



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

HEARING DATE: 10/18/23 -- AGENDA ITEM: #1

**Project Number:** PR-2023-009368

**Application Numbers:** SI-2023-01642

**Project Name:** Farolito Senior Community

**Requests:** Site Plan – Administrative 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:

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

**Note:** Items in **green type** are reflecting the compliant items.

- ~~▪ Project and application numbers must be added to the site plan set.~~  
This comment has been addressed
- This site is located within a Major Transit Corridor (MT). Property is not within any UC-MS-PT Areas. Property is not located within any Overlay Zones and Centers.
- The site is located in MX-H Zone. Per 4-2 Allowable Uses, Table 4-2-1, Multi-Family Dwelling is permissive within this zone.
- The applicant confirmed that an Infrastructure List was not submitted with this application.

### 4-3 Use-Specific Standards

- IDO 4-3(B)(8) Use Specific Standards for Multi-family:

4-3(B)(8)(a) No more than 40% of required usable open space can be private to a household.

~~Articulate how the design meets this criterion.~~

This comment has been addressed

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

4-3(B)(8)(c) 1. At least one tree per ground floor dwelling unit and 1 tree per second floor unit.

~~Articulate how the design meets this criterion~~

This comment has been addressed

4-3(B)(8)(c) 2. Twenty-five (25) percent of the net lot area shall contain landscaping; playgrounds, sports courts, swimming pools, or similar features may count up to 10 percent of net lot landscaping. Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscaped area, and the maximum a tree canopy shall count toward this requirement is 600 square feet.

~~Articulate how the design meets this criterion~~

This comment has been addressed

4-3(B)(8)(c) 3. Cool season grasses are restricted to 20%; warm season grasses may cover an additional 70%.

~~Articulate how the design meets this criterion~~

This comment has been addressed

4-3(B)(8)(d) At least 50 percent of the trees required above shall be deciduous canopy-style shade trees or coniferous trees capable of attaining a mature canopy diameter of at least 25 feet.

~~Articulate how the design meets this criterion~~

This comment has been addressed

### 5-1(D) Dimensional Standards/Mixed-Use Zone Districts

- Per 5-1(D) Mixed-Use Zone Districts, all development in any Mixed-use zone district shall comply with the dimensional standards in Table 5-1-2.

Minimum Usable Open Space required:

1-bedroom units: 72 x 225 sq.ft.=16,200 sq.ft. 2-bedroom units: 10 x 285 = 2,850sq.ft.

Total minimum required Open Space= 19,050 sq.ft.

~~Include the provided Usable Open Space on your calculation table~~

Minimum Front Setback: 5 ft. Provided front setback: >5 ft.

Minimum Rear Setback: 15 ft. Provided rear setback: 20 ft.

Building Height: 68 ft.+ 12 ft.Workforce Housing Bonus, Proposed Building Height: 51'-6"

### 5-3 Access and Connectivity

- IDO 5-3(D) On-site Pedestrian Connections

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

IDO 5-3(D((3)(a) 3. Shade trees along required pedestrian walkways are required  
IDO 5-3(D((3)(b) 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.

Shade trees are provided along the pedestrian walkways where feasible. On-site pedestrian walkways are provided between the pedestrian entrances of each primary building on the site.

IDO 5-3(D((3)(b) 4. Pedestrian walkways shall be installed along any street-facing façade with a pedestrian entrance of a building containing mixed-use development. Per table 5-3-1 for a building larger than 10,000 sq. ft. and smaller than 50,000 sq. ft. a 10-foot sidewalk is required. Please clarify how design meets this code.

This development is not mixed-use.

## 5-5 Parking and Loading

- IDO 5-5(C) Off-street Parking per Table 5-5-1:  
1 Bedroom Units: 72 x 1.2 spaces = 86.4 spaces  
2 Bedroom Units: 10 x 1.6 spaces = 16 spaces  
Total required Parking spaces= 102.4

Per 5-5(C)(5)(a) General Reductions for Centers and Corridor Areas:

In UC-AC-EC-MS areas or in MT areas in Areas of Change, where Table 5-5-1 and Table 5-5-2 do not indicate a different parking requirement for the relevant Center or Corridor area, a 20 percent reduction in required off-street parking spaces shall apply to properties in those areas.

Per 5-5(C)(5)(c) Reduction for Proximity to Transit, the minimum number of off-street parking spaces required may be reduced by 30 percent if the proposed development is located within 1,320 feet (¼ mile) in any direction of any transit stop or transit station with a peak service frequency of 15 minutes or better.

Total required Parking spaces= 102.4

Each 1 EV charging stations give credit for 2 spaces, with 8 EV stations shown = 16 spaces.

Per IDO 5-5(C)(5)(a), MT in Area of Change = 20% reduction of required = 21 spaces.

Per IDO 5-5(C)(4)(b), within 330 ft of Transit stop = 10% reduction of required = 11 spaces.

Total Parking Reductions = 48 spaces

Total Required = 102 less 48 (Total Reductions) = 54 spaces required.

Total provided parking Spaces: 79 spaces

66 standard spaces + 6 accessible spaces + 6 van accessible

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

8 Electric Vehicle Parking spaces are provided.

- IDO 5-5(D) requires motorcycle spaces based on required spaces. ~~3 motorcycle spaces should be provided. Please identify and specify motorcycle parking.~~  
 This comment has been addressed
- IDO 5-5(E) requires **bicycle spaces based on provided parking spaces.**  
 Per Table 5-5-5, 3 bicycle spaces or 10% of required off-street parking spaces, whichever is greater is required. 21 Bicycle spaces are required. 36 total bicycle spaces are provided (18 spaces are indoor and 18 spaces are outdoor) **Please verify how many bicycle pads are provided. Only 10 were located on the plan. Please consider showing the indoor bike racks.**  
 There are 10 exterior spaces and 18 interior spaces. The spaces have been noted on the revised site plan.

Type	Required	Provided
General Spaces	54	79
ADA		17
<b>Bicycle</b>	21	?
<b>Motorcycle</b>	3	3
<b>Electric Vehicle</b>	No Requirements	8

- ~~Confirm compliance with DPM TABLE 7.2.29:~~  
 \***Central Avenue NE** (Major Transit): 6-10-foot sidewalk and 6-8-foot landscape buffer is required.

### 5-6 Landscaping, Buffering, and Screening

- Please provide an explanation regarding the plant palette and how it complies with 5-6(A)(4).**  
 Ensuring the use of native and/or adapted, low water-use, or xeric species and regionally appropriate, sustainable design and maintenance techniques to conserve water resources.  
~~Please provide plant quantities, mature size and level of water consumption on your plant legend.~~  
**-Repalce the Raywood ash with Urbanite Ash, Autumn Blaze maple with Bigtooth maple, and Austrian Black pine with Italian Stone pine.** Addressed-DPS.  
**-Change the trees under the overhead distribution line along the north edge of the project to Golden rain trees and Russian hawthorns.** Addressed, planting was arranged to meet new plant sizes.  
**-Of the two different locust trees you have proposed, choose one type only and spread them in the site so no two locust trees are adjacent to one another, because of the appearance of the beetle that has been killing locust trees.** Addressed, all Locusts are now Purple Robe Locusts, none are next to each other- DPS.

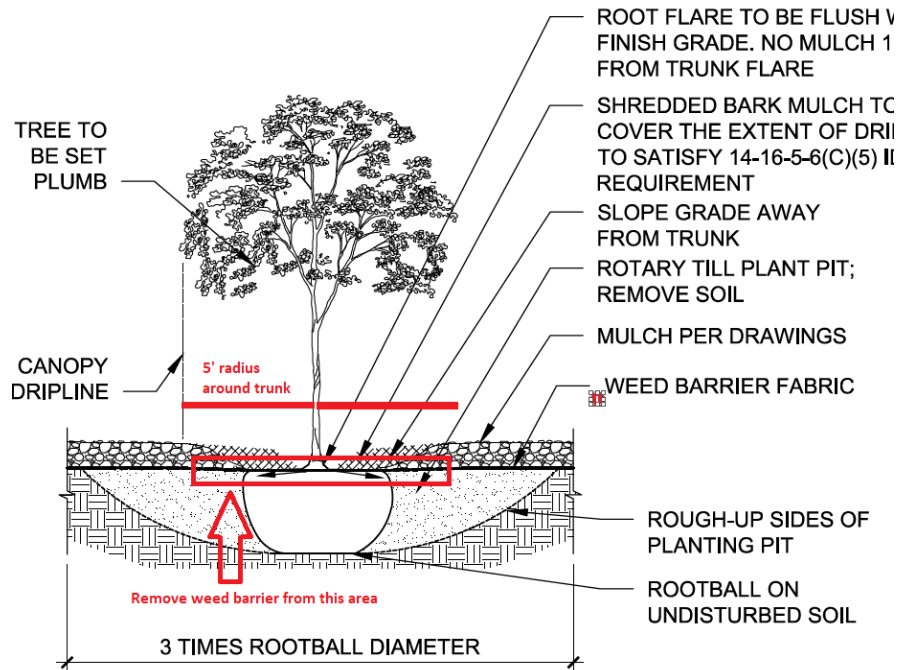
\*(See additional comments on next page)

A general note was added to address the locusts, as for the fruit trees, this client specifically requested an orchard on the property for their residents. They have prepared for the proper care and maintenance required. A general note was included for this -DPS

**-Please be aware that Purple Robe locust requires structural pruning. Also, fruit trees are prone to frost damage (especially fig trees). Please add a comment to reflect that if any of the proposed trees die off at any time, they will be replaced with new ones.**  
**-If you have any questions regarding these comments, please contact Bonnie Strange, Senior Planner at the Urban Forestry at [bstrange@cabq.gov](mailto:bstrange@cabq.gov).**

- Per 5-6(C)(2)(a) a minimum of 15 percent of the net lot area of each development shall contain landscaping; **minimum required landscape area (15% of net lot area) for this project is 11,920 SF; the provided landscape area is 34,987 SF (44% of net lot area).**
- Per 5-6(C)(2)(c) 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. **Required vegetative coverage is a minimum of 26,240 sq. ft. The provided vegetative coverage is 40,312 sq. ft.**  
~~Please include mature sizes of the plant material on your plant legend.~~
- Per 5-6(C)(2)(c) 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. **Required ground-level vegetative coverage is 2,980 SF. The provided ground-level vegetative coverage is 3,526 sq. ft.**  
~~Please include mature sizes of the plant material on your plant legend.~~
- 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.  
**19,669 sq. ft. of rock mulch (56.2% of the landscaped area) and 6,675.9sq. ft. of organic mulch (19% of the landscaped area) is provided.**
- 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. **Please show a 5-foot radius dimension line on the tree planting detail. Please correct the term bark mulch and change it to organic mulch.**  
**Addressed, please see updated detail on LP101**

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



- Per 5-6(C)(6) A note has been included on the Landscape Plan regarding plant sizes at installation.
- 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.” ~~For those plants located in the site triangles, please specify the shrubs’ mature size.~~
- Per 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. ~~A note regarding this comment has to be added to the landscape plan General Notes.~~ A note is added to the Landscape plan to reflect this.
- Per 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. ~~A note regarding this comment has to be added to the landscape plan General Notes.~~ This comment has been addressed

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

- A note is included on the landscape plan to indicate Irrigation plan compliance with IDO requirements.
- 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.  
~~A note regarding this comment has to be added to the landscape plan General Notes.~~  
 A note is added to the Landscape plan to reflect this.
- ~~Overhead distribution electric or transmission lines are present on the site. Please refer to 5-6(C)(10)(d) for more information. Per City Forester's comment, Change the trees under the overhead distribution line along the north edge of the project to Golden rain trees and Russian hawthorns.~~ Addressed, and confirmed with PNM
- ~~Please consider showing the existing light poles along the frontage of the site and show 15' clearance around those street lights. No tree trunk should be placed closer than 15' to the light poles.~~  
 This comment has been addressed
- 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.  
~~Please consider correcting the relevant note on the Landscape plan to match the IDO code language.~~  
 A note is added to the Landscape plan to reflect this.
- Per 5-6(C)(10)(f), trees shall not be planted near existing or proposed street light poles. On the proposed landscape plan please consider moving the trees away from the light poles. See figure below as an example:  
~~A note regarding this comment has to be added to the landscape plan General Notes.~~  
 A note is added to the Landscape plan to reflect this.
- Per 5-6(C)(12), the applicant confirmed in the Landscape Plan notes that no existing vegetation on the site will be preserved.
- Per 5-6(D)(1)(a), 9 street trees are provided. (Street frontage length is 192 feet)
- Per 5-6(D)(1)(c), planting areas necessary for trees in the street frontage shall meet the minimum size requirements in Table 5-6-3. ~~Please confirm compliance with this code.~~  
 This comment is confirmed.
- Per 5-6(F)(2)(a), at least 15 percent of the parking lot area of lots containing 50 or more spaces, shall be landscaped. **Parking lot area is 33,434 sq. ft. and provided Parking lot**

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

Landscaping is 6,262 sq. ft. (18.7% of the parking lot area).

- Per 5-6(F)(2)(c) 1. and 2., one (1) tree is required per 10 parking spaces. And no parking space is more than 100 feet in any direction from a tree trunk.  
79 parking spaces are provided. 8 trees are required. More than 8 trees are provided for the parking lot and every parking space is within 100 ft of a tree trunk The revised site plan.
- Per 5-6(F)(2)(c) 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. **Please confirm compliance with this code.**
- Per 5-6(F)(2)(d) 1., The minimum size of tree planters within off-street parking areas shall be 60 square feet per tree. ~~Please show area of parking lot landscape areas to show compliance with this code.~~
- Per 5-6(G)(2)(a), outdoor ground-mounted mechanical equipment is located where it is not visible from streets, City parks or trails adjacent to the lot or from adjacent properties to the maximum extent practicable.

Plant quantities were readdressed to meet this requirement, please see landscape calculations.

## 5-11 Building Design/ Multi-Family Residential Development

- Per 5-11(D)(1), primary pedestrian entrances to each primary building shall be emphasized and provide weather protection through variations in the façade, porticos, roof variations, recesses or projections, or other integral building forms.  
Building elevations indicate sufficient emphasize and weather protection for the entrances.

- 5-11(D)(2) Façade Design,

Per 5-11(D)(2)(a) Windows:

1. Street-facing ground floor must have 20% in transparent windows.
2. Windows recessed 2 inches or have a 2-inch casing.
3. West facing windows must use heat mitigation.

**Please articulate how the facade design meets item number 2. This is workforce housing.**

Per 5-11(D)(2)(b) Articulation:

1. One element that is recessed or projected every 30 feet.
2. Street facing has more than one building finish or color.
3. Balcony massing, material, or color shall create visual interest.

**Design complies with this code. Please provide an explanation for the façade color selection. If the intent is to mimic the Luminaria project across the street, please**

### 5-11(D)(2)(a) Windows

A façade shall have windows as a prominent feature.

1. The ground floor of each street-facing façade shall contain a minimum of 20 percent of its surfaces in transparent windows and/or doors.
2. Windows on the upper floors shall be recessed or projected not less than 2 inches and/or shall be surrounded by a window casing or frame not less than 2 inches wide, except for portions of the façade that are storefront window systems or curtain walls. **Workforce housing is exempt from this requirement.**

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



~~consider providing more non-grey colors on the façade.~~

- Per 5-11(D)(3) Roof Design: Any rooflines greater than 60 horizontal feet must have a vertical elevation change of 2 feet.  
[Design complies with this code.](#)

## 6-1 Administration and Enforcement

- Per IDO 6-1 Public Notice, please provide photos of neighborhood sign postings. Planner was unable to locate these photos.  
[See attached.](#)

## General Comments

- Please review the Climatic and Geographic Responsive Design Considerations to see additional way to make this project sustainable.  
[SubmittalFormClimaticGeographic\\_Responsiveness.pdf \(cabq.gov\)](#)
- All plan sheets are sealed and signed by the relevant design professionals.
- Please note that staff could have future comments and the Site Plan-Administrative DFT is still under review.



*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: 1/8/24

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