



DEVELOPMENT FACILITATION TEAM

Planning - Case Comments

Meeting Date: 4/2/25 -- **AGENDA ITEM:** #1

Project Number: PR-2024-009765

Application Number: SI-2024-00468

Project Name: Request: 1100 Woodward Pl. NE

EPC final sign-off, Major Amendment to Gateway Center Site Plan

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

DFT staff have been made aware that an appeal to the 2nd District Court (of the City Council denial of the appeal of the EPC approval for PR-2024-009765 / SI-2024-00468 per AC-24-19) has been filed per D-202-CV-2024-09120, and that per 6-4(T)(4) of the IDO, any actions taken by an applicant or property owner after a final decision has been made by the relevant decision-making body in Table 6-1-1, but before the time for appeal of that decision has expired or before any appeal has been decided by the last appeal body, are at the risk of the applicant or property owner, and the City shall not be liable for any damages incurred for actions taken during those times.

Previously, this case was appealed to the LUHO-Land Use Hearing Officer and to the CABQ City Council. Each appeal was denied, and the EPC decisions were upheld.

Background:

- This submittal is for a final sign-off for a Site Plan-EPC Major Amendment to a 3-acre portion (Area 3/Tract A) within the Gateway Center Site Development Plan for Subdivision (SDP) for an approximately 23-acre site legally described as All or a portion of Tract A Plat of Gateway Subdivision, Tract B-1, Plat of Tract B-1, Gateway Subdivision, A replat of Tracts B & C, Gateway Subdivision; Tract, D-1-B-1, Plat of Tract D- 1-B-1 and D-1-B-2, Gateway Subdivision (being a replat of Tract D-1-B, Gateway Subdivision, Lots 16 and 17, Trotter Addition NO. 2 and A; and Tract D-1-A-1, Plat for Lots 1 & 2, Tract D-1-A-1, Gateway Subdivision (being a replat of Tract D-1-A, Gateway Subdivision & an un-platted parcel), located at 1100 Woodward Pl NE, between Mountain Rd, Lomas Blvd, Edith Blvd. and I-25 frontage.

**(See additional comments on next pages)*

- The EPC approved the amendment with conditions on July 18, 2024. Since that time those conditions listed on the Notice of Decision have been cleared by the EPC staff.
- In addition, the EPC approved a Zone Map Amendment for this location. The previous IDO Zone District for this property was MX-M (mixed-use, moderate intensity). With the ZMA approval, the new zone district is MX-H (mixed-use, high intensity). The property is also within CPO-7 Martinez Town/Santa Barbara Overlay zone, a MT-Major Transit Corridor, and in an Area of Change.
- The Site Plan development is subject to and being reviewed according to the standards and provisions within the IDO and DPM. Here is a link to the IDO, and the DPM:

<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1>

<https://www.cabq.gov/planning/boards-commissions/development-process-manual-executive-committee>

COMMENTS:

Items that require **attention** are provided in **orange color**.

- Self-Storage is a permissive use in the NR-LM zone district per the IDO. Reference the Use Specific Standards & CPO-10 requirements. **Plans will need to demonstrate and note how each these standards are being met.*

Definition:

Hospital

A facility designed to provide medical and health-related care for individuals. Such facilities may provide diagnosis and treatment, both surgical and nonsurgical, for patients who have any of a variety of medical conditions through an organized medical staff and permanent facilities that include inpatient beds, medical services, and continuous skilled nursing care. This use includes any facility licensed by the State as a general, limited, or special hospital.

Medical or Dental Clinic

An establishment where patients who are not lodged overnight are admitted for examination and treatment by a group of licensed health care practitioners, dentists, or licensed health care practitioners and dentists in practice together.

Use Specific Standards:

4-3(C)(4) Hospital

In the MX-M zone district, this use is limited to no more than 20 overnight beds and, if located within 330 feet of any Residential zone district, shall require a Conditional Use approval, pursuant to Subsection 14-16-6-6(A).

4-3(D)(26) Medical or Dental Clinic

4-3(D)(26)(a) Facilities that are considered methadone centers pursuant to Article 13-11 of ROA 1994 (Methadone Centers) are allowed as part of this use, but are prohibited in the following locations:

1. On lots within 330 feet in any direction of any other facility that dispenses methadone as a primary activity.
2. On lots within 330 feet in any direction of a lot containing a religious institution.
3. On lots within 500 feet in any direction of an R-1 zone district.
4. On lots within 500 feet in any direction of a lot containing an elementary, middle, or high school.

4-3(D)(26)(b) Facilities that are considered a syringe exchange facility pursuant to Article 9-15 of ROA 1994 (Syringe Exchange Facility Location) are allowed as part of this use, but are prohibited in the following locations:

1. On lots within 500 feet in any direction of any other syringe exchange facility.
2. On lots within 500 feet in any direction of a lot containing a religious institution.
3. On lots within 500 feet in any direction of a Residential zone district or a building containing a residential use in a Mixed-use zone district.
4. On lots within 1,000 feet in any direction of a lot containing an elementary, middle, or high school.

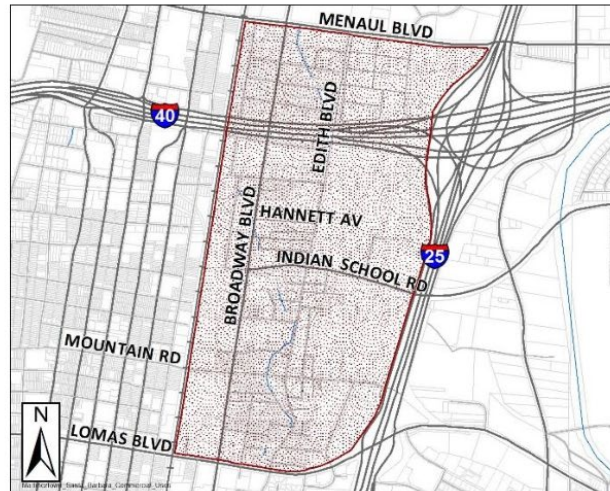
Pursuant to IDO section 14-16- 4-3(C)(4) Hospital Use Specific Standards, for the MX-M zone district, this use is limited to no more than 20 overnight beds and if located within 330 feet of any Residential zone district, shall require a Conditional Use approval, pursuant to Subsection 14-16-6-6(A). If the EPC decision to approve the request for MX-H zoning is not upheld, the hospital may not have over 20 beds, and will be required to obtain a conditional use approval for proximity to residential.

Overlay zone information:

3-4(H) MARTINEZTOWN/SANTA BARBARA – CPO-7

3-4(H)(1) Applicability

The CPO-7 standards apply in the following mapped area. Where the CPO-7 boundary crosses a lot line, the entire lot is subject to these standards.



- Clarify how elevations are meeting the original site plan approval standards and/or the following IDO section:

5-11(E) MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN UC-MS-PT AREAS AND MIXED-USE AND NON-RESIDENTIAL DEVELOPMENT IN MIXED-USE ZONE DISTRICTS AND NR-C OR NR-BP ZONE DISTRICTS

Multi-family residential development of any size in any zone district in UC-MS-PT areas and all mixed-use and non-residential development located in any Mixed-use zone district except MX-FB or in the NR-C or NR-BP zone districts shall comply with the standards in this Subsection 14-16-5-11(E), except that parking structures, including the portion of parking structures incorporated into a building with allowable primary and/or accessory uses, shall comply with the design standards in Subsection 14-16-5-5(G) (Parking Structure Design).

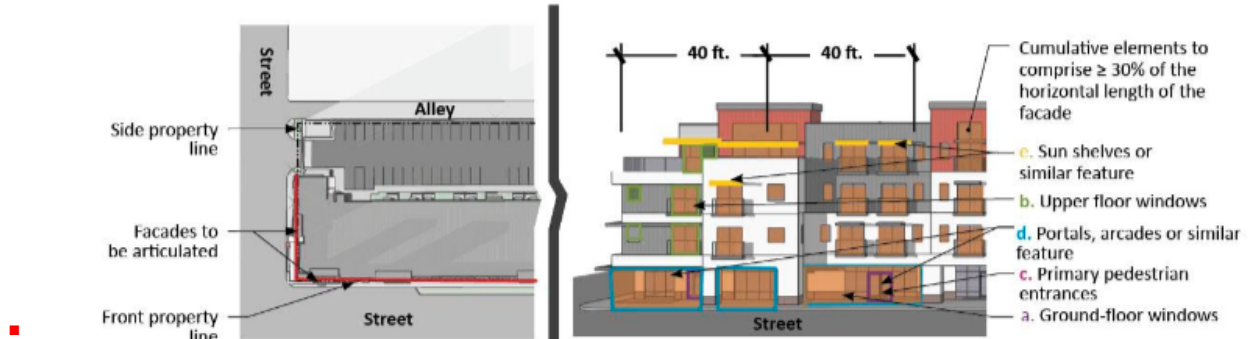
5-11(E)(1) Ground Floor Clear Height

In any Mixed-use zone district in UC-MS-PT areas, the ground floor of primary buildings shall have minimum clear height of 10 feet.

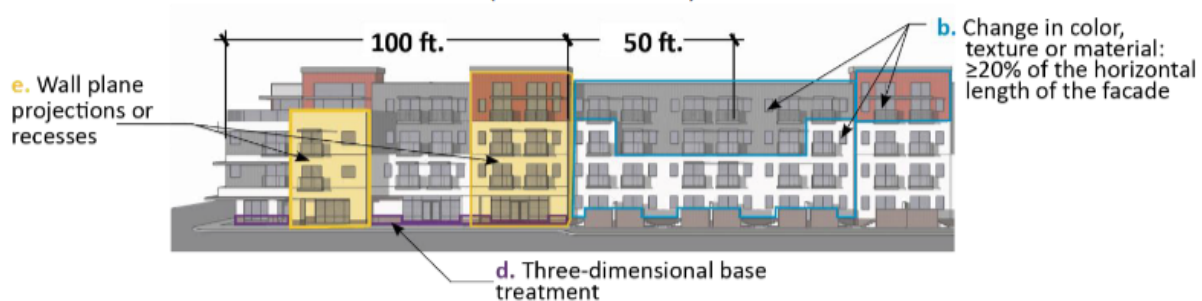
5-11(E)(2) Façade Design

5-11(E)(2)(a) General

- Façades shall be designed to provide a sense of human scale at ground level by providing a clear architectural distinction between ground floor levels and all additional levels.
- Each street-facing façade shall incorporate at least 2 of the following features (illustrated below) along at least 30 percent of the length of the façade, distributed along the façade so that at least 1 of the incorporated features occurs every 40 feet:



- a. Ground-floor transparent windows, with the lower edge of window sills no higher than 30 inches above the finished floor.
 - b. Windows on upper floors.
 - c. Primary pedestrian entrances.
 - d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
 - e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.
 - f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.
3. Each street-facing façade longer than 100 feet shall incorporate at least 1 of the following additional features (illustrated below):



- a. Wall plane projections or recesses of at least 1 foot in depth at least every 100 feet of façade length and extending for at least 25 percent of the length of the façade.
 - b. A change in color, texture, or material at least every 50 feet of façade length and extending at least 20 percent of the length of the façade.
 - c. An offset, reveal, pilaster, or projecting element no less than 2 feet in width, projecting from the façade by at least 6 inches, and repeating at minimum intervals of 30 feet of façade length.
 - d. Three-dimensional cornice or base treatments.
 - e. A projecting gable, hip feature, or change in parapet height at least every 100 feet of façade length.
 - f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.
4. All accessory buildings visible from a public street shall be similar in color, material, distinctive rooflines, finishing details, and accent features to the primary building.

All plans are sealed and signed by a NM
licensed professional

- **Applicant must ensure that all revised and/or final Plan sheets are sealed and signed by a design professional licensed in the State of New Mexico.*

The final parking calculations are shown on the Site Plan.

- Clarify Parking calculations and confirm which is the most current & final version.

**Elevation pages need to include details on how the project will be meeting the specific requirements listed in the memo above. Provide additional elevation detail to demonstrate and explain compliance with all the criteria in IDO section 5-11. Include height dimensions.*

**This should include areas such as windows, doors, changes in façade. This can be addressed by adding detail to the elevation sheet or within a comment response.*

- Clarify Landscaping calculations and how the plan is meeting each relevant section of IDO section 5-6

Similar to the elevations, the Landscaping Plan needs to clarify and detail how it is meeting the requirements. Such as IDO sections 5-6(D) *Street Frontage Landscaping*, 5-6(D)(2) *Additional Frontage Landscaping*, 5-6(F) *Parking Lot Landscaping*, 5-6(F)(2) *Parking Lot Interior*, 5-6(G) *Screening Of Mechanical Equipment And Support Areas*.

- Clarify if landscaping is within any utility easement areas.

Per IDO section 5-1-E, table 5-1-3:

Greater setbacks and/or reduced heights may be required for compliance with the National Electrical Safety Code (NESC) along lot lines that abut, are adjacent to, or within properties that contain overhead power lines and/or electric utility easements. Electric service provision from the Public Service Company of New Mexico (PNM) will also depend on adequate structure clearance requirements as outlined in the PNM Electric Service Guide.

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

5-6(C)(10)(a) Trees and shrubs shall not be planted in utility easements unless there is no other practicable location on the lot where the landscaping would achieve its intended purpose. The Planning Director may adjust the location of required landscaping to avoid utility easements, provided that the total amount of landscaping and buffering required is not reduced.

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.

- Clarify and confirm that all development, landscaping/screening will all within private property areas. This ensures no encroachment into the public right of way. (**Exception--Street/Sidewalk landscape buffer should be within ROW*).

- Clarify if the PNM easement will require a platting action.
PNM easement will be recorded via document, no plat is required.
- Confirm compliance with streetscape standards from section 7 of the DPM Table 7.2.29. Regarding Sidewalk width requirements, the landscape buffer, and Maintenance responsibilities.
***Verification of standards per Transportation.**
Transportation has an approved Conceptual TCL dated 10/31/2024.
Please note, there is a Traffic Study in progress with this site and there are design elements on site plan that are in dispute with the study as there are infrastructure items associated with these. Transportation cannot approve until these issues are resolved.
- Clarify and confirm if an Infrastructure List is a part of the Site Plan submittal or if an existing IL or IIA will need to be amended.
Once the IL is approved, a recorded Infrastructure Improvements Agreement w/ financial guarantee will need to be executed and recorded with the County Clerk prior to final sign off of the site plan. **One is required and was included with the submittal.**
- Provide a dimensioned lighting plan that demonstrates how it meets IDO section 5-8.
- Confirm that any detention ponds would be stabilized per: Standard Specification 1013 or better. See [Drainage Ponds Slope Stabilization and Seeding Requirements.pdf \(cabq.gov\)](#) **There are no detention ponds on site. All detention is underground.**
- The project and application numbers must be added to the Site Plan and any associated IL. **These numbers were added to the Site Plan.**
- Clarify if a Sensitive Lands Analysis was a part of the submittal.
- Signage, Walls and fences require separate permitting through Code Enforcement and/or Building Safety
- Confirm approvals from Hydrology-G&D, Transportation-TCL, Solid Waste and Fire & Rescue. **An approved Fire One Plan was included with the submittal. Solid Waste has approved the plans. A Conceptual G&D plan and Conceptual TCL are approved and included with the submittal.**

***All of the following must be reflected within the Landscaping Plan:**

5-6: LANDSCAPING, BUFFERING, AND SCREENING

- *Landscaping Plan needs to include measurements. Such as setback, buffer areas, Screening, Etc.; Several sections related to new development – 5-6-C General Landscaping, 5-6-C-2 Minimum Landscape Area, 5-6-D Required Street Trees, 5-6-F Parking Lot Landscaping, 5-6-G Equipment/Support areas*
**Notes should also directly demonstrate/explain compliance with all sections within 5-6.*

LANDSCAPING and IRRIGATION

- *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)(5)(d), a minimum of 2 inches of organic mulch is required in all planting areas, with 3-4 inches recommended.*

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).*

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)(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 responsibility of abutting property owners.*

Once approved, before a Site Plan, Plat, or Infrastructure List will be distributed for signatures, the following must be met:

- 1. The Site Plan and Infrastructure List to be distributed for signatures must depict any revisions required per the conditions and/or findings featured in the Notice of Decision for the application.**
 - 2. All Site Plan and Infrastructure List sheets must be included in the submittal to be distributed for signatures; no additional documents/sheets should be included in this submittal (for example, submit a comment response letter separately).**
 - 3. The Site Plan and Infrastructure List submittal to be distributed for signatures must be featured in a single PDF.**
 - 4. The Site Plan and Infrastructure List must feature/depict the project and application numbers.**
 - 5. All Site Plan sheets must be stamped and signed by a design professional licensed in the State of New Mexico, with the Landscape Plan sheet(s) stamped and signed by a Landscape Architect licensed in the State of New Mexico.**
 - 7. The title of the Site Plan and Infrastructure must follow the following naming scheme:**
 - a. Site Plan: project number_application_number_Site_Plan_Approved_date of approval**
 - b. Infrastructure List: project number_application number_IL_Approved_date of approval**
- Once/if approved, the Site Plan needs to be distributed to Jay Rodenbeck at jrodenbeck@cabq.gov and Jacob Boylan at jboylan@cabq.gov for distribution for DFT signatures.