Emailed July 7, 2022
DRB Comments for Meeting on 7/20/2022

To: Angela Gomez, Development Review Board Secretary
City of Albuquerque

From: Jared Romero, Development Review Engineer
AMAFCA

RE: **DRB COMMENTS for PR-2022-007229**

TR 2 CORRECTION PLAT FOR 98TH STREET PLAZA: **ZAP: K-09**

SI-2022-1237 Site Plan

- No adverse comments

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-2022-007229	07/20/2022	2
Zone Atlas Page: K-09	Legal Description: Lot(s) TR 2 CORRECTON PLAT FOR 98TH STREET PLAZA (BEING COMPRISED OF PORTIONS OF TRACTS 1 AND 2, ROW 2, UNITE A ORIGINAL TOWNSITE OF WESTLAND) CONT .9726 AC, TOWN OF ATRISCO GRANT Location: 261 98th ST between VOLCANO DR and BLUEWATER	
Request For: SI-2022-01237 – SITE PLAN		

ABCWUA Comment:

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

1. Availability Statement #220319 has been issued and provides the conditions for service. Routine connections are available.
2. This project is within the adopted service area.
3. Pro rata is not owed for this property.
4. Utility Plan:
    a. Label the size of the grease trap and confirm if it has been inspected by ABCWUA Pretreatment.

   b. There appears to be four service connections in the right-of-way. It appears like only one service is to be used. Unused services shall be removed and capped as a condition of service.
   c. There is an existing private fire hydrant proposed to be relocated. This appears to be connected to a neighboring parcel's private fire line service. We do not allow sharing of private fire services; therefore, you should dedicate a private water easement to the adjacent parcel around the fire hydrant.
   d. What is the second connection to the grease trap adjacent to the non-kitchen sanitary line?
5. Infrastructure List:
   a. If a work order is proposed, removal of unused services may be included on the Work Order, and if so, those items should be included on an infrastructure list.
   b. If a Work Order is not otherwise necessary, removal of unused service connections may be completed via a Connection Permit and does not require listing on the infrastructure list.
6. Easements:
   a. Proper private water easements shall be granted for the relocated private fire hydrant. The width of the private service easement shall be determined by the engineer or surveyor.

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan

Scott Elder
SUPERINTENDENT

Kizito Wijenje
EXECUTIVE DIRECTOR

July 11, 2022

M E M O R A N D U M

To: Development Review Board
c/o Angela Gomez, Administrative Assistant, DRB Board

Cc: Kizito Wijenje AICP, Executive Director, APS Capital Master Plan
Karen Alarid, Executive Director APS Facility Planning & Construction
Amanda Velarde, Director, APS Real Estate
John Valdez, AICP, Facilities Master Planner, State of NM Public Schools Facilities Authority
Kalyn Finnell, AICP, Senior Planner Manager, APS Capital Master Plan

From: Rachel Hertzman, AICP, Planner II, APS Capital Master Plan

Re: CABQ Development Review Board Case to be heard on July 20, 2022, Case 2 of 2, PR #2022-007229

1. **Project #2022-007229**
    a. DRB Description: SI-2022-011237—Site Plan
    b. Site Information: Town of Atrisco Grant, Tract 2 Correction Plat for 98th Street Plaza.
    c. Site Location: 261 98th Street between Volcano Drive and Bluewater.
    d. Request Description: Site Plan for development of a fast food restaurant.
    e. No comment.

Comments for City of Albuquerque Development Review Board 07/20/2022 Hearing
Bernalillo County Public Works, Transportation Planning
Comments by: Julie Luna
Comment Date: 07/12/2021

PR-2022-007229
SI-2022-01237- SITE PLAN

COMMENTS:

No adverse comment to the site plan.

For information purposes only:
There are no nearby Bernalillo County intersections to this development.

CC:
Matt Grush, City of Albuquerque

City of Albuquerque

Albuquerque Police Department

Timothy M. Keller
Mayor

Harold J. Medina
Chief of Police

July 8, 2022

Interoffice Memorandum

To: Angela Gomez, DRB Hearing Monitor

From: Laura Kuehn, NCPS, ICPS - Crime Prevention/Crime Free Programs

Subject: PR-2022007229 Panda Express

Regarding the proposed site plan for Panda Express, I respectfully submit the following comments based on Crime Prevention through Environmental Design:

- Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways and delivery areas.
- Ensure natural surveillance and clear lines of sight throughout the facility. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the parking areas to the building and from the building the parking areas.
- Consider electronic surveillance systems such as cameras and alarm systems throughout the project to enhance surveillance.
- Ensure that landscaping is installed so as not to obstruct windows, doors, entryways, or lighting.
- Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet; and trimming shrubs and bushes down to three feet.
- Limit and clearly delineate access to the property; i.e. Commercial Deliveries, Employee Parking, Customer Parking.
- Ensure adequate locking devices, including but not limited to, deadbolt, electronic keypad and keyless entry where appropriate.
- Ensure electrical and other utility panels and outside water sources are secured.
- Ensure that addresses are posted and clearly visible.
- Clearly delineate public, semi-public, semi-private, and private space throughout the project.
- Install *No Trespassing* signs that cite the City Ordinance so that they are visible immediately upon entering the property.

If you have any questions regarding these CPTED recommendations, please call me at 768-2006. I am available to do an on-site security survey after the project is complete.

City of Albuquerque Department of Municipal Development
Comments for DRB Hearing on 7/20/2022

PR-2022-007229

SI-2022-01237 – Site Plan

Transportation and Drainage Section

No Comments

PNM Comments
Development Review Board
Public Meeting: 20 July 2022

PR-2022-007229 / SI-2022-01237 Site Plan (261 98th Street NW)

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

2. Any existing and/or new PNM easements and facilities need to be reflected on the resulting Site Plan and any associated Plat.

3. PNM has existing facilities and/or easements along the north side of and at the northwest corner of the site.

4. Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

5. Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements.

6. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements including required Street Trees are possible and should comply with IDO Section 5-6(C)(10).

7. The applicant should contact the PNM New Service Delivery Department to coordinate electric service regarding this project as soon as possible. Please submit a service application at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.

8. If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.

DEVELOPMENT REVIEW BOARD

Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM No.

Project Number: PR-2022-007229

Application Number: SI-2022-01237

Project Name: Panda Express – 98th Street

Request: Site Plan - DRB

COMMENTS:

- The project and application numbers for the Site Plan must be added to the Site Plan.
- The authorization letter in the submittal expired in May 28, 2022; please update this authorization and provide with any resubmittals.
- The climatic/geographic responsive form and sun/shade analysis was completed. The applicant is providing glazing on windows to deal with summer sun effects.
- The Vehicle Stacking and Drive-Through requirements of 5-5(I) of the IDO must be met.
- The applicant is requesting a Deviation from the requirement for each ground floor of a street-facing façade to have a minimum of 30 percent of its surfaces in transparent windows per 5-11(E)(2)(a) 2. of the IDO, noting that the proposed development is providing 25.1% of the surface of the street facing façade. To permit a DRB-approved Deviation, the reduction in the surface of a street facing façade cannot be more than 10%, which is no less than 27% of the surface of the street facing façade being transparent windows. The amount of reduction in the surface of a street facing façade being transparent windows as proposed will require ZHE approval of a Variance.
- The proposed development requires external access to the site from driveways off of 98th Street that access the tract that surrounds the site (Tract 1 of 98th Street Plaza) as well as internally from Tract 1 directly. A shared access agreement/easement(s) must be provided to confirm access to the site.

<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: 7/13/22
Planning Department

DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2022-007229
SI-2022-01237 – SITE PLAN
ROSE MIRANDA requests the aforementioned action(s) for all or a portion of: TR 2 CORRECTION PLAT FOR 98TH STREET PLAZA (BEING COMPRISED OF PORTIONS OF TRACTS 1 AND 2, ROW 2, UNIT A, ORIGINAL TOWNSITE OF WESTLAND) CONT 0.9726 AC, TOWN OF ATRISCO GRANT zoned MX-M, located at 261 98th ST between VOLCANO DR and BLUEWATER containing approximately 0.09726 acre(s). (K-09)
PROPERTY OWNERS: AIGP REALTY LLC
REQUEST: 2,600 SQ FT PANDA EXPRESS WITH DRIVE THRU

<u>07-20-2022</u>

- Please label streets on Landscape Plan. Per IDO 5-6(D), street trees required on 98th St NW within 20-ft from curb, spaced approximately 25-ft on center.

- 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. Please revise notes regarding mulch and tree planting detail to indicate organic mulch over tree planting area.