DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

David G. Gutierrez, PE, Senior Engineer | 505-924-3695 dggutierrez@cabq.gov

DRB Project Number: **2022-006555** Hearing Date: **06/29/2022**

Project: **9610 Eagle Ranch Rd. NW** Agenda Item No: **7**

☒ Sketch Plat	☐ Minor Preliminary / Final Plat	☐ Preliminary Plat	☐ Final Plat
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☐ Site Plan for Bldg. Permit ☐ Site Plan for Subdivision	☐ Bulk Land Plat
☐ SIA Extension	☐ DPM Variance	☐ Vacation of Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology will need an approved grading and drainage plan completed by a New Mexico registered professional Civil Engineer for the proposed site plan.

RESOLUTION/COMMENTS:

Water:

Code Enforcement:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSD ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

Albuquerque Bernalillo County
Water Utility Authority

Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188

DRB Project No:	Date:	Item No:
PR-2022-006555	06/29/2022	#7
Zone Atlas Page: C-13	**Legal Description: Lot(s) A2, ADOBE WELLS** **Location: 9610 EAGLE RANCH RD NW between EASTERN CORNER OF EAGLE RANCH RD & IRVING BLVD**	
Request For: PS-2022-00126 – SKETCH PLAN		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. Serviceability Letter #211201 has been issued and provides the conditions for service. Routine connections are available.
2. Pro rata is not owed for this property.
3. This project is outside of the adopted service area:
    a. A Service Connection Agreement is required. Development
    b. Service Connection Agreements are approved by the ABCWUA Executive Director. This typically takes one to two weeks after the document drafted is signed by the applicant.
    c. Please coordinate with Utility Development at the contact above to prepare the relevant documents for the Agreement.
4. Utility Plan:
    a. Provide a utility plan that indicates the location of proposed services.

b. Show existing public water and public sewer mains and any associated easements on the utility plan.
c. Dimension the public water and public sewer easements on the utility plan.
d. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.
e. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement.

5. Easements:
    a. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
    b. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
    c. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.

DEVELOPMENT REVIEW BOARD
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 ***DATE:*** *6/29/2022*

AGENDA ITEM NO: 7

DRB PROJECT NUMBER:
PR-2022-006555
PS-2022-00126 – SKETCH PLAN

PROJECT NAME:
LAND DEVELOPMENT CONSULTANTS agent for **CIRCLE K STORES INC.** requests the aforementioned action(s) for all or a portion of: **LOT A2, ADOBE WELLS** zoned MX-M, **located at 9610 EAGLE RANCH RD NW between EASTERN CORNER OF EAGLE RANCH RD & IRVING BLVD** containing approximately 1.57 acre(s). (C-13)

PROPERTY OWNERS: CKD INVESTMENTS LLC

REQUEST: CONVENIENCE STORE AND FUEL CANOPY WITH 6 DOUBLE STACKED FUEL DISPENSERS

COMMENTS:

1. Property is zoned MX-M, and must meet all Dimensional standards of IDO section 5-1(D), Table 5-1-2.
2. Property is in the CPO-2 Coors Blvd Character Protection Overlay Zone, and must meet all dimensional, development, and design standards as per IDO 3-4(C); including grading, lights, building design, and signs.
3. Must meet specific use standards as per Table 4-2-1 and section 4-3(D)(18) for Light Vehicle Fueling Stations, 4-3(D)(37) for General Retail, Small, and any other applicable use standards for onsite activity.
4. Signage must meet requirements for CPO-2 Signage, IDO 3-4(C)(5)(f). Freestanding signs limited to 75 square feet and 9 feet in height. Where silent, requirements of IDO 5-12 Signs, Table 5-12-2 must be met.
5. In addition to sections cited above, must meet requirements of IDO sections 5-3 Access & Connectivity, 5-5 Parking, 5-6 Landscaping, Buffering, and Screening, 5-7 Walls & Fences, 5-8 Outdoor Site Lighting, 5-11 Building Design, and 5-12 Signs, as well as the DPM and any other applicable City regulations.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006555 AGENDA ITEM NO: 7
9610 Eagle Ranch

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Transportation will need an approved Traffic Circulation Layout prior to approval.
2. Please complete a Traffic Scoping Form to determine if a TIS will be required for this property.
3. Please provide sidewalk per DPM requirements on both Irving and Eagle Ranch along the property's frontage. These items will need to be listed on the infrastructure list.

. 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

DATE: June 29, 2022

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 6/29/22 -- **AGENDA ITEM**: #7*

***Project Number**: PR-2022-006555*

***Application Number**: PS-2022-00126*

***Project Name**: 4615 9610 Eagle Ranch*

Request: Sketch Plan: Convenience Store and Fuel Canopy with 6-Double Stacked Fuel Dispensers

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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.*

COMMENTS:

- Staff were not able to find any previous EPC and/or DRB Site Plan approvals on the site. If no major infrastructure is required, the proposed development will require a Site Plan – Administrative. If major infrastructure is required, the proposed development will require a Site Plan – DRB.

- If a Site Plan – DRB is required, the applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form P as a part of the application process and obtain their signatures on Form P. The applicant will also need to obtain the required Solid Waste signature as part of the application process for a Site Plan – DRB (if a Site Plan – DRB is required).

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico.
  Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

- Please reference the following IDO sections that pertain to this project:
  - CPO-2, Coors Overlay
  - 4-3-D-18 Light Vehicle Fueling Station.
  - 5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments. CPO-2 would override any conflicting standards.
  - 5-2 Site Design, Sensitive Lands, & Climate and Geographic feature requirements. Elevations and analysis will be required.
  - 5-3 Access & Connectivity, provide clarification on access, easements and proposed modifications to site.

**(See additional comments on next page)*

- 5-5 Parking & Loading requirements, table 5-5-1, 5-5-B-4 Allowed Vehicles, 5-5-C-4 Unlisted Uses.
- 5-6 Landscaping, Buffering, and Screening. 5-6-C Minimum Landscaping, 5-6-D Required Street Trees, 5-6-D-2 Additional Landscaping, 5-6-Edge Buffer Landscaping including, 5-6-F Parking Lot Landscaping, 5-6-G-3 Loading, Service and Refuse areas.
- 5-7 Walls/Fences, table 5-7-1.
- 5-11-E Building and façade design requirements. Provide elevations and detail.
- 5-12 Signage requirements. However CPO-2 includes many signage requirements and restrictions.
- 7-1 Use definitions. Light Vehicle Fueling Station, Retail, Etc.

- The parcel is in CPO-2, the Coors Boulevard Character Protection Overlay (IDO 3-4). The following IDO provisions should be noted.

3-4(C)(5)(d) Outdoor Lighting
The mounting height of light fixtures in off-street parking, other vehicular use areas, and/or outdoor storage areas shall be no higher than 20 feet above finished grade.
3-4(C)(5)(e) Architectural Design and Details
1. The use of colors that contrast with the predominant color of the building is limited to 10 percent of each façade.
2. Parapet walls shall be treated as an integral part of the building design. Such walls shall not appear as unrelated visual elements.
3. In all zone districts, mechanical equipment shall be screened from public view from streets adjacent to the lot or from adjacent properties. The design of mechanical equipment screening shall be compatible with, and be an integral element of, the building structure. Location of such equipment within the building or at ground level is preferable to roof-mounting, unless such location would adversely affect the streetscape, pedestrian circulation, or open space.
3-4(C)(5)(f) Signs
1. Any sign type or design is prohibited that:
a. Consists of banners, pennants, ribbons, streamers, strings of light bulbs, or spinners, except in cases where a business must close or temporarily relocate due to fire, unavoidable casualty, force majeure, or similar circumstance. In these cases, one temporary banner up to 3 feet by 6 feet may be allowed for up to 90 calendar days, with approval pursuant to Subsection 14-16-6-5(D) (Permit – Temporary Use).

b. Is in any way animated (including twinkling or wind activated movable parts), emits smoke, visible vapors, particles or odor, or rotates or moves in any manner.
c. Has flashing lights incorporated as part of its design and performance.
d. Is located (painted, affixed, etc.) on a water tower, storage tank, smoke stack, utility pole, or other similar structure.
e. Is a building-mounted sign that extends above the wall of the building.
f. Overhangs any property line.

2. On-premises signs in Mixed-use and Non-residential zone districts shall comply with the following standards:
a. Where 1 freestanding sign is allowed by the underlying zone district, a second freestanding sign is allowed on sites 5 acres or larger on any street frontage longer than 1,500 feet.
b. The size of freestanding and projecting signs shall comply with the sign standards in Table 5-12-2, but not exceed 75 square feet.
c. The height of freestanding signs in the area north of Western Trail/Namaste Road shall comply with the sign standards in Table 5-12-2, but not exceed 9 feet in height above grade.
d. The height of building-mounted signs shall comply with the sign standards in Table 5-12-2, but not exceed the height of the building.
e. No illuminated sign, or any illuminated element of any sign, shall flash, blink, or change its brightness.
f. No sign shall be erected, relocated, or maintained in such a manner as to cover or intrude upon any architectural features of a building such as windows, columns, moldings, or any major decoration or structural feature.

ONE ALBUQUERQUE planning

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: Robert Webb/Jay Rodenbeck/Jolene Wolfley
Planning Department

DATE: 06/28/22

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-006555
PS-2022-00126 – SKETCH PLAN
LAND DEVELOPMENT CONSULTANTS agent for CIRCLE K STORES INC. requests the aforementioned action(s) for all or a portion of: LOT A2, ADOBE WELLS zoned MX-M, located at 9610 EAGLE RANCH RD NW between EASTERN CORNER OF EAGLE RANCH RD & IRVING BLVD containing approximately 1.57 acre(s). (C-13)
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06-29-2022

- The Long Range Bikeway System map shows a Proposed Trail on Eagle Ranch Rd NW and Irving Blvd NW although it is unclear how this will connect with existing sidewalks, and coordination needed between Transportation Division and Parks & Recreation Department.

- Street trees are required on Eagle Ranch Rd NW and Irving Blvd NW per IDO Section 5-6 and the Street Tree Ordinance. Tree species should be recommended on the Official Albuquerque Plant Palette and Sizing List: https://documents.cabq.gov/planning/UDD/Official%20Albuquerque%20Plant%20Palette%20and%20Sizing%20List-2018-07-03.pdf
  Please also consult the Nature Conservancy's NM Climate Ready Tree List here: https://www.nature.org/content/dam/tnc/nature/en/documents/NM_ClimateReadyTrees.pdf