



**Environmental
Planning
Commission**

**Agenda Number: 2
Project Number: 1003532
Case #: 13EPC-40101
April 11, 2013**

Staff Report

Agent	Joe Slagle – Slagle Herr Arch.
Applicant	Ross Mohr/David Martinez
Request	Site Development Plan for Building Permit
Legal Description	Lot 14, Block 10, Tract 2, Unit 3, North Albuquerque Acres
Location	Holly Ave NE Between Louisiana and Wyoming
Size	Approximately 0.9 acres
Existing Zoning	SU-2/Mixed Use
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of Case # 13EPC-40101 based on the Findings beginning on Page 12, and subject to the Conditions of Approval beginning on Page 14.

**Staff Planner
Carrie Barkhurst, Planner**

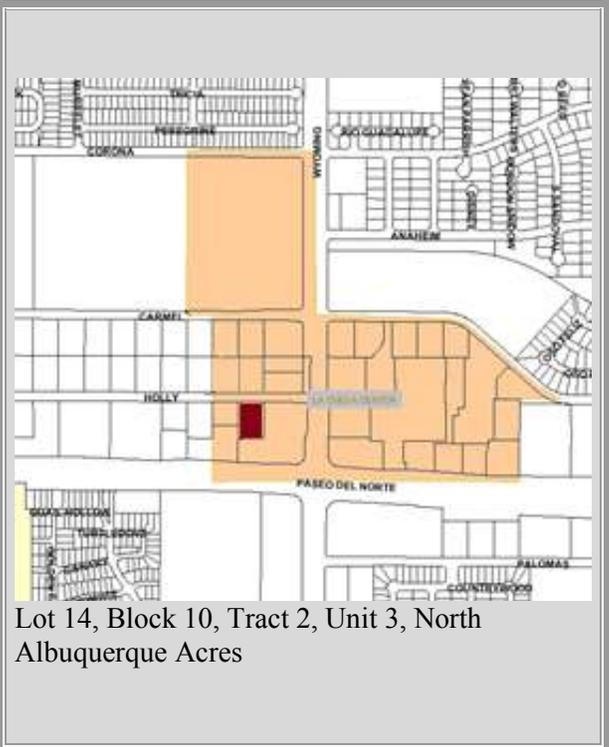
Summary of Analysis

This is a request for a site development plan for building permit for Lot 14, Block 10, Tract 2, Unit 3, a site of approximately 0.9 acres, located on the south side of Holly Avenue, between Louisiana and Wyoming Boulevards. The applicant proposes to develop the subject site with two dental offices totaling 6,670 SF.

The site is located in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the La Cueva Sector Development Plan (LCSDP). The site is located in the La Cueva Community Activity Center.

Staff finds that the request for a site development plan for building permit is consistent with a preponderance of applicable policies in the Comprehensive Plan and the La Cueva Sector Development Plan.

There is no known neighborhood opposition to the request and staff recommends approval, subject to conditions.



City Departments and other interested agencies reviewed this application from 3/4/2013 to 3/15/2013. Agency comments used in the preparation of this report begin on Page 18.

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-2/Mixed Use	Developing Urban Area; La Cueva Community Activity Center; La Cueva SDP, Rank III	Vacant
<i>North</i>	SU-2/Mixed Use	”	Vacant (developing commercial property)
<i>South</i>	C-1	”	Commercial
<i>East</i>	C-1	”	Commercial
<i>West</i>	SU-2/Mixed Use	”	Vacant and Commercial

II. INTRODUCTION

Proposal

This request is for a site development plan for building permit (SPBP) for Lot 14, Tract 2, Block 10, Unit 3, North Albuquerque Acres (the “subject site”). It is an approximately 0.9-acre tract of land located on Holly Ave. NE between Wyoming Blvd. and Louisiana Blvd. The site is zoned SU-2 Mixed Use pursuant to the La Cueva Sector Development Plan. The applicant proposes to develop the subject site with two dental offices totaling 6,670 SF.

EPC Role

The EPC is the approval body for site development plans that are required by the SU-1 Special Use Zone, §14-16-2-22. All SU-2 zoned properties within the La Cueva Sector Development Plan are required to receive EPC approval of a site development plan. The request pertains to one property and as such is a quasi-judicial matter.

Context

The subject site is in the Established Urban Area of the Comprehensive Plan and within the boundaries of the La Cueva Sector Development Plan (LCSDP). The subject site is currently vacant, undeveloped land within the Paseo del Norte corridor. The site is within the boundaries of the La Cueva Community Activity Center, which is developed primarily with retail uses. A new community center is currently under construction at the North Domingo Baca Community Park. The property has a minor slope from the southeast corner down to northwest corner, with approximately 8 feet of fall across the site. There are views from the site at Holly east to the Sandia Mountains and west to the west mesa and volcanic escarpment.

This block of Holly Ave. consists of an office complex on the west end (at Louisiana) and retail development on the east end (at Wyoming). There are two developed residences on the north side of Holly and several vacant parcels. The property to the north of the site is currently developing as a mixed use retail and indoor storage use. To the east is a small retail development with some medical uses. To the west are a vacant parcel and a church beyond.

History

The subject site was part of an approximately 630-acre annexation of land in North Albuquerque Acres that occurred in July of 1995 and was subsequently zoned R-D (C/S O-1, Enactment No. 25-1996). The R-D zone is the default zone applied to annexations in Developing Urban Areas.

The LCSDP was adopted in June of 2000 (1000827, R-50, Enactment 65-2000). One of the main goals of the LCSDP is to provide a mix of uses more suitable for a Developing Urban area; rezoning was one way to accomplish this. Enactment 65-2000 adopted Exhibit 12 of the Plan, which is a zoning map of the LCSDP area (see attachment). With this action, the subject site's zoning was changed to SU-2/Mixed Use. The intent of the SU-2 zone is to ensure compatibility of higher density land uses within the lot configurations and ownership pattern of these areas. The SU-2/Mixed Use zoning was established along the Paseo del Norte corridor "to provide the community with a mix of mutually-supporting retail, service, office, and residential uses." Since then, the subject site has remained vacant.

A development request for a shopping mall on the subject site and adjacent properties was made in 2004, but was withdrawn (04EPC-01036/01037/01039/01040). In 2012, for the property located directly across Holly Avenue to the north, the EPC approved a sector plan zone map amendment from SU-2/Mixed Use to SU-2/SU-1 for Mixed Use and Indoor Storage and a site development plan for building permit (1009345, 12EPC-40026/27). The EPC also approved a site plan for building permit for the adjacent to the west, Lot 20-A, Block 10, Tract 2, Unit 3, for construction of a 6,000 SF physical therapy office (1009359, 12EPC-40047).

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 Holly as a Major Local street, with a right-of-way of 56-60'. Wyoming and Louisiana are designated as Collector streets, with a right-of-way of 68'. Paseo del Norte is a Limited-Access Principal arterial, with a right-of-way of 156'.

Comprehensive Plan Corridor Designation. The Comprehensive Plan designates Wyoming as an Enhanced Transit Corridor and Paseo del Norte as an Express Corridor. Enhanced Transit Corridors are roadways "designed or redesigned to improve transit and pedestrian opportunities for residents, businesses and other users nearby."

Trails/Bikeways. There is an existing bicycle lane along Wyoming Blvd. which begins at Holly and continues north.

Transit. Route #31, Wyoming, route and Route #98, Wyoming commuter route, pass near the site on Wyoming.

Public Facilities/Community Services

One block north of the subject site is the North Domingo Baca Community Park that contains a fire station, police sub-station, a skate park, and a multi-generation community center. For more specific information, see the Public Facilities Map.

III. ANALYSIS – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

A) ALBUQUERQUE COMPREHENSIVE ZONING CODE

The subject site is zoned SU-2/Mixed Use, pursuant to the LCSDP. The SU-2 Special Neighborhood Zone “allows a mixture of uses controlled by a sector development plan.” The use of SU-2 zoning is available to sector plans and is used as an extension of the Zoning Code imposing additional tailored regulations to properties within the Plan area.

The Mixed Use zone in the LCSDP zone references C-1 uses, as regulated by the zoning code, which provides sites suitable for residential, office, retail, and services. Some examples of permissive uses are convenience stores, restaurants, townhouses, and small animal clinics. Selected conditional uses include private schools and community residential programs. Height requirements of the O-1 zone apply with a maximum building height of 36-feet. The Zoning Code General Regulations apply to the subject site as well as the Design Regulations in Section 5.4.6 of the LCSDP.

The requested use, dental offices, is permissive under the current zoning.

B) APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Developing Urban by the *Comprehensive Plan*. The Goal of Developing Urban Areas is 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.”

Policy II.B.5.d: 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, recreational concern.

The request generally respects neighborhood values. The design is appropriate to the plan area, meets the design standards of the La Cueva Sector Development Plan, and is consistent with adjacent uses. The height of the building ranges from 16 feet to 18.5 feet in height, which is considerably less than the 36 feet in height allowed by the LCSDP. The request has minimal impacts on natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The site is surrounded by developing commercial and office uses. The area to the northwest of the

subject site is zoned SU-2 R-2. The proposed use is appropriate for the location. The request furthers Policy II.B.5.d.

Policy II.B.5.e: 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.

Urban services already exist in the area and no new public infrastructure will be required. The request will develop vacant land in an established urban area. The building has been designed to have a minimal effect on adjacent parcels of land and will ensure the integrity of existing neighborhoods. The request furthers Policy II.B.5.e.

Policy II.B.5.i: 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, which is in compliance with the La Cueva Sector Development Plan design standards. There is one single family residential home to the northwest of the site. This residence appears to have predated the annexation of the area. Lighting consists of 16 foot tall light poles that are full cut-off fixtures. Extensive landscaping along the Holly right-of-way and within the site will minimize any adverse effects of noise, lighting, pollution and traffic, by helping to shield the building from the street and from the property to the east. The height of the building ranges from 16 to 18.5 feet in height, (which is much less than the 36 feet in height that is allowed in the LCSDP) which also helps to minimize any adverse effects of the development from surrounding properties. The request furthers Policy II.B.5.i.

Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas...

This policy is furthered because the proposed zone will allow office development on a site that is within a Community Activity Center on land allows commercial development. The request furthers Policy II.B.5.j.

Policy II.B.5.k: 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 operation.

The request does not abut any residential neighborhoods or any residential zones. There is one single family residential home to the northwest of the site, across Holly Avenue, that is zoned SU-2 R-2. There is no access from Paseo del Norte, and the site can only be accessed from Holly Avenue to the north. The request furthers Policy II.B.5.k.

Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The proposed building is consistent with and complements the existing adjacent buildings (restaurant, retail, and office). The proposed building is a quality design that is appropriate to the plan area and is consistent with the design regulations set forth in the LCSDP. The building is not typical generic franchise architecture. The request furthers Policy II.B.5.l.

Policy II.B.5.m: Urban and site design which maintains and enhances unique vistas and improves the quality of the environment shall be encouraged.

The site design maintains and enhances unique vistas. The building ranges from 16 to 18.5 feet in height. The height of the building is considerably less than what is allowed in the LCSDP (36'). The applicant has provided a view analysis which shows views into and out of the site. The building will not significantly impede views in any direction. The request furthers Policy II.B.5.m.

Activity Centers

The Activity Center Goal is “to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs and which enhance the identity of Albuquerque and its communities.”

Policy II.B.7.a: Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

The property is located within the La Cueva Community Activity Center. Community Activity Centers provide the primary focus for the entire community sub-area with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, and the most intense land uses within the community sub-area. The Community Activity Center should be very accessible by automobile; however, the interior of the center should be very accommodating to the pedestrian, even within the predominantly off-street parking areas. A medical facility (the building will serve as dental offices) is listed as an example of a typical land use in a Community Activity Center. The site design is accommodating to pedestrians by connecting the building entrance to the public sidewalk along Holly Avenue and by providing a 750-800 SF landscaped courtyard area next to each of the primary entrances, and a 600-700 SF employee patio with landscaping. The site also provides access to transit, and a bus shelter is located on Wyoming Boulevard approximately 400 feet to the east. The request furthers Policy II.B.7a.

Policy II.B.7.f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

The subject site is surrounded by a variety of commercial retail uses. A physical therapy clinic to the west and a mixed-use commercial and storage development to the north were recently approved in 2012. The closest single-family residential property is located across Holly Avenue to the northwest. The applicant has shielded the subject site from the residence to the northwest by installing extensive landscaping along the north side of the site. The request partially furthers Policy II.B.7.f.

La Cueva Sector Development Plan (Rank III)

The LCSDP was adopted in June 2000 and revised in October 2003 to expand Plan boundaries and add some clarifying language. The general boundaries are Louisiana on the west, Paseo del Norte and Palomas on the south, Ventura on the east and Florence on the north. Exhibit 12 of the Plan shows specific boundaries. The main purpose of the plan is to suggest solutions to the barriers that have hindered sound urban development in the plan area.

The LCSDP sets forth goals and policies regarding land use, zoning and capital infrastructure priorities for vacant properties to promote sound urban development in the Plan area. The plan also established design regulations applicable to SU-2 zoned properties and high-density residential development. In particular, the plan sets forth guiding principles in Section 5.1 regarding land uses. Applicable guiding principles include:

1.3 Guiding Principles, 4th Bullet: Land uses that are compatible with existing development.

1.3 Guiding Principles, 5th Bullet: Higher densities near Paseo del Norte to provide a mix of densities and development types in the area. The North Domingo Baca provides a buffer between proposed higher density development and residential areas to the north. Transit service will be along north/south streets, so activity centers are placed at these intersections.

The request for a medical office would be compatible with existing development, which consists of commercial, office, and medical office use. The La Cueva Town Center to the east contains a number of commercial businesses. The development to the south contains various commercial retail uses. Properties north of the subject site include a bank, a gas station, a restaurant, and the North Domingo Baca city park. The property directly to the north, across Holly Avenue, is a developing mixed-use site. The land to the immediate west is zoned for mixed commercial uses and is currently vacant. The property across the street to the northwest is zoned SU-2 R-2, and there is one single family residential home. The north side of the property has been extensively landscaped to help buffer the site from the road and from adjacent properties. The proposed land use is compatible with existing development. The request furthers guiding principle 1.3, bullet 4 of the LCSDP.

5.1 Zoning Guiding Principles, 2nd Bullet: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service uses to meet the needs of the area's growing population.

The request for a medical facility would add to the variety of service businesses to meet the needs of the area's growing population. The request furthers 5.1 Zoning Guiding Principles, 2nd Bullet of the LCSDP.

5.1 Zoning Guiding Principles, 7th Bullet: The north side of the Wyoming/Paseo del Norte intersection is suitable for development as a "Community Activity Center" because of its proximity to schools, parks, trails, shopping, and public services.

The request for commercial development is located in the La Cueva Community Activity Center, and is suitable for development because of its proximity to schools, parks, trails, shopping, and public services. To the south are various commercial developments, to the east is the La Cueva Towne Center, and to the north are various commercial retail and offices, a multigenerational center, and La Cueva High School. There is an existing bicycle lane and multi-use trail on Wyoming Boulevard north of Paseo del Norte. The request furthers 5.1 Zoning Guiding Principles, 7th Bullet of the LCSDP.

5.1 Zoning Guiding Principles, 8th Bullet: The North Albuquerque Community has identified "views" and "open space" as two valuable assets that identify the area.

The applicant has provided a view analysis (as required in the LCSDP) that shows views towards the Sandia Mountains and the West Mesa will not be notably harmed. The height of the building ranges from 16 to 18.5 feet in height. This is considerably less than what is allowed by the LCSDP (36'). Views and open space are valuable assets that are protected by the request. The request furthers 5.1 Zoning Guiding Principles, 8th Bullet of the LCSDP.

5.4.6 Common Design Regulations for all SU-2 Zoned Properties

The site plan has been reviewed against the LCSDP and found to comply with the design regulations, with the exception of LCSDP 8R-3, Open Space and Common Areas:

Intent: Provide public spaces for people to meet, gather, and interact.

8R-3: Non-residential development shall provide public open space amenities equal to the greater of 400 square feet or four percent or greater of the building footprint. A plaza shall have a minimum depth of at least 30 feet on a portion of the plaza. These amenities shall be labeled as such on the site development plan.

The site plan provides both an employee outdoor gathering plaza and a landscaped courtyard for each building. However, they are both located behind 5' tall walls, and as such, do not meet the intent of the open space regulations. Staff recommends that the landscaped area between the north building and the dumpster enclosure be improved as a public gathering area – with benches and any other suitable public open space amenities, or by making the courtyard more accessible for visitors/customers to see and use. This is further discussed in the Site Plan analysis, below.

C) SITE PLAN

Site Plan Layout / Configuration

The subject site is approximately 0.9 acres in size. The site plan shows two stand-alone dental offices totaling 6,670 SF, which results in a site Floor to Area (FAR) of 0.17. One is oriented close to the Holly Ave. right-of-way, and the other is set back at the southern side of the site. They both face the interior of the lot and the parking areas that are along the eastern side of the parcel. The two buildings are connected to Holly Ave. via a 6' wide walkway. The site has extensive landscaping along Holly Ave. to help screen the building from the road and adjacent properties. The architectural design is generally compatible with the surrounding retail development.

The proposed building height is generally 16 feet, except for a light tower that is 18.5 feet. This is well below the height that is allowed in the LCS DP (36'). Although not specified, the minimum building setbacks appear to be a 10-foot front setback, 5-foot side setback, and 6-foot rear setback. These should be specified in the site data narrative and dimensioned on the plan. The site has a FAR of 0.17. The dumpster is located between the buildings, away from Holly Avenue.

There is a retail building located approximately 20 feet south of the property line, with the rear facing the subject site; and there is a retail building located approx. 12 feet east of the property line with the rear facing the subject site. This request proposes a 6-foot privacy wall along the property line adjacent to the rear of these buildings.

Public Outdoor Space

The proposed development offers a significant amount of outdoor space around the buildings and along the western landscape buffer. The buildings each have a private patio and a public courtyard. The private patios total 1500 SF, and the courtyards total 1550 SF.

The private patios are designed for employee use. The northern building has a 700 SF patio and the southern building has a 600 SF patio. There is paving shown, and presumably there will be some furniture for outdoor seating or eating. These have a 5 – 6' perimeter wall around them, and have an entrance into the building as well as an exterior gate.

Two landscaped courtyard areas, 750 SF and 800 SF, are proposed on the eastern sides of the buildings. There is a 5' solid perimeter wall around the courtyard, with one exterior gate. There are no walkable surfaces or other pedestrian amenities in the courtyards. They appear to serve primarily for the benefit of patient views, and as such, are appropriate to have 5' walls.

Neither of these spaces functionally meets the requirement of a "public space" with "public open space amenities" (LCS DP 8R-2 and 3). Staff recommends either 1) providing a plaza area with seating in the western buffer landscaping area, or 2) lowering a portion of the courtyard wall so that it communicates with the building entrances, providing a gate near the building entrance so that waiting customers could easily access the area, and providing seating and a walkable pathway in each courtyard.

Vehicular Access, Circulation and Parking

Vehicles access the site from a 27' wide curb cut along Holly Avenue. A Traffic Impact Study is not needed because the traffic generation does not meet the threshold. Parking has been placed on the east side of the site and between the two buildings. This conforms to the LCSDP Design Regulations that require parking areas to be distributed on the site to reduce the visual impact and to be located to the side and behind buildings (12R-2).

The site development plan for building permit requires 50 parking spaces, and the parking provided is 51 spaces, consistent with LCSDP 12R-3, which allows only up to 110% of the required parking spaces. An appropriate number of handicapped, and bicycle spaces have been provided. The site data notes indicate 4 motorcycle spaces have been provided, but staff cannot locate them on the site plan. These need to be demonstrated on the plan.

Pedestrian and Bicycle Access and Circulation, Transit Access

Extensive pedestrian walkways and sidewalks have been provided on the site. An irregularly dimensioned sidewalk is provided along the main building façades, which generally meets the LCSDP design regulation for a 15' sidewalk along the main entry façade. The sidewalk connects the public right-of-way to each of the building entrances. The pedestrian circulation system provides clear, logical pathways within and between properties. The site is consistent with the LCSDP Pedestrian Circulation Regulations, 3R.

Walls/Fences

There is an existing retaining wall on the southern and eastern property lines. These will remain.

The development proposes a 5' high privacy wall around the private patios and the courtyards. The perimeter wall at the south side of the building is 6' in height. The patio wall for the north building is located 2 feet south of the Holly Ave. right-of-way. At this location, the height of the wall shall not exceed three feet in height above the abutting grade on the street side, §14-16-3-19(A)(3)(a). The wall should be moved so that it is at least 5 feet from the right-of-way, at which distance there is no height limitation, or obtain approval of a variance from the ZHE. Staff has prepared a condition of approval that addresses this regulation.

All of the walls are block walls, finished with stucco to matches the building colors.

Lighting and Security

Parking lot light poles have been provided throughout the site, and will not exceed 16 feet in height. All lights are fully shielded and will not directly shine on any public rights-of-way or any residential properties. The Police Department commented that each exterior pole light is proposed to be placed in the same location as a tree variety planting. They recommend not placing large tree species in these locations.

Landscaping

The applicant has provided landscaping throughout the site. The applicant is required to provide landscaping on 15% of the net lot area, but the site plan indicates that there will be 26%

landscaping coverage. It is somewhat unclear how this quantity has been calculated because the proposed list of plant species does not specify the mature size of each plant. The landscaping has been equally distributed around the perimeter buffer landscaping areas, building entrances, and courtyard areas. The largest landscaping areas that are open and visible to the public are provided around the dumpster enclosure on the west side of the site.

The landscape plan shows 4 street trees along Holly Avenue. There are 7 parking lot trees shown, but none of them appear to meet the parking lot regulations, which require minimum of 25' diameter shade trees. The number and location of trees is consistent with the parking lot tree requirement. Four parking lot trees or pole lights should be relocated so that they do not conflict, as mentioned above. It appears that the landscaping plan meets the LCSDP Design standards and the minimum requirements of the Zoning Code, however, some additional information is needed.

The landscaping plan needs to be revised to indicate the mature size of each species, and should also indicate that the site will comply with the General Landscaping Regulations, §14-16-3-10, to ensure that the site meets the minimum 75% ground cover of the required landscape areas. The site data should specify both the required and provided quantities of street trees, parking lot trees, and ground coverage. The ground coverage should be provided in both square feet and percentage of the total site. The total number of shrubs provided does not adequately demonstrate compliance with the ground coverage requirement, particularly because a pick list of species has been provided, instead of the specific species to be installed.

Grading, Drainage, Utility Plans

The grading and drainage plan shows the site draining from the southeast to the northwest via surface flows in the parking lot. There is no on-site ponding or water infiltration areas shown, although the landscaped areas will likely retain much of the rain that falls on them. Existing water and sewer lines are shown on the utilities plan.

Architecture

The two buildings are designed to be architecturally complementary. The exteriors will be warm tan and medium brown stucco with "dark rust" colored weathered metal accents at select doors and windows. These proposed colors are consistent with the buildings to the south, which contain brown, tan, and white stucco. The buildings will also contain dark bronze door and window frames, as well as "dark rust earth color" awnings.

Signage

Building-mounted signage is provided along the east side of the north building. The courtyard wall is increased to 6 feet tall near Holly Ave. to accommodate a double-sided sign. Each sign is specified as a maximum of 50 SF with brushed aluminum letters on 1" stand-offs and back lit with LED. The signage plan shall specify that the maximum letter size is 2 feet and the maximum logo size is 2 feet in height and width to meet the sign Design Regulations in the LCSDP. The applicant is not proposing any free-standing signage. The sign locations and sizes are shown on the building elevations. No specific sign elevations are proposed at this time, and none are required.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

There are minor outstanding agency comments regarding the SPBP which have been addressed through conditions of approval. Planning Transportation Services provided several informational comments and recommendations, some of which were included as recommended conditions. Others including plan notes, sidewalk design, clear sight triangle, and handicap parking stall design were not individually mentioned as conditions, but would fall under the requirement to “comply with the DPM.”

Albuquerque Police Department commented that the pole light locations conflict with landscaping, and recommends not placing trees adjacent to light poles. They also commented that an exterior video surveillance system is recommended.

PNM provided standard comments regarding location of utility easements, and that screening adjacent to utility facilities needs to be designed to allow for access.

For the complete list of agency comments, see page 18.

Neighborhood/Public

Representatives from the North Domingo Baca NA, the District 4 Coalition of NA’s, and property-owners within 100-feet of the subject site were notified. A facilitated meeting was not recommended by the Office of Neighborhood Coordination. Staff has not received any letters of support or opposition concerning the request.

V. CONCLUSION

The request is for a site development plan for building permit for a site located in an urbanizing area north of Paseo del Norte and west of Wyoming. The applicant proposes to develop two dental offices on Lot 14, Tract 2, Block 10, Unit 3, North Albuquerque Acres, containing 0.9 acres. The applicant proposes to develop the site with two dental offices totaling 6,670 SF.

The site is located in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the La Cueva Sector Development Plan (LCSDP). The site is located in the La Cueva Community Activity Center.

Staff finds that the request for a site development plan for building permit furthers a preponderance of applicable policies in the Comprehensive Plan, the La Cueva Sector Development Plan, and generally meets the design regulations of the LCSDP.

The plan is generally consistent with the Zoning Code and the Design Regulations in the La Cueva Sector Development Plan. All instances of inconsistencies are addressed in the findings and can be remedied through conditions of approval.

Property-owners within 100’ of the subject site, the North Domingo Baca Neighborhood Association, and the District 4 Coalition of NA’s were notified. There is no known neighborhood opposition to the request.

Staff recommends approval, subject to conditions.

FINDINGS – 13EPC-40101 – April 11, 2013 – Site Development Plan for Building Permit

1. This is a request for Site Development Plan for Building Permit for Lot 14, Block 10, Tract 2, Unit 3, North Albuquerque Acres, located on Holly Ave., and containing approximately 0.9 acres. The applicant proposes to develop the site with two dental offices totaling 6,670 SF.
2. The subject site is zoned SU-2 Mixed Use, per the La Cueva Sector Development Plan. The proposed use is permissive under the current zoning.
3. The subject site is in the Developing Urban Area of the Comprehensive Plan, within the boundaries of the La Cueva Sector Development Plan (LCSDP), and within the La Cueva Community Activity Center. The proposal must comply with the Design Regulations in the LCSDP and the General Regulations in the Zoning Code.
4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development 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 ***Comprehensive Plan*** policies for Developing Urban Areas:
 - a. Policy II.B.5.d – The request generally respects neighborhood values. The design is appropriate to the plan area, meets the design standards of the La Cueva Sector Development Plan, and is consistent with adjacent uses. The request has minimal impacts on natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The proposed use is appropriate for the location.
 - b. Policy II.B.5e – Urban services already exist to the south, and the request will provide infill development. The building has been designed to have a minimal effect on adjacent parcels of land and will ensure 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, which is in compliance with the La Cueva Sector Development Plan design standards.
 - d. Policy II.B.5l – The proposed building is consistent with adjacent development and is consistent with the design regulations set forth in the LCSDP. The proposed building is a quality design that is appropriate to the plan area.
 - e. Policy II.B.5m – The site design maintains and enhances unique vistas. The building ranges from 16 to 18.5 feet in height. The height of the building is considerably less than what is allowed in the LCSDP (36 ft.). Because of existing adjacent development, the building will not significantly impede views in any direction.

- f. Policy II.B.7a – The property is located within the La Cueva Community Activity Center. The request helps to shape the built environment in a sustainable development pattern and create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center. A medical facility (the buildings will serve as dental offices) is a typical land use in a Community Activity Center.
6. The request furthers the following *La Cueva Sector Development Plan* goals and policies:
 - a. Guiding Principle 1.3, bullet 4 – The request for a dental office is compatible with existing development, which consists primarily of commercial and vacant land uses.
 - b. Guiding Principle 5.1, bullet 2 – The request would add to the variety of service businesses to meet the needs of the area’s growing population.
 - c. Guiding Principle 5.1, bullet 7 – The request for commercial development is located in the La Cueva Community Activity Center, and is suitable for development because of its proximity to schools, parks, trails, shopping, and public services. To the south are various commercial developments, to the east is the La Cueva Towne Center, and to the north are various commercial retail and offices, a multigenerational center, and La Cueva High School.
 - d. Guiding Principle 5.1, bullet 8 – Views and open space are valuable assets that are protected by the request. The height of the building ranges from 16 to 18.5 ft. in height. This is considerably less than what is allowed by the LCSDP (36 ft.). The applicant has [not] provided a view analysis (as required in the LCSDP) that shows views towards the Sandia Mountains and the West Mesa will not be notably harmed.
 - e. Guiding Principle 5.1, bullet 9 – The design of the proposed buildings is compatible with the surrounding commercial development and with the natural landscape. The building materials and colors of the offices are primarily medium tan and brown stucco, which are compatible with building materials and colors of the properties to the south as well as the natural landscape.
 7. The current zone (SU-2/MU) allows a maximum building height of 36 ft. The subject site development plan proposes an overall building height of 16 ft. with a light tower that is 18.5 ft.
 8. The request is subject to the design regulations of the LCSDP. The site plan has been reviewed against the LCSDP and found to comply with the design regulations, with the exception of Open Space and Common Areas regulation 8R-3 which requires public open space amenities. The site plan provides both an employee outdoor gathering plaza and a landscaped courtyard for each building. However, they are both located behind 5 ft. tall walls, and as such, do not meet the intent of the open space regulations. There is adequate space for some public open space amenities to be provided in the western landscape buffer area, which would meet the intent of this regulation.

9. Representatives from the North Domingo Baca NA, the District 4 Coalition of NA's, and property-owners within 100 ft. of the subject site were notified. There is no known opposition.

RECOMMENDATION – 13EPC-40101 – April 11, 2013 – Site Development Plan for Building Permit

APPROVAL of 13EPC-40101, a request for Site Development Plan for Building Permit, for Lot 14, Tract 2, Block 10, Unit 3, North Albuquerque Acres, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 13EPC-40101 – April 11, 2013 – 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. General Site Plan clean-up:
 - a. The property boundaries shall be shown consistently throughout the Site Plan.
 - b. Sheet C100 that is labeled "Site Plan" shall be labeled "Site Development Plan for Building Permit."
 - c. The sheets shall be numbered in consecutive order, i.e., c100 – c106 or Sheet 1 – 6.
 - d. The minimum building setbacks shall be specified in the site data narrative and dimensioned on the plan.
 - e. The north building has a keyed note that is labeled "x." It appears to indicate landscaping, and as such, shall be revised to be labeled "11."
 - f. The total parking space count shall use a different symbol or font size to more easily distinguish between the keyed notes.

4. Public Outdoor Space:
 - a. The square footage of each patio and plaza shall be indicated.
 - b. The site plan shall demonstrate provision of 400 SF of public open space by either 1) providing a plaza area with seating in the western buffer landscaping area, or 2) lowering a portion of the courtyard wall so that it communicates with the building entrances, providing a gate near the building entrance so that waiting customers could easily access the area, and providing seating and a walkable pathway in each courtyard.

5. Access, Circulation and Parking:
 - a. A minimum of 2 motorcycle parking spaces shall be demonstrated.
 - b. The pavement treatment for the pedestrian drive aisle crossing at the driveway curb cut shall be specified, §14-16-3-1(H)(1). Internal pedestrian walkways shall be distinguished from driving surfaces through the use of special materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the walkways, per LCSDP Design Regulation 3R-3, page 30.
 - c. The pedestrian walkways adjacent to the parking spaces shall be increased by 2 feet, or wheel stops may be provided. See DPM Section 7.A “Overhang areas are 2 feet for normal size spaces,” and §14-16-3-1(F)(2) “The parking area shall have barriers such as concrete bumpers or curbs to prevent vehicles from extending over any public sidewalk or adjacent property line, to prevent damage to adjacent walls or fences, and to prevent vehicle overhang from reducing minimum required widths of pedestrian walkways and landscape areas.”

6. Walls/Fences:
 - a. The 5 ft. tall patio wall shall be moved so that it is a minimum of 5 feet from the Holly Ave. public right-of-way, unless a variance is approved by the ZHE.
 - b. The length of the 6 ft. yard wall yard wall at the southern property boundary shall be specified. It appears to be approximately 186 LF but is unclear because no dimensions or length have been provided.

7. Landscaping:
 - a. A scale, bar scale, and north arrow shall be provided.
 - b. The landscaping plan shall specify the mature size of each species and indicate if it is low, medium, or medium plus water use.
 - c. A note shall be added that indicates the site will comply with the General Landscaping Regulations, §14-16-3-10, including provision of a minimum of 75% ground coverage of all required landscaping areas.

- d. The Site Data should specify both the required and provided quantities of street trees, parking lot trees, and ground coverage. The ground coverage should be provided in both square feet and percentage of the total site.
8. Grading Plan: A bar scale shall be provided.
 9. Signage:
 - a. Dimensions of the overall building widths on each elevation shall be provided.
 - b. Dimensions for the sign area (height and width) shall be provided.
 - c. The signage plan shall specify that the maximum letter size is 2 feet and the maximum logo size is 2 feet in height and width to comply with the LCSDP Sign Design Regulations, 13R-8 and 13R-9.
 10. Conditions from City Engineer and Municipal Development for the Site Development 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. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/requirements.
 - c. The following note shall be added to the Landscaping Plan: "Landscaping and signing 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) are not acceptable in this area."
 - d. Provide/label/detail all dimensions, classifications and proposed infrastructure for on-site.
 - e. The type of surface being proposed shall be indicated. A hard driving surface is required as part of this proposed project for parking area and drive aisles.
 - f. All Easements shall be shown and labeled on Site Plan.
 - g. Submit the plan to Hydrology for approval prior to DRB application.
 11. Conditions from PNM:
 - a. 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. Screening shall 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 at www.pnm.com for specifications.

Carrie Barkhurst
Planner

Notice of Decision cc list:

Slagle-Herr Architects, 1503 Central Ave. NW, Suite B, Albuquerque, NM 87104

Ross Mohr/David Martinez, 3900 Eubank NE, Albuquerque, NM 87

Judie Pellegrino, 8515 Murrelet NE, Albuquerque, NM 87113

Erik Bose, 7200 Peregrine NE, Albuquerque, NM 87113

Peter Nicholls, 8519 Palomar Ave. NE, Albuquerque, NM 87109

Erica Vasquez, P.O. Box 92315, Albuquerque, NM 87199

Attachments

1. Additional staff info
 - a. Photographs
 - b. Resolution adopting SDP / Zone Map
 - c. Existing Zoning
2. Application
 - a. Cover Page (first one only)
 - b. TIS form
 - c. Authorization letter
 - d. Request letter
 - e. Justification letter
 - f. Support material from applicant – View Analysis
3. Neighborhood Notification
 - a. ONC letter
 - b. Applicant letter & certified mail receipts
4. Site Plan reductions

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed: No Comments

Office of Neighborhood Coordination

North Domingo Baca NA (R); District 4 Coalition of NA's

Long Range Planning

Developing Urban, La Cueva SDP- Can a pedestrian connection to Holly be provided?

Metropolitan Redevelopment

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

CITY ENGINEER

Transportation Development

Please confirm municipal address, AGIS indicates the address is 7500 Holly Ave NE.

Please remove errant site plan key note (7) from sheets C100 and LP01, misplaced within the parking stalls in four locations.

Please provide curbing to contain landscaping along western property line.

Please provide signage to indicate that at least one of the handicap parking stalls is Van accessible.

Please provide posted signage at all handicap parking stalls.

The handicap access aisles adjacent to the HC parking stalls must to be striped to prevent vehicles from parking in space. Colored concrete is not an effective deterrent.

Please refer to COA standard drawing #2432 Paving Sidewalk Transitions for the preferred layout of the ROW sidewalk at the northeastern connection.

Add the following note to the Landscaping Plan: "Landscaping and signing 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 acceptable in this area."

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).

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.

It is not apparent the type of surface being proposed or referenced. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.

All Easements need to be shown and labeled on Site Plan.

Hydrology Development

Conceptually Hydrology has no objection.

Submit the plan to Hydrology for DRB approval.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

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

Traffic Engineering Operations

No comments received.

Street Maintenance

No comments received.

Recommended Conditions from City Engineer, Municipal Development and NMDOT for the proposed Site Development for Building Permit shall include:

1. Add the following note to the Landscaping Plan: "Landscaping and signing 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 acceptable in this area."
2. 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).
3. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/requirements.
4. Provide/label/detail all dimensions, classifications and proposed infrastructure for on-site.
5. It is not apparent the type of surface being proposed or referenced. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
6. All Easements need to be shown and labeled on Site Plan.
7. Submit the plan to Hydrology for DRB approval.

WATER UTILITY AUTHORITY

Utility Services

Project #1003532: No adverse comment.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division / Environmental Services Division – No comments received.

PARKS AND RECREATION

Planning and Design – No comments received.

Open Space Division – No comments received.

POLICE DEPARTMENT/Planning

This project is in the Northeast Area Command

- Each exterior pole light is proposed to be placed in the same location as a tree variety planting. Recommend not placing tree variety landscaping in these locations.
- Recommend including in the plan an exterior video surveillance system. Cameras should be positioned to cover all parking stalls, walkways, building walk-up and entrances. Each camera should be monitored on premise and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Disapproved call for detail 681-2766.

FIRE DEPARTMENT/Planning – No comments received.

TRANSIT DEPARTMENT

Project # 1003532 13EPC-40101 SITE DEVELOPMENT-BUILDING PERMIT.	Adjacent and nearby routes	Route #31, Wyoming, route and Route #98, Wyoming commuter route, pass near the site on Wyoming.
	Adjacent bus stops	None
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY – No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS – No comments received.

North Albuquerque Acres Unit 3, Lot 14 Block 10, Tract 2, is located on Holly NE between Louisiana NE and Wyoming NE. The owner of the above property requests approval of a Site Development Plan for Building Permit to allow for the construction of a dental office that will comprise of two buildings approximately 6, 500 sq ft. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS – No comments received.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT – No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. 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. 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 at www.pnm.com for specifications.