



**Environmental
Planning
Commission**

*Agenda Number: 3
Project Number: 1002624
Case #: 12EPC 40066
November 8, 2012*

Staff Report

Agent	Dekker/Perich/Sabatini Ltd.
Applicant	New Day Youth & Family Services
Request	Site Development Plan for Building Permit
Legal Description	Tract A, Lands of New Day Inc.
Location	Ridgecrest Drive SE, between Louisiana Boulevard SE and San Pedro Drive SE
Size	Approximately 2.5 acres
Existing Zoning	SU-1 for A Short Term Shelter
Proposed Zoning	No Change

Staff Recommendation
APPROVAL of 12EPC 40066 based on the Findings beginning on Page 9, and subject to the Conditions of Approval beginning on Page 10.

Staff Planner
Randall Falkner, Planner

Summary of Analysis
 This is a request for a site development plan for building permit. The applicant intends to build approximately 6,000 square feet of new space to the site, which will consist of the Life Skills Academy (3,703 s.f. of educational space) and short term residential units (2,233 s.f., 6 studio units). The existing site contains a 7,000 s.f. shelter for runaway and homeless youth.

The site is located in the Established Urban Area of the Comprehensive Plan. The site is not located in an Area or Sector Development Plan. The current zoning for the site is SU-1 for A Short Term Shelter.

The request for a site development plan for building permit furthers a preponderance of applicable policies found in the Comprehensive Plan. There is no known neighborhood opposition to the request and staff recommends approval with conditions.



City Departments and other interested agencies reviewed this application from 10/1/2012 to 10/12/2012
 Agency comments used in the preparation of this report begin on Page 13.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for A Short Term Shelter	Established Urban	Multi-Family Residential, Office
<i>North</i>	R-1	”	Single-Family Residential
<i>South</i>	A-1 (County)	”	Parking, Bullhead Park, Kirtland AFB
<i>East</i>	A-1 (County)	”	Bullhead Park, Kirtland AFB
<i>West</i>	SU-1 for A Short Term Shelter	”	Vacant, Multi-Family Residential

II. INTRODUCTION

Proposal

This is a request for a site development plan for building permit for Tract A, Lands of New Day Inc., a site of approximately 2.5 acres, located on Ridgecrest Drive SE, between Louisiana Boulevard SE and San Pedro Drive SE. The applicant intends to build approximately 6,000 square feet of new space to the site, which will consist of the Life Skills Academy (3,703 s.f. of educational space) and short term residential units (2,233 s.f., 6 studio units). The current site contains a 7,000 s.f. shelter for runaway and homeless youth.

The site is located in the Established Urban Area of the Comprehensive Plan. The site is not located in an Area or Sector Development Plan. The current zoning for the site is SU-1 for A Short Term Shelter.

Through a public RFP in 2011, New Day (the applicant) was selected by the City of Albuquerque Department of Family and Community Services as the recipient of a grant to provide funding for the proposed improvements. The grant was funded by the U.S. Department of Housing and Urban Development and the Community Development Block Grant (CDBG) program. The EPC is hearing this case because the site is zoned SU-1. The request is a quasi-judicial matter.

Context

The site (Tract A) is bounded by land in Bernalillo County to the immediate south and east as well as further to the west, and is virtually isolated. To the north (across Ridgecrest Drive) is single-family residential that is zoned R-1. To the immediate south and east is Bullhead Park that is zoned A-1 (County). Planned renovations to Bullhead Park include paving of an access road next to the New Day Shelter site, additional parking and landscape improvements. Further south and east of Bullhead Park is Kirtland Air Force Base (AFB). To the west is vacant land that is shown on the Land Use Map as multi-family residential (Lot B) and is also zoned SU-1 for A Short Term Shelter. Lot B is owned by the City. Further west of Lot B is Bullhead Park which is County land (zoned A-1).

History

Started in 1976, New Day Youth and Family Services is a nonprofit organization that focuses on protecting runaway and homeless youth, with the ultimate goal of reuniting youth to their families or a safe alternative. The program is designed to help homeless youth develop financial, emotional, and life skills that are needed to transition from adolescence into adulthood.

In 1989 the Federal Public Health Services Department of the Federal Health and Human Services Department made available under the designation of “federal surplus property” a 32-acre parcel that included the subject site. The land was made available through the Stuart McKinney Act – a federal program to make available surplus property, buildings and materials to organizations that provide services to homeless adults, families and youth. New Day Shelters was the successful applicant for a portion of the surplus land.

In October 1994 the EPC approved a request for annexation (AX-94-20), a zone map amendment (Z-94-159) from A-1 to SU-1 for A Short Term Shelter, and a site development plan for building permit for the subject site (currently Tract A). The approved site development plan for building permit was for a shelter that would provide counseling and temporary living quarters for homeless youth. The site development plan for building permit was approved by the DRB in 2006 (DRB-96-101, Project 1002624).

In January 2004 the EPC approved a site development plan for subdivision (03EPC 00935) to subdivide a 10 acre lot into three separate lots and a site development plan for building permit (03EPC 02050). The first lot was 2.5 acres and contained the subject site (Tract A) and existing shelter development, the second lot was 2.1 acres with a 12,500 square foot office building, and the third lot was 5.4 acres designated as “future development”. Only the first lot was ever developed. The others remain undeveloped and the 10 acre site was eventually split up into two, Tract A (the subject site) and Tract B (which is currently owned by the City and is vacant).

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Louisiana Boulevard as a Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates San Pedro Drive as a Collector street, with a right-of-way of 68'.

The Long Range Roadway System designates Ridgecrest Drive as a Major Local street, with a right-of-way of 56-60'.

Bus routes 3 (Louisiana) and 157 (Montano/Uptown/Kirtland) pass by the site and a bus stop is located along Ridgecrest Drive in front of the site.

There is a bicycle route east of the site; however, it not accessible to the general public as it is part of Kirtland AFB. There is a proposed bicycle trail along Ridgecrest Drive and a proposed bicycle lane along Louisiana Boulevard.

Public Facilities/Community Services

See attached Public Facilities Map for details.

III. ANALYSIS

Albuquerque Comprehensive Zoning Code

The existing zoning is SU-1 for A Short Term Shelter. The SU-1 zone provides sites suitable for uses that are special, and for which the appropriateness of the use to a specific location depends on the character of the site design. Development of an SU-1 zone may “only occur in conformance with an approved site development plan” that is subject to EPC review. The applicant has provided a site development plan for building permit to satisfy this requirement.

Specialized Impact Analysis

The subject site is located within 15 miles of the Albuquerque International Sunport (AIS). Tierra Right of Way Services, Ltd. (Tierra) completed a Noise Assessment for the Life Skill Academy & Transitional Living Apartments using aerial images of the project site using Google Earth. Tierra reviewed the AIS Airport Master Plan and communicated with the AIS Airport Manager. The review determined that 25 decibels (db) of noise attenuation is required to maintain an interior Day/Night Average Sound Level (DNL) of less than 45.

In 2004 the Official Notice of Decision for Project 1002624 (03EPC 00935) had the following condition (#6): A notation shall be added on the submittal indicating that, “all construction should have a noise reduction factor of 30 decibels i.e. exterior sound levels reduced by 30 decibels in the interior of the structure.” The most recent Noise Assessment recommends that 25 db of noise attenuation is required to maintain an interior DNL of less than 45. The Noise Assessment from Tierra is included as an attachment in the report. An Acoustical Mitigation section has been included on the site development plan for building permit (SDP-1) explaining that all construction will have exterior sound levels reduced by 25 db in the interior of the structure.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The applicant is requesting a site development plan for building permit. The applicant intends to build approximately 6,000 square feet of new space to the site, which will consist of the Life Skills Academy (3,703 s.f. of educational space) and short term residential units (2,233 s.f., 6 studio units).

§14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies of the Comprehensive Plan, (and other applicable Plans).

APPLICABLE ORDINANCES, PLANS AND POLICIES

Analysis of Applicant's Justification

Albuquerque / Bernalillo County Comprehensive Plan

Note: Policy is in regular text; ***staff's analysis is in bold italics.***

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:

Established Urban Areas

Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural and recreational concern.

The request generally respects neighborhood values. The request has minimal impacts on natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern since it is an isolated property that is mostly surrounded by County land. The proposed use is appropriate for the location. The request furthers Policy II.B.5d.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Full urban services are currently available to the proposed subject site, and the integrity of the existing neighborhood would be ensured by adding uses that would not harm the neighborhood. The site is somewhat isolated as the property to the west is vacant and there is a park (Bullhead Park) to the south and east. There is a residential neighborhood to the north

across Ridgecrest Drive, but the site has been planned to maintain the integrity of existing neighborhoods. The request furthers Policy II.B.5e.

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Adverse effects of development (lighting, pollution, traffic, and noise) have been minimized by appropriate site design. The applicant has provided extensive landscaping on the northern portion of the site that faces the single family neighborhood. Most of the trees along Ridgecrest Drive are large existing trees that shield the property from the residential neighborhood to the north. The applicant has placed additional trees along Ridgecrest Drive to provide a more extensive landscape buffer. The request furthers Policy II.B.5i.

Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The request has been designed to minimize harmful effects of traffic, and livability and safety of established residential neighborhoods are protected in transportation planning and operation. Extensive landscaping on the north side of the property and throughout the site will help to shield the site from adjacent properties and the road. The request furthers Policy II.B.5k.

Human Services

The Goal is to site human service facilities in locations that provide the greatest possible access to services, and to consider human rights and human service needs in development and redevelopment throughout the Plan area.

Policy II.D.8c: Development's negative effects upon individuals and neighborhoods shall be minimized.

The site has been designed to have minimal negative effects upon individuals and neighborhoods. The site is mostly surrounded by County land zoned A-1. The lighting, noise, and traffic is mostly confined to the subject site and landscaping around the site provides buffering from adjacent properties. The request furthers Policy II.D.8c.

Site Plan Layout / Configuration

The subject site is approximately 2.8 acres in size. The current site contains a 7,000 s.f. shelter for runaway and homeless youth. The existing building is located on the southeast portion of the site. The applicant is proposing to build approximately 6,000 square feet of new space to the west of the existing building, which will consist of the Life Skills Academy (3,703 s.f. of educational space) and short term residential units (2,233 s.f., 6 studio units). Both proposed

buildings are shown on the site plan in the southwest portion of the site. The two proposed buildings face each other and surround a 2,258 s.f. courtyard.

There are two access points along Ridgecrest Drive that provide both vehicular ingress and egress. Existing parking is located directly in front (to the north) of the existing building. Currently there are 13 parking spaces. The applicant is proposing 13 additional spaces that will be located in between the buildings and the street. These parking spaces will be directly accessible from the western access point along Ridgecrest Drive.

The existing dumpster will be moved. The proposed dumpster is shown just inside the northern property line and close to the western access point along Ridgecrest Drive. The buildings range from 13 to 17 feet in height. The EPC has discretion to building height when it comes to the height of buildings in an SU-1 zone. The request is compatible with surrounding development, including residential development to the north.

Public Outdoor Space

The applicant is providing open space in between the two proposed buildings with a 2,258 s.f. courtyard. The courtyard contains landscaping and a covered portal.

Vehicular Access, Circulation and Parking

Vehicular traffic will access the site by entering the subject site along Ridgecrest Drive. There are two access points along Ridgecrest Drive that provide both vehicular ingress and egress. Existing parking is located in front of the existing building. Currently there are 13 parking spaces. An additional 13 parking are proposed in between Ridgecrest Drive and the existing and proposed buildings. The additional parking spaces are located on the western portion of the parking lot in order to serve the proposed Life Skills Academy and short term residential units on the western segment of the site. The EPC has discretion when it comes to off-street parking in an SU-1 zone. An appropriate number of handicapped, motorcycle and bicycle parking spaces are shown on the site plan.

Pedestrian and Bicycle Access and Circulation, Transit Access

There are existing sidewalks on the site and the applicant is proposing additional sidewalks to connect the buildings to the rest of the site and to Ridgecrest Drive. Currently there is no sidewalk that connects the existing building to the street. The applicant has moved the sidewalk that connects to the street from the west side of the proposed parking lot and in front of the dumpster to the east side of the proposed parking lot in order to provide a safer and more direct route for pedestrians. Pedestrians will now have a straight route to the existing bus stop in front of the site along Ridgecrest Drive.

Transportation Development states that the "Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the DRB." This would mean building sidewalks, curb and gutter along Ridgecrest Drive. A variance from the DRB may be required if the applicant decides not to build these permanent improvements.

Walls/Fences

There is an existing wire fence than runs along the entire western portion of the site and along an extensive southern portion of the site. This fencing will remain in place. The applicant is proposing a 6 foot high welded wire fence to the south of the proposed buildings. This fence would contain a gate and evergreen honeysuckle vines that would grow on the fence. The purpose of this fence is to define the new landscaping and to help provide privacy to the proposed buildings from the planned renovations to USS Memorial Bullhead Park (to the south), which include paving of an access road, additional parking, and landscape improvements.

Lighting and Security

A 16' pole-mounted parking lot light (fully shielded) is proposed just west of the proposed sidewalk and west parking lot. There is an existing pole-mounted security light fixture in between the existing building and the proposed Life Skills Academy and another on the far south side of the property behind the existing building.

Landscaping

Existing landscaping, including many mature street trees along Ridgecrest, are found throughout the site. The applicant will provide additional landscaping throughout the site. More street trees provide an added buffer from the residential neighborhood to the north. Additional landscaping is proposed along the new pedestrian walkways and next to the two proposed buildings.

The landscape plan shows some existing landscaping located in the same area as the proposed parking lot and sidewalk that connects the buildings and the street. A note shall be included on the landscape plan that this landscaping will be removed. The Albuquerque Police Department (APD) suggested that "Tree variety plantings should not be in conflict with proposed external lighting."

Grading, Drainage, Utility Plans

Flow from the existing facility to the east will continue to discharge through the northwest portion of the property. Water harvesting/desiltation ponds will be constructed on the north and south sides of the proposed building to control runoff to historic levels. New water and sewer lines will connect to existing lines along Ridgecrest Drive.

Architecture

The proposed buildings will consist of dark brown and light tan stucco, which will be consistent with the existing brown/tan stucco building. Pre-finished metal parapet cap color will match the stucco. The site plan for building permit has a special Acoustical Mitigation section in which 25 decibels of noise attenuation is required to maintain an interior DNL of less than 45. Specific acoustical enhancements for the building are shown on the site plan for building permit. A Noise Assessment has also been provided and is included as an attachment in this report.

Signage

An existing monument sign is located along Ridgecrest Drive. Transportation Development has a condition that the “existing project sign encroaches into COA right-of-way, please provide a solution of obtaining a Revocable Permit (encroachment) or relocating sign into private property.” This condition would be handled at the DRB. The applicant is proposing a small building-mounted sign (13 s.f. sign area), which occupies approximately 1% of the north façade area.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

City departments and other interested agencies reviewed this application from 10/1/2012 to 10/12/2012. Agency comments begin on page 13. These comments have been addressed either through a revised site plan for building permit or conditions of approval.

Neighborhood/Public

The affected neighborhoods and/or Homeowner Associations and Coalitions include the following: Siesta Hills N.A. and the District 6 Coalition of N.A.'s. A facilitated meeting was not proposed by the Office of Neighborhood Coordination. There is no known neighborhood or other opposition.

V. CONCLUSION

This is a request for a site development plan for building permit for Tract A, Lands of New Day Inc., a site of approximately 2.5 acres, located on Ridgecrest Drive SE, between Louisiana Boulevard SE and San Pedro Drive SE. The applicant intends to build approximately 6,000 square feet of new space to the site, which will consist of the Life Skills Academy (3,703 s.f. of educational space) and short term residential units (2,233 s.f., 6 studio units). The existing site contains a 7,000 s.f. shelter for runaway and homeless youth.

The site is located in the Established Urban Area of the Comprehensive Plan and is mostly surrounded by County land zoned A-1. The site is not located in an Area or Sector Development Plan. The current zoning for the site is SU-1 for A Short Term Shelter.

The request for a site development plan for building permit furthers a preponderance of applicable policies found in the Comprehensive Plan. There is no known neighborhood opposition to the request and staff recommends approval with conditions.

FINDINGS – 12EPC 40066, November 8, 2012, Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Tract A, Lands of New Day Inc., a site of approximately 2.5 acres, located on Ridgecrest Drive SE, between Louisiana Boulevard SE and San Pedro Drive SE.
2. The applicant intends to build approximately 6,000 square feet of new space to the site, which will consist of the Life Skills Academy (3,703 s.f. of educational space) and short term residential units (2,233 s.f., 6 studio units). The existing site contains a 7,000 s.f. shelter for runaway and homeless youth.
3. The site is located in the Established Urban Area of the Comprehensive Plan. The site is not located in an Area or Sector Development Plan. The current zoning for the site is SU-1 for A Short Term Shelter.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following policies of the Comprehensive Plan:
 - a. Policy II.B.5d – The request generally respects neighborhood values. The request has minimal impacts on natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.
 - b. Policy II.B.5e – Full urban services are currently available to the proposed subject site, and the integrity of the existing neighborhood would be ensured by adding uses that would not harm the neighborhood. The site is somewhat isolated as the property to the west is vacant and there is a park (Bullhead Park) to the south and east. There is a residential neighborhood to the north across Ridgecrest Drive, but the site has been planned to maintain the integrity of existing neighborhoods.
 - c. Policy II.B.5i – Adverse effects of development (lighting, pollution, traffic, and noise) have been minimized by appropriate site design. The applicant has provided extensive landscaping on the northern portion of the site that faces the single family neighborhood.
 - d. Policy II.B.5k – The request has been designed to minimize harmful effects of traffic, and livability and safety of established residential neighborhoods are protected in transportation planning and operation.

- e. Policy II.D.8c – The site has been designed to have minimal negative effects upon individuals and neighborhoods. The site is mostly surrounded by County land zoned A-1. The lighting, noise, and traffic is mostly confined to the subject site and landscaping around the site provides buffering from adjacent properties.

6. There is no known neighborhood opposition to the request.

RECOMMENDATION - 12EPC 40066, November 8, 2012, Site Development Plan for Building Permit

APPROVAL of 12EPC 40066, a request for a Site Development Plan for Building Permit, for Tract A, Lands of New Day Inc., based on the preceding Findings (and subject to the following Conditions of Approval.)

CONDITIONS OF APPROVAL - 12EPC 40066, November 8, 2012, Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Landscaping:
 - a. The landscape plan shows some existing landscaping located in the same area as the proposed parking lot and sidewalk that connects the buildings and the street. A note shall be included on the landscape plan that this landscaping will be removed.
 - b. Trees shall not be in conflict with proposed external lighting.
4. Site Development Plan for Building Permit, Project Data, Screening, 2nd sentence, change the word “Screen” to “Screened”.

5. Conditions of approval from City Engineer, Municipal Development, Hydrology and NMDOT:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - b. Existing project sign encroaches into COA right-of-way, please provide a solution of either obtaining a Revocable Permit (encroachment) or relocating sign into private property.
 - c. Keyed Note 27 specifies 4" thick milled asphalt surface, a detail will need to be provided to define this.
 - d. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
 - e. Provide/label/detail all dimensions, classifications and proposed infrastructure for on-site.
 - f. All easements need to be shown and labeled on Site Plan.
 - g. Hydrology agrees with the drainage concept to control runoff to historic levels.

 6. Conditions of approval from Public Service Company of New Mexico:
 - a. There is an existing overhead electric distribution line along the property at Ridgecrest SE. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. It will be necessary for the applicant to coordinate with PNM's New Service Delivery Department with the applicant regarding proposed tree location and height, sign location and height, and lighting height in order to ensure sufficient safety clearances.
 - c. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.
-
-

Randall Falkner
Planner

Notice of Decision cc list:

Daniel Monk, Dekker/Perich/Sabatini, 7601 Jefferson NE Suite 100, Albuquerque, NM 87109
New Day Youth & Family Services, 1330 San Pedro NE Suite 201-B, Albuquerque, NM 87110
Francie Straw, 6311 Lovelace Road SE, Albuquerque, NM 87108
Nancy Bearce, 600 San Pablo Street NE, Albuquerque, NM 87108
Don Daigle, 6412 Mitchell SE, Albuquerque, NM 87108
Marian Jordan, 816 Arizona SE, Albuquerque, NM 87108

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No comments

Office of Neighborhood Coordination

Siesta Hills NA (R), District 6 Coalition of NA's

Long Range Planning

The site is within the proposed boundaries of the proposed International District Sector Development plan. The draft plan does not recommend any changes to this property.

In general the draft plan supports better pedestrian safety, improved lighting and improved neighborhood conditions.

Metropolitan Redevelopment

The subject property is not within a Redevelopment Area, and therefore Metropolitan Redevelopment Section staff have no comments on this application.

Transportation Development (City Engineer/Planning Department):

Site Development Plan for Building Permit:

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- Existing project sign encroaches into COA right-of-way, please provide a solution of either obtaining a Revocable Permit (encroachment) or relocating sign into private property.
- Keyed Note 27 specifies 4" thick milled asphalt surface, a detail will need to be provided to define this.
- Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements
- Provide/label/detail all dimensions, classifications and proposed infrastructure for on-site.
- All easements need to be shown and labeled on Site Plan.

Hydrology Development (City Engineer/Planning Department):

Site Development Plan for Building Permit:

- Hydrology agrees with the drainage concept to control runoff to historic levels.

Transportation Planning (Department of Municipal Development):

- Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit include:

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
2. Existing project sign encroaches into COA right-of-way, please provide a solution of either obtaining a Revocable Permit (encroachment) or relocating sign into private property.
3. Keyed Note 27 specifies 4" thick milled asphalt surface, a detail will need to be provided to define this.
4. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
5. Provide/label/detail all dimensions, classifications and proposed infrastructure for on-site.
6. All easements need to be shown and labeled on Site Plan.
7. Hydrology agrees with the drainage concept to control runoff to historic levels.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

No comments.

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

This project is in the Southeast Area Command.

- Suggest incorporating a video surveillance camera system into the project. External cameras should be positioned to cover all vehicle access points, parking lots, walkways, building entrance walk-up, maintenance and common areas. Each camera should be monitored and recorded for real-time and historical use.

- Concerning the proposed landscaping plan - Recommend all parking lots, walkways, building entrances and common areas be free of visible obstructions. Bush variety plantings should be block visibility in these areas. Tree variety plantings should not be in conflict with proposed external lighting.

- Building entrances should be access controlled via card-swipe, key code, etc.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved as long as you comply with SWMD Ordinance.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Adjacent and nearby routes	Route #3, Louisiana route, passes the site on Ridgecrest.
Adjacent bus stops	There is an existing bus stop on Ridgecrest adjacent to the property between the two driveway access.
Site plan requirements	None.
Large site TDM suggestions	None.
Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. There is an existing overhead electric distribution line along the property at Ridgecrest SE. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
2. It will be necessary for the applicant to coordinate with PNM's New Service Delivery Department with the applicant regarding proposed tree location and height, sign location and height, and lighting height in order to ensure sufficient safety clearances.
3. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.