



## **Development Facilitation Team (DFT) – Review Comments**

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**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

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**DRB Project No: PR-2023-008250 Date: 03/01/2023 Agenda Item: #2 Zone Atlas Page: B-15**

**Legal Description: Lot 24-A Block 3, plat for Lots 24A & 2-B Block 3 Tract A Unit B**

**Location: 5605 Venice Ave**

### **Application For: AA-0000-00000-Description of what the application is for (DFT)**

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1. Availability Statement 220930 provides conditions for service.
2. Please provide a site utility plan showing all dimensions and water and sanitary sewer sizing.
  - a. Label public vs. private infrastructure
  - b. Call out dimensions
  - c. Include line spots
  - d. Meter sizing needed
  - e. SAS service.

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

# 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@cabq.gov](mailto:jppalmer@cabq.gov)

DATE: 3/1/2023

### **AGENDA ITEM NO: 2 - DFT**

### **PROJECT NUMBER:**

**PR-2023-008250**

**SI-2023-00376– SITE PLAN - DFT**

**REQUEST:** SITE PLAN ADMIN – DFT: Glass-Rite New Office/Warehouse: 5605 Venice Ave. NE

### **LOCATION:**

BETWEEN VENICE AVE NE and I-25

### **COMMENTS:**

1. Property is zoned NR-LM (incorrectly noted at NR-BP in submittal letter and on Site Plan). Must meet all Dimensional Standards for NR-LM, as per IDO 5-1(E), Table 5-1-3.
2. Property is located within the North I-25 Character Protection Overlay, CPO-10. Must meet all requirements of that overlay zone, including dimensional, development, and design standards, including the following:
  - a) Show light reflective values (LRV) range from 20-50%, as per IDO 3-4(K)(4)(b)(3).
  - b) Show how building facades meet requirements of IDO 5-11(E), as required by IDO 3-4(K)(4)(b)(1).
3. Property must meet all requirements of IDO 5-3 Access and Connectivity and 5-4 Subdivision of Land.
4. Site Plan indicates 24 parking spaces provided, but 35 spaces are shown on plan. This is more than sufficient, but the site plan should be corrected to accurately reflect actual spaces to be provided.
5. Signage as presented appears to meet requirements of IDO 5-12, Table 5-12-2. Note on page indicates signage must comply with Journal Center 2 Masterplan.
6. No further comments at this time.

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

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

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DRB Project Number: 2023-008250 Hearing Date: **03-01-2023**

Project: Glass Rite Agenda Item No: 2

<input type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input checked="" type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

- Hydrology has an approved Conceptual Grading & Drainage Plan (B18D026) with engineer's stamp date of 10/28/2022.
- Hydrology has no objection to the site plan.

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: 2023-008250  
5605 Venice

AGENDA ITEM NO:

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Transportation does have an approved Conceptual TCL for this site. As a reminder, prior to building permit a full TCL will be required.
2. Venice is a Major Local and is incomplete in this area. The remaining half of the roadway is required along with curb, gutter, 5' sidewalk with 4' around any obstructions and a 5-6' Landscape buffer. All work in the right-of-way needs to be done through work order and needs to be listed on an infrastructure list with a financial guarantee.

Disclaimer: The comments provided are based upon the information received from the applicant. 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: March 1, 2023

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ACTION:

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

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



## DEVELOPMENT FACILITATION TEAM

### Planning Comments

**HEARING DATE:** 3/1/23 -- **AGENDA ITEM:** DFT

**Project Number:** PR-2023-008250

**Application Number:** SI-2023-00376

**Project Name:** Glass-Rite New Office/Warehouse: 5605 Venice Ave. NE

**Request:**

Site Plan Admin-DFT

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

**COMMENTS:**

- The zoning of the site on the Site Plan is incorrectly labeled NR-BP. The correct zoning for the site is NR-LM.
- Due to an Infrastructure List with public infrastructure being included with this application submittal, this proposed development requires Site Plan Administrative DFT approval in addition to Building Permit(s) approval(s).
- A recorded Infrastructure Improvements Agreement (IIA) based on the Infrastructure List must be submitted prior to final sign-off of the Site Plan by DFT staff should the Site Plan be approved.
- The project (PR-2023-008250) and application (SI-2023-00376) numbers must be added to the Site Plan.
- All development must meet standards and provisions of the IDO (**NR-LM**) and the DPM.

***Please reference the following development standards from the IDO and the DPM.***

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

- ❖ DPM Table 7.2.29 – Street Element Dimensions.
  - \* **As Venice Avenue NE is a local street and the site is located outside an Urban Center, a 5-foot wide sidewalk and a 5-6-foot-wide landscape/buffer zone is noted on Table 7.2.29 along the frontage of such a roadway. The Infrastructure List included with the application submittal depicts a 4-foot wide sidewalk along the north side of Venice Avenue NE.**

**Please provide confirmation if a 5-6-foot-wide landscape/buffer zone is proposed on the Site Plan.**

- ❖ 4-2 Allowed Uses, table 4-2-1.
  - \***Office and Warehousing uses are permissive uses in the NR-LM zone district.**
- ❖ 5-1 Dimension Standards for NR-LM. 5-1-G Exceptions and Encroachments.
  - \***The Site Plan as proposed meets the dimensional standards for the NR-LM zone district, including setback and building height requirements.**
- ❖ 5-3 Access & Connectivity requirements.
  - 5-3(E)(1)(e) Street Signs and Lights** *1. Street name signs and traffic control signs shall be required as specified in the DPM. 2. Street lights on local streets are required to be installed at the applicant's expense and provided as approved in the Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O).*
- ❖ **5-4 Subdivision of Land, 5-4(P) Additional Design Criteria and Construction Standards** *In addition to the standards set forth in this Section 14-16-5-4, the City shall maintain technical standards for infrastructure improvements in the DPM, pursuant to Subsection 14-16-1-7(A)(4). Such technical standards for infrastructure improvements shall contain the minimum acceptable design criteria and specifications for the construction of such improvements. Such technical standards may be updated periodically and may vary for improvements based on the classification of streets or other improvements and the extent and characteristics of the area to be served by the improvements. All subdivisions shall comply with additional design criteria and construction standards applicable to the proposed development.*
- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.
  - \***Plans will need to demonstrate compliance with Parking Lot Landscaping requirements per 5-6(F) of the IDO and the requirements for Screening of Mechanical Equipment and Support Areas per 5-6(G) of the IDO.**

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

❖ 3-4(K) North I-25 – CPO-10.

**\*This site is located within Sub-Area 3 of the North I-25 – Character Protection Overlay Zone. Per 3-4(K)(4)(b), the following façade requirements must be met, and the applicant must confirm how these requirements are being met as notes and/or depictions on the Site Plan and additionally (as an option) in a comment response letter:**

- The Building Design standards of 5-11(E) of the IDO must be met.
- Primary building façades that face a public street shall wrap around the building at a distance of 1/3 the depth of the building or 20 feet, whichever is greater.
- Building materials and colors shall have a light reflective value (LRV) ranging from 20 percent to 50 percent.
- Reflective or mirrored glass is prohibited.

**The proposed height of 36 feet is in compliance with the 52-foot maximum allowable height for this Sub Area.**

***Plans will need to demonstrate compliance with the following provisions of the IDO as well for walls/fences, outdoor lighting, and signage.***

❖ 5-7 Walls/Fences, table 5-7-1. **\*Development requires separate permitting.**

❖ 5-8 for Outdoor Lighting requirements.

❖ 3-4(K)(4)(c) per the North I-25 – CPO-10 for Signage requirements and restrictions, and 5-12 will apply where 3-4(K)(4)(c) does not cover/apply.

- The applicant is encouraged to provide responses to climatic and geographic responsive design considerations, which are recommended to promote sustainability but are not required. The Climatic and Geographic Responsiveness form can be obtained online at: [https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2\(D\)ClimaticGeographic\\_Responsiveness.pdf](https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf)



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FROM: Robert Webb/Jay Rodenbeck  
Planning Department

DATE: 2/27/23

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