

# 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  
[ippalmer@caba.aov](mailto:ippalmer@caba.aov)

DATE: 07/24/2024

### **AGENDA ITEM NO: 1**

### **PROJECT NUMBER:**

**PR-2022-007805** (Second Submittal)

SI-2024-00849 – SITE PLAN DFT

**ADDRESS/LOCATION:** TRACT D-6, MESA DEL SOL INNOVATION PARK II zoned PC, located on CRICK AVE SE between WATSON SE and HAWKING SE containing approximately 23.7954 acre(s). (Q-16)

**REQUEST:** Site will be developed in three phases. Each phase will contain a warehouse/manufacturing building containing approximately 106,000sf. Site will primarily be accessed from Crick Avenue SW. Site will be designed for full retention as required by the Mesa Del Sol Community Masterplan. Request is to obtain approval of the Site Plan for all phases.

IDO – 2022

### **COMMENTS:**

1. Projects located within the Airport Protection Overlay (APO) Zone and must obtain comments from the City Aviation Department, per IDO, as per IDO 6-4 (J)(5). Communications provided.
2. This project must meet the required reflectivity requirements as per IDO 3-3(D)(2) in the APO. Please add note to indicate those values will be met. FAA Approval provided.
3. All other prior comments have been addressed.
4. No further comments.

# 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](mailto:jppalmer@caba.aov)*

**DATE:** 07/24/2024

Comments from DFT 7/3/24:

- ~~1. This property is in Mesa del Sol PC Employment Center and requires the Architecture Review Committee approval for to approval.~~
- ~~2. The AGIS map is Crick Crossing not Crick Ave SE and needs to be addressed.~~
3. This property is in the Airport Protection Overlay Zone provide approval from the City's Aviation Department.
4. Indicate that the project will meet the required reflectivity requirements as approved by City Aviation.
5. ~~Provide the parking calculations and showing the uses within the building.~~ Uses for this structure will be limited to the available parking as per the IDO allowance.
6. Code Enforcement has no further comments at this time.



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**HEARING DATE:** 7/3/24 -- **AGENDA ITEM:** 3

**Project Number:** PR-2022-007805

**Application Numbers:** SI-2024-00849

**Project Name:** *Roses Southwest Papers – Crick Crossing between Watson SE and Hawking SE*

**Requests:** *Site Plan – Admin--DFT*

---

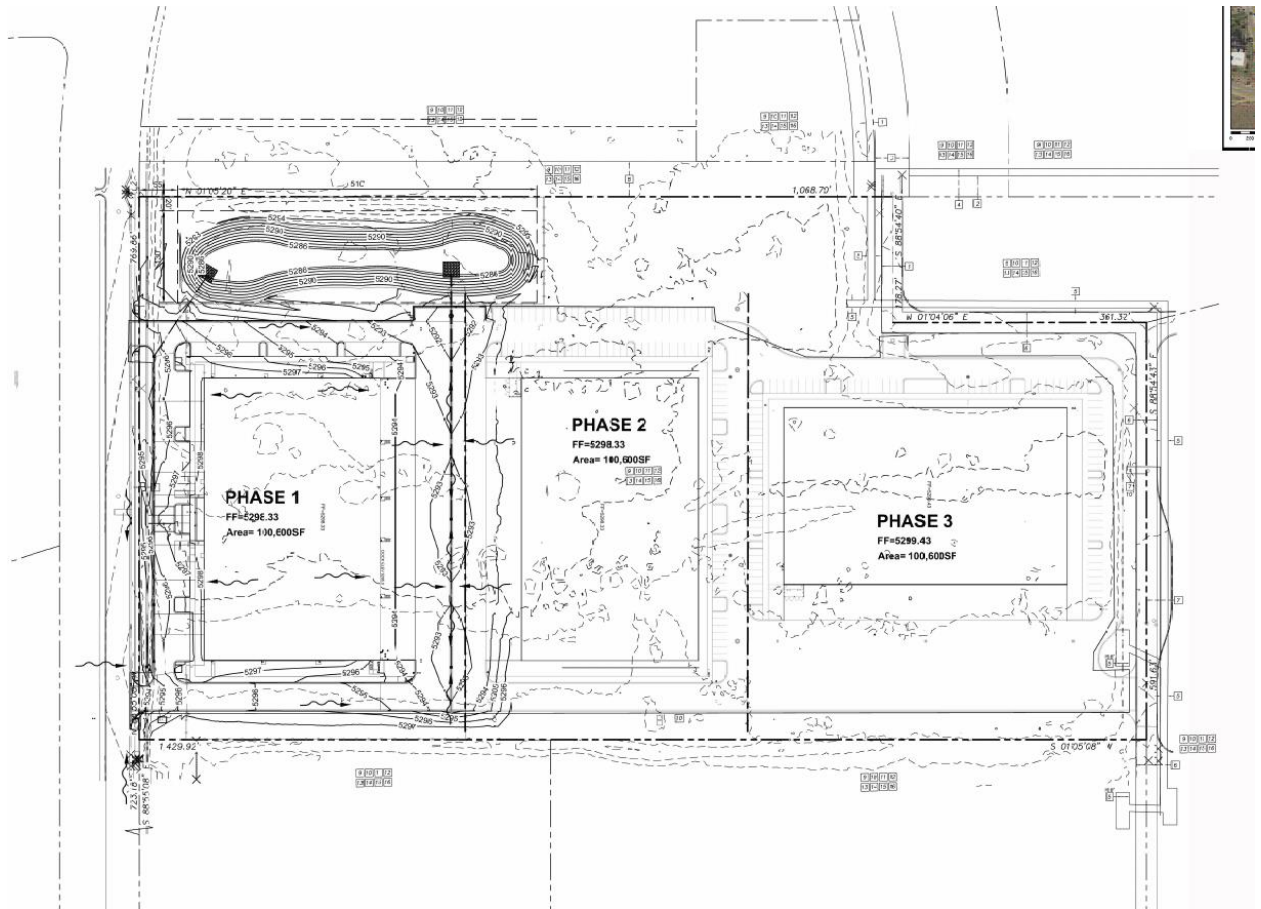
*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

---

### BACKGROUND

- This is a request for a three Phase Warehouse Project in Mesa Del Sol located on Crick Avenue SE between Waston Drive SE and Hawking Drive SE. The current lot is described as *TR D-6 Plat of Tracts D-1 Thru D-7 Mesa Del Sol Innovationpark II (a Subdivision of Tract D Mesa Del Sol Innovationpark II) CONT 23.7954 AC.* The site contains 23.8 acres and will contain three 100,000sf warehouse buildings, constructed in phases. This request is for all three phases. Landscaping and Lighting Plans are only developed for the first phase, and will be similar for the remaining phases.

*\*(See additional comments on next page)*



- **The property is located within the Employment Center of Mesa del Sol. Where the MdS Level B Plan is silent on an issue, the IDO standards apply.**
- The zoning designation for this property is PC (Planned Community) under the Mesa Del Sol Community Masterplan (MDSCMP). The MDSCMP has identified this location for Industrial Facilities and the Mesa Del Sol Architectural Review Committee has approved the project as compliant with the MDSCMP standard.
- Applicant submitted a Sensitive Lands Analysis and confirmed that no sensitive lands exist on the subject parcel.
- Property is located within (APO) - Airport Protection Overlay Zone (3-3) - Air Space Protection Sub-area - Albuquerque International Sunport.

*\*(See additional comments on next page)*

---

## COMMENTS

**Note: Items in orange type require a response.**

**Items in blue type are compliant.**

**Items in green type are addressed.**

---

## GENERAL COMMENTS

- The applicant proposed three project phases on the one lot, but is only detailing phase one in this site plan submittal. Therefore, future phases must have site plan approval processed as a Major Amendment to this site plan. Place the following note next to each future phase:

**'Future Phases II: Must be approved as a Major Site Plan Amendment'**

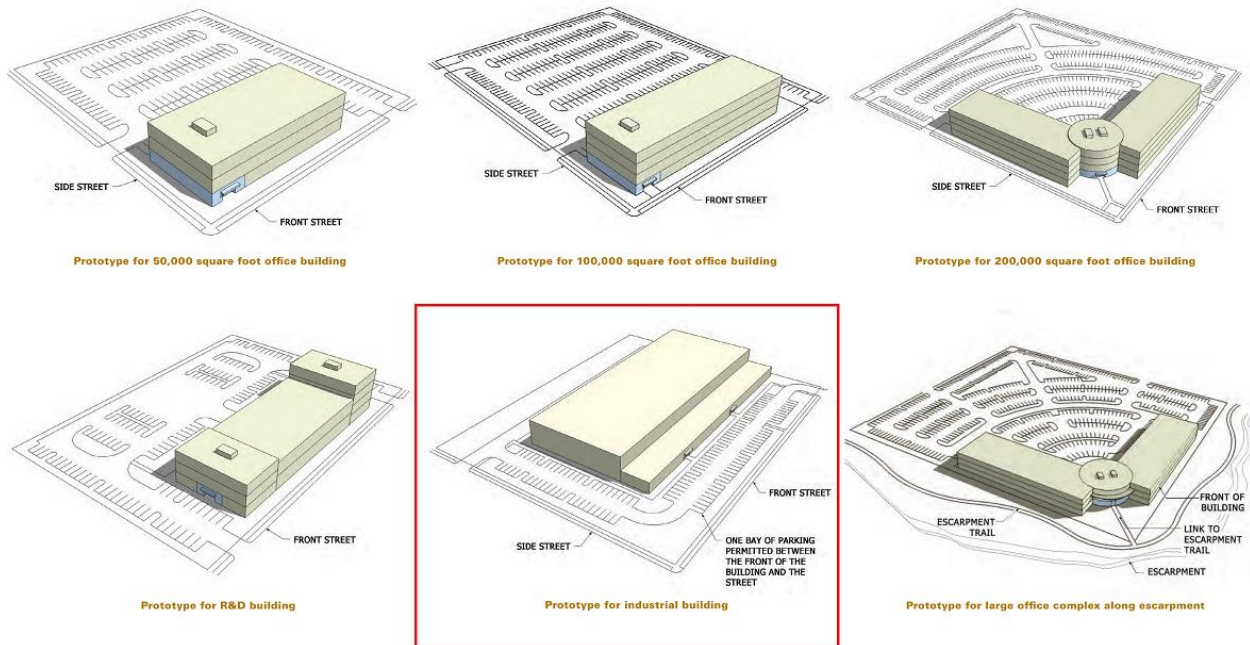
**'Future Phases III: Must be approved as a Major Site Plan Amendment'**

Applicant had added these notes to the site plan.

- Site Plan sheet seems to be missing from the set. Provide a Site Plan including the project data and calculations, and with a DFT signature block. Site plan sheet has been provided.
- All plan sheets must be signed and sealed by a professional licensed in the state of New Mexico. Fire one plan is not showing any signature and seals. Stamp added.
- Project and application numbers must be added to the site plan sheet. This item has been addressed.
- Provide information on the scope of operations for the Paper company and any possible tenants to check with IDO compliance.
- Confirm if an Infrastructure List will be provided with this application. If yes, a recorded IIA will be required prior to final signoff of the site plan. Applicant has confirmed this item in their letter:  
"Because the surrounding streets and utilities are developed this site will not require public improvements to be constructed. No Infrastructure Improvements Agreement will be required."
- Solid Waste and Fire one approvals are included in the site plan set.
- All public notice requirements are completed by the applicant prior to this submittal. (As of June 12, 2024 there are no neighborhood association to notify).

*\*(See additional comments on next page)*

## MDS SECTION 2.2 EMPLOYMENT DISTRICTS



Mesa del Sol, Albuquerque, New Mexico

Mesa del Sol

17

Mesa del Sol Level B Plan - Revised August 2021

### 2.2.2 Development Standards – Employment Center

#### b) Permissive Uses:

uses that are permissive and conditional in the following City of Albuquerque Zoning Districts: R-3 Residential, O-1 Office and Institution, C-1 Neighborhood Commercial, C-2 Community Commercial, C-3 Heavy Commercial, M-1 Light Manufacturing, IP Industrial Park, subject to the density, FAR and review requirements of Table 2-1. **Approved by Mesa Del Sol Architectural committee.**

#### c) Maximum site FAR: 4.0 **Data must be provided on the site plan sheet.**

**FAR 0.27 for first Phase. Added to Site plan.**

e) Maximum building height: 80 feet (exception: elevated water storage facilities may exceed 80 feet in height, subject to FAA regulations) **Compliant**

#### f) Setback requirements:

1. Front: 0 foot min. **Compliant**

\*(See additional comments on next page)

2. Side: 10 feet min. **Compliant**
3. Rear: 10 feet min. **Compliant**

g) Off-street parking requirements:

1. Nonresidential uses:

Per the City of Albuquerque Zoning Code, with reductions for mixed-use shared parking and transit proximity per the City of Albuquerque Comprehensive Plan Table II-83, and with the following exceptions:

- i. Fifty percent of on-street parking spaces on the property's side of public streets which abut a property shall be counted towards the parking requirements of the property. This credit shall be as a matter of right and shall not require public notice, public comment, or approval of the Traffic Engineer. **No on-street parking is being proposed.**
- ii. A maximum of one bay of parking (one drive aisle parked on both sides) is permitted between the front of the building and the street. All other parking shall be located at the rear and sides of buildings. **Compliant**
- iii. No single parking area shall exceed 150 spaces unless divided into smaller subareas by a building, internal landscaped street or shaded landscaped pedestrian way with trees planted 30 feet on center. **Compliant**
- iv. Large truck parking shall be separated from automobile parking. Large truck parking shall be screened from view from the public right-of-way. **Confirm compliance.**  
**Truck parking available at the back of the building in loading area.**
- v. Water harvesting areas for surface runoff shall be provided in parking lots. Permeable paving can be counted toward this requirement. **Confirm compliance.**  
**Truck parking available at the back of the building in loading area.**
- h) Public space shall be provided in accordance with Zoning Code § 14.16.3.18(4).  
**Information must be provided.**  
**Picnic area to be provided at the back of the building for employees.**

#### 2.2.4 Site Design Standards for Employment Center and Highway Commercial District

b) Service locations:

1. Service areas and storage area shall not front onto public streets and open spaces.
2. Service areas shall be visually screened from view of public streets or open space.  
**Confirm compliance.**  
**No outdoor storage is proposed with the project.**

*\*(See additional comments on next page)*

d) Fences and walls:

1. Walls and fences shall comply with the intent of the City's design manual for subdivision access and perimeter walls.
2. Chain link fencing is not permitted.
3. Walls and fences exceeding four feet in height that are located within the setback area adjoining a public street shall provide variety and articulation at intervals not exceeding 30 feet through either change in plane or expression of structure, such as a post, column, or pilaster.
4. The design and materials for walls and fences shall coordinate with the design and materials of the principal buildings in terms of color, quality, scale and detail.

Confirm compliance with these standards.

A separate approval letter from Mesa Del Sol Architectural Review Committee has been provided regarding fence material.

2.2.5 Building Design Standards for Employment Center

a) Building Design Principles: The following principles will guide the architectural styles to be reviewed by the Mesa del Sol Architectural Review Committee (ARC) at Level C:

1. Buildings shall be designed to provide human scale, interest and variety. **Compliant**
2. Variation in building form, such as recessed or projected bays, expression of architectural or structural modules or detail; diversity of window size, shape or pattern that relates to interior functions; emphasis on building entries through projected or recessed forms, detail, color or materials; variation of materials, material modules and surface relief, color and texture to break up large building forms and wall surfaces; use of open courtyard designs to form transitions between parking areas and buildings.  
-Provide a response to this standard. It appears that most of the building façade is flat. Add more of the underlined items above to provide more variation.  
-Provide color elevations. **Compliant**

b) Entry location and treatment:

1. Building entrances shall be oriented to the primary street frontage. No development shall be permitted to place or orient buildings on a lot in such a way so as to treat the primary street frontages as a rear/side lot line.
2. Building massing shall highlight the location of building entries. Primary pedestrian entries shall be clearly expressed. **Compliant**

*\*(See additional comments on next page)*



c) Exterior façade treatment:

1. Buildings shall be designed to relate directly to and reinforce the pedestrian scale and quality of street, civic and open space. **Compliant**
2. All building facades even if they are not visible from the public right-of-way shall have architectural treatment similar, but not necessarily identical to, the primary building façade and shall completely screen all building service and loading areas. **Compliant**
3. Large buildings over 30,000 square feet shall be designed to minimize the effects of scale. Featureless unarticulated walls over 80 feet in length are prohibited. **Provide horizontal dimensions lines on the elevations. Additional details added to Elevations.**

d) Permitted Building Materials:

1. All building facades shall use materials that are durable and of a quality that will retain their appearance over time.
2. Materials that are visibly simulated or prefabricated are prohibited. Scored plywood is prohibited.
3. Generic “trade dress” (generic franchise architecture) is not permitted. Each franchise building shall be required to respond to its context through massing, color, and material.
4. Glass shall be transparent; no reflective glazing is allowed unless the ARC makes an exception for a unique situation.  
**Provide more information about the proposed building material palette. This information must be added to the elevation sheets. Additional details added to Elevations.**

e) Accessory buildings shall be similar in design and materials to the primary buildings.

f) All screening enclosures shall be integrated with building architecture and utilize the same materials as the primary building.

1. Rooftop equipment shall be screened from view from public streets and open space by architecturally integrated screening elements. **Confirm Compliance Section provided.**
2. Ground mounted utilities shall be screened from view from public right-of-way and open space. **Confirm Compliance No ground mounted mechanical equipment proposed.**

## 2.5 Landscape Planning and Design

### Employment Districts – Employment Center and Highway Commercial

**Planning and landscape design standards shall be per the City of Albuquerque Zoning Code and Development Process Manual, with the following exceptions:**

a) Landscape Area Requirements: 15% per COA Zoning Code. **Compliant**

*\*(See additional comments on next page)*

b) Standard Landscape Buffers:

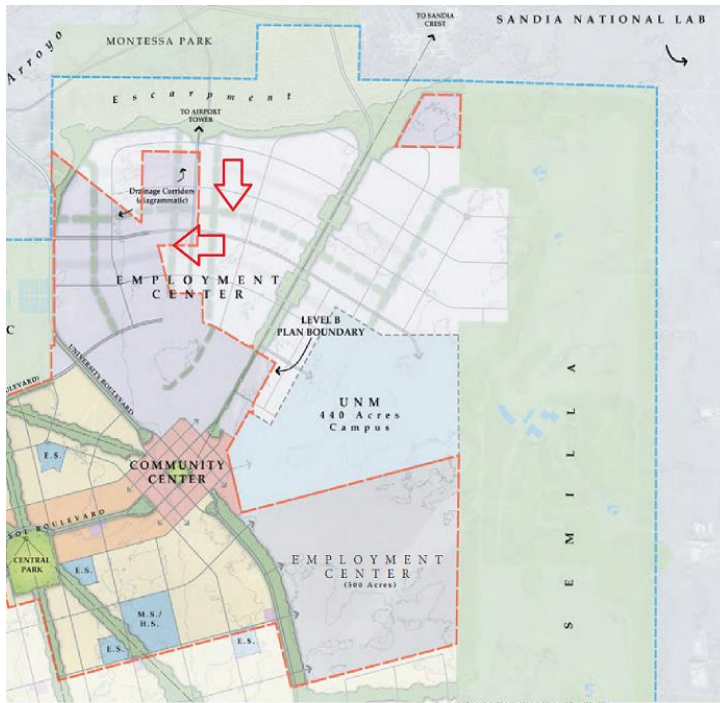
1. Front Landscape Buffer: A minimum landscape strip of ten feet shall be maintained between parking areas and the primary street right of way except where inconsistent with the intention of the Level A and B Plans. **Compliant**
2. Side/Rear: A minimum landscaped strip of 6 feet shall be maintained between parking areas and adjacent lots, regardless of site size. **Compliant**
3. Special Buffer Landscaping/Screening between Residential and Non-Residential: per COA Zoning Code. **N/A**

c) Off-street Landscaping requirements: per COA Zoning Code, with the following exceptions:

1. Landscape requirements apply to surface parking only.
2. Required parking area trees may be of a deciduous or evergreen species.
3. Landscape coverage: 50% of all tree canopies shall count towards the requirement that 60% of landscape areas be covered with living, vegetative materials. **Landscape coverage must be provided on the plant legend and relevant calculations must be added to the landscape data.**
4. Water harvesting areas for surface runoff shall be provided in parking lots. Permeable paving can be counted toward this requirement. **Confirm compliance**  
**-Landscape calculations seem to be inconsistent. Provide accurate landscape calculations.**  
**See revised Landscaping Sheets.**

Per Mesa Del Sol Level B Framework Plan 2.5.2 Tree planter areas shall be a minimum of 64 square feet in area. Horizontal planting strips shall be allowed with the minimum dimension of 4 feet by 9 feet. **Compliant**

*\*(See additional comments on next page)*



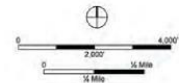
## MAJOR URBAN PARKS, LINEAR PARK CORRIDORS AND MAJOR PUBLIC OPEN SPACE

Figure 2-2

Revised September 2012 - addition of Tract D and removal of Tract 8 from plan area.  
Revised August 2021 - modifications to roadways and linear parks/drainage corridors within a southern portion of the Employment Center, as shown.

### Legend

- Major Urban Parks
- Linear Park Corridors
- Proposed Major Public Open S



unless approved by the EPC on a case by case basis. This amendment allows Tract D-1-A-1, Kairos Power property to have a maximum building height of 110 feet.

Mesa del Sol

31

Mesa del Sol Level B Plan - Revised August 2021

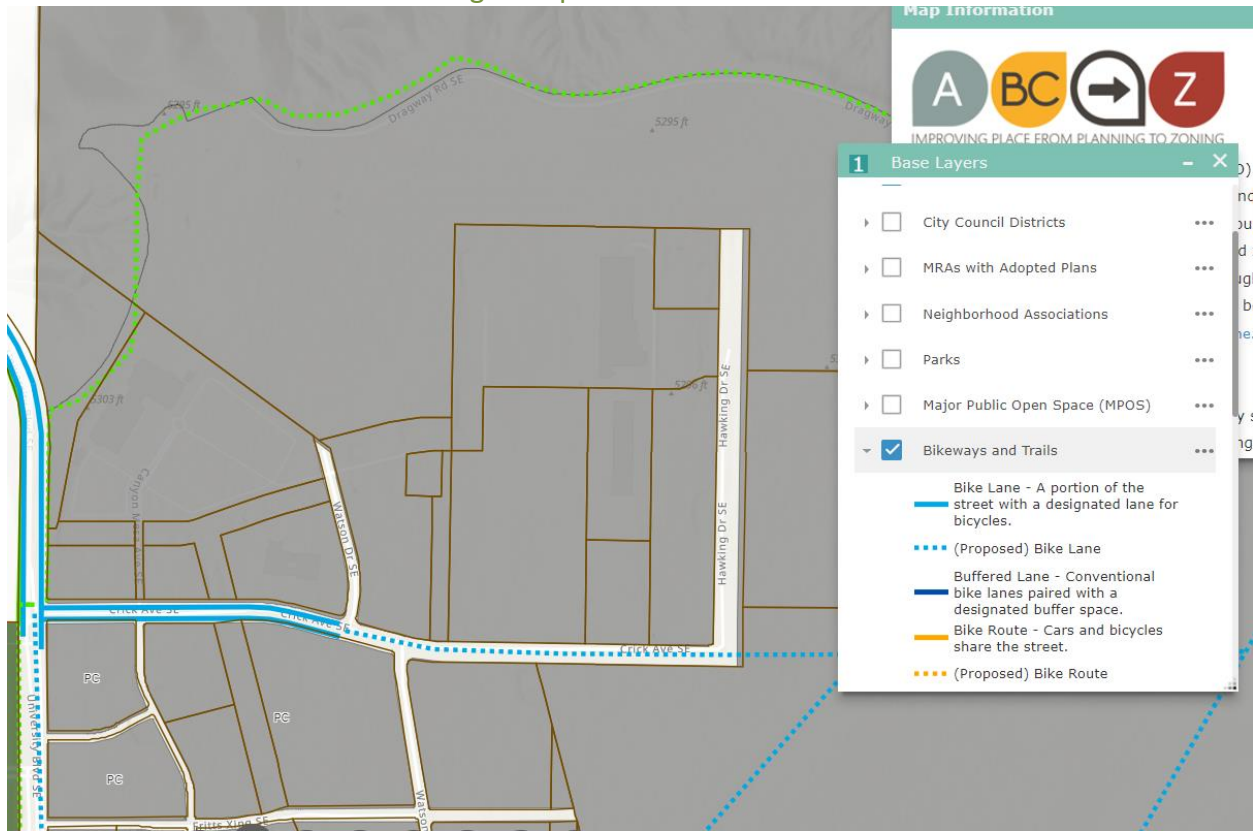


-Provide information regarding the drainage/open space/trail corridors shown on the MdS plan sheet above. How does the site drainage connect to neighboring lots? Are there opportunities to connect drainage and create open space with potential trails. **No cross lot drainage. No opportunities to share ponds.**

a) Irrigation: All irrigation systems shall be designed to accommodate non-potable irrigation.

\*(See additional comments on next page)

This note has been added to the irrigation plan.



- Please direct us to the correct cross section for Crick Ave SE.
- A bike lane is proposed for the Crick Ave SE. Explain how this is incorporated to the design. Bike lane space will be available once full street section is constructed.

## IDO STANDARDS

### 3-3 AIRPORT PROTECTION OVERLAY ZONE

#### **3-3(C)(1) AIR SPACE AND RUNWAY PROTECTION SUB-AREAS**

- The following uses and activities are prohibited within the Air Space and Runway Protection Sub-areas:

3-3(C)(1)(e) Any primary, accessory, or temporary use that creates electrical interference with radio communication between the airport and aircraft, or that creates

*\*(See additional comments on next page)*

any interference with radar transmissions or with reception between aircraft and any radar installation or between any radar installation and the airport, as determined by the City Aviation Department.

3-3(C)(1)(f) Any primary, accessory, or temporary use that makes it difficult for flyers to distinguish between airport lights and others, results in glare in the eyes of flyers using the airport, impairs visibility in the vicinity of the airport or otherwise endangers the landing, taking-off, or maneuvering of aircraft as determined by the City Aviation Department.

3-3(C)(1)(g) Any primary, accessory, or temporary use that produces smoke, fumes, gasses, or odors that would interfere with the safe use by aircraft of the Double Eagle II Airport or Albuquerque International Sunport, as determined by the City Aviation Department.

**Confirm compliance** [FAA and COA Aviation has approved plans.](#)

- Per 3-3(D)(1)(b) of the IDO, in the Air Space Protection Sub-area, maximum building height is per the Dimensional Standards Tables in Section 14-16-5-1 for each zone district, but in no case may a building be higher than the Horizontal Surface for each airport. Maximum height may therefore vary based on the elevation of the land at the location of the proposed structure or vegetation. **Confirm compliance**  
[FAA and COA Aviation has approved plans.](#)
- Per 3-3(D)(1)(d) of the IDO, building height bonuses do not apply pursuant to Subsection 14-16-3-1(C).

**Contact the following agencies to provide notice of project information:**

-**Sunport** Planning Manager for Aviation; Christina Sandoval [cmsandoval@cabq.gov](mailto:cmsandoval@cabq.gov)

-**KAFB** Lead Community Planner; Janet Cunningham-Stephens; [janet.cunningham-stephens.ctr@us.af.mil](mailto:janet.cunningham-stephens.ctr@us.af.mil), [JCunningham-Stephens@asrcfederal.com](mailto:JCunningham-Stephens@asrcfederal.com)

[FAA and COA Aviation has approved plans.](#)

### **3-3(D)(2) REFLECTIVITY**

- The exterior surfaces of structures shall not have a light reflective value (LRV) that results in glare in the eyes of flyers using the airport, impairs visibility in the vicinity of the airport, or otherwise endangers the landing, taking-off, or maneuvering of aircraft as determined by the City Aviation Department and per applicable FAA regulations.  
**Confirm compliance. Information must be added to the elevation sheets.**

[FAA and COA Aviation has approved plans.](#)

*\*(See additional comments on next page)*

### **3-3(F) HAZARD MARKING AND LIGHTING**

- The FAA or the City Aviation Department may require the owner of an existing structure or landscaping or the applicant for a new structure or landscaping in the APO zone at his/her own expense to install, operate, and maintain such markers and lights as may be necessary to indicate to flyers the presence of an airport hazard. Such markers and lights shall conform to all applicable federal regulations and specifications and may require permitting through the City Planning Department.
- 

### **4-3(E)(4) LIGHT MANUFACTURING**

- 4-3(E)(4)(a) Except as specified in Subsection (b) below, this use shall be conducted within the fully enclosed portions of a building unless a Conditional Use Approval is obtained pursuant to Subsection 14-16-6-6(A) to conduct specific activities outside of the fully enclosed portions of a building. **Confirm compliance**

**Parking will only support Warehouse uses. We will return to DFT if use is proposed to change to Light Manufacturing.**

- 4-3(E)(4)(b) An incidental storage area is allowed outside of the fully enclosed portions of a building but must be screened from view from each property line as described in Subsection 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).

**Confirm compliance**

**Back lot is screened from view from Crick Avenue.**

- 4-3(E)(4)(c) This use may include a sales/display room for items manufactured on the property.
- 4-3(E)(4)(d) The property containing this use shall meet edge buffer requirements in Subsection 14-16-5-6(E).
- 4-3(E)(4)(e) If the property containing this use is located abutting an arterial or collector street, the primary building on the site shall be placed between the primary street frontage and any allowed outside storage, service, or work areas. **Confirm compliance**

**We will return to DFT if use is proposed to change to Light Manufacturing.**

---

### **5-3 ACCESS AND CONNECTIVITY**

#### **5-3(C)(5) BICYCLE CIRCULATION**

- 5-3(C)(5)(a) New development involving more than 1 lot or sites over 5 acres in size

*\*(See additional comments on next page)*

adjacent to existing bikeways shall provide at least 1 access point to the bikeways to allow residents and users of the development to easily and safely access those bikeways. Access location and design shall be coordinated with City Parks and Recreation Department. **Confirm compliance**

**Bike access is available from driveway access points.**

**5-3(D) ON-SITE PEDESTRIAN CONNECTIONS**

IDO 5-3(D)(3)(a) General

1. For the purposes of this Subsection 14-16-5-3(D)(3), the building’s overall footprint will be considered the area for calculation of sidewalk width. A collection of smaller buildings linked by common walls will be considered as 1 building.

3. Shade trees along required pedestrian walkways are required pursuant to Subsection 14-16-5-6(C)(4)(i) (Required Plant Materials and Site Amenities). **Confirm compliance**  
**See revised Landscaping Sheets**

5-3(D)(3)(b) Network of Pedestrian Walkways

1. On-site pedestrian walkways that meet the minimum width required by the DPM shall be provided between the pedestrian entrances of each primary building on the site.

4.c. Pedestrian walkways required by this Subsection shall meet the standards of the DPM, except where Table 5-3-1 requires a wider walkway.

<b>Table 5-3-1: Required Walkway Width</b>	
<b>Building Size (sq. ft.)</b>	<b>Minimum Walkway Width (ft.)</b>
≤10,000	8
>10,000 and ≤50,000	10
>50,000 and ≤60,000	11
>60,000 and ≤70,000	12
>70,000 and ≤80,000	13
>80,000 and ≤90,000	14
>90,000	15

**Not applicable to this project.**

**Confirm compliance**

d. The width of the required walkway may vary along the entire length of the façade provided that the average required width is maintained and provided that the width of the walkway along the façade is a minimum of 8 feet.

---

*\*(See additional comments on next page)*

## 5-5 PARKING AND LOADING

- IDO 5-5(D) requires motorcycle spaces based on required spaces.
- IDO 5-5(E) requires **bicycle spaces based on provided parking spaces, i.e., 10% of parking or 48 spaces.**
- IDO 5-5(C)9 requires 2% of the vehicle parking spaces to be electric vehicle charging stations with a rating of 240 volts or higher.
- **Confirm compliance with this section. Data must be included on the plan.**  
See parking table on Site Plan Sheet

Type	Required	Provided
General Spaces	No requirement	
ADA	4	4
<b>Bicycle</b>	6	12
<b>Motorcycle</b>	3	4
<b>Electric Vehicle</b>		?

## 5-6 LANDSCAPING, BUFFERING, AND SCREENING

- Consider providing larger canopy trees along the Eastern and Western facades of the building. See revised Landscaping Sheets.
- The detention pond 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:  
See revised Landscaping Sheets.

<https://documents.cabq.gov/planning/online-forms/Drainage%20Ponds%20Slope%20Stabilization%20and%20Seeding%20Requirements.pdf>

An alternative would be to use some of the native grasses that have already been used in the vicinity. An example is the Kairos project ponding along the frontage of the property. Specify the type of seed on the landscape material legend.

See revised Landscaping Sheets.

- Per **5-6(C)(2)(c)** The mature realistic spread of trees and shrubs will be used to calculate required vegetative coverage as follows.

*\*(See additional comments on next page)*



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.
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.

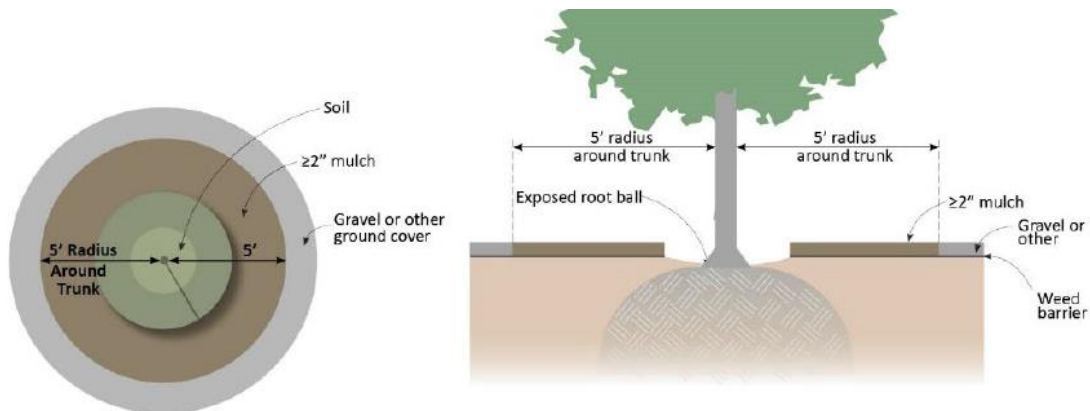
Calculations must be provided. On the plant legend please provide the quantity and coverage number for the plants. See revised Landscaping Sheets.

- Per 5-6(C)(3)(e) Any covered or uncovered outdoor seating and gathering areas provided to meet requirements in Subsection 14-16-5-11(E)(3)(Outdoor Seating and Gathering Areas) may count toward up to 1/3 of required landscaping in Section 14-16-5-6 but shall be subject to standards in Subsection 14-16-5-6(C) (General Landscaping Standards).

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. calculations must be added to the Landscape Plan Data. See revised Landscaping Sheets.

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 added to the Landscape Plan Data. See revised Landscaping Sheets.

- 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.)



The tree planting detail must reflect this requirement. 5' radius must be shown on the tree

\*(See additional comments on next page)

See revised Landscaping Sheets.

planting detail.

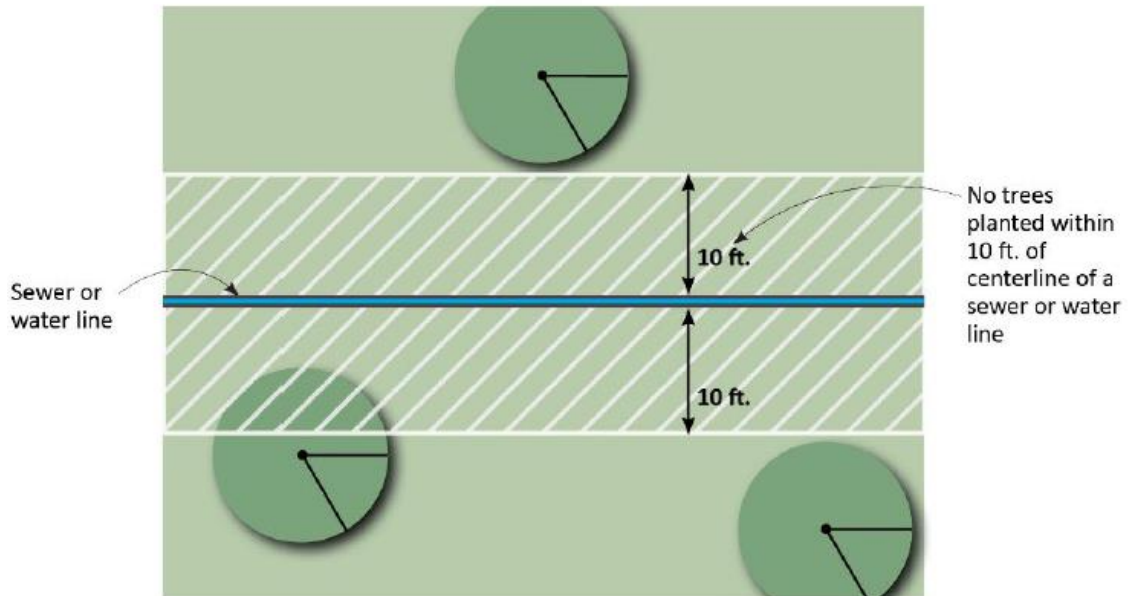
- 5-6(C)(9)(c) Where landscaping is installed in the public right-of-way, the applicant shall install an adequate irrigation system that meets the minimum technical requirements in Article 6-6 of ROA 1994 (Trees, Vegetation and Landscaping) and the DPM, with a separate meter for the landscape area in 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.

It appears that the irrigation design does not comply with this code. Please clarify or make adjustments. See revised Landscaping Sheets.

#### **5-6(C)(10) Planting near Utilities**

- Per 5-6(C)(7)(a) Vegetation required by this Section 14-16-5-6 shall be located at least 3 feet in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections. Show proposed fire hydrants on the landscape plan and demonstrate compliance See revised Landscaping Sheets.
- Per 5-6(C)(8) The clear sight triangle shall be maintained at all exits of parking areas and street intersections. Keyed note number 4 on the landscape plan articulates complying with this code as follows: "In order to meet clear sight requirements, signs, walls, fences, trees, and shrubs between 3 and 8 feet tall (as measured from the gutter pan) will not be permitted in the clear sight triangle." Confirm compliance by showing the sight triangle on the landscape plan See revised Landscaping Sheets.
- Per 5-6(C)(10)(b) trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line. Confirm compliance See revised Landscaping Sheets.

*\*(See additional comments on next page)*



- If overhead distribution electric or transmission lines are present, please indicate how the proposed landscape plan complies with 5-6(C)(10)(d). **Confirm compliance**  
See revised Landscaping Sheets.
- 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.** See revised Landscaping Sheets.
- Per 5-6(C)(10)(f) trees shall not be planted near existing or proposed street light poles. **Confirm compliance** See revised Landscaping Sheets.
- If there is any existing vegetation that are going to be maintained please provide a report (5-6(C)(12)). See revised Landscaping Sheets.

#### **5-6(F) PARKING LOT LANDSCAPING**

- 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. **Compliant**
- **5-6(F)(2)(c) Tree Requirements**

*\*(See additional comments on next page)*

1. One (1) tree is required per 10 parking spaces. **Calculations must be added to the Landscape plan data.** See revised Landscaping Sheets.
  2. No parking space may be more than 100 feet in any direction from a tree trunk. **Compliant.**
  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** See revised Landscaping Sheets.
- 

### **5-11(E)(3) OUTDOOR SEATING AND GATHERING AREAS**

5-11(E)(3)(a)1. For primary buildings containing a use from the Transportation subcategory of Commercial Uses or from the Industrial Uses category in Table 4-2-1, at least 1 outdoor seating and gathering area shall be provided that is a minimum of 500 square feet.

**Confirm compliance** A picnic table was added at the back of the building for Employees.

---

- Please note that staff could have future comments and the Site Plan-Administrative DFT is still under review.

### **REQUIRED NOTES**

#### LANDSCAPING and IRRIGATION

See revised Landscaping Sheets.

- 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.

*\*(See additional comments on next page)*

- 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

*\*(See additional comments on next page)*

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 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

*\*(See additional comments on next page)*

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: Hannah Aulick / Jolene Wolfley  
Planning Department

DATE: 7/23/24

---

*\*(See additional comments on next page)*

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2022-007805  
Crick – MDS Innovation Park, Roses Paper

AGENDA ITEM NO: 1

SUBJECT: Site Plan

ENGINEERING COMMENTS:

1. Transportation has an approved TCL for Phase 1 dated 11/28/2023. No objection to Phase 1 site plan approval.
2. All future Phases will require an approved TCL prior to Site Plan or Building Permit approval.

. 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](mailto:earmijo@cabq.gov)

DATE: July 24, 2024

---

ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



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

Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

---

DRB Project Number: 2022-007805 Hearing Date: **07-24-2024**

Project: Tract D-6, Mesa Del Sol  
Innovation Park II Agenda Item No: **1**

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

**ENGINEERING COMMENTS:**

- Hydrology has an approved Grading & Drainage Plan (Q16DA5000C) with engineer's stamp 11/09/2023.
- Hydrology has no objection to the Site Plan 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

### Parks and Recreation Department

#### PR-2022-007805 (Second Submittal)

SI-2024-00849 – SITE PLAN DFT

TRACT D-6, MESA DEL SOL INNOVATION PARK II zoned PC, located on CRICK AVE SE between WATSON SE and HAWKING SE containing approximately 23.7954 acre(s). (Q-16)

REQUEST: Site will be developed in three phases. Each phase will contain a warehouse/manufacturing building containing approximately 106,000sf. Site will primarily be accessed from Crick Avenue SW. Site will be designed for full retention as required by the Mesa Del Sol Community Masterplan. Request is to obtain approval of the Site Plan for all phases.

IDO -2022

#### Comments:

07-24-2024

Please include landscaping calculations for required street trees. It is also helpful to provide a detail or measurement to indicate how the Street Tree Ordinance requirements are being met.

