foot clear area around ground-mounted transformers, with ten feet clearance for any side with doors, is required for safe access by PNM maintenance and service crews. Please ensure that both the site plan and landscape plan reflect these requirements.*

   **Response**: This comment is acknowledged.

8. *If existing electric lines or facilities need to be moved, then that is at the applicant's expense.*

   **Response**: This comment is acknowledged.

9. *For new service, please contact PNM as soon as possible at https://pnmnsd.powerclerk.com/MvcAccount/Login to create a request.*

   **Response**: This comment is acknowledged.

**DFT Planning Comments**

- *The project and application numbers must be added to the Site Plan*

  **Response**: The project and application numbers have been added to the updated Site Plan included in this re-submittal.

- *On Form P, the Applicant noted that they had received Solid Waste's signature on the Site Plan. The Applicant must confirm Solid Waste's approval and signature on the Site Plan by providing a Site Plan sheet with Solid Waste's signature*

  **Response**: A Site Plan with Solid Waste's signatures has been included in the resubmittal documents.

- *On Form P in the application submittal, the Applicant checked "NA" for the Fire Marshall Signature (on a Fire 1 Plan). According to the Fire Marshall's webpage at https://www.cabq.gov/fire/our-department/fire-marshals-office, all construction requiring a permit shall be submitted to the Fire Marshall's Office Plans Review Section for review and approval. For a Site Plan, a Fire 1 Plan approval is typically a requirement*

  **Response**: A Fire Marshall approved Site Plan is included in the resubmittal documents confirming Site Plan approval.

- *The expanded fuel station, including the four (4) additional fuel dispensers and 2,176 square foot canopy expansion proposed on the Site Plan, encroaches on an existing landscape island southwest of the existing fuel station that was approved with the original Site Plan approval (approved on April 25, 2007), 1005133 / 07DRB-00487). The Applicant included in their application submittal the originally-approved Landscape Plan. However, a Landscape Plan sealed and signed by a Landscape Architect licensed in the State of New Mexico must be submitted depicting the revisions to the original approval*

  **Response**: A revised Landscape Plan prepared by Barghausen Consulting Engineers, Inc. dated November 9, 2023, has been included in this resubmittal.

- *The proposed development must meet all applicable standards and provisions of the original 2007 Site Plan approval, 1005133 / 07DRB-00487, as well as the Administrative Amendments (AA's) which were approved on November 28, 2007 and April 19, 2013. If none existing and/or where silent, the proposed development must meet the standards and provisions of the IDO and the DPM*

  **Response**: The Site Plan has been designed to incorporate the applicable provisions of the IDO and previous Conditions of Approval from the original and subsequent development approvals. The expansion of the existing facility will remain consistent with the original Site Plan approval and surrounding development in the area. Additionally, the project will continue to meet all local and state permit requirements and does not intensify the fuel facility use in a way that would impact the original development negatively.

- *In addition to addressing the broader IDO and DPM requirements where the original Site Plan approval and AA's are silent and/or none exist, the Site Plan must address the specific IDO standards of 4-3(D)(18) of the IDO pertaining to light vehicle fueling station use-specific standards and confirm that these requirements are being met with the proposed expanded fuel station*

  **Response**: The site has previously been approved for a light vehicle fueling station. The expansion has been designed to incorporate the applicable provisions of the IDO and previous Conditions of Approval from the original and subsequent development approvals.

- *AA's to the original 2007 Site Plan approval were approved on November 28, 2007 and April 19, 2013 on the site. The 2007 AA approved revisions to parking, pedestrian connections, and landscape revisions, while the 2013 AA approved revisions to add the existing carport structures and remove 23 trees. The Applicant must confirm that the revisions approved with the AA's are reflected and depicted on the Site Plan and the calculations on the Site Plan and they also must be reflected and depicted on Landscape Plan sheets*

  **Response**: The proposed Site Plans show both the 2007 AA approved revisions and the existing carport/solar structures that are shown on the approved 2013 AA.

- *The elevation sheets provided in the application submittal only include the elevations for the existing canopy and fuel dispensers per the 2007 Site Plan approval. A revised/new elevation sheet(s) must be provided depicting the expanded fuel station to ensure compliance with the original Site Plan and IDO/DPM requirements and to ensure that the design matches with the description in the architectural design section of the justification letter*

**Response**: Elevations prepared by MG2 dated June 8, 2023, have been included in this resubmittal.

- *Staff note that an updated Utility Plan sheet was not included in the Site Plan submittal, and defer to other DFT staff as to if they need an updated Utility Plan sheet submitted*

  **Response**: It was determined during the May 3, 2023, DFT review meeting that an updated Utility Plan is not required.

- *Per Table 7.2.29 of the DPM, Eagle Ranch Rd. is a Minor Arterial and notes a minimum sidewalk width of 6 feet and Buffer/Landscape width of 5 – 6 feet. The Applicant must confirm if the noted sidewalk and buffer/landscape widths are met on the site*

  **Response**: The provided sidewalk on the site is a minimum of 6 feet wide.

- *Please note that staff could have future comments and the Site Plan Administrative DFT application is still under review.*

  **Response**: This comment is acknowledged.

**DFT Parks and Recreation Department Comments**

05-03-2023

- *Existing landscaping includes required street trees. Existing multi-use trail and landscape buffer along the Calabacillas Arroyo address Edge Buffer for MPOS. No additional comments.*

  **Response**: This comment is acknowledged.

We believe that the above responses, together with the enclosed revised plans and technical documents, address the comments in your letter dated May 3, 2023. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Respectfully,

Andrew Bowman
Assistant Planner

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enc: As Noted
cc: