DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

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

DRB Project Number: **2022-006555** Hearing Date: **07-27-2022**

Project: **9610 Eagle Ranch Rd. NW** Agenda Item No: **8**

☒ 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	07/27/2022	#8
Zone Atlas Page: C-13	**Legal Description: Lot(s) A-1, ADOBE WELLS** **Location: 9610 EAGLE RANCH RD NW between EASTERN CORNER OF EAGLE RANCH RD & IRVING BLVD**	
Request For: **PS-2022-00142 – SKETCH PLAT**		

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. Dedicate public waterline easement for the onsite 12-inch public waterline in accordance with the easement specifications below.
3. Pro rata is not owed for this property.
4. 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.
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:*** *727/2022*

AGENDA ITEM NO: 8

DRB PROJECT NUMBER:
PR-2022-006555
PS-2022-00142 – SKETCH PLAT

PROJECT NAME:
LAND DEVELOPMENT CONSULTANTS agent for **CIRCLE K STORES INC.** requests the aforementioned action(s) for all or a portion of: **LOT A-1, ADOBE WELLS** zoned **MX-M**, **located at 9610 EAGLE RANCH RD NW between EASTERN CORNER OF EAGLE RANCH RD and IRVING BLVD** containing approximately 1.57 acre(s). (C-13)

PROPERTY OWNERS: CKD INVESTMENTS LLC

REQUEST: PROPOSING 3,700 SF CONVENIENCE STORE WITH SINGLE STACK FUEL CANOPY DISPENSER WITH 7 DISPENSERS AND 14 FUELING POSITIONS

COMMENTS:

1. Property is zoned MX-M and is showing the correct Setback Dimensions, as per IDO section 5-1(D).
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, including canopy lighting restrictions, and any other applicable use standards for onsite activity.
4. One motorcycle parking space is required for the site plan submitted, as per IDO 5-5(D), Table 5-5-4.
5. 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.
6. Must meet all other applicable development standards of IDO section 14-16-5, including IDO 5-6, Landscaping, IDO 5-7 Walls & Fences, IDO 5-8 Outdoor Site Lighting, and IDO 5-11, Building Design, and other applicable requirements in the DPM or other City regulations.

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: *727/2022*

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-006555 AGENDA ITEM NO: 8
9610 Eagle Ranch

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Please provide sidewalk per DPM requirements along Irving and a multi-use trail along Eagle Ranch at the property's frontage. These items will need to be listed on the infrastructure list.
2. Reminder: For the Site plan a TCL will be required and a traffic scoping form is required to determine if a TIS is required.

. 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: July 27, 2022

ACTION:

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

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

DEVELOPMENT REVIEW BOARD

Planning - Case Comments

***HEARING DATE**: 7/27/22 -- **AGENDA ITEM**: #8*

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

***Application Number**: PS-2022-00142*

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

Request:
Sketch Plat.

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

COMMENTS:

- For Platting actions, all signatures from the property owners, City Surveyor, utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. File must include the DXF File approval from AGIS along with the project and application numbers added to Plan sheets.

- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on checklist forms S or P as a part of the application process and obtain the required signatures.

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

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

**(See additional comments on next page)*

- Future development must meet all applicable standards and provisions of the IDO and the DPM. However if a property has a previously approved Site Development Plan, all proposed development must meet all standards within that plan. Proposed changes may require minor/major amendments to that plan. Where silent, development must still meet current standards of the IDO & DPM.

- Please reference the following IDO sections that pertain to future development of this project location:
    - CPO-2, Coors Overlay standards.
    - 4-3-D-18 Light Vehicle Fueling Station.
    - 4-3-D-37 General Retail.
    - 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.
    - 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 proposed Circle K gas station/convenience store Sketch Plat application was previously submitted as a Sketch Plan and heard by the DRB on June 29 per PR-2022-00655 / PS-2022-00126. The current Sketch Plat also includes a Plat as well as some minor revisions to the previous Sketch Plan including a single stack fuel canopy (versus a double stack fuel canopy previously), and 23 parking spaces and 1 ADA parking stall (versus 24 parking spaces and 2 ADA parking stalls previously).

- Please confirm why a platting action is proposed: is a lot subdivision being proposed and/or is ROW being dedicated?

- If ROW is being dedicated (requiring a platting action), are road improvements proposed/required?

<u>Disclaimer</u>: 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 DATE: 7/26/22
Planning Department

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)
PROPERTY OWNERS: CKD INVESTMENTS LLC
REQUEST: CONVENIENCE STORE AND FUEL CANOPY WITH 6 DOUBLE STACKED FUEL DISPENSERS

PR-2022-006555
PS-2022-00142 – SKETCH PLAT
LAND DEVELOPMENT CONSULTANTS agent for CIRCLE K STORES INC. requests the aforementioned action(s) for all or a portion of: LOT A-1, ADOBE WELLS zoned MX-M, located at 9610 EAGLE RANCH RD NW between EASTERN CORNER OF EAGLE RANCH RD and IRVING BLVD containing approximately 1.57 acre(s). (C-13)
PROPERTY OWNERS: CKD INVESTMENTS LLC
REQUEST: PROPOSING 3,700 SF CONVENIENCE STORE WITH SINGLE STACK FUEL CANOPY DISPENSER WITH 7 DISPENSERS AND 14 FUELING POSITIONS

<u>06-29-2022</u>

- 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

<u>07-27-2022</u>

Transportation/DMD requested a trail on Eagle Ranch Rd NW. The applicant communicated that there are issues with the grade difference. If a trail is constructed only in this section on Eagle Ranch, PRD would want the applicant to note property owner maintenance on the plan (at least until trail connects to larger system).