



**Environmental  
Planning  
Commission**

*Agenda Number: 8  
Project Number: 1005001  
Case Numbers: 09EPC-40045/40046  
08 July 2010*

**Supplemental Staff Report**

<b>Applicant</b>	Jason Alarid
<b>Requests</b>	<b>Sector Development Plan Map Amendment (Zone Change) &amp; Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Lots 19, 20 & 21, Block 20, Albright Addition
<b>Location</b>	On 6 <sup>th</sup> Street NW between Constitution and Kinley
<b>Size</b>	Approximately 0.33 acres
<b>Existing Zoning</b>	SU-2/SR
<b>Proposed Zoning</b>	SU-2/SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architect, Engineer or Doctor Office

**Staff Recommendation**

*APPROVAL of 09EPC-40045, based on the findings on pages 7 – 9, and subject to the condition of approval on page 9.*

*APPROVAL of 09EPC-40046, based on the findings on pages 10 - 11 and subject to the conditions of approval on pages 11 - 12.*

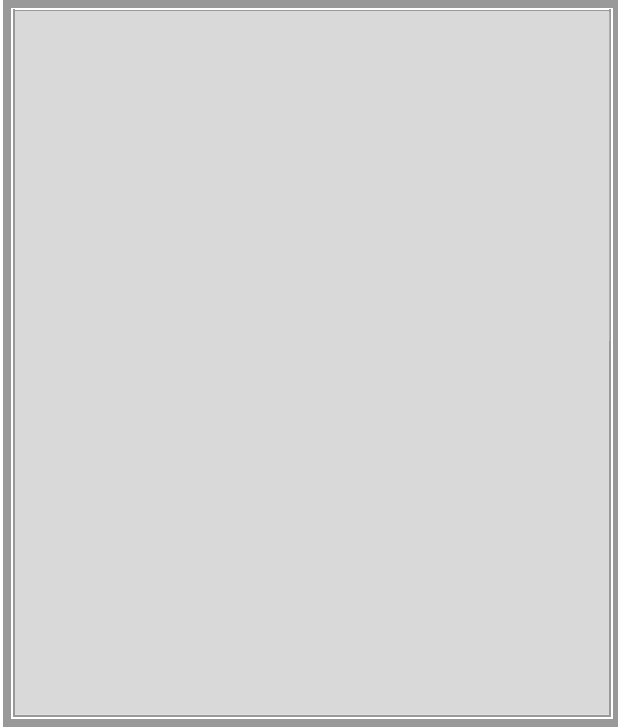
**Staff Planner**  
*Russell Brito, Long Range Div. Manager*

**Summary of Analysis**

This is a request for a sector development plan map amendment and a related site development plan for a property that is partly non-compliant as to use. The existing law office building is located on Lots 19 and 20 with the correct zoning, but the vehicular access is on the adjacent Lot 21, zoned SU-2/SR (single-family residential). A map amendment for Lot 21 and incorporation of that lot into the site development plan for the three-lot site is necessary to resolve the situation.

The applicant has adequately justified the requests as per the goals and policies of the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan and the policies of R-270-1980. The site development plan has been revised to bring it into compliance with the regulations and intent of the Zoning Code. There is no known neighborhood or other opposition.

This supplemental staff report should be read in conjunction with previous staff reports from August 2009 through May 2010. Planning staff recommends approval of both requests for this unique property.



City Departments and other interested agencies reviewed this application from 07/06/2009 to 07/17//2009 and on 06/30/2010. Agency comments used in the preparation of this report begin on Page 14.

**AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-2/S-R and SU-2/SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architect, Engineer or Doctor Office	Central Urban Sawmill/Wells Park Sector Development Plan	Law office
<b>North</b>	SU-2 for S-R (Sawmill Residential)	Central Urban Sawmill/Wells Park Sector Development Plan	Residential
<b>South</b>	SU-2 for S-R (Sawmill Residential)	Central Urban Sawmill/Wells Park Sector Development Plan	Residential
<b>East</b>	SU-2 for R-T SU-2 for S-R (Sawmill Residential)	Central Urban Sawmill/Wells Park Sector Development Plan	Alley, residential
<b>West</b>	SU-2 for S-R (Sawmill Residential)	Central Urban Sawmill/Wells Park Sector Development Plan	Residential, daycare center

**Background, History & Context**

The EPC approved a change from SU-2/S-R to “SU-2 for SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architect, Engineer, or Doctor Office” (Project #1005001) for the southern portion of the subject site (Lots 19 and 20) in August 2006. A corresponding site development plan was also approved at this time. The requested and approved zoning was supported by the neighborhood because it was specific for residential and/or a limited list of professional offices.

The owner/applicant at that time did not include the northern portion of the subject site (Lot 21) as part of the zone change. Lot 21 was purchased by the current owner/applicant along with lots 19 and 20 and is used as vehicular access and parking for the premise, uses that are not allowed by the underlying SU-2/S-R zoning. This current request seeks to remedy the situation.

North of the subject site is an existing building that once housed a non-compliant bail bond business. A zone change request to legitimize this use was recently denied by the EPC and then appealed to the City Council where it was denied again. Further north, across Constitution Ave. are single-family homes. To the east are four townhomes and more single-family homes. To the west, across 6<sup>th</sup> St. are a newer or remodeled single-family home and a day care center. To the south are single-family homes.

### ***Long Range Roadway System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. Sixth Street is a Minor Arterial with an 86-foot right-of-way (ROW).

### ***Public Facilities/Community Services***

The subject site is served by Transit, though not directly. Albuquerque Ride Route #8-Menaul is the only local route that turns north onto 5<sup>th</sup> St. leaving downtown. The #8 turns south onto 6<sup>th</sup> St. approaching downtown. Routes #91, 93 and 94 are Express busses and will not stop in the area. However, Route #10-North Fourth St., which stops a couple of blocks east of the subject site, runs along 4<sup>th</sup> Street and has day, evening and weekend service.

The Gerald Cline Substation, located at 5408 2nd Street NW, provides police coverage. The nearest fire station is located about 0.5 mile to the northwest.

### **THIS SUPPLEMENTAL STAFF REPORT SHOULD BE READ IN CONJUNCTION WITH PREVIOUS STAFF REPORTS FROM AUGUST 2009 THROUGH MAY 2010.**

### ***Update of Requests Since Last EPC Hearing***

The applicant has revised the site development plan in coordination with the staff planner and the Planning Department's Transportation Planner to resolve the issue of providing parking on the narrow Lot 21. A revised site development plan was submitted on 30 June 2010 and revised comments have been received from the Department's Transportation Planner.

The applicant has previously justified the map amendment as per R-270-1980 to the satisfaction of Planning staff.

### ***ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES***

**See October 2009 staff report for full analysis of map amendment request.**

### ***ANALYSIS OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT***

#### ***Site Plan Layout / Configuration***

The subject site is a three-lot premise with an existing building that is currently used as a law office. The existing and requested zoning allows residential and professional office uses.

The building was once and can be used again as a single-family residence. Its design and orientation on the site is compatible with surrounding residential and office development. The building is located on Sixth Street with parking proposed at the rear adjacent to the alley, in the front yard (disabled space) and along the northern portion of the site (Lot 21).

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The site development plan proposes to affect the as-built condition of the building and the site with new parking and landscaping improvements.

***Walls/Fences***

There is an existing, 3'-high chain link fence along the front of the property, except where a curb-cut/drive aisle exists along 6<sup>th</sup> Street (Lot 21). A block wall exists at the rear of the property, some 27' from the alley and around the "courtyard" in the center-south portion of the site (Lots 19 & 20).

***Vehicular Access, Circulation and Parking***

Vehicular access is proposed from Sixth Street and the alley to the east. Lot 21 is proposed as a drive aisle with angled parking, a perimeter wall/fence, and landscaping in the form of trees. A strict reading of the Zoning Code requires a ten foot-wide landscaped buffer and a wall along the northern edge of the site. This requirement, in conjunction with a standard 20'-wide drive aisle, would necessitate removal of that parking, making Lot 21 unusable except for on-site open space, which already exists in abundance.

Parking is also proposed at the eastern end of the site with access from the alley and one space in the front yard along Sixth Street designated for disabled parking.

The applicant has met with the staff planner and Transportation Development staff to come up with a parking, landscaping, perimeter fence/wall, and drive-aisle strategy that furthers the intent of the Zoning Code landscaping requirements while preserving the usability of the narrow Lot 21. The applicant's angled parking and one-way drive-aisle proposal is acceptable given the infrequent trips generated by a professional office and the availability of alley access on the east.

***Pedestrian and Bicycle Access and Circulation, Transit Access***

Pedestrian and bicycle access is possible from Sixth Street and the alley. The site plan proposes bicycle parking in the courtyard area. Transit access is available on nearby streets.

***Lighting and Security***

Existing, building-mounted lighting is proposed to remain. No freestanding light fixtures are proposed.

***Landscaping***

The front yard of the site and the existing courtyard are landscaped with a xeriscape theme with existing shrubs and mature trees. The Zoning Code's Landscape Regulations require a landscape buffer along the northern edge of the site where this non-residential zone abuts a residential zone (SU-2/S-R). Section 14-16-3-10(E)(4) requires a ten foot-wide strip consisting primarily of trees and a six-foot high opaque wall or fence to visually screen the circulation area on Lot 21.

Because the adjacent site once had a flower shop and nursery, the zoning in the Sawmill/Wells Park Sector Development Plan (SU-2/S-R) allows for these uses in addition to residential. Staff notes that the landscape buffer could be six feet wide instead of ten feet, as allowed by Section 14-16-3-10(E)(3). The applicant's proposal to include trees in the triangular spaces along the

northern fence/wall created by the angled parking is a unique solution to providing buffer landscaping on this unique, narrow strip (Lot 21) that furthers the intent of the Zoning Code landscaping regulations, if not the specific requirements.

The EPC has the authority to approve a site development plan that reflects the proposed strategy for Lot 21 that varies from the strict requirements of the Zoning Code (Section 14-16-2-22(F)). Planning staff has proposed a finding that supports this variance from the general landscaping regulations for this special site. The requirement for the six-foot high opaque wall of fence should still apply, though, as the property to the north could still be used as a single-family home.

#### ***Public Outdoor Space***

The existing landscaped courtyard provides ample open space for employees, residents and/or visitors.

#### ***Grading, Drainage, Utility Plans***

The site is mainly as-built and any changes will not affect drainage.

#### ***Architecture***

The existing building is typical for this neighborhood, with a pueblo vernacular and off-white stucco exterior. An awning exists along the front façade in front of/above a covered patio entry.

#### ***Signage***

A simple window sign exists to identify the law office use.

### ***CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION***

No significant comments other than those from the City Engineer regarding parking on Lot 21. Revised comments were received on 30 June 2010.

### ***NEIGHBORHOOD/PUBLIC CONCERNS***

The applicant met with a neighborhood representative at a facilitated meeting on Wednesday 09 September 2009. The concerns of the neighborhood representative appear to be addressed by the applicant and the site development plan except for the timing of improvements, which will need to be done if and when the site development plan is approved by the EPC and signed-off by the DRB.

There is no known neighborhood or other opposition.

### ***CONCLUSIONS***

The applicant has adequately justified the map amendment request and the site development plan will further applicable Zoning Code requirements with the recommended findings and conditions of approval.



Above: View from Sixth Street, looking ESE.



View from alley, looking SW.



View of proposed parking area from alley, looking W.

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***FINDINGS – 09EPC-40045 – Map Amendment***

1. This is a request for a map amendment to the Sawmill/Wells Park Sector Development Plan for Lot 21, Block 20, Albright Addition, located on Sixth Street NW between Constitution Avenue and Kinley Avenue, from *SU-2/S-R* to *SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architect, Engineer or Doctor Office*.
2. A corresponding site development plan for building permit (09EPC-40046) accompanies this map amendment request.
3. The Comprehensive Plan, the Sawmill/Wells Park Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. Comprehensive Plan:
  - a. Residential uses and law offices already exist in the area and the subject request would not detract from the existing mix of uses; other professional office uses besides law office could also utilize the proposed zoning (Policy II.B.5.a.).
  - b. The proposed zoning for Lot 21 comports with the existing zoning on Lots 19 and 20 and would reflect an existing use that is compatible with the surrounding uses (Policy II.B.5.d.).
  - c. The existing building is sited so that generally it does not adversely affect the nearby residences. The site development plan proposes new off-street parking and landscaping that will minimize adverse effects on the neighborhood (Policy II.B.5.i.).
  - d. The requests allow for and propose site improvements that would benefit the quality of the visual environment (Policy II.B.5.m.).
  - e. These requests bolster the existing use and the building on the site with improvements. They will also bolster the City's ability to enforce and ensure compliance with an adopted site development plan (Policy II.B.5.o.).
  - f. The two requests will result in privately funded redevelopment on a small scale, which is a cost-effective redevelopment technique (Policy II.B.5.p.).

5. Sawmill/Wells Park Sector Development Plan:

- a. The requests further the intent of the Housing Development and Improvement Plan (HDIP), which is intended to sustain the neighborhoods and support existing and future residents. The requested zoning and the existing building allow for residential use in conjunction with or instead of a professional office use. The site development plan conserves a building with a residential character that complements the other houses in the neighborhood.
- b. The Economic Development Action Plan (EDAP) focuses on industrial and commercial revitalization and links redevelopment to job creation for area residents. The two requests partially fulfill the intent of the EDAP because even though the law office is already established, there is the possibility that this business or future professional office uses will provide jobs for neighborhood residents.

6. This map amendment is justified as per R-270-1980, the Policies and Criteria for Zone Changes:

- a. The applicant has adequately explained and shown that the map amendment for Lot 21 will help to implement the Sawmill/Wells Park Sector Development Plan and will remain unobtrusive and discrete, thereby minimizing any adverse effects on the neighborhood (Section 1.A.).
- b. The applicant has shown that the proposed zoning will stabilize the zoning for the premise by making the zoning for Lot 21 the same as that for Lots 19 and 20. The applicant has adequately met his burden to show why the change should be made (Section 1.B.).
- c. The applicant has properly cited and discussed how the request meets applicable policies of the Comprehensive Plan and the intent of the Sawmill/Wells Park Sector Development Plan (Section 1.C.).
- d. The applicant's justification satisfies this section by demonstrating that the proposed zoning is more advantageous to the community, as articulated in the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (Section 1.D.).
- e. The applicant asserts and Planning staff agrees that the permissive uses in the requested zoning will not be harmful to adjacent property, the neighborhood or the community. The subject site is part of a larger premise that already has the requested zoning (Section 1.E.).
- f. The request will not require any capital expenditures by the city (Section 1.F.).

- g. The cost of land or other economic considerations pertaining to the applicant are a factor, but not the determining factor for this request (Section 1.G.).
  - h. The site's location along a designated arterial street is not used alone as the justification for the requested office zoning (Section 1.H.).
  - i. The requested SU-1 zone category is a justified "spot zone" because it and the accompanying site development plan will facilitate realization of the Comprehensive Plan and the Sawmill/Wells Park Sector Development Plan (Section 1.I.).
  - j. This request is not a "strip zone" (Section 1.J.).
7. The proposed parking strategy on the northern portion of the site (Lot 21) necessitates a variance from the strict landscaping requirements of the Zoning Code (Section 14-16-3-10(E)(3) and (4)) in order for the applicant to utilize this special site and provide the neighborhood with adequate screening and buffering from the office use. The proposed layout for this area includes parking, a drive aisle and buffer landscaping that includes trees adjacent to a six-foot high, perimeter fence/wall, thereby meeting the intent of the landscaping regulations for buffering.
8. The applicant met with a neighborhood representative at a facilitated meeting on Wednesday 09 September 2009. There is no known neighborhood or other opposition.

***RECOMMENDATION***

**APPROVAL of 09EPC-40045, a Sector Development Plan Map Amendment (Zone Change), from SU-2/SR to SU-2/SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architect, Engineer or Doctor Office, for Lot 21, Block 20, Albright Addition, based on the preceding Findings and subject to the following Condition of Approval.**

***CONDITION OF APPROVAL - 09EPC-40045***

- 1. Development Review Board (DRB) final sign-off of the accompanying site development plan for subdivision (09EPC-40046)
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***FINDINGS – 09EPC-40046 – Site Development Plan for Building Permit***

1. This is a request for a site development plan for building permit for Lots 19, 20 and 21, Block 20, Albright Addition, located on Sixth Street NW between Constitution Avenue and Kinley Avenue, zoned *SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architect, Engineer or Doctor Office*.
2. This site development plan accompanies a map amendment request (09EPC-40045).
3. The Comprehensive Plan, the Sawmill/Wells Park Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. Comprehensive Plan:
  - a. Residential uses and law offices already exist in the area and the subject request would not detract from the existing mix of uses; other professional office uses besides law office could also utilize the proposed zoning (Policy II.B.5.a.).
  - b. The proposed zoning for Lot 21 comports with the existing zoning on Lots 19 and 20 and would reflect an existing use that is compatible with the surrounding uses (Policy II.B.5.d.).
  - c. The existing building is sited so that generally it does not adversely affect the nearby residences. The site development plan proposes new off-street parking and landscaping that will minimize adverse effects on the neighborhood (Policy II.B.5.i.).
  - d. The requests allow for and propose site improvements that would benefit the quality of the visual environment (Policy II.B.5.m.).
  - e. These requests bolster the existing use and the building on the site with improvements. They will also bolster the City's ability to enforce and ensure compliance with an adopted site development plan (Policy II.B.5.o.).
  - f. The two requests will result in privately funded redevelopment on a small scale, which is a cost-effective redevelopment technique (Policy II.B.5.p.).
5. Sawmill/Wells Park Sector Development Plan:
  - a. The requests further the intent of the Housing Development and Improvement Plan (HDIP), which is intended to sustain the neighborhoods and support existing and future

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- residents. The requested zoning and the existing building allow for residential use in conjunction with or instead of a professional office use. The site development plan conserves a building with a residential character that complements the other houses in the neighborhood.
- b. The Economic Development Action Plan (EDAP) focuses on industrial and commercial revitalization and links redevelopment to job creation for area residents. The two requests partially fulfill the intent of the EDAP because even though the law office is already established, there is the possibility that this business or future professional office uses will provide jobs for neighborhood residents.
6. The proposed parking strategy on the northern portion of the site (Lot 21) necessitates a variance from the strict landscaping requirements of the Zoning Code (Section 14-16-3-10(E)(3) and (4)) in order for the applicant to utilize this special site and provide the neighborhood with adequate screening and buffering from the office use. The proposed layout for this area includes parking, a drive aisle and buffer landscaping that includes trees adjacent to a six-foot high, perimeter fence/wall, thereby meeting the intent of the landscaping regulations for buffering.
7. Conditions of Approval are necessary to bring the site into compliance with the requirements and intent of the Zoning Code.
8. The applicant met with a neighborhood representative at a facilitated meeting on Wednesday 09 September 2009. There is no known neighborhood or other opposition.

**RECOMMENDATION**

**APPROVAL of 09EPC-40046, a site development plan for building permit, for Lots 19, 20 and 21, Block 20, Albright Addition, based on the preceding Findings and subject to the following Conditions of Approval.**

**CONDITIONS OF APPROVAL – 09EPC-40046**

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.

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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. The entire site shall be replatted into one cohesive lot that corresponds to the zone boundary line.
  4. City Engineer Conditions:
    - 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. Label existing infrastructure (i.e. sidewalk, curb and gutter, utilities, etc.).
    - c. Based on the conditions for parking on lot 21 (25' lot width, proposed fence, proposed trees, proposed 30 degree parking with wheel stops and an 11' drive aisle, etc.) and available turning template information for passenger cars, the maximum number of parking spaces on lot 21 shall be limited to five at 12' in width. See Traffic Engineer for dimensioning illustration.
    - d. Primary access and parking to the site is from the existing alley. Therefore, alley may need to be improved to accommodate this condition.
    - e. South curb cut, to parking space 1, will need to be widened to 18' (min. DPM standard) to better accommodate the proposed ADA disabled parking space. The space will need to be dimensioned at 12' x 20' (per COA Zoning Code). Delete motorcycle space to accommodate the 12' width. Also, the motorcycle space could be moved adjacent to space seven in lieu of the cross hatched area.
    - f. Site plan shall comply and be designed per DPM Standards and/or as approved by the EPC.
  5. An update of the Landscape Plan, originally submitted in August 2009, shall be a part of the final site development plan submitted to the DRB.
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***Russell Brito***  
***Division Manager***

cc: Jason Alarid, 1412 6<sup>th</sup> Street NW, Albuquerque, NM 87102  
Fred Sais, Wells Park N.A., 1508 Los Tomases NW, Albuquerque, NM 87102  
Peter Armijo, Wells Park N.A., 515 Constitution NW, Albuquerque, NM 87102  
Connie Chavez, Sawmill Community Land Trust, 904 19<sup>th</sup> Street NW, Albuquerque, NM 87104  
Vicente Quevedo, Sawmill Community Land Trust, 904 19<sup>th</sup> Street NW, Albuquerque, NM 87104  
Chris Catechis, North Valley Coalition, 5733 Guadalupe Tr. NW, Albuquerque, NM 87107  
Claude Morelli, North Valley Coalition, 7 Garden Park Cir. NW, Albuquerque, NM 87107

***Attachments***

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## CITY OF ALBUQUERQUE AGENCY COMMENTS

### PLANNING DEPARTMENT

#### Zoning Code Services

Provide a plan for the existing landscaping.

#### Office of Neighborhood Coordination

#### **Wells Park NA (R)**

#### **Sawmill Community Land Trust**

#### **North Valley Coalition**

7/6/09 – Notified Mr. Alarid that the North Valley Coalition needs to be notified of this EPC Project - siw

#### Long Range Planning

### CITY ENGINEER

*Revised Comments 30 June 2010:*

**09EPC – 40045 (J-14)** Constitution / 6<sup>th</sup> St. Area [0.3 acres] TIS - N **#1005001**  
**09EPC – 40046**

#### **Transportation Development (City Engineer/Planning Department):**

- 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).
- Label existing infrastructure (i.e. sidewalk, curb and gutter, utilities, etc.).
- Based on the conditions for parking on lot 21 (25' lot width, proposed fence, proposed trees, proposed 30 degree parking with wheel stops and an 11' drive aisle, etc.) and available turning template information for passenger cars, the maximum number of parking spaces on lot 21 shall be limited to five at 12' in width. See Traffic Engineer for dimensioning illustration.
- Primary access and parking to the site is from the existing alley. Therefore, alley may need to be improved to accommodate this condition.
- South curb cut, to parking space 1, will need to be widened to 18' (min. DPM standard) to better accommodate the proposed ADA disabled parking space. The space will need to be dimensioned at 12' x 20' (per COA Zoning Code). Delete motorcycle space to accommodate the 12' width. Also, the motorcycle space could be moved adjacent to space seven in lieu of the cross hatched area.
- Site plan shall comply and be designed per DPM Standards and/or as approved by the EPC.

#### **Hydrology Development (City Engineer/Planning Department):**

- The Hydrology section has no objection to the Zone Map Amendment. No adverse comments on Site Plan.

#### **Transportation Planning (Department of Municipal Development):**

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- Reviewed, and no comments regarding on-street bikeways, off-street trails 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 Zone Map Amendment and Site Development Plan for Building Permit shall include:

- 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. Label existing infrastructure (i.e. sidewalk, curb and gutter, utilities, etc.).
- c. Based on the conditions for parking on lot 21 (25' lot width, proposed fence, proposed trees, proposed 30 degree parking with wheel stops and an 11' drive aisle, etc.) and available turning template information for passenger cars, the maximum number of parking spaces on lot 21 shall be limited to five at 12' in width. See Traffic Engineer for dimensioning illustration.
- d. Primary access and parking to the site is from the existing alley. Therefore, alley may need to be improved to accommodate this condition.
- e. South curb cut, to parking space 1, will need to be widened to 18' (min. DPM standard) to better accommodate the proposed ADA disabled parking space. The space will need to be dimensioned at 12' x 20' (per COA Zoning Code). Delete motorcycle space to accommodate the 12' width. Also, the motorcycle space could be moved adjacent to space seven in lieu of the cross hatched area.
- f. Site plan shall comply and be designed per DPM Standards and/or as approved by the EPC.

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***Initial comments August 2009:***

**Transportation Development Services**

- 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).
- Lot 21 – The disabled parking space as shown is non-conforming. Therefore, move disabled parking space to front of existing building or off alley adjacent to 6' walkway and proposed parking. If a six foot landscape buffer is required between lots 21 and 22, as recommended by the Staff Planner, the distance between the parallel parking and access to through traffic will be reduced to 9'. This is insufficient for one way circulation. As a result, the parallel parking will need to be deleted. However, lot 21 could still be used to provide access from 6<sup>th</sup> Street to the alley. See Traffic Engineer for other suggestions for parking.
- Primary access and parking to the site is from the existing alley. Therefore, alley will need to be improved to accommodate this condition.
- If infrastructure is existing (i.e. sidewalk, curb and gutter, utilities, etc.), label it as such.
- South curb cut, to parking space 1, will need to be widened to 18' (min. DPM standard).
- Site plan shall comply and be designed per DPM Standards.

**Traffic Engineering Operations**

**Hydrology**

- The Hydrology section has no objection to the Zone Map Amendment. No adverse comments on Site Plan.

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

- Reviewed, and no comments regarding on-street bikeways, off-street trails 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.

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**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT  
and NMDOT:**

Conditions of approval for the proposed Zone Map Amendment and Site Development Plan for Building Permit shall include:

- 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. Lot 21 – The disabled parking space as shown is non-conforming. Therefore, move disabled parking space to front of existing building or off alley adjacent to 6' walkway and proposed parking. If a six foot landscape buffer is required between lots 21 and 22, as recommended by the Staff Planner, the distance between the parallel parking and access to through traffic will be reduced to 9'. This is insufficient for one way circulation. As a result, the parallel parking will need to be deleted. However, lot 21 could still be used to provide access from 6<sup>th</sup> Street to the alley.
- c. Primary access and parking to the site is from the existing alley. Therefore, alley will need to be improved to accommodate this condition.
- d. If infrastructure is existing (i.e. sidewalk, curb and gutter, utilities, etc.), label it as such.
- e. South curb cut, to parking space 1, will need to be widened to 18' (minimum DPM standard).
- f. Site plan shall comply and be designed per DPM Standards and as approved by the EPC.

***WATER UTILITY AUTHORITY***

***Utility Services***

***ENVIRONMENTAL HEALTH DEPARTMENT***

***Air Quality Division***

***Environmental Services Division***

***PARKS AND RECREATION***

***Planning and Design***

Reviewed, no objection. Request does not affect our facilities.

***Open Space Division***

Open Space has no adverse comments

***City Forester***

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***POLICE DEPARTMENT/Planning***

***SOLID WASTE MANAGEMENT DEPARTMENT***

***Refuse Division***

Approved as long as it does not hinder refuse service; and also must comply with the Solid Waste Ordinance.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

Adjacent and nearby routes	Routes #8, Menaul route, #92, Taylor Ranch Express route, #93, Academy route and #94, Unser Express route, pass the site on 6 <sup>th</sup> , Street.
Adjacent bus stops	Nearest bus stop is 350 feet south of the property on 6 <sup>th</sup> street serving the above-mentioned routes in southbound direction.
Site plan requirements	None.
Large site TDM suggestions	N/A
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***

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***PUBLIC SERVICE COMPANY OF NEW MEXICO***

No comment based on the information provided to date.