



October 28, 2024

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

Re: **Self-storage**
Project #: PR-2024-010074
Application #: SI-2024-01090

Dear Staff:

Please find the following responses addressing comments received for a hearing dated August, 7 2024. 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.

Planning Department

Contact: Robert Webb/Jolene Wolfley

1. Clarification is needed for the case history related to this site and the project for 1000316. This tract is called out in a previously approved site plan connected to the multi-family project to the north. This appears to be an EPC site per SU-1 and would require an amendment to the site plan.
Applicant Response: On April 18, 2024 the EPC approved a Major Amendment (PR-2024-010074_SI-2024-00320) to remove the subject site from the controlling Site Plan to follow the IDO. This application includes the EPC Final Sign Off of the Site Plan.
2. Per that previous approval, height is also restricted to 26ft.
Applicant Response: N/A as this site follows the IDO standards.
3. Clarify Ingress/Egress, Internal Circulation, and Pedestrian Connections related to Melanie Ln. and abutting parking spaces to the west.
Applicant Response: Existing access/egress easement will be maintained for the adjacent residential property
4. Elevation pages need to include details on how the project will be meeting IDO section 3-4-C-5-e. Provide additional elevation detail to demonstrate and explain compliance with all sections within 5-11-E. *Specifically 5-11-E-2 and 5-11-E-3.*
Applicant Response:
3-4-C-5-e
 1. **The use of colors that contrast with the predominant color of the building is limited to 10 percent of each façade.**

Response: The color of the green that contrasts is less than 10% of each façade.

Percentages of façade that are lime green:

South – 2.7%

West – 4.7%

North – 0%

East – 0%

2. Parapet walls shall be treated as an integral part of the building design. Such walls shall not appear as unrelated visual elements.

Response: All parapets are integral within the building façades.

3. In all zone districts, mechanical equipment shall be screened from public view from streets adjacent to the lot or from adjacent properties. The design of mechanical equipment screening shall be compatible with, and be an integral element of, the building structure. Location of such equipment within the building or at ground level is preferable to roof-mounting, unless such location would adversely affect the streetscape, pedestrian circulation, or open space.

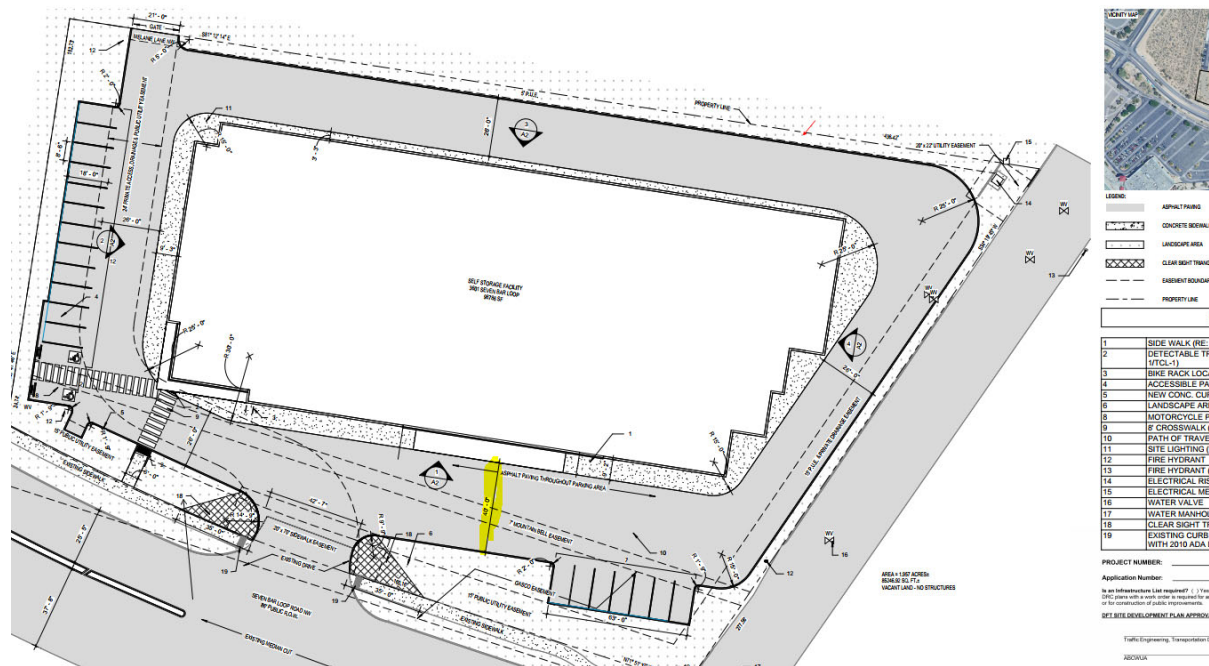
Response: The mechanical equipment will be screened.

5-11-E in not applicable. See response below:

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*.

Our façade exceeds the 30ft requirement. Please see façade dimensions below:



5. Please consider adding the following note: Rolled doors visible in any faux windows must match the color of the building façade, and will not highly visible when lit.”
Applicant Response: This request is following the standards of 5-11-E.
6. An outdoor seating area is required for a primary building more than 30,000 s.f. See below for requirements.

5-11(E)(3)(a) **General**

1. For primary buildings containing a use from the Transportation subcategory of Commercial Uses or from the Industrial Uses category in Table 4-2-1, at least 1 outdoor seating and gathering area shall be provided that is a minimum of 500 square feet.
2. For all other uses, each primary building containing more than 30,000 square feet of gross floor area shall provide at least 1 outdoor seating and gathering area for every 30,000 square feet of building gross floor area, meeting all of the following standards.
 - a. Each required seating and gathering area shall be at least 400 square feet in size for each 30,000 square feet of gross floor area.
 - b. At least 25 percent of the required seating and gathering areas shall be shaded from the sun.
 - c. The seating and gathering area shall be provided with pedestrian-scale lighting, street furniture or seating areas, and trash receptacles.
 - d. The required seating and gathering area shall be linked to the primary entrance of the primary building and the public sidewalk or internal drive aisle or located adjacent to or to maximize views to public or private open space.

Applicant Response: Outdoor seating area has been added to the Site Plan. The total area is 1200 sf. See note 21 on the revised Site Plan.

7. Clarify parking calculations and reduction. The site is within an EC-Employment Center and within MT-Major Transit Corridor. However, AGIS does not show the location as a PT-Premium Transit area or ¼ mile of PT.

Applicant Response: The parking table has been updated. A PT reduction is not being used. The reductions being used are identified below:

PARKING REDUCTIONS:

5-5(C)(5)(a) - GENERAL REDUCTIONS FOR CENTERS AND CORRIDORS (COTTONWOOD EMPLOYMENT CENTER) 20% REDUCTION

5-5(C)(5)(c) - REDUCTION FOR PROXIMITY TO TRANSIT (ROUTE 96 - 40 MIN FREQUENCY & ROUTE 155 - 33 MIN FREQUENCY) 10% REDUCTION

5-5-(C)(6)(b) - CAR POOL PARKING CREDIT (1 CARPOOL DESIGNATED SPACE SHALL COUNT AS 4 TOWARDS SATISFACTION OF REQUIREMENTS)

- 8. Clarify the Development/Dimensional standards per section 5-1-E, table 5-1-3 and the maximum building coverage.

5-1(E) NON-RESIDENTIAL ZONE DISTRICTS

5-1(E)(1) Non-residential Zone District Table

All development in any Non-residential zone district other than NR-PO or NR-SU shall comply with the dimensional standards in Table 5-1-3, unless an exception or a different standard is stated in another Section of this IDO.

Table 5-1-3: Non-residential Zone District Dimensional Standards				
UC-MS-PT = Urban Centers, Main Streets, and Premium Transit areas as identified in the ABC Comp Plan				
Note: Any different dimensional standards in Part 14-16-3 (Overlay Zones) and Section 14-16-5-9 (Neighborhood Edges) applicable to the property shall supersede the standards in this table.				
Zone District	NR-C	NR-BP	NR-LM	NR-GM
Site Standards				
Lot width, minimum	N/A	100 ft.		N/A
Building coverage, maximum	N/A	50%		N/A

Applicant Response: The max building coverage standard is being met. The overall lot area is 85,246.92sf and the building coverage is 32,928 sf. That is below the 50% requirement.

- 9. Clarify and confirm that all development, landscaping, and screening are within private property areas and they will not be encroaching into the public right of way. (*Exception-- Street/Sidewalk landscape buffer should be within ROW).

Applicant Response: The existing landscaping strip south of the existing sidewalk is within the Right of Way. The proposed landscape screening north of the existing sidewalk is on private property.

- 10. Confirm compliance with section 7 of the DPM Table 7.2.29 regarding Sidewalk width requirements, the landscape buffer, and Maintenance responsibilities.

Applicant Response: Seven Bar Loop is a Major Collector and a Major Transit Corridor within a Center and requires 10' to 12'' sidewalk with a 6' to 8' landscape buffer. The narrowest point is 5' and the widest is 6'-4'. The sidewalk gradually widens going east and west of the access point. This request includes an IL to add additional width to the sidewalks to reach the 10' width requirement.

- 11. Clarify if dedication of right of way is needed for either trail or sidewalk.

Applicant Response: The existing sidewalk is within the R/W. The addition of the sidewalks will require a sidewalk paper easement.

- 12. Clarify and confirm if there is a new Infrastructure List or if the original, that was a part of the original multi-family site plan, will need to be amended

Applicant Response: N/a. The only IL will be for the additional sidewalks that are required.

- 13. A recorded Infrastructure Improvements Agreement to guarantee the infrastructure will need to be executed and recorded with the County Clerk prior to final sign off of the site plan.

Applicant Response: Noted.

14. Clarify if existing trees are a part of the landscaping plan or if city forester has a recommendation.
Applicant Response: There are no existing tree apart of the proposed landscaping plan.
15. Clarify existing landscaping and the proposed landscaping plan to confirm if it is within any of the utility easements on the eastern, southern, and northern property lines. *Confirm if there will be a need for an alternative landscaping plan.
Applicant Response: The landscaping plan complies with the utility easements. All tress have been removed within the easement area and only shrubs have been placed in it. All street trees have been placed within the existing landscape strip between the sidewalk and the street. As a result, an alternative landscaping plan is not required.
16. *The Landscaping Plan needs to include measurements for required buffer areas and Screening areas, per 4-3-D-29 and 5-6.
Applicant Response: The landscaping plan meets the measurement of the required buffer areas. Dimensions have been placed on the landscaping plan. The parking areas within 30' of the front property line have been screened with at least a 10' landscape buffer and continues line of evergreen shrubbery. Street trees have been places outside the utility easement and have been placed in the existing landscaping strip located between the street and the sidewalk. See sheet LS-101. 5-6
1. A 6' CMU privacy wall has been placed along the entire north property line. 4-3-D-29 (c)
2. A dimmed lighting note has been included on the site plan please see Keyed Note 11". 4-3-D-29(e).
17. Buffer/screening area to the north separating from the multi-family development. Parking screening required in the south parking area facing Seven Bar.
Applicant Response: There has been a 6' CMU wall added to the north to separate the development from the multi-family development. A landscape strip has been provided for the parking area facing Seven Bar Loop. The requirement is 10'and the requirement is being met.
18. The project and application numbers must be added to the Site Plan and any associated IL.
Applicant Response: Project and Application numbers have been added to Site Plan.
19. Provide a lighting plan with dimensions that meets IDO section 3-4-C-5-d, 4-3-D-29, and section 5-8.
Applicant Response: A lighting plan is not required per the site plan checklist. We have ensured to show all wall lacks on the elevations and stated that they will be dimmed from 10PM to 7 AM.
20. Per 5-12 for signage, NR-BP will need a signage plan or separate signage permit will be NR-C standards
Applicant Response: Signs will be permitted separate. This not has been included on the Elevation plans.
21. ****Applicant must ensure that all revised and final Plan sheets are sealed and signed by a design professional licensed in the State of New Mexico.***

Applicant Response: All sheets are sealed and signed by a design professional licensed in the State of New Mexico.

22. Confirm whether or not any existing vegetation will be maintained.

Applicant Response: There is no existing vegetation that will be a part of the proposed landscaping plan.

23. Please add the following notes from the IDO to the landscaping and Irrigation plan notes:

- ♣ 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)(4)(h), all required plant materials shall be free of disease and insects and shall conform to the American Standard for Nursery Stock (ASNA) of the American Nursery and Landscape Association.
 - ♣ Per 5-6(C)(5)(a), all vegetated material required by this Section 14-16-5-6 shall be planted in uncompacted soil.
 - ♣ Per 5-6(C)(5)(b), if used, weed barriers shall be permeable to optimize stormwater infiltration and prevent runoff.
 - ♣ 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)(9) Planting in or over the Public Right-of-way
- ♣ 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.

♣ 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.

♣ Per 5-6(C)(9)(c), where landscaping is installed in the public right-of-way, the applicant shall install an adequate irrigation system that meets the minimum technical requirements in Article 6-6 of ROA 1994 (Trees, Vegetation and Landscaping) and the DPM, with a separate meter for the landscape area in the public right-of-way, or a separate valve(s) at the property line allowing isolation of the irrigation to the landscape within the public right-of-way. Drip irrigation systems and artificial turf shall not be allowed within the public right-of-way.

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).

♣ Per 5-6(C)(14)(b), all irrigation systems shall be designed to minimize the use of water.

♣ 5-6(C)(14)(c), all non-residential landscape irrigation shall have automatic timers and/or programmable settings to avoid overwatering.

♣ Per 5-6(C)(14)(d), the irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive aisles, streets, and parking and loading areas.

5-6(C)(15) Installation

♣ 5-6(C)(15)(c) Any damage to utility lines resulting from the negligence of the abutting property owner or the property owner's agents or employees in the installation and maintenance of any landscaping, screening, or buffering in a public right-of-way, private

way, or easement shall be the responsibility of such property owner. Any damage to utility lines resulting from the growth of plant materials that have been approved by the applicable public utility as part of a plan for landscaping, screening, or buffering on the public right of way shall be the responsibility of such public utility. If a public utility disturbs landscaping, screening, or buffering in a public right-of-way, private way, or easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If the plant materials die despite those efforts, it is the obligation of the abutting property owner to replace the plant materials.

♣ 5-6(C)(15)(d) Property owners acknowledge that approved landscaping and trees installed and maintained in a public right-of-way, private way, or easement abutting private properties are the property of the City, and that that the City reserves the right to remove them if necessary for a transportation project without compensation, but at no cost to the property owner. Landscaping installed in an abutting public right-of-way, private way, or easement by property owners and later removed by the City shall not impact previously approved net lot area calculations for required landscaping.

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)(b) All landscaped areas shall be maintained with a neat and orderly appearance, which includes pruning, removal and replacement of dead or diseased plants and trees, disposal of litter, repair of damaged walls and hard surface areas, and upkeep of irrigation systems.

♣ 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.

Applicant Response: See new sheet LS-104 with all requested notes added.

Albuquerque Bernalillo County Water Utility Authority
Contact: David Gutierrez, P.E.

1. Availability Statement 240605 has been requested and is being processed for signature. Conditions for service will be provided with the finalized letter.
Applicant Response: Statement has been received and included in this resubmittal.
2. Please update the standards on the Utility Plan to reference Water Authority standards to be followed.
Applicant Response: The “GENERAL UTILITY NOTES: section was updated to state ABCWUA standards.
3. Please show a public valve and private valve for each proposed fire line (this includes the private fire hydrants).
Applicant Response: Refer Sheet MU-1 public valves were added to each fire line.
4. Reference the public waterline easements. (Document number and filing date)
Applicant Response: The easement was granted by plat and the recording information was added to the “ABCWUA NOTES: section.
5. Please add a note stating that all public infrastructure shall be constructed with a connection permit through the Water Authority.
Applicant Response: Note added to the “ABCWUA NOTES” section.

Code Enforcement
Contact: Jeff Palmer

Park and Recreation Department

Contact: Whitney Phelan

1. Thank you for provided Street Tree Landscaping Plan. Please note that Chinese Pistache is in danger of being overplanted. Is there a species that could be substituted?

Applicant Response: All sheets changed to Cottonwood, And Chinese Pistache changed to Texas Red Oak.

Transportation Development

Contact: Ernest Armijo

1. Seven Bar Loop is a Major Collector and a Major Transit Corridor within a Center and requires 10' to 12" sidewalk with a 6' to 8' landscape buffer. Please provide a dimension of sidewalks and buffers along the frontage.

Applicant Response: 4' of new sidewalk has been added along the northern edge of existing sidewalk to bring the total sidewalk width up to 10' along entire length of the property.

2. All work in the ROW needs to be placed on an infrastructure list and done through City work order.

Applicant Response: IL has been provided for the additional sidewalk widths.

3. Transportation has an approved Conceptual TCL dated 6/21/2024. As a reminder a full TCL will be required prior to building permit.

Applicant Response: Noted.

Hydrology Section

Contact: Renee Brissette

1. Hydrology has an approved Conceptual Grading & Drainage Plan (B14D019) with engineer's stamp 06/03/2024.

Applicant Response: Noted.

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

Applicant Response: Noted.