



May 13, 2025

Mr. Jay Rodenbeck
Development Facilitation Team
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

CONDITIONS OF APPROVAL - Project # PR-2025-011387/SI-2025-00040 - Site Plan-EPC

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Rodenbeck,

The purpose of this letter is to respond to the Post EPC Memorandum provided by City staff to the DFT, addressing comments on “Unapproved Changes” and Conditions 5-7.

Unapproved Changes:

1. The following sheets included in the Post EPC review set were not approved by EPC and will not be reviewed by the Staff Planner as part of EPC’s Conditions of Approval in the March, 20, 2024 NOD. These sheets shall be removed from the EPC final sign off set:

- a. PLANTING PLAN sheet
- b. PROTOTYPICAL DETAILS sheet
- c. PLANTING PLAN
- d. PHOTOTYPICAL DETAIL

Applicant response: After discussion with the DFT staff, it was agreed that these sheets should remain with the set. A note has been added stating “page was not part of original reviewed by EPC.”

2. The following sheets were approved by the EPC are missing from the Post EPC drawing set. These shall be submitted to staff for review.

- a. The pre DHO approved Bulk Land Plat sheet approved by EPC is missing from the set of drawings. Please add the approved DHO Bulk Land Plat sheet to set of revised post EPC drawings.
- b. The LANDSCAPE PLAN sheet approved by EPC is missing from the set of revised drawings. Please add the approved LANDSCAPE PLAN sheet to the set of revised post EPC drawings.
- c. OVERALL LANDSCAPE PLAN – RENDERING
- d. NEIGHBORHOOD PARK CONCEPT – LANDSCAPE PLAN
- e. DETAILS – ENTRY MONUMENT AND GATE CONCEPTS

Applicant response: The sheets have been updated and included in the set.

3. A “Plant Schedule” has been added to the Sheet PLANTING NOTES & PLANT LIST that is different than the Plant Schedule on the LANDSCAPE PLAN approved by the EPC. The LANDSCAPE PLAN sheet is missing from the set of revised drawings.

Applicant response: The revised Landscape Plan has been included in the set of revised drawings.

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP

4. If the revised “Plant Schedule” is replacing the originally approved plant schedule there needs to be a note on the revised “Plant Schedule” stating, “This “Plant Schedule” was not originally reviewed by the EPC.”

Applicant response: *The note has been added.*

5. The Site Plan sheet signed by Solid Waste Management needs to be removed from this set of revised drawings.

Applicant response: *The sheet has been removed.*

6. Please renumber the sheets so they’re in the same order as approved by the EPC.

Applicant response: *The sheets have been numbered to reflect the order approved by the EPC. They include revised Landscape sheets which increased the total number of sheets in the set.*

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Staff identified that conditions 1 – 5 and 9 – 11 had been met. Condition 8 does not apply to single-family development.

5. The proposed future waivers to the IDO and DPM requirements should be approved prior to final signoff of the Site Plan-EPC.

Condition 5 has been met. Please update text on the Site Plan sheet as requested below in 5c:

a) The proposed future waivers on the Site Plan to the DPM requirements have been approved by the DHO.

b) The IDO waiver was determined to not be required.

c) Please remove the IDO waiver that was not required from the Site Plan sheet. Please replace “FOR INFORMATIONAL PURPOSES ONLY” with “WAIVERS APPROVED BY THE DHO ON APRIL 23, 2025.”

Applicant response: *Site Plan has been updated with the text above.*

6. Landscape Plan: *Conditions 6A and 6B has not been entirely met:*

A. An updated landscape plan shall be provided which depicts one street tree per lot or a general note shall be provided which states that this requirement will be met.

1) An added note on the PLANTING NOTES & PLANTING LIST sheet now states, “Every residential lot on the site is required to have a minimum of one street tree. 212 residential lots are provided. 212 street trees shall be provided, one per residential lot.”

Applicant response: *Agreed.*

2) The LANDSCAPE PLAN sheet approved by EPC is missing from the set of revised drawings. Please add the approved LANDSCAPE PLAN sheet to the set of revised post EPC drawings.

Applicant response: *The revised Landscape Plan has been included in the set of revised drawings.*

3) Additional tree planting and other planting details were added to this sheet that were not approved by EPC. Either remove the details or identify each detail not approved by the EPC stating, "Detail was not reviewed by EPC."

Applicant response: The statement "Detail was not reviewed by EPC" has been added to detail sheets not reviewed by the EPC.

4) The "General Landscape Notes" and "Plant Schedule" are now on their own sheet, PLANTING NOTES & PLANTING LIST.

Applicant response: Agreed.

5) The "Tree Planting" detail was moved to its own sheet, PLANTING DETAILS.

Applicant response: Agreed.

B. The site plan references a pocket park and the landscape plan references a neighborhood park. The sheets shall be updated to match.

The LANDSCAPE PLAN sheet approved by EPC is missing from the set of revised drawings. Please add the approved LANDSCAPE PLAN sheet to the set of revised post EPC drawings and observe condition 6B.

Applicant response: The revised Landscape Plan has been included in the set of revised drawings.

7. Condition 7A has not been entirely met. Conditions 7B and 7C have generally been met.

A. A detail of the fencing adjacent to the open space requested by the National Park Service and the wall adjacent to the ABQ Public School shall be provided that notes: perimeter walls adjacent to the open space and APS to be constructed with a lower CMU portion and view fencing on top. The applicant shall work with the National Parks Service on finalizing fence design details along the Monument boundary.

1) A detail is missing depicting the fencing adjacent to the open space. Please add this detail.

Applicant response: A detail depicting the fencing adjacent to the open space has been added. Perimeter walls adjacent to the open space and APS will not be constructed with a lower CMU portion and view fencing on top. Rather, the National Parks Service prefers and agrees to 5'-6' steel wire mesh (hog wire) on wooden posts. See attached correspondence.

2) A detail is missing of the wall adjacent to ABQ Public School. Please add this detail.

Applicant response: A detail depicting the fencing adjacent to APS has been added. Perimeter walls adjacent to the open space and APS will not be constructed with a lower CMU portion and view fencing on top. Rather, APS deferred to the National Parks Service's preference. See attached correspondence.

3) A note regarding walls adjacent to the open space and APS is included in note #13 on Site Plan sheet as required.

Applicant response: Agreed.

4) An additional note was added to the Wall Notes on the PLANTING NOTES & PLANT LIST sheet regarding the details of the perimeter fencing adjacent to the Petroglyph National Monument was added.

Applicant response: Agreed.

B. A solid wall with no view fencing along Arroyo Vista Blvd NW shall also be noted.

Staff has acknowledged that the applicant provided the “Walls” condition 7B on PLANTING NOTES & PLANT LIST sheet. The solid wall with no view fencing needs to be called out on the Site Plan sheet.

Applicant response: This is called out on Sheets LP 1.1, 1.2, and 1.3.

C. For the perimeter wall, a note shall be added that matches the color pallet of the entry gate wall: “overall color palette to be bronze, tan, beige and dark brown with pops of blue and gold accents.”

Staff has acknowledged that the applicant provided the “Walls” condition 7C on PLANTING NOTES & PLANT LIST sheet. The perimeter wall needs to be called out with the above “color palette” note on the Site Plan sheet.

Applicant response: This is called out on Sheets LP 1.1, 1.2, and 1.3.