



Development Facilitation Team (DFT) – Review Comments

Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | dggutierrez@abcwua.org

Project No: PR-2022-007103 Date: 07/10/2024 Agenda Item: #1 Zone Atlas Page: M-14

Legal Description: Map 44 Tract 64C2 EXC 0.30 AC x ALL TR 64C3A2

Request: Final EPC sign-off for Love's Sunport development, Loves Travel Center

Location: 3200 Broadway Blvd SE between Broadway BLVD SE and Woodward Rd SE

Application For: SI-2024-00922 – EPC FINAL SIGN-OFF

1. Availability Statement 230717 provides conditions for service.
2. Infrastructure list **Infrastructure list updated to include WL to south property line and note to include appurtenances**
 - a. The infrastructure list does not include the entire extent noted in the Availability Statement. Please correct the extents of the waterline to be to the southern property boundary of the overall Tract 64C2 as noted in the Availability Statement. Include this to be shown in the site plan.
 - b. Please note all necessary appurtenances shall be included (manholes, valves, fire hydrants etc...)
3. Utility Plan
 - a. Please clearly identify public vs. private infrastructure. **See Note 1 added**
 - b. Please add the following notes to the Master Utility Plan **See Notes 3 & 4 added**
 - i. Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454.
 - ii. 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.
 - c. Coordinate with 811 to spot all existing infrastructure including Arno St. (there is an existing SAS interceptor along Arno) **done**
 - d. Please show existing easements if any exist as well as the existing sanitary sewer interceptor along Arno St. **no recorded easement found. Arno R.O.W. easement will be provided**
 - e. Please note that the waterline must be 10 ft away from the existing SAS along Arno. This will be coordinated at the work order. (informational comment) **understood & will be reflected on DRC plans**
 - f. For SAS is there an option for a gravity sewer connection rather than extending a pressure line?
 - i. Potentially set up a meeting to discuss options. **Option discussed and not feasible based on grades**

Comment: (Provide written response explaining how comments were addressed) **done**

DEVELOPMENT FACILITATIVE TEAM (DFT)

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@caba.aov

DATE: 07/10/2024

AGENDA ITEM NO: 1

PROJECT NUMBER:

PR-2022-007103

PS-2024-00922 -EPC FINAL SIGN-OFF

ADDRESS/LOCATION: Map 44 Tract 64C2 EXC 0.30 AC x All TR 64C3A2 zoned NR-LM, located at 3200 BROADWAY Blvd SE between BROADWAY BLVD SE and WOODWARD RD SE containing approximately 21.43 acre(s). (M-14)

REQUEST: Final EPC sign-off for Love's Sunport development, Loves Travel Center

IDO – 2022

COMMENTS:

1. Recommend you modify the “Variance” note on Overall Site Plan, SP-1 for clarity:

- 4. Number of Electronic Signs (2 signs) **increase of 1 sign.**

VARIANCES	
1. VARIANCE TO ALLOWABLE SIGN AREA (CAT SCALE SIGN, 107.75 SF)	
2. VARIANCE TO ALLOWABLE SIGN AREA (PRICER SIGNS, 148.33 SF)	
3. NUMBER OF FREESTANDING SIGNS (5 SIGNS) INCREASE OF 2 SIGNS	
4. NUMBER OF ELECTRONIC SIGNS (2 SIGNS) INCREASE TO 1 SIGN	

correction to note
4 made.

2. Signage will be approved by separate permit. For that permit, you must meet all requirements as noted in IDO 5-12, Table 5-12-2, including sizes for wall signs, to include calculation of percent of façade, and other requirements not specifically addressed in the Variances noted.

note added to reflect separate sign permit required

3. Please clarify location of signs as shown on Sheet DET-4, indicating which sign detail is represented by each number shown (perhaps place a matching number on the sign detail, for clarity). When submitting for Sign Permit, you will need to show on a Site Plan the specific location and type for each sign, with distance from property line and other pertinent details.

sign location detail added along with sign names or numbers reflected on each sign detail

DEVELOPMENT FACILITATIVE TEAM (DFT)

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jppalmer@caba.aov

DATE: 07/10/2024

4. Parking Calculations on Sheet SP-2: Parking appears sufficient, but calculations shown are inaccurate. The calculations are to be based on Gross Floor Area of each use...and if the same building has multiple uses, it is generally either split between the specific GFA for each use, or just based off of the highest related GFA for the combined uses.

parking calculations revised per suggestions

For instance:

- Light Vehicle fueling (LVF) = 4 spaces/1000 GFA
- General Retail = 3.5 spaces/1000 GFA
- Heavy Vehicle fueling (HVF) = 1 space/1000 GFA
- Restaurant = 5.6 spaces/1000 GFA (it is shown as 8/1000)

To calculate:

- Show GFA for Restaurant, and parking calculations for Restaurant
- Show GFA for Light Vehicle fueling and parking calculations for LVF
- If Light Vehicle fueling, Heavy Vehicle fueling, and General Retail are all utilizing the same space – parking will be covered in the LVF area calculations of 4 spaces/1000.

5. Lighting for fuel canopies: Need to add note on Sheet A-6, as per EPC Notice of Decision, indicating that the lighting in the canopies will meet requirements of IDO 4-3(D)(17)(d).

note added to sheet A-6

6. Light poles are limited in height to 30 feet in the (non-residential zone districts (NR-LM), as per IDO 5-8(D)(3), Table 5-8-1. Please correct note on sheet SP-2, Travel Center Site Plan, and related detail plans on sheet DET-1.

light pole callout revised to reflect 30' max height on plan and detail sheet DET-1

SHEET SP-2

NOTE:

1 – AREA LIGHT SHALL BE FULLY SHIELDED AND MAXIMUM
35 FT HEIGHT

SHEET DET-1: See excerpt from details shown on next page, indicating height of 40 feet.

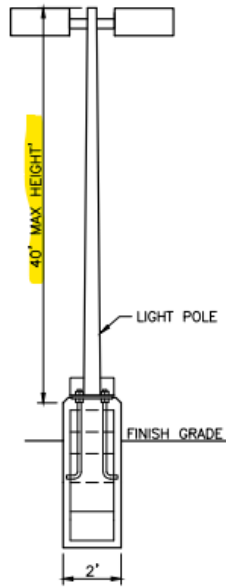
DEVELOPMENT FACILITATIVE TEAM (DFT)

Code Enforcement Comments

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Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@caba.aov

DATE: 07/10/2024



light pole callout revised to reflect 30' max height on plan and detail sheet DET-1

LIGHT POLE DETAIL
N/C

7. CE has no further comments at this time.



DEVELOPMENT FACILITATION TEAM

Parks and Recreation Department

PR-2022-007103

SI-2024-00922 – EPC FINAL SIGN-OFF

Map 44 Tract 64C2 EXC 0.30 AC x All TR 64C3A2 zoned NR-LM, located at 3200 BROADWAY Blvd SE between BROADWAY BLVD SE and WOODWARD RD SE containing approximately 21.43 acre(s). (M-14)

REQUEST: Final EPC sign-off for Love's Sunport development, Loves Travel Center IDO -2022

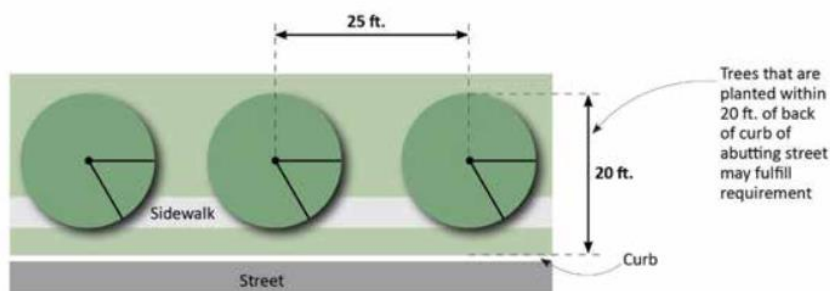
Comments:

07-10-2024

Is Keyed Note #37 intended to be a trail in lieu of sidewalk? If so, please change the name to reflect the intent. An 8' asphalt trail is not preferred for multi-use trail (Bicycles and Pedestrians) per the DPM and would not be maintained by the Parks and Recreation Department. A note on the infrastructure list and DRC plans will need to indicate this and that the trail will be maintained by the property owner. **Yes. trail is in lieu of sidewalk. Call out modified and to reflect 8' Asphalt Trail (to be maintained by property owner**

If the intent is for a paved multi-use trail, then the trail will need to be 10 ft wide and built per the DPM for a multi-use trail. Proposed multi-use trail is indicated in this area, but not specifically along Broadway Blvd SE. Please contact Whitney Phelan if you have additional questions.

Include a detail showing 20' from the back of the curb along Broadway, Arno St, and Sunport Blvd to verify that the trees will be planted within the required frontage per IDO 14-16-5-6(D) or a note on the landscaping plan. **Applicable note added to landscape plan under Street Tree Notes**



DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2022-007103 Hearing Date: 07-10-2024
Project: Love's – Broadway / Sunport Agenda Item No: 1

<input type="checkbox"/> Sketch Plat	<input checked="" type="checkbox"/> Site Plan for Bldg. Permit
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ENGINEERING COMMENTS:

- Hydrology has an approved Conceptual Grading & Drainage Plan (M14D038) with engineer's stamp 01/26/2024.
- Hydrology has no objection to the Site Plan for Building Permit.
- The following drainage line item are need:
 - Inlet with storm sewer pipe on Arno Street out falling to the City's Detention Pond. **infrastructure list modified to show the required storm and inlet in Arno**
- Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

Final Grading & Drainage Plan will be submitted to Hydrology for review and approval for Building Permit

☐ APPROVED
☐ DENIED

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

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007103
3200 Broadway

AGENDA ITEM NO: 1

SUBJECT: EPC Site Plan

ENGINEERING COMMENTS:

1. Transportation has an approved Conceptual TCL dated 12/14/2023 and an approved TIS dated 9/19/2023. No objections.
2. As a reminder, a full TCL approval will be required prior to building permit.

Final TCL will be submitted to Transportation for review and approval for Building Permit

. 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 10, 2024

ACTION:

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

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



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

HEARING DATE: 7/10/24 -- **AGENDA ITEM:** #1

Project Number: PR-2022-007103

Application Number: SI-2024-00922

Project Name: Love's Sunport Fueling Station – Corner of Broadway and Sunport Blvd west expansion.

Request:

EPC Final Sign-off -- Site Plan DFT review

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

Background:

- The subject site is zoned NR-LM (Non-residential Light Manufacturing), is in an Area of Change, and is not in a designated center. The site is subject to the standards of the IDO and DPM.
- The subject site is in the Airport Protection Overlay zone for the Albuquerque International Sunport (IDO APO 14-16-3-3) and within a Commenting Agency mapped area for KAFB and the Sunport.
- On June 15, 2023 the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2022-007103 SI-2023-00691 - Site Plan- EPC, SI-2023-00693. The EPC heard the case as required by IDO section 14-16-6-6(I)(1)(c)5, for development within ½ a mile of the Railroad and Small Spur Small Area, which requires a Cumulative impact analysis pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements). A cumulative impacts analysis was included in the EPC submittal. It was delegated to the DFT for final sign-off.
- This Site Plan submittal is for a new light and heavy vehicle fueling station with incidental convenience store uses, such as retail and restaurant. The existing fueling depot on the southern 15-acre portion of the site will remain as developed and is included in this request as an As-Built Site Plan.

**(See additional comments on next pages)*

COMMENTS:

Comments that need **attention** are provided in **orange color**.

- The Site Plan is being reviewed according to the standards and provisions within the IDO and the DPM.

Here is a link to the IDO, and DPM:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee> .

- Light and Heavy Vehicle fueling station with incidental convenience store uses are permissive within the NR-LM zone district. *Each use may have Use Specific Standards that must be met and may require additional approvals. Including, but not limited to Liquor Retail.*

Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair

A facility that is engaged in the sales, fueling, rental, and/or vehicle repair of heavy vehicles and equipment typically used in agricultural, transit, commercial, or industrial operations. This use does not include any vehicle that meets a definition for a distinct vehicle in this IDO, including but not limited to Recreational Vehicle. Sales of parts, whether new or used, for heavy vehicles and equipment, and incidental storage of heavy vehicles related to sales, rental, fueling, repair, service, and maintenance are included in this use. See also Vehicle Definitions for Heavy Vehicle.

Light Vehicle Fueling Station

An establishment primarily engaged in the retail dispensing or sale of light vehicle fuels, including but not limited to gasoline, gas/oil mixtures, diesel fuel, compressed natural gas, electricity, and hydrogen through fixed, approved dispensing equipment. Incidental activities include, but are not limited to car washes; vehicle service and maintenance; and the sale of convenience items, food, beverages, household necessities, lubricants, and batteries. This use does not include any facility meeting the definition of light vehicle repair (except those incidental services listed above), light vehicle sales and rental, outdoor vehicle storage, or liquor retail. See also Liquor Retail, Outdoor Vehicle Storage, and Vehicle Definitions for Light Vehicle Repair, Light Vehicle Sales and Rental, Light Vehicle, Vehicle Repair, and Vehicle Service and Maintenance.

General Retail

An establishment providing for the retail sale of general merchandise or food to the general public for direct use and not for wholesale; including but not limited to sale of general merchandise, clothing and other apparel, flowers and household plants that are not grown on-site, dry goods, convenience and specialty foods, hardware and similar consumer goods, cannabis for medical consumption pursuant to Sections 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Eric Compassionate Use Act), or other retail sales not listed as a separate use in Table 4-2-1. See also Adult Retail, Building and Home Improvement Materials Store, Large Retail Facility, Liquor Retail, and Grocery Store. General retail is divided into 3 categories based on the size of the establishment or use (not the size of the structure):

General Retail, Small: An establishment with no more than 25,000 square feet of gross floor area.

Liquor Retail

A retail sales establishment licensed by the State selling packaged alcoholic liquors (including beer, wine, and spirituous liquors) for consumption off-site. Establishments that operate under a Small Brewer's, Winegrower's, or Craft Distiller's license are not considered Liquor Retail. See also General Retail and Tap Room or Tasting Room.

Nicotine Retail

Any establishment licensed by the State to sell any tobacco product or electronic nicotine delivery system as defined in Sections 61-37-1 to 61-37-25 NMSA 1978 (Tobacco Products Act), or nicotine paraphernalia, including but not limited to, cigarette papers or wrappers, pipes, holders of smoking materials of all types, cigarette rolling machines, electronic cigarette cartridges, electronic cigarette liquids, and any other items designed for the preparation, storing, consumption, or use of tobacco products or electronic smoking devices. This use does not include the sale of cannabis. See also General Retail and Cannabis Definitions for Cannabis Retail.

Restaurant

An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales. See also Bar and Taproom or Tasting Room.

4-3(D)(17) Heavy Vehicle and Equipment Sales, Rental, Fueling, and Repair

- 4-3(D)(17)(a) This use must comply with stormwater quality requirements found in the DPM.
- 4-3(D)(17)(b) The lot must be graded and surfaced pursuant to DPM standards and shall be maintained in a level and serviceable condition.
- 4-3(D)(17)(c) This use must be screened as required by Subsection 14-16-5-6(G)(4) (Outdoor Storage Areas for Vehicles, Equipment, and Materials). The Planning Director may require a taller wall, fence, or vegetative screen to provide an adequate buffer for an abutting Residential zone district or lot containing a residential use in any Mixed-use zone district from the reasonably anticipated visual or noise impacts of this use.
- 4-3(D)(17)(d) For fueling station canopies, all under-canopy lighting shall be recessed so that no light lens projects below the canopy ceiling. The canopy fascia shall not be internally illuminated.
- 4-3(D)(17)(e) Vehicle repair, servicing, and maintenance shall be conducted within fully enclosed portions of a building.
- 4-3(D)(17)(f) Any building that contains vehicle repair, servicing, and maintenance is prohibited within 25 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district.
- 4-3(D)(17)(g) If located within 330 feet of any Residential zone district, this use shall require a Conditional Use Approval pursuant to Subsections 14-16-5-2(E) and 14-16-6-6(A).
- 4-3(D)(17)(h) This use is prohibited within 330 feet in any direction of Major Public Open Space.
- 4-3(D)(17)(i) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area, pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

4-3(D)(18) Light Vehicle Fueling Station

- 4-3(D)(18)(a) No inoperable vehicles shall be stored outside a building at any time.
- 4-3(D)(18)(b) This use must comply with stormwater quality requirements found in the DPM.
- 4-3(D)(18)(c) When this use is located on a corner lot with access from both streets, it shall have no more than 1 access point per frontage. When this use is located mid-block or with access from only one street, it shall have no more than 2 access points from that street.
- 4-3(D)(18)(d) Access points shall be located no closer than 20 feet from any adjacent property that is not under common ownership.
- 4-3(D)(18)(e) Site access from a paved alley connecting to a public street is allowed provided that the access points from the site to the alley shall be a minimum of 25 feet from the intersection of the alley and the street.
- 4-3(D)(18)(f) For fueling station canopies, all under-canopy lighting shall be recessed so that no light lens projects below the canopy ceiling. The canopy fascia shall not be internally illuminated.
- 4-3(D)(18)(g) If located adjacent to any Residential zone district, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).
- 4-3(D)(18)(h) If located abutting or across an alley from any Residential zone district or lot containing a residential use in any Mixed-use zone district, an opaque wall, fence, or vegetative screen at least 6 feet high is required.
- 4-3(D)(18)(i) In the MX-L zone district, this use shall be located where vehicular access is only from a street designated as a collector, arterial, or interstate highway.
- 4-3(D)(18)(j) In the MX-M and higher zone districts, if located on a local street, this use is prohibited within 330 feet in any direction of a lot containing a residential use in any Residential or Mixed-use zone district.
- 4-3(D)(18)(k) This use is prohibited within 330 feet in any direction of Major Public Open Space.

Railroad and Spur Small Area

A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).

- Clarify if any additional uses are proposed for this site.

Uses other than what is shown on the plans are not proposed for this site

- Clarify that the parking calculations address all uses on site.
parking calculations address all uses proposed for this site
- Confirm that a platting action or a ROW dedication is not a part of this Site Plan development.
Owner has acquired property necessary for easement dedication for ARNO is proposed
- Confirm all Use Specific Standards are being met. Clarify how each is demonstrated within the submittal.
Confirmed
- Clarify lighting height. Plan elevation measurement is not shown from finished grade.
See light pole detail on DET-1 plan sheet. 30' max height shown from finish grade
- Clarify lighting projection from light poles and from fueling canopies.
See Cumulative Impact Analysis. Lighting complies with NM Night Sky Ordinance
- Clarify how standards for IDO section 5-12 are being met. Include clarification on the approved EPC variances. Submit comment response to help demonstrate.
???
- Clarify and confirm that there is adequate ROW screening for parking areas and Fuel Pump-canopy areas.
See Cumulative Impact Analysis prepared and provided for this project
- Clarify and confirm that all development, signage, light poles, and landscaping/screening are within private property areas and they are not encroaching into the public right of way or into a utility easement.
(*Exception--Street/Sidewalk landscape buffer should be within ROW).
Proposed development is within private property areas and does not encroach on public right of way with the exception of required offsite public infrastructure
- Per IDO section 5-1-E, table 5-1-3:
Greater setbacks and/or reduced heights may be required for compliance with the National Electrical Safety Code (NESC) along lot lines that abut, are adjacent to, or within properties that contain overhead power lines and/or electric utility easements. Electric service provision from the Public Service Company of New Mexico (PNM) will also depend on adequate structure clearance requirements as outlined in the PNM Electric Service Guide.
- Confirm compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and the landscape buffer. confirmed
*Verification of standards per Transportation.
Per previous sketch plat—
Coordinate with Sunport Boulevard construction. Coordinate with Bernalillo County prior to moving forward with site plan action. Provide agreed upon right-of-way dedication per the Sunport Blvd. project.
Broadway Boulevard is a regional principal arterial. Make sure that it meets DPM criteria for minimum right-of-way width, roadway section, and sidewalk widths. Provide landscape buffer between curb and sidewalk.

- Confirm that the Infrastructure List (IL) is ready to be finalized or if modifications are needed. Infrastructure list updated to address all related comments provided
- Once the IL is approved, a recorded Infrastructure Improvements Agreement to guarantee the infrastructure will need to be executed and recorded with the County Clerk prior to final sign off of the site plan.
confirmed
- Walls and fences will require separate permitting through Code Enforcement and/or Building Safety. *Verification of standards per Code Enforcement.
- Any Drainage Ponds must meet Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#)
- The project and application numbers must be added to the Site Plan and associated IL. Project and Application numbers are shown on Sheet SP-2 in DFT signature block
- Hydrology has an approved G&D. Transportation has approved the TCL. Solid Waste and Fire & Rescue have also approved the site plan.
- Emailed public notice requirements of IDO Section 6, Table 6-1-1 was completed prior to submitting the application file.
- **Applicant must ensure that all revised and final Plan sheets are sealed and signed by a design professional licensed in the State of New Mexico.*

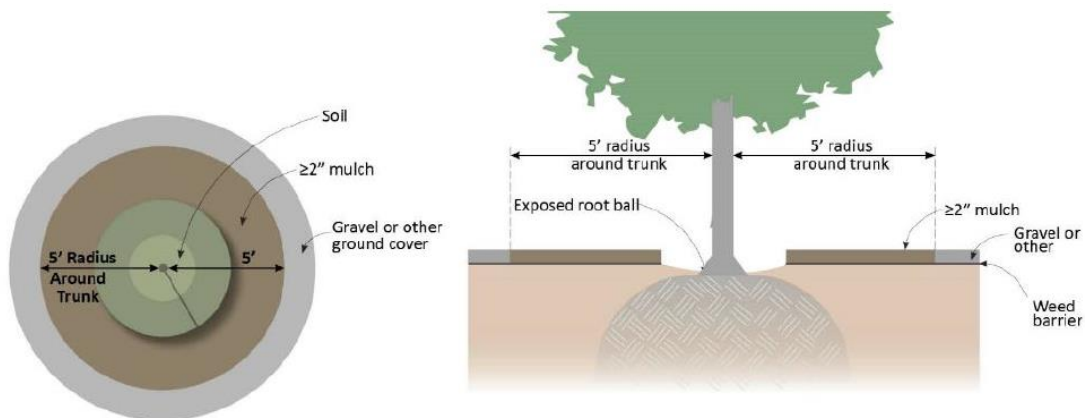
All final plan sheets are sealed and signed with the exception of the building elevation drawings

5-6: LANDSCAPING, BUFFERING, AND SCREENING

- Per City Forester's comment, substitute Honey locust with Hackberry (*Celtis occidentalis*) and Oklahoma Redbud with Pink Pom Poms redbud or Paul's Scarlet Hawthorn tree.
Suggested substitutions made
- The correct specification for slope stabilization of the ponding areas is section 1013. The drainage basin located on the site must comply with Section 1013: DRAINAGE PONDS: SLOPE STABILIZATION & SEEDING REQUIREMENTS. Information on seeding and slope stabilization for this pond per Section 1013 must be provided. Document link is attached below:
COA Specification 1013 noted.
<https://documents.cabq.gov/planning/online-forms/Drainage%20Ponds%20Slope%20Stabilization%20and%20Seeding%20Requirements.pdf>

5-6(C)(4) Required Plant Materials and Site Amenities

- Per IDO 5-6(C)(2)(a), a minimum of 15 percent of the net lot area of each development shall contain landscaping. **Compliant**
- 5-6(C)(2)(c) The mature realistic spread of trees and shrubs will be used to calculate required vegetative coverage as follows.
 1. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area as measured by canopy width or the area beneath the dripline of the mature size of the actual vegetation. **Compliant**
 2. Of the required vegetative coverage, a minimum of 25 percent shall be provided as ground-level plants (shrubs, grasses, etc.) as measured of the mature size of the actual vegetation. **Compliant**
- Per 5-6(C)(4)(i), shade trees planted approximately 25 feet on-center are required along all required pedestrian walkways. If the walkway is less than 25 feet long, at least one tree is required, or, where there is insufficient space for a tree, a trellis of at least 8 feet high for at least 5 feet along the walkway shall be provided. **Compliant**
- Per 5-6(C)(5)(c), the use of gravel or crusher fines as ground cover is limited to a maximum of 75 percent of any landscaped area. **Calculations must be provided**
Crusher fines previously shown in dog parks, which have since been deleted from the plan
- Per 5-6(C)(5)(e), **organic mulch** is required as ground cover under trees within a 5- foot radius around the tree trunk, but not directly against the trunk. In these areas, weed barrier fabric is prohibited. (See figure below.)



Detail Provided

- **Provide a tree planting detail to reflect this requirement.** The organic mulch used under the trees can be counted towards non gravel mulch used on the site as discussed earlier under 5-6(C)(5)(c). **Please make sure you are mention 'Organic Mulch' or arborist mulch on your planting details.**

Gravel Mulch proposed

Landscape Architect to coordinate addressing comments directly with COA prior to DFT hearing

5-6(C)(8) Protecting Clear Sight Triangle

The clear sight triangle shall be maintained at all exits of parking areas and street intersections. Please make sure the sight triangles are drawn at a correct size.

- Per 5-6(C)(10)(d), if overhead distribution electric lines are present and large trees cannot be planted due to potential interferences with the electric lines, one ornamental tree with a mature height of 12 feet shall be planted per 20 feet of street frontage. New trees planted near electric transmission lines shall be no taller than 25 feet in height at maturity to avoid conflicts with existing electric facilities. Confirm compliance. Per City Forester comment, Russian Hawthorne, Paul's Scarlet Hawthorn, and Goldenrain tree can be planted in this area.
- Per 5-6(C)(10)(e), all screening and vegetation surrounding ground-mounted transformers and utility pads must allow 10 feet of clearance for access and to ensure the safety of the work crews and public during maintenance and repair. Confirm compliance with this code. Please confirm the location of transformer/s.
- Per 5-6(C)(10)(f), trees shall not be planted near existing or proposed street light poles. Confirm compliance with this code.

5-6(C)(12) Existing Vegetation Credit

- Confirm whether or not any existing vegetation will be maintained.

5-6(F)(2) Parking Lot Interior

- Per 5-6(F)(2)(a) General, at least 10 percent of the parking lot area of lots containing 50 or fewer spaces, and at least 15 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped. Calculations must be added to the landscape plan data.

5-6(F)(2)(c) Tree Requirements

- 1. One (1) tree is required per 10 parking spaces. Calculations must be added to the landscape plan data.
- 2. No parking space may be more than 100 feet in any direction from a tree trunk. Confirm compliance
- 3. At least 75 percent of the required parking area trees shall be deciduous canopy-type shade trees, capable of achieving a mature canopy diameter of at least 25 feet. Confirm compliance

5-6(F)(2)(d) Location and Dimension of Landscaped Areas

- 1. The minimum size of tree planters within off-street parking areas shall be 60 square feet per tree. This requirement may be reduced to 36 square feet if the surface of a parking or vehicle circulation area abutting the tree planter is of a permeable material

and, combined with the tree planter area, meets the 60 square foot per tree requirement. [Compliant](#)

LANDSCAPING and IRRIGATION NOTES

- Please add the following notes from the IDO to the landscaping and Irrigation plan notes:
- Per 5-6(C)(4)(g), all vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6- 6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable.
- Per 5-6(C)(4)(h), all required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ASNA) of the American Nursery and Landscape Association.
- Per 5-6(C)(5)(a), all vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted soil.
- Per 5-6(C)(5)(b), if used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff.
- Per 5-6(C)(5)(d), a minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended.

5-6(C)(9) Planting in or over the Public Right-of-way

- 5-6(C)(9)(a) All planting of vegetated material or installation of any landscaping, buffering, or screening material in the public right-of way shall require the prior approval of the City. The property owner shall be responsible for the maintenance, repairs, or liability for all the landscaping placed in or over the public right-of way.
- 5-6(C)(9)(b) Any trees that overhang a public sidewalk or Major Public Open Space shall be trimmed to maintain an 8-foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9-foot clearance over the street surface.
- Per 5-6(C)(9)(c), where landscaping is installed in the public right-of-way, the applicant shall install an adequate irrigation system that meets the minimum technical requirements In Article 6-6 of ROA 1994 (Trees, Vegetation and Landscaping) and the DPM, with a separate meter for the landscape area in the public right-of-way, or a separate valve(s) at the property line allowing isolation of the irrigation to the landscape within the public right-of-way. Drip irrigation systems and artificial turf shall not be allowed within the public right-of-way.

5-6(C)(14) Irrigation Systems

- Per 5-6(C)(14)(a), irrigation systems shall comply with Section 8 of the ABCWUA Legislation and Ordinances (Cross Connection Prevention and Control Ordinance).
- Per 5-6(C)(14)(b), all irrigation systems shall be designed to minimize the use of water.
- 5-6(C)(14)(c), all non-residential landscape irrigation shall have automatic timers and/or programmable settings to avoid overwatering.
- Per 5-6(C)(14)(d), the irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.

5-6(C)(15) Installation

- 5-6(C)(15)(c) Any damage to utility lines resulting from the negligence of the abutting property owner or the property owner's agents or employees in the installation and maintenance of any landscaping, screening, or buffering in a public right-of-way, private way, or easement shall be the responsibility of such property owner. Any damage to utility lines resulting from the growth of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening, or buffering on the public right of way shall be the responsibility of such public utility. If a public utility disturbs landscaping, screening, or buffering in a public right-of-way, private way, or easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If the plant materials die despite those efforts, it is the obligation of the abutting property owner to replace the plant materials.
- 5-6(C)(15)(d) Property owners acknowledge that approved landscaping and trees installed and maintained in a public right-of-way, private way, or easement abutting private properties are the property of the City, and that the City reserves the right to remove them if necessary for a transportation project without compensation, but at no cost to the property owner. Landscaping installed in an abutting public right-of-way, private way, or easement by property owners and later removed by the City shall not impact previously approved net lot area calculations for required landscaping.

5-13(B)(7) Landscaping, Buffering, and Screening

- 5-13(B)(7)(a) Landscaping, screening and buffering areas shall be maintained in compliance with Articles 6-6 and 9-8 of ROA 1994 (Trees, Vegetation, and Landscaping and Weeds, Litter, and Snow) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance).

- 5-13(B)(7)(b) All landscaped areas shall be maintained with a neat and orderly appearance, which includes pruning, removal and replacement of dead or diseased plants and trees, disposal of litter, repair of damaged walls and hard surface areas, and upkeep of irrigation systems.
- 5-13(B)(7)(d) Where landscaping was installed pursuant to a Site Plan or development approval, the landscaping shall be replaced according to any landscaping and maintenance plan under that approval.
- 5-13(B)(7)(e) Trees or plants that die shall be replaced by the owner as expeditiously as possible, but in no case longer than 60 calendar days after notice from the City. The replacement of dead vegetation is the responsibility of the property owner.
- 5-13(B)(7)(f) Street trees shall be maintained alive and healthy. Maintaining and replacing street trees or other trees planted in the public right-of-way are the responsibility of abutting property owners.



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/Jolene Wolfley
Planning Department

DATE: 7/9/24
