# DEVELOPMENT REVIEW BOARD

## Parks and Recreation Department

PR-2021-006258
PS-2021-00139 – SKETCH PLAT
CSI – CARTESIAN SURVEYS, INC. agent for BRUNACINI DEVELOPMENT LTD. Co. requests the aforementioned action(s) for all or a portion of: TRACTS A-2-A and A-3-A, UNIT 2, JOURNAL CENTER PHASE 2 zoned NR-BP, located on RUTLEDGE between, BARTLETT ST NE and NORTH DIVERSION CHANNEL containing approximately 4.7453 acre(s). (D-16)
PROPERTY OWNERS: BRUNACINI DEVELOPMENT, LTD.CO
REQUEST: LOT LINE ELIMINATION

PR-2021-006258
SD-2022-00000 – PRELIMINARY/FINAL PLAT
CSI – CARTESIAN SURVEYS, INC. agent for BRUNACINI DEVELOPMENT LTD CO. requests the aforementioned action(s) for all or a portion of: TRACT A-1-A, A-2-A, UNIT 2, JOURNAL CENTER PHASE 2 zoned NR-BP, located on RUTLEDGE ST NE between RUTLEDGE RD NE and BARTLETT ST NE containing approximately 4.7483 acre(s). (D-16 & D-17)
PROPERTY OWNERS: BRUNACINI DEVELOPMENT, LTD.CO
REQUEST: CREATE ONE NEW TRACT FROM TWO EXISTNG PORTIONS OF TRACTS

PR-2021-006258
SI-2022-00057 – SITE PLAN
TIERRA WEST, LLC agent for BRUNACINI DEVELOPMENT LTD CO requests the aforementioned action(s) for all or a portion of: TRA-1-A A-2 A, JOURNAL CENTER PHASE 2, UNIT 2 zoned NR-BP, located on RUTLEDGE ST NE between RUTLEDGE RD NE and BARTLETT ST NE containing approximately 4.7483 acre(s). (D-16, D-17)
PROPERTY OWNERS: BRUNACINI DEVELOPMENT LTD CO
REQUEST: DRB SITE PLAN

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12-01-2021

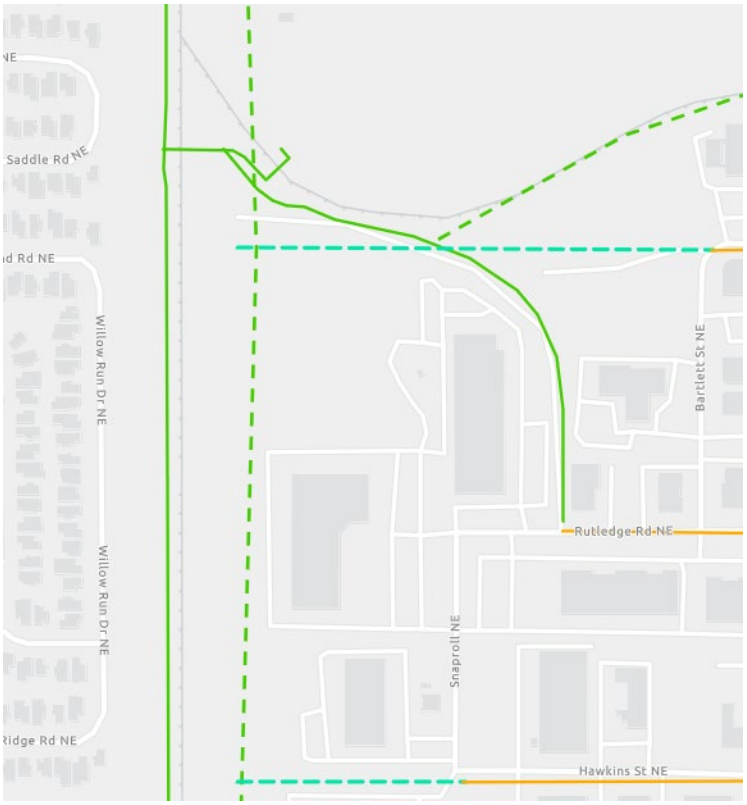
Existing multi-purpose trail adjacent in AMAFCA ROW to north and proposed multi-purpose trail is shown on this side of the North Diversion Channel adjacent in the AMAFCA ROW to the west, which may be needed with future development. No objection to lot line elimination.

01-19-2022

No additional comments.

02-02-2022

- The MRCOG Long Range Bikeway Map shows a proposed multi-purpose trail on this side of the AMAFCA ROW (see screen clip below). This may need to be added to the required infrastructure on the west side of the property.




**IDO Citations Related to Trails:**

- IDO 5-2(J)(3)(b) Property owners shall dedicate public right-or-way as shown in the Facility Plan for Arroyos for trails and/or arroyos. Public right-of way for a trail and landscaping adjacent to an arroyo shall average 20 feet in width.
- IDO 5-3(D)(4) Trails shall be dedicated on alignments that connect to any planned or existing trails on adjacent properties, as necessary to serve the residents, occupants, and users of the proposed development, and shall be constructed pursuant to the DPM.
- IDO 5-3(E)(4) Bicycle Facilities along Streets Each street designated in the Metropolitan Transportation Plan and/or the Bikeways and Trails Facility Plan as an existing or proposed route to accommodate bicycles shall be

incorporated into the development and shall be designed to comply with the standards of the DPM.

- DPM Section 7-4(F)(2) Locations of Future Facilities 3. In locations not identified on the LRBS or the BTFP maps, bikeways and/or trails may be required if they connect or close a gap in the existing system.

- The North Diversion Channel is a Major Arroyo and therefore the property lines abutting the arroyo are subject to those regulations for walls, landscape, etc. Chain link fencing is not permitted. Please check citations noted below. If a wall is required, review 5-7(E)(2), 5-7(E)(3).

Wall Design, and 5-7(E)(4) Walls Adjacent to Major Arroyos or Major Public Open Space, and the DPM for additional standards regarding articulation, etc.

**IDO Citations Related to Major Arroyos:**

- 5-6(C)(4)(e) Landscaping abutting arroyos shall consist of native plants that are included on the Official Albuquerque Plant Palette.

- 5-6(D)(2) Additional Frontage Landscaping, 5-6(D)(2)(a) General, Commercial and mixed-use buildings with a footprint of more than 50,000 square feet shall have at least **1 tree and 3 shrubs planted every 30 feet** along the length of any façade facing a City park or trail, Major Public Open Space, or major arroyo.

- 5-6(F)(3) Abutting Arroyos or Major Public Open Space, When a parking lot is located abutting a major arroyo or any Major Public Open Space, screening shall be provided via one of the following options:
    - 5-6(F)(3)(a) Walls or fencing a minimum of 6 feet high; fencing requires landscaping with evergreen shrubs or vines to form a screen at least 75 percent opaque.
    - 5-6(F)(3)(b) Shrubs and trees sufficient to act as a screen at least 4 feet high and at least 75 percent opaque.

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- 5-6(G)(4) Outdoor Storage Areas for Vehicles, Equipment, and Materials Areas where motor vehicles, including but not limited to automobiles, trucks, trailers, recreational vehicles, boats, equipment, and/or materials, are stored outside and are typically not moved within a consecutive 7-day period, and that are adjacent to any Residential zone district, a lot containing a residential use in any Mixed-use zone district, a City park, Major Public Open Space, public trail, or major arroyo, shall be screened from view by a **vegetative screen or by an opaque decorative wall or fence at least 7 feet and no more than 8 feet high that incorporates at least 1 of the primary materials and colors of the nearest wall of the primary building (but excluding exposed CMU block).**

<u>02-16-2022</u>
(Numbers below reference numbered comments above.)

- Have been communicating with applicant ex-parte regarding this issue. Have contacted DMD and MRCOG and still awaiting agency response to get this question resolved.

- North Diversion Channel is a major arroyo. Awaiting applicant response regarding meeting IDO regulations pertaining to major arroyos and buffering (cited above).

<u>03-02-2022</u>

- Given the updated MRMPO LRBS showing a proposed multi-use trail along the east side of the North Diversion Channel (shown above), PRD desires to plan in accordance since a multi-use trail is a desirable recreational amenity in the area. Through discussions with DMD, Transportation, and AMAFCA, PRD scheduled development of the trail project. The proposed multi-use trail will be in lieu of a bike-lane and sidewalk originally designed for the proposed Channel Road in this location, and the driving lanes of Channel Road could proceed in the future if funding becomes available through DMD. It is expected that the proposed multi-use trail will be part of an Infrastructure List for this project. Then, as part of a Procedure C agreement, funds will be held in a PRD account, and put toward the larger trail project.

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- Per IDO Section 5-6(D)(2) Additional Frontage Landscaping, 5-6(D)(2)(a) General, Commercial and mixed-use buildings with a footprint of more than 50,000 square feet shall have at least **1 tree and 3 shrubs planted every 30 feet** along the length of any façade facing a City trail.
  Is it possible to make the planter slightly larger at the mid-property line to improve soil volume?

  Reviewed new submittal of Infrastructure List and Landscape Plan from applicant's email and no additional comments.