

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

July 5, 2021

Kenneth Myers, RA  
+KMA  
220 Hermosa Drive NE  
Albuquerque, NM 87108

**Re: My Little World**  
**303 Old Coors Road SW**  
**Traffic Circulation Layout**  
Architect's Stamp 04-21-2021 (K11-D091)

Dear Mr. Myers,

Based upon the information provided in your submittal received 07-01-2021, 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.  
**Coordiante/Discuss with Zoning.**
2. Do you need a Sidewalk easement with a certain portion of bisecting property lines encompassing corner ramp/sidewalk?
3. Churchhill Road frontage:
  - Existing drive ways are not ADA access and will need to be replaced with current/updated driveway.
  - Existing sidewalk width will need to be provided.
4. Old Coors Drive:
  - Verify existing driveway/pad is current/updates ADA accessible across the entrance.
  - Existing sidewalk width will need to be shown on plans.
  - The proposed diagonal parking stalls are encroaching into the drive aisle and driveway pathway. This is cause a traffic safety concern since maneuvering out of stall will occur on COA ROW. This type of backing out onto COA ROW is not acceptable. Please address this traffic concern. The FD needs 20 ft for their vehicles and the aisle width is only 12 ft in width (Obtain FD concurrence with proposed drive aisle widths thru out site).
5. Keyed notes 18 is shown as existing drive pad off Old Coors frontage but it is placed on sidewalk between Keyed notes 21 and 20 fronting the main roadway. Please clear up this concern of misplaced note.
6. **Referenced to D4/AS100 but no sheet AS100 has been provided. Please clarify.**
7. Identify all existing access easements and rights of way width dimensions (IF APPLICABLE).

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8. Identify the right of way width, medians, curb cuts, and **street widths** on Old Coors and Church Hill.
9. Maximum access width for arterial (Old Coors), collector, and local streets are as follows:

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

10. Old Coors Drive is a **Minor Arterial**. The existing driveway width +/- 34 ft. There are already problems with the parking stall layout not matching the existing width and the FD requirements for the drive aisle width of 12 ft. Please address this **traffic safety/hazard** for ingress movements of southbound Old Coors Drive.
11. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
12. 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'
<b>Motorcycle</b>	<b>4'</b>	<b>8'</b>	<b>N/A</b>
ADA	8.5'	18'	2'

13. The existing Restaurant doesn't have any ADA parking stall. Status? Since you are providing all **NEW PARKING STALLS FOR THIS SITE**
14. The ADA accessible spaces must include an access aisle. **Van Accessible aisles should be 8 ft width, all others 5 ft wide. It appears from the plan that it is 6 ft wide.** Please clarify.
15. ADA curb ramps must be updated to current standards and have truncated domes installed. Verify the existing ramp at corner of Church Road/Old Coors Drive is current ADA with detectable warning surfaces
16. All bicycle racks shall be designed according to the following guidelines:
  - a. The rack shall be a minimum 30 inches tall and 18 inches wide.
  - b. The bicycle frame shall be supported horizontally at two or more places. Comb/toaster racks are not allowed.
  - c. The rack shall be designed to support the bicycle in an upright position. See the IDO for additional information.



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- d. The rack allows varying bicycle frame sizes and styles to be attached.
- e. The user is not required to lift the bicycle onto the bicycle rack.
- f. Each bicycle parking space is accessible without moving another bicycle.

Bicycle infrastructure notes/comments (If applicable):

- 17. Bicycle racks shall be sturdy and anchored to a concrete pad.
- 18. A 1-foot clear zone around the bicycle parking stall shall be provided.
- 19. Bicycle parking spaces shall be at least 6 feet long and 2 feet wide.
- 20. Show all drive aisle widths and radii. Some dimensions are not shown.
- 21. The minimum drive aisle dimensions are shown below:

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

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- 22. FD needs 20 ft minimum drive aisle. Please coordinate and provide approved FD plan.

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- 23. List radii for all curves shown; for passenger vehicles. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.

- 24. A 5 ft. keyway is required for dead-end parking aisles.

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- 25. Per the IDO, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.

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- 26. 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. You show a pathway but don't include the type of surface that is being proposed.

- 27. Provide a copy of refuse approval.

- 28. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.

- 29. Provide all pavement markings details for proposed pathway from existing restaurant entrance to adjacent proposed building entrance. It can't be blue as stated on keyed note 4.

- 30. Please provide a sight distance exhibit for clear sight line and clear sight triangle at driveways.

- 31. 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,



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walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

32. Please specify the City Standard Drawing Number when applicable.
33. Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.
34. Please provide a letter of response for all comments given.
35. Traffic Studies: See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination (Contact Matt Grush: [mgrush@cab.gov](mailto:mgrush@cab.gov)).

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to [PLNDRS@cabq.gov](mailto: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

C: CO Clerk, File