

INTER-OFFICE MEMO

DATE: May 31, 2023

TO: Jolene Wolfley, DFT Chair
Jay Rodenbeck, Planning Manager

FROM: Catalina Lehner, AICP- Principal Planner

RE: Project #2022-007219/SI-2022-01478 and VA-2022-00235,
Site Plan-EPC Major Amendment and Variance-EPC
Wyoming Apartments- Titan

On September 15, 2022, the EPC voted to approve a Site Plan-EPC Major Amendment and a Variance-EPC for an approximately 6.5-acre site known as Tracts A-1-A, A-1-B, A-1-C-1, A-1- D-1, A-1-E-1, A-1-F Los Pastores Shopping Center. The Site Plan-EPC was subject to Conditions of Approval.

The applicant's agent reached out to Staff last week to coordinate.

Note: Staff reviewed the DFT version of the Site Plan-EPC against the EPC version of the Site Plan-EPC, which is the standard, required review.

In the future, please provide: 1) an exact copy of the site plan/drawings the EPC Notice of Decision is based upon- nothing more, nothing less. AND 2) an exact copy of the site plan/drawings the EPC Notice of Decision is based upon with Conditions of Approval incorporated and NO other changes.

Staff checked for incorporation of the Conditions of Approval and for unauthorized changes. The following is a list of conditions that were not met or partially met. A list of unauthorized changes follows. *Note: Unauthorized changes can be grouped together and pursued as a Minor Amendment once the Site Plan has completed the EPC-DFT process.*

EPC Conditions

1. Condition 4B: The note stating that the development shall comply with the design standards (and IDO) was added and the parking calculation corrected as required in Condition 4A. However, no motorcycle (MC) spaces are provided. Table 5-5-4 indicates that three MC spaces are required.
2. Condition 4C: New keyed notes are confusing; it would have been more straightforward to place new keyed notes at the end. The May 24, 2023 memo refers to keyed notes 4, 5, 20, 22, and 24, but these don't appear to be related to crosswalks or pedestrian pathways.

3. Condition 5: Same as Condition 4C: the keyed notes referred to in the memo, for pedestrian access, appear to be incorrect.
4. Condition 6- refuse enclosure: The EPC site plan set did not contain detail sheets (it should have) as part of the EPC review. The refuse enclosure detail in the DRF set does not indicate color of the block, stucco, or color and material of the gates.
5. Condition 7B: Tree spacing was not dimensioned.
A variance-EPC was granted to allow a narrower landscaping buffer on the western side. This buffer needs to be labeled and dimensioned on the Landscaping Plan.
6. Condition 8- walls and fences: Detail sheet not provided for EPC review. Detail sheet in DFT set shows a light grey, unfinished block wall.
7. Condition 9A: I find only one light pole on the site. Is this the intention?
8. Condition 9B: Keyed note 39 refers to the pool equipment room.
9. Condition 9C-: Unable to verify. Detail sheet was not provided for EPC review. Also, the design standards sheets were omitted from the EPC set, though they were part of that review.
10. Condition 10:
Unable to verify. Detail sheet was not provided for EPC review. Monument sign detail needs to be dimensioned and specify materials and colors.
the math for the building-mounted sign calculation needs to be shown on Sheet A4.22.
11. Elevations- the notes regarding materials and colors need to be on all elevation sheets, and added to sheets 4.12 and 4.12A.

Unauthorized Changes (EPC did not review or approve these).

Sheet A-101

1. Keyed note 30 should refer to monument sign, but was changed to property sign (not a defined term).
2. Symbol legend: reinstate carport light, wall-mounted light, gas line.
3. The total square footage totals by floor changed- all four of them. Please reinstate to EPC version.
4. The open space birds-eye diagram was removed and should be put back.
5. Open space provided went from 18,320 to 0.

Landscape Plan

6. Six bushes were removed from the southern landscape buffer and should be reinstated to match the EPC-approved version.
7. The proposed landscape area decreased from 14,232 to 14,165.
8. The proposed vegetation coverage decreased from 58,550 to 54,445 sf.
9. Plant totals decreased for NM privet, Crepe Myrtle, Vitex, Pinon pine.

I did not check conditions from PNM or AMAFCA.

If you have any questions regarding this case, please call me at (505) 924-3935 or e-mail me at clehner@cabq.gov. Thank you.