

DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-008778  
200 Tramway

AGENDA ITEM NO: 5

SUBJECT: Sketch

ENGINEERING COMMENTS:

1. Please provide a cross access easement between J-1-A and J-1-B.
2. Each proposed lot must have adequate parking for its proposed use. Also, parking stalls cannot be divided by lot lines, as existing parking along the west edge is showing a split in on space.
3. For future development Transportation will require an approved TCL and an approved Traffic Study, as the proposed Starbucks requires a study.

. 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: June 21, 2023

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ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

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



## **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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**Project No: PR-2023-008778**

**Date: 06/21/2023**

**Agenda Item: #5 Zone Atlas Page: L-23**

**Legal Description: REPLAT SITE FROM ONE LOT TO TWO LOTS. PROPOSAL IS FOR STARBUCKS ON THE 0.64 PARCEL. SITE PLAN CURRENTLY GOING THRU EPC FOR MAJOR AMENDMENT TO CONTROLLING SITE PLAN FOR SUBDIVISION**

**Location: 200 TRAMWAY BLVD SE between TRAMWAY BLVD and CENTRAL AVE**

### **Application For: PS-2023-00108-SKETCH PLAT (DFT)**

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1. Availability Statement 230609 has been requested and will provide conditions for service.
2. The sanitary sewer shown on the existing site does not currently have any easements and records are not clear to the ownership of the line. This will be discussed in the provided statement and either easements may be required, or other requirements may be necessary for sanitary sewer service to be acquired.
3. The provided fire one plan shows the site utilizing a private hydrant on the adjacent proposed lot that houses the Smiths. This is not acceptable so the Starbucks will need to explore the potential use of an alternate fire hydrant. There is one at the NE corner of Tramway Blvd and Wenona Ave that appears to maybe be accessible to the site but will require updated approval from the Fire Marshall's Office.

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

DEVELOPMENT FACILITATIVE 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: 2023-008778 Hearing Date: 06-21-2023

Project: Tract J-1-A & J-1-B, Four Hills  
Village Shopping Center &  
Apartment Complex Agenda Item No: 5

☒ Sketch Plat

☐ Site Plan for Bldg.  
Permit

**ENGINEERING COMMENTS:**

- Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.
- Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG

Delegated For: \_\_\_\_\_

SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT

DEFERRED TO \_\_\_\_\_



## DEVELOPMENT FACILITATION TEAM

### Planning Comments

**HEARING DATE:** 6/21/23 -- **AGENDA ITEM:** DFT #5

**Project Number:** PR-2023-008778

**Application Number:** PS-2023-00108

**Project Name:** Starbucks 200 Tramway

**Request:**

*Sketch Plat*

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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 site currently has a submitted and accepted EPC application for a Major Amendment for 200 Tramway for the coffee shop. It's scheduled to be heard at the July 20 EPC hearing.*

- Provide measurement for the existing ROW and distance from curb to property line along street frontages.  
**Demonstrate compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements and its landscape buffer.**  
*\*Verification of standards per Transportation\**  
Property is within an Activity Center (Four Hills Village) and within a (MT)-Major Transit Corridor.  
Direct adjacent to two streets. Wenonah Ave SE and Tramway Blvd are both Major Collectors. A 10-foot wide sidewalk and a 5-6-foot-wide landscape buffer is required. Sidewalk must be in ROW area. Landscaping buffer can be within private property.  
*\*There is an existing Bike lane on both streets.*
- ***If Major infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.***

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

- Confirm if the current landscaping for Smith's Grocery is being reduced or relocated. Separately, demonstrate how landscaping for new development will be meeting standards.
- Demonstrate how the street frontage landscaping/Screening and the parking lot landscaping requirements will be met.  
*5-6(F)(1)(i) Landscape buffers are required in the following locations, with minimum widths and design requirements as specified below.*
  - 1. Front Lot Edge**
    - a. General** Any parking lot located within 30 feet of the front lot line shall be screened from the street either by a masonry wall constructed of a material similar in texture, appearance, and color to the street-facing façade of the primary building (but excluding exposed CMU block) at least 3 but not more than 4 feet in height, or by a landscape buffer at least 10 feet in width with a continuous line of evergreen shrubbery 3 feet in height, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.
    - 2. Side and Rear Lot Edges** Where no side or rear lot line buffer is required by Subsection 14-16-5-6(E) above, the following standards apply where the side or rear lot line abuts a public street.
      - a. General** Any parking lot located within 20 feet of a side or rear lot line shall be screened by a landscaped strip at least 6 feet wide containing at least 2 trees and 6 shrubs per 25 feet of the parking lot edge closest to the lot line, or by other means that the Planning Director determines provides equal or better screening of the headlights of parked vehicles.
  - Clarify how circulation and access is being affected for the site, with the new use and development adding to the existing Grocery and Fueling Station.
  - Confirm required off-street parking is met for uses on each of the created lots. If parking will be shared across any lots, then a signed and recorded shared parking agreement is required with the plat submittal. Confirm that no parking space is bisected by a lot line.
  - Future development must meet all applicable standards and provisions of the IDO (MX-M) and the DPM.  
***\*Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.***
  - For platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file. \*After acceptance of the Plat application, the DXF approval from AGIS must be obtained.

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

- The project and application numbers must be added to the Plan sheets.
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions and for P for Site Plans. Obtain all required signatures as a part of the application submittal process.
- All public notice requirements of IDO section 6, table 6-1-1 will need to be completed prior to formal submittal.
- All Site Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.
- 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)

***Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.***

- ❖ **4-2 Allowed Uses, table 4-2-1.**  
**\*Follow the Use Specific Standards per 4-3 of the IDO for proposed uses.**  
Restaurant 4-3-D-8 and Drive-Through 4-3-F-4 & 5-5-I.  
**Demonstrate how standards are being met.**
- ❖ **5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments.**  
**\*Plans should include measurements for setback, separation, height elevations, etc.**  
**All will need to demonstrate how standards and requirements are being met.**
- ❖ **5-3 Access & Connectivity requirements.**
- ❖ All standards within **IDO section 5-4-C (Subdivision of Land Compliance)** apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity.
- ❖ **5-4 Subdivision Of Land, 5-4(K) Dedication of Land For Public Purposes, 5-4(N) Improvements Required, 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*

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

*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.*

❖ **5-5 Parking & Loading requirements, Table 5-5-1**

5-5(F)(3) Technical Design Standards 5-5(F)(3)(a) All parking facilities shall comply with all applicable provisions in this IDO, including but not limited to those in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-5(I) (Landscaping, Buffering, and Screening), 14-16-5-8 (Outdoor Lighting), and 14-16-5-9 (Neighborhood Edges), and applicable standards in the DPM. 5-5(G)(2) Parking Spaces and Circulation Parking spaces and circulation shall meet technical standards in the DPM.

**\*Plans will need to demonstrate compliance of parking requirements.**

**Provide calculation detail and any shared parking agreement information.**

❖ **5-6 Landscaping, Buffering, and Screening standards and requirements.**

**\*Plans will need to demonstrate compliance of landscaping requirements.**

**Provide calculations & detail.**

**\*Be aware of several sections related to new development –**

5-6-C General Landscaping, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas.

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

❖ **5-8 for Outdoor Lighting requirements.**

❖ **5-11-E Façade and Building design. \*Demonstrate how standards are being met.**

❖ **5-12 for Signage requirements and restrictions. Including, but not limited to East Gateway mapped area.**

❖ **Section 6-1, table 6-1-1 for public notice requirements.**

❖ **6-4(R) Dedications.**

❖ **Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.**

❖ **Vacations per 6-6-M.**

❖ **7-1 Development, dwelling and use definitions.**

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



*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: Robert Webb/Jay Rodenbeck  
Planning Department

DATE: 6/20/23

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





## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

**PR-2023-008778**

PS-2023-00108 - SKETCH PLAT

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LOCATION: 200 TRAMWAY BLVD SE between TRAMWAY BLVD and CENTRAL AVE

#### **Comments:**

06-21-2023

No Comments.