

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

April 18, 2022

Edgar Mata
JEEBS & ZUZU, LLC
11030 Manual Blvd, Ste C
Albuquerque, NM 87112

Re: Little Stars Day Care
1500 Coors Blvd NW
Traffic Circulation Layout
Architect's Stamp 04-04-2022 (L11-D045)

Dear Mr. Mata,

Based upon the information provided in your submittal received 04-14-2022, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Listed are the number of parking spaces required by the IDO as well as the proposed number of **parking spaces including bicycle and motorcycle parking**.
2. Clarify the extents of the current phase. Provide a phasing plan. **Coordinate/discuss with Zoning**.
3. Proposed sidewalk connection (Keyed note 24) from public street and drive aisle are in traffic safety conflict with each other. ADA pedestrian pathway must be raise and not part of the drive aisle width calculations.
4. **Keyed Note 1:** Recycling can must be located in private property.
5. **Keyed 6:** Proposed sidewalk **width needs to be 6 ft min.**
6. **Keyed Note 7:**
 - The **width** of Access Point to back lot will need to be 22 ft and not 11'-4 3/8".
 - Access Point/drivepad is not ADA accessible and will need to be. Please provide a current/updated ADA accessible drivepad.
7. **Keyed Note 15:** Provide existing sidewalk width.
8. **Keyed Note 24:** Only 4ft width of sidewalk will be needed (since stall requirement is less than 6 stalls).
9. Required dimensions for low density residential driveways are:

	Dimensions
Max Driveway Width	22'
Min Distance Between Driveways	28'
Min Dis from property line	5'
Min frontage for two driveways	60'

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Max Width for shared access point	30'
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10. Maximum access width for arterial, collector, and **local streets** are as follows:

	Arterial& Collector	Local Streets
One-way Drive	20'-25'	12'-20'
Two-Lane Drive	22'-30'	22'-24'
Three-Lane Drive	24'-35'	22'-30'
Larger Vehicles	≤50'	≤30'

11. The minimum parking stall dimensions are:

Type of parking	Min. Width	Min. Length	Min. Overhang
Standard	8.5'	18'	2'
Compact	7.5'	15'	1.5'
Motorcycle	4'	8'	N/A
ADA	8.5'	18'	2'

12. The ADA accessible spaces must include an access aisle. **Van accessible aisles should be 8ft wide**; all others should be 5ft wide.
13. The ADA access aisles shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978). **Provide detail for proposed (text)pavement markings.**
14. Motorcycle parking spaces shall be designated by its own conspicuously posted upright sign, either free-standing or wall mounted per the zoning code. Label pavement MC.
15. All bicycle racks shall be designed according to the following guidelines:
- The rack shall be a minimum 30 inches tall and 18 inches wide.
 - The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
 - The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.
 - The rack allows varying bicycle frame sizes and styles to be attached.
 - The user is not required to lift the bicycle onto the bicycle rack.
 - Each bicycle parking space is accessible without moving another bicycle.
16. Bicycle racks shall be sturdy and anchored to a concrete pad.

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17. A 1-foot clear zone around the bicycle parking stall shall be provided.
18. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
19. The minimum drive aisle dimensions are shown below

	Minimum Drive Aisle Width
Two Way Traffic	22'
Main Circulation Road	24'
Fire Lane	20'

20. Per the DPM, a 4 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances (Since your parking stalls are less than 6 stalls). The pathway and the existing drivepad cannot be shared for ADA accessible pedestrian pathway and cannot be used for drive aisle as well .Please clearly address this traffic and ADA safety concern.
21. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the ADA parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
22. **ADA accessible pedestrian pathway should not be placed behind parking space or adjacent to a vehicular way. Vehicle and pedestrian/wheel chair conflicts should be avoided as much as possible.**
23. Curbing should be installed to delineate landscape, parking, and pedestrian ways and identify points of access. Please call out detail and location of barrier curb.
24. Provide a copy of refuse approval (**IF APPLICABLE**).
25. Fire Department: An approval Fire 1 plan needs to be provided.
26. A hard driving surface will be required as part of this proposed project for parking area and drive aisles. **Discussion might be needed for this statement.**
27. Please provide a sight distance exhibit
28. Show the clear sight triangle and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be
29. Add a note stating "All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter." A build note must be provided referring to the appropriate City Standard drawing (2430 & 2415A).
30. Please provide a letter of response for all comments given.

Once corrections are complete resubmit

- 1. The Traffic Circulation Layout**
- 2. A Drainage Transportation Information Sheet (DTIS)**

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3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.

4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

PO Box 1293

C: CO Clerk, File

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