



October 9, 2023

To: City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Re: Starbucks
Project #: PR-2023-008767
Application #: SI-2023-01512

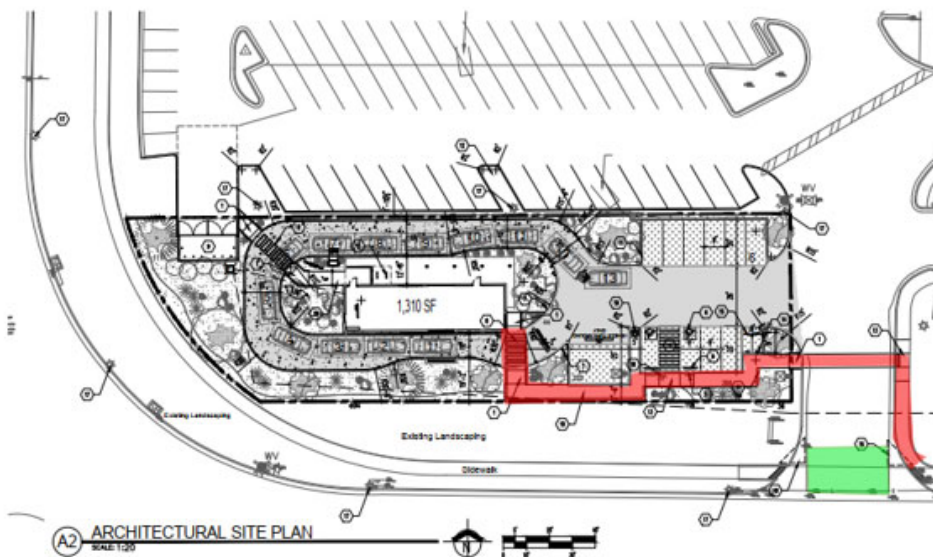
Dear Staff:

Please find the following responses addressing comments received in a letter dated October 4, 2023. In an effort to address your comments concisely and simplify your review of these development plans, we have summarized your comments and our responses below. Your comment is listed first, followed by the response in Bold.

Code Enforcement Comments

14-16-5-3(D)(3)(b)(3) On site pedestrian path ways from the Wenonah Ave street side and pathway from the north side parking area. Not the driveway area

Applicant Response: A pedestrian path is being provided from the Wenonah. See below on how the path in being provided (shown in red). It was determined the best path because the existing grades that exist on site.





14-16-5-5(D)(2) Motorcycle spaces shall be located in a conveniently, highly visible, well lit area.

Applicant Response: The motorcycle spaces have been located in a conveniently, highly visible, well lit area. This is a small site and the spaces can be seen from the front of the building. A additional light pole is being proposed in the parking area.

Water Utility Authority Comments

1. Utility Plan:
 - a. No objections.
 - b. Please add the following notes to the Master Utility Plan:
 - 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.

Applicant Response: ABCWUA notes added to master utility plan sheet C4.

2. Infrastructure List:
 - a. No objections.

Applicant Response: Noted.

3. For information purposes only:
 - a. Availability Statement #230609 has been issued and provides the conditions for service. Routine connections are available.
 - b. This project is within the Established Service Area.
 - c. Pro rata is not owed for this property.

Applicant Response: Noted.

Transportation Comments

1. Transportation has an approved TIS dated 8/16/2023 and an approved TCL dated 8/17/2023.

Applicant Response: Noted.

2. Tramway and Wenonah are major collectors within a center and therefore require 10' sidewalks. You may request a waiver with a justification letter if you cannot provide the 10' sidewalk.

Applicant Response: A Sidewalk Waiver has been submitted and approved by the DHO. See attached approved plat. On page 2 "IDO Waiver Note".



Hydrology Comments

1. Hydrology has an approve Grading & Drainage Plan (L23D015A) with engineer's stamp date of 7/19/2023.

Applicant Response: Noted.

2. Hydrology has no objection to the Site Plan for Building Permit.

Applicant Response: Noted.

Parks and Recreation Department Comments

1. Existing Street Trees on Wenonah should be examined by the City Forester to determine if any replacements will be required per Street Frontage requirement in IDO 14-16-5-6(d). Please contact Sean O'Meil soneill@cabq.gov.

Applicant Response: Coordination was completed with the contact above. Please see the attached email correspondence "KAFB Response". The comments made by Sean have been addressed on the Landscape Plan.

Planning Comment

- The Site Plan is being reviewed to the standards and provisions of the previous approval. Where silent it is reviewed to the current standards within the IDO, per MX-M -- restaurant/Drive-through, and the standards within the DPM.

Applicant Response: Noted.

- Solid Waste and Fire and Rescue have signed off on the proposed site plan. The project has an approved Grading and Drainage Plan, a TIS, and TCL.

Applicant Response: Noted.

- Please confirm if there is a shared parking agreement in place or there is a need for one.

Applicant Response: There is no need for a parking agreement. The site can self-park. Parking counts have been included on the Overall Site Plan and Site Plan specific documents.

- Will this project still be going through the DHO process for re-plat?
Per the previous sketch plat submittal, the applicant proposed subdividing the existing property into two lots. The proposed subdivision would require a Minor Preliminary/Final Plat.

Applicant Response: The plat has been submitted and approved by the DHO. See attached recorded plat.



- Some signage information was included in the submittal. Will signage be a part of this DFT site plan review? If so, was it already reviewed as a part of the EPC approval? Or will that be accomplished only during building permit submittal and review?

Applicant Response: The signage will be reviewed under a different permit.

- The site is located in the Four Hills Village **Activity Center** along Central Ave. and Tramway Blvd. Also within an MT-Major Transit Corridor.
*Per the DPM, Table 7.2.29 and per the Transportation Engineer:
Tramway and Wenonah are major collectors within a center and therefore require 10' sidewalks.*
*Applicant is submitting a waiver to sidewalk width.

Applicant Response: A Sidewalk Waiver has been submitted and approved by the DHO. See attached plat. On page 2 "IDO Waiver Note".

- An Infrastructure List is included with the application; a recorded Infrastructure Improvements Agreement (IIA) must be submitted prior to final sign off of either the Site Plan.

Applicant Response: Noted.

- Please provide a detailed explanation letter and include site plan notes as to how the proposed facades are meeting all applicable sections of 5-11(E) and 5-11-E-2-b of the IDO.

Applicant Response: According to the IDO each street facing façade within 30 ft of a property line (the measurement shall be made to the closest perpendicular plane of a primary building façade) has to follow 14-16-5-11(E) and 5-11-E-2-b.

This site has two street facing façades(Wenonah and Tramway). The 30' requirement is exceeded from the property line to the closest point on the street facing facade. Since the street facing facade exceeds 30ft from the property line 14-16-5-11(E) and 5-11-E-2-b is not applicable,

Street-facing Façade

Any façade that faces and is within 30 feet of a property line abutting a street, not including alleys, unless specified otherwise in this IDO. A building may have more than one street-facing façade. The phrase "façade facing a" that refers to a specific street or to alleys is included in this definition as well. See also *Measurement Definitions for Façade*.



Façade

When the IDO refers to a distance to a façade, the measurement shall be made to the closest perpendicular plane of a primary building façade. See also *Garage and Façade Definitions*.

- Please provide additional detail as to how the proposed Drive-Through is meeting 4-3(F(4) and 5-5(I) of the IDO. Including but not limited to screening requirements.

Applicant Response: The face of the order boards has been completely oriented away from public streets. The order board does not exceed 50sf. The use follows all required parking requirements. Section 14-16-5-9 is not applicable as the site does not abut a protected zoning area.

According to 14-15-5-5 (1), Vehicle stacking spaces shall be integrated into the site layout and shall not interfere with site access points, access to parking or loading spaces or areas, or internal circulation aisles and shall comply with stacking space dimensions required by the DPM. The site was laid out to comply with this standard and that is why the order board and vehicle staking spaces are oriented the way that it is. 12 car stack is required and we are provided 13 cars. The site plan shows that the stacking and parking requirements are being met per Table 5-5-1, Table 5-5-4 and Table 5-5-5 and Table 5-5-8. Tramway and Wenonah are being screened by landscaping from the drive-through use. The audible electronic devices will not be audible beyond the property line.

- The provided landscaping plan and calculations show that the development will be meeting the 15% coverage requirement. *However, please provide detail on how it is meeting the required standards and if/how the landscaping from the original approval/development will be affected.
Please include the street tree requirement, parking lot, street frontage requirement, and drive-through screening.

Applicant Response: The overall landscape plan from the original approval has been added to show the modified calculations. There is no deficiency being caused in the overall plan. The street tree requirement has been included in the Landscape Plan.

- Please clarify drainage pond landscaping.

Applicant Response: Refer landscaping plans. Drainage pond landscaping has been provided. See landscape legend.

Please identify/clarify ROW development/landscaping and the maintenance responsibility for any landscaping/buffering materials within an easement and/or ROW area.

Applicant Response: The existing landscaping has been labeled on the Landscape Plan.

- Walls/fences will require separate permitting.



Applicant Response: Noted.

- The project and application numbers must be added to the Site Plan.

Applicant Response: Project and application numbers have been added to the Overall Site Plan.

- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sealed and signed by a Landscape Architect licensed in the State of New Mexico.

Applicant Response: All plans have been sealed and signed by a professional licensed in the State of New Mexico, with the Landscape Plan sealed and signed by a Landscape Architect licensed in the State of New Mexico.



- On July 20, 2023 the Environmental Planning Commission (EPC) voted to Approve Project # PR-2023-008767, SI-2023-001056 - Site Plan- EPC, Major Amendment for an approximately 8.5-acre site legally described all or a portion of Tract J-1, Replat of Tracts F, H-1, J and unplatted land, Four Hills Village Shopping Center and Apartment Complex, located at 200 Tramway Blvd. SE., south of Central Ave. SE, north of Wenonah Ave. SE, and between Tramway Blvd. SE and Four Hills Rd. SE (the “subject site”). The applicant wishes to amend the controlling Site Development Plan to allow a 1,310 SF restaurant with accessory drive-through use on the southwestern portion of the subject site. The amendment would facilitate development of the proposed Site Plan for a coffee shop associated with this request, which includes parking, landscaping, utilities, grading and drainage, which would be delegated to the DFT for final-sign off.

Applicant Response: Noted.

- The Applicant submitted a response letter regarding the conditions of approval.
***Please clarify and address any/all unresolved conditions per the EPC Planner memo.**

EPC conditions were as follows (EPC Planner responses per a September 11, 2023 memo are in bold):

1. *The EPC delegates final sign-off authority of this site development plan to the Development Facilitation Team (DFT) administrative view process as per IDO Section 6-5(G)(1). The reviewer will be responsible for ensuring that the EPC Conditions have been satisfied and that other applicable City requirements have been met.*
The applicant has coordinated with the Staff Planner and provided a letter responding to the conditions off approval in the NOD dated July 20, 2023 for the Major Amendment request. The DFT Site Plan satisfies all, but three Conditions. It is the responsibility of the DFT reviewer to ensure that all other applicable City requirements are met for the associated Site Plan approval.

Applicant Response: Noted.

2. *The applicant shall meet with the staff planner prior to submitting to the DFT to ensure that all conditions of approval have been satisfied.*

Applicant Response: Completed and letter provided in original application.

3. *Major Amendment: An amended Grading and Drainage Plan shall be provided prior to submitting the associated Site Plan to DFT.*
The applicant provided the amended Grading and Drainage plan. A note shall be added to sheet C1 stating that the EPC approved the requested amendments on 7-20-2023. The G&D Plans show existing and proposed G& D as sheet C3.



Applicant Response: Note added to sheet C1.



4. *Site Plan:*

A. *Provided bicycle parking total shall be added.*

The applicant shall update the Major Amendment sheet to reflect the provided bicycle spaces. This was only included on the Site Plan sheet associated with the request. All amendments shall be reflected on the Major Amendment Sheet.

Applicant Response: Bicycle spaces have been included in the Major Amendment sheet see “Existing Smith’s Parking” table and “Proposed Coffee Shop with Drive-thru Parking” table.

B. *Light pole locations shall be added to the proposed site plan.*

Satisfied

5. *On-site walkways and crosswalks shall be identified to motorists and pedestrians pursuant to 5-3(D)(3)(c) Materials to Alert Motorists*

Satisfied

6. *Landscape plan: The amendments to the landscape plan shall be to scale and included in the Major Amendment Package and the “for reference only: label shall be removed.*

Satisfied

7. *Signage:*

A. *All signs shall be included on the elevations of the proposed building.*

B. *Dimensions, colors and materials shall be provided prior to submitting to the DFT.*

Satisfied

8. *Detail Sheets: Colors and materials shall be provided for all details.*

Satisfied

9. *Condition from Transportation Development Services:*

The Traffic Impact Study is required per the Traffic Scoping Form and shall need to be reviewed and approved prior to site plan approval through DFT action.

Satisfied

10. *Condition from the Solid Waste Management Department:*

Any landscape that would overhang in the trash enclosure shall be relocated.

Satisfied

11. *Conditions from the Public Service Company of New Mexico (PNM):*

A. *Any existing and/or new PNM easements and facilities shall be reflected on the Site Plan and any resulting Plat.*

B. *Typical electric utility easement widths vary depending on the type of facility. On-site transformers shall have a five-foot clear area on the sides and rear and ten-foot in front*



to allow for access and maintenance.



C. Perimeter and interior landscape design shall abide by any easement restrictions and not impact PNM facilities.

Satisfied

12. *Condition from Kirtland Airforce Base:*

Dark skies are necessary to the mission operations of the Starfire Optical Range (SOR). Therefore, any lighting of the proposed use shall be shielded and focused downward in order to have the least effect on the base.

The applicant shall provide a note on the Site Plan and light pole detail stating that all building surface mount light fixtured will be shielded and downward focused.

Applicant Response:

13. *Elevations: The east and west elevation labels shall be updated to reflect the correct elevation façade.*

Satisfied

The September 11, 2023 EPC Planner memo also noted that there were unauthorized changes as follows:

- AS-101 Site Plan Sheet:
 - a. Keyed notes 17-21 have been added to reflect Conditions 5b & 5c.
 - b. General note E
- New Grading and drainage sheet C3.
- The master Utility Plan Sheet was renamed from sheet MU-1 to sheet C4.
 - a. General note 12 and keyed note 14 are new.

Applicant Response: These were done to address comments and changes along the way.