

## New Proposed Findings

28. A drainage pond to handle stormwater from this development will be constructed as a separate project by the City. EPC recommends that the City investigate ways to integrate this very large and visible drainage pond into the natural landscape to respond more appropriately to the natural setting, especially as it is within 330 feet of MPOS and near the landscape of the Petroglyph National Monument.
29. EPC recommends that the City Open Space Superintendent works with AGIS to confirm the status of the Parcels zoned NR-PO-B (City-owned or managed open space) and NR-PO-C (State owned open space) lie south of a narrow strip of DEII parcels zoned NR-SU forming the northern boundary of the DEII property.
30. Pursuant to the DFT comments on the alternative landscape plan, due to the rapid decline of the landscape fabric in the desert SW, the addition of plastics into the soil, and the long-term complications of the fabric, the City of Albuquerque Planning Department strongly recommends against installation over a wide area unless it is made of natural fibers (e.g., hemp, cotton, etc.).

## Revised Finding

- 24.D. 6-6(I)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.**

After meeting all Conditions of Approval, the City's existing infrastructure and public improvements will have adequate capacity to serve the proposed development. The Site Plan will be reviewed for compliance with Conditions of Approval and all City requirements by the Development Facilitation Team (DFT) prior to sign-off. A Grading and Drainage Plan & Report must be approved by Hydrology prior to Site Plan sign-off.

Because the Site Plan is proposed on a portion of a larger property, a subdivision will be required to establish lot lines that match the Site Plan boundary. An Infrastructure Improvement Agreement (IIA) will be required as part of the subsequent subdivision approval process [IDO §14-16-[5-4\(O\)](#)]. **This can be done as part of the Site Plan or Subdivision process.**

According to the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA), a water/wastewater availability statement has been requested and will provide conditions for service, including necessary infrastructure improvements required with future approvals.

AMAFCA will require review of any building plan or public work order for this project to verify compliance with drainage requirements.

## New Proposed Conditions

- C.7. All width measurement shall be added to Monument sign drawing on the Site Detail page, SDP 1.3.
- 9.R. Regardless of IDO §14-16-5-7(E)(1)(c), IDO §14-16-5-7(E)(4)(a)1, or IDO §14-16-5-7(E)(1)(c), chain link fencing with barbed wire shall be allowed adjacent to and facing Major Public Open Space without a vegetative screen on the public side of the fence to the west and the western half of the northern boundary of the subject site to allow for a more open viewshed.
- 9.S. The exterior building color shall be tan or light brown color to meet IDO §14-16-5-2(J)(1)(e)2.
- 11. The larger DEII property shall be subdivided so that the film studio lease area will match the proposed Site Plan boundary, following IDO § 14-16-5-4 and any City Aviation Requirements.

## Revised Conditions of Approval

- Revise Condition 9.C., Dimensional Standards in the Table of Applicable Standards shall be revised to read as follows: “Per the NR-LM zone, except maximum building height shall be ~~60~~ **65** feet and unless specified otherwise ~~elsewhere~~ in the Site Plan.”
- Revise Condition 9.I., “Pedestrian walkways and Materials to Alert Motorists shall be updated on the proposed Site Plan to meet IDO standards [Table 5-3-1 and IDO § 14-16-5-3(D)~~(3)(e)~~ **and the DPM.**”
- Revise Condition 9.J., “Bicycle circulation shall be added to the Site Plan ~~pursuant to meet~~ IDO § 14-16-5-3(E)(4) (Bicycle Facilities) **and the DPM.**”
- Revise Condition 9.M. Outdoor Lighting
  - 1. ~~Illumination of the entrance/ Monument sign at Atrisco Vista Blvd shall be clarified and specified on the Site Plan (SDP 1.2), Site Detail (SDP 1.3), and Photometric Site Plan (E1.1), where applicable.~~

General notes on SPD 1.3 and E1.1 shall be updated to indicate that there will be no Monument sign illumination, since the Monument sign is within 330 feet in any direction of Major Public Open Space [IDO §14-16-5-12(E)(5)(c)].
  - 2. The Site Plan page SDP 1.2 and Photometric Site Plan shall be revised to include outdoor lighting requirements of a maximum CCT of 3000K, a

minimum CRI 65, and an Lz1 lighting designation to meet IDO §14-16-5-8(E)(2).

- 3. A note on the General Sheet shall be added specifying that outdoor lighting may need to be revised as necessary to minimize impact on adjacent Major Public Open Space adjacency and comply with airfield restrictions.
  - 4. The Site Plan shall be revised to add a note to the sheet SDP1.2. specifying that Outdoor Lighting is subject to an Outdoor Lighting Curfew [IDO §14-16-5-2(J)(1)(d)] as defined by IDO §14-16-7-1, the time between 10 P.M. and 7 A.M. when outdoor lighting and interior light escaping through windows must be reduced by at least 50 percent of the normal illuminance. For establishments with business hours later than 10 P.M., outdoor lighting curfew begins one hour after closing. For establishments with business hours earlier than 7 A.M., outdoor lighting curfew ends one hour before opening.
- Revise Condition 9.O., ~~Revise Site Plan page SDP 1.3 — Site Details: C4 Ornamental Wire Fence to revise maximum fence height to 6 feet or revise Walls and Fences in Table of Applicable Standards to read as follows: “Per NR-LM of IDO Section 5-7, except that maximum wall height. The applicant shall revise the Table of Applicable Standards for development on NR-SU zoned property for Walls and Fences to read: Per NR-LM of IDO Section 5-7 except for the front wall maximum height, which is allowed up to 8-feet.~~

G. Development Facilitation Team Alternative Landscape Plan Conditions:

1. **Regarding 5-6(C)(16)(a), 5-6(A)(1) and 5-6(A)(2):** The double wide row of Gray Oaks shall be removed up until 70 ft from the gated entrance.
2. **Regarding 5-6(C)(16)(a), 5-6(A)(5), per 5-6(c)(5)(e):** The illustrated Tree Planting Detail shall be updated to show the weed barrier fabric further than 5 ft from the tree trunk.
3. **Regarding 5-6(C)(16)(a), 5-6(A)(5), per 5-6(C)(7)(a):** A note shall be added to the LS Plan Sheets indicating: “Vegetation required by IDO §14-16-5-6 shall be located at least 3 feet in any direction from any fire hydrants, valve vaults, hose bibs, manholes, hydrants, and fire department connections.”
4. **Regarding 5-6(C)(16)(a), 5-6(A)(5), per 5-6(C)(5)(f):** A note shall be added to the LS Plan Sheet indicating: “All landscaped areas shall be protected from vehicular encroachment by curbs or wheel stops located 2 feet outside the landscaped area, with openings to accommodate surface collection of stormwater runoff in vegetated swales and stormwater infiltration areas. “
5. **Regarding 5-6(C)(16)(a), 5-6(A)(5), per 5-6(C)(10)(b):** A general note shall be added to the LS plan to reflect 5-6(c)(10)(b) and to ensure compliance: “Trees shall not be planted within 10 feet in any direction of the centerline of a sewer or water line.”
6. **Regarding 5-6(C)(14), 5-6(C)(14)(d):** A LS Sheet shall detail the irrigation systems to be used and ensure compliance with 5-6(c)(14), which states “The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, drive

aisles, hardscapes, or streets, non-landscaped areas, adjacent property, and or parking and loading areas.”

**7. Regarding 5-11(E)(3)(2):**

- a. 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.
- b. 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.
- c. At least 25 percent of the required seating and gathering areas shall be shaded from the sun.
- d. The seating and gathering area shall be provided with pedestrian-scale lighting, street furniture or seating areas, and trash receptacles.
- e. 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.