



**Environmental  
Planning  
Commission**

*Agenda Number: 4  
Project Number: 1009325  
Case Number: 12EPC-40044/40045  
August 9, 2012*

**Staff Report**

<b>Agent</b>	Bohannon Huston, Inc.
<b>Applicant</b>	Rio Rancho Eagle, LLC
<b>Requests</b>	<b>Amend Site Plan for Subdivision Site Dev. Plan for Building Permit</b>
<b>Legal Description</b>	Tract D-1, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc.
<b>Location</b>	McMahon Blvd. between Piñon Verde Rd and Bandelier Dr.
<b>Size</b>	Approximately 1.61 acres
<b>Existing Zoning</b>	SU-1 for Mixed Uses Detailed in Project 1000936 (O-1 Uses)
<b>Proposed Zoning</b>	No Change

**Staff Recommendation**

*APPROVAL of Case 12EPC-40045, Amendment to Site Plan for Subdivision, based on the Findings beginning on Page 14, and subject to the Conditions of Approval beginning on Page 16.*

*APPROVAL of Case 12EPC-40044, Site Plan for Building Permit, based on the Findings beginning on Page 16, and subject to the Conditions of Approval beginning on Page 18.*

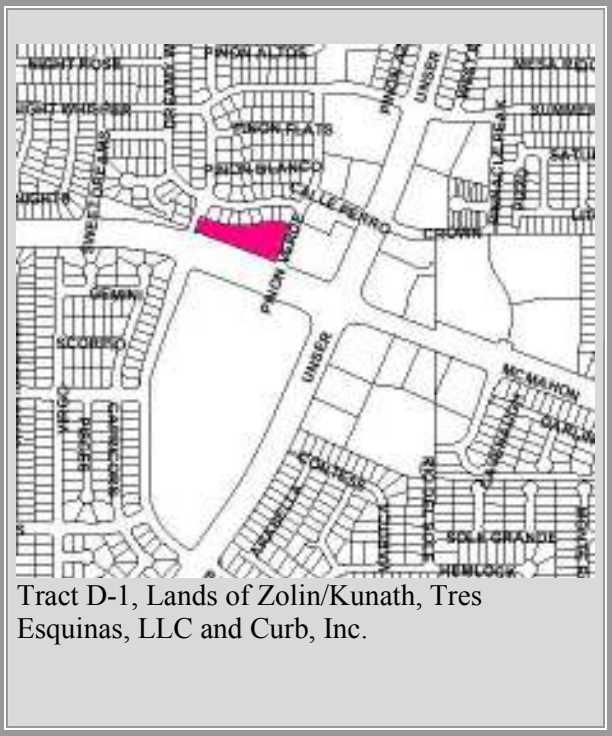
**Staff Planner**  
*Carrie Barkhurst, Planner*

**Summary of Analysis**

The applicant proposes to construct a 9,010 SF medical clinic and related site improvements. The proposed use is permissive with the site’s existing zoning. The site is adjacent to a Neighborhood Activity Center, and is within the boundaries of the Unser/McMahon Village Center North Site Plan for Subdivision. The applicant has requested to modify the design standards relating to setbacks, location of drive aisles and parking areas, and clustering of buildings to indicate that they do not apply to Tracts C and D. The request has been adequately justified.

Regarding the Site Development Plan for Building Permit, Staff finds that the site design is consistent with a preponderance of applicable goals and policies. Staff recommends minor changes to improve compliance with the DPM, Zoning Code, site layout best practice, and to correct minor errors on the SPBP.

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



City Departments and other interested agencies reviewed this application from 7/2/2012 to 7/13/2012. Agency comments used in the preparation of this report begin on Page 22.

***I. AREA CHARACTERISTICS AND ZONING HISTORY***

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

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	SU-1 for Mixed Uses (O-1) Detailed in Project 1000936	Established Urban; West Side Strategic Plan	Vacant
<b><i>North</i></b>	SU-1 for Mixed Uses (R-2) Detailed in Project 1000936	“	Single-Family Residential
<b><i>South</i></b>	SU-1 for C-1 Uses	“	Vacant
<b><i>East</i></b>	SU-1 for C-1 Uses	“	Commercial (Fuel Station)
<b><i>West</i></b>	R-T	“	Single-Family Residential; Flood Control Channel

***II. INTRODUCTION***

***Proposal***

This two-part proposal is a request for an amendment to a site development plan for subdivision and a site development plan for building permit for Tract D-1, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc. The subject site consists of 1.6 acres and is located on McMahan Blvd. NW between Bandelier Dr. and Piñon Verde Dr. NW. The applicant intends to build a 9,010 SF dialysis clinic.

***Context***

The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, the Westside-McMahan Land Use & Transportation Guide, and partially within the Unser Boulevard Design Overlay Zone. The site is also located in the Unser/McMahan Village Center North site plan for subdivision, which contains applicable design standards.

To the north of the subject site is an existing single-family development. To the east is a fuel station, and a drug store beyond Unser Blvd. To the west are single family homes and a neighborhood park. To the south is McMahan Boulevard and vacant land.

***EPC Role***

This request is before the Environmental Planning Commission (EPC) because it is an SU-1 zoned site. The EPC has decision-making authority for the site plan approval and amendments, pursuant to §14-16-2-22(A)(1) of the Zoning Code.

### ***History***

This site is part of a village center that was created in 1997 and consists of 16.3 acres of land that is zoned SU-1 for Mixed Use (Z-97-119). The Unser/McMahon Village Center North Site Plan for Subdivision, approved in July 2001, further refines the allowable uses in the village center and provides design standards (Project 1000936, 01EPC-01640). The village center is north of the Unser and McMahon intersection, mostly on the west side of Unser Blvd. The western half of the village center is primarily residential, zoned R-2, except for the subject site, which is O-1. The eastern half of the village center is zoned C-1 and O-1. Adjacent to the subject site, a fuel station and commercial building were approved in 2010 on the northwest corner of Unser and McMahon (Project 1000936, 10EPC-40058/40059). The commercial building has not been constructed yet.

Two shopping center developments have been approved for the northeast (2003) and southeast (2008) corners of the Unser and McMahon intersection. To date, only one building has been constructed in each shopping center. The zoning allows for a restaurant, bank, and other retail uses to be developed in the future.

### ***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 Unser Boulevard NW and McMahon Boulevard NW as Limited-Access Principal arterials, with rights-of-way of 156'. Piñon Verde Drive NW and Bandelier Drive NW are local streets.

***Comprehensive Plan Corridor Designation.*** Unser Boulevard is designated as an Express Corridor, while McMahon Boulevard is designated as an Enhanced Transit Corridor. Express Corridors prioritize efficient vehicular movement. Enhanced Transit Corridors are roadways “designed or redesigned to improve transit and pedestrian opportunities for residents, businesses and other users nearby.”

***Trails/Bikeways.*** McMahon Boulevard has both a multi-use trail and a bicycle lane that can be accessed from the subject site. There is an existing multi-use trail and a proposed bicycle trail along Unser Boulevard.

***Transit.*** There are no bus routes directly serving the subject site. The nearest bus route is Coors Commuter Route 155, which serves McMahon east of Unser and Unser north of McMahon.

### ***Albuquerque Comprehensive Zoning Code***

The subject site is zoned *SU-1 for Mixed Uses Detailed in Project 1000936*. The Site Plan for Subdivision defines this parcel as O-1 Uses. The proposed use is permissive in this zone. The O-1 zone “provides sites suitable for office, service, institutional, and dwelling uses.” The proposed building is considered office use, according to Code Enforcement.

The Special Use zone, SU-1, provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design, §14-16-2-22. Development on an SU-1 zone may “only occur in conformance with an approved

site development plan” subject to Environmental Planning Commission (EPC) review. The general zoning regulations apply, as well as the Site Plan for Subdivision design standards.

### **III. AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION**

The request is to amend portions of the Site Development Plan for Subdivision, originally approved in July 2001. The applicant has requested to modify the design standards relating to setbacks, location of drive aisles and parking areas, and clustering of buildings to indicate that they do not apply to Tracts C and D (which have been replatted into the present Tract D-1).

§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, the West Side Strategic Plan, the Westside-McMahon Land Use & Transportation Guide, and partially within the Unser Boulevard Design Overlay Zone.

#### **A. Policy Analysis**

##### Albuquerque / Bernalillo County Comprehensive Plan

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.”

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 site is governed by an existing Site Development Plan for Subdivision, with specific development standards. The applicant proposes a development on a somewhat irregularly shaped lot with extensive public utility easements along the McMahon road frontage. These constraints, along with the desire for a covered drop off area, warrant minor deviations from the design standards. The requested modifications continue to respect existing neighborhood values, natural environmental and carrying capacities, and other valued resources. The request is consistent with Policy II.B.5.d.***

##### West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is in the Seven Bar Ranch Community, which consists of the area within the following boundaries: the County Line to the north, the Calabacillas Arroyo to the south, the river to the east and an area slightly west of the Rainbow Corridor to the west. The WSSP designates the intersection of Unser and McMahon Boulevards, including the subject site as a Neighborhood Center.

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WSSP Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian and bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.

*The request is adjacent to the McMahon/Unser Neighborhood Center and provides pedestrian and bicycle access to the multi-use trail on McMahon and to sidewalks on the adjacent local streets. Pedestrian and bicycle access are not compromised by the request to modify setbacks, location of drive aisles and parking areas, and clustering of buildings. The request is consistent with Policy 1.5 and 4.10 of the WSSP.*

Policy 1.18: Community Activity Centers shall contain mixed-use buildings and/or mixed use developments that combine commercial, residential, and/or civic land uses in one accessible location. Clustered buildings and formation of meaningful plazas and sheltering forms to promote pedestrian-friendly environments are encouraged.

*Staff notes that this policy is not directly applicable to this site, which is adjacent to the Neighborhood Activity Center. However, the Site Plan for Subdivision has design standards which require clustered buildings, plazas and pedestrian-friendly environments, in line with this policy.*

*The applicant has requested that these design standards be deemed “not applicable” to the subject site. The justification letters demonstrate why these standards would not be appropriate for this particular site and use. Staff agrees that the site does not have adequate space to provide multiple buildings and uses and that “clustering” is typically more applicable to commercial and retail uses for the purposes of supporting an activity center.*

***B. Analysis – Amendment to the Design Standards of the Site Development Plan for Subdivision***

The applicant proposes to modify the following design standards. The new text is shown with a [+ bracket and underline +]; *Applicant justification is in italics; Staff analysis is in bold italics.*

Site Design Standard, General, 1<sup>st</sup> Bullet: Cluster buildings on the site. A concentrated density of buildings will offer a greater sense of Village Center than a one-building per lot configuration. [+ Not applicable to Tracts C & D. +]

*Applicant Justification: The proposed Dialysis Clinic only requires one building. The requirement of clustering buildings is generally related to retail facilities or office space. Given that our site is neither of these and the odd shape of the property, we are requesting that this requirement should not be applicable to our site (Tracts C & D) as noted on the Site Plan for Subdivision.*

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***Staff Analysis: Staff agrees that the intent of the Standard is for commercial and retail buildings. There is not adequate room for multiple tenants on this parcel. It would not be practical for a medical clinic to be designed as multiple buildings, which is the only way that there could be clustering of buildings on this site. Staff agrees that this standard is not applicable to the subject site, and supports the modification as proposed.***

Site Design Standard, Setbacks, 4<sup>th</sup> Bullet: Drive aisles and parking shall not be permitted in the 40 foot setback between the front entry and the building and sidewalk along internal streets. [+ Not applicable to Tracts C & D. +]

Site Design Standard, Setbacks, 6<sup>th</sup> Bullet: 15 feet from R.O.W. line of the interior road (the maximum setback of building entries from internal streets to the front entry of the building shall be 40 feet) and/or property line of a residential zone. [+ The 40 foot maximum setback requirement is not applicable to Tracts C & D. +]

*Applicant Justification: Our design provides a drive under canopy for patient drop off which is an important service for our patients and therefore pushes the main entrance further from the street. We analyzed relocating the drive under canopy to the North side of the building which in turn removes the main entrance from the street side and provides less of a user friendly entrance.*

***Staff Analysis: Staff agrees that the covered drop-off entrance is most appropriately oriented towards the internal street, as opposed to the adjacent residential zone. This orientation is required by other design standards, including “Buildings shall be oriented to front on internal streets to reinforce the street edge” and “Entryways shall be clearly defined, by either a canopy or inset...” Staff also notes that the site distributes parking around the building. If the building were oriented closer to Piñon Verde Dr., the parking would be concentrated adjacent to McMahon and Bandelier, which is another internal street.***

Staff recommends the following additional modification to the Site Plan for Subdivision, to provide consistency between the requested Site Plan for Building Permit and the Design Standards.

Site Design Standard, General, 1<sup>st</sup> Bullet: A public plaza or courtyard space around which buildings can be clustered and linked to one another shall be created. The plaza should be attractive, lively and a useful asset to the community. Plaza areas are appropriate for outdoor dining. [+ Not applicable to Tracts C & D. +]

***This design standard requires a plaza or courtyard for public benefit at the subject site. This design standard is more applicable to sites with clustered buildings, in particular commercial, service, and restaurant uses. A public plaza is unlikely to be a “lively and a useful asset to the community” with only a single office use at this location.***

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#### IV. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The request is for a Site Development Plan for Building Permit to construct a 9,010 SF dialysis clinic and related site improvements.

§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, the West Side Strategic Plan, the Westside-McMahon Land Use & Transportation Guide, and partially within the Unser Boulevard Design Overlay Zone.

##### A. Policy Analysis

**Note:** Policy citations are in regular text; *applicant's justification is in italics; staff's analysis is in bold italics*

##### Albuquerque / Bernalillo County Comprehensive Plan (Rank I)

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."

Policy II.B.5.a: The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

*The request will allow a new, office use in the area, which will result in a more complete range of urban services. This area currently consists of predominantly residential and commercial uses (see land use map). The request is consistent with Policy II.B.5.a.*

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 location, intensity and design of new development will respect neighborhood, social, cultural and environmental values because it is consistent with City regulations and consistent with the Site Development Plan for Subdivision Design Standards (except in the instances requested for amendment). Adequate site buffering is provided with an evergreen landscape planting area at the edge of the residential development. Adequate pedestrian and bicycle connections are made across and throughout the site. The request further 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.

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*The development is proposed on vacant land that is contiguous to existing urban facilities and services. Neighborhood integrity is preserved through abundant landscaping around the exterior of the site to contribute to a more attractive site, as seen from the adjacent public rights-of-way. The building is 22' at its highest point, which is less than the 26' that is allowed in the O-1 zone. The request furthers Policy II.B.5e.*

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.

*The proposed development will add 14 new jobs in an area zoned for office uses and adjacent to a neighborhood activity center. The Site Plan for Subdivision provides extensive guidance for the Village Center development so that it will be designed in a way that is compatible with the neighborhood and minimizes adverse effects of noise, lighting, and traffic. The use should not have any adverse impacts on the adjacent residential neighborhood; any adverse effects will be mitigated by landscaping and through site design. The request furthers Policy II.B.5.i.*

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.

*Land adjacent to arterial streets has been planned to minimize the harmful effects of traffic and improve livability; the property accesses both adjacent local streets and has no direct connection to McMahon. Vehicular access and circulation for the development are designed to coordinate with adjoining properties. The applicant has provided a 6' wide sidewalk on the east and west sides of the site. The south side of the site has an existing multi-use trail, which is approximately 10' wide. The request furthers Policy II.B.5.k.*

#### West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is in the Seven Bar Ranch Community, which consists of the area within the following boundaries: the County Line to the north, the Calabacillas Arroyo to the south, the river to the east and an area slightly west of the Rainbow Corridor to the west. The WSSP designates the intersection of Unser and McMahon Boulevards, including the subject site as a Neighborhood Center. Staff has reviewed the WSSP against the request.

WSSP Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian and bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.



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WSSP Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.

*The request is adjacent to the McMahon/Unser Neighborhood Center and provides pedestrian and bicycle access to the multi-use trail on McMahon. The proposed project and its related site design furthers this policy because it accommodates and supports bicycle and pedestrian access by utilizing existing facilities and by providing pedestrian access from the site to the surrounding trails and sidewalks. Public transit is not currently available to the site at this time; however, when bus service does become available the proposed sidewalks would provide easy access to transit service. The request furthers WSSP Policy 1.5 and 4.10.*

WSSP Policy 3.4: Several clusters of neighborhoods will develop within the Seven Bar Ranch Community. Each of these shall be served by a Neighborhood Center, so neighborhood commercial, public and quasi-public uses and other uses appropriate for such Centers shall be encouraged. The lowest density single-family residential development shall not occur within these Centers, but must have safe pedestrian and bicycle access to them.

*The request supports the McMahon/Unser Neighborhood Center by providing an appropriate use, economic development, and pedestrian/bicycle access to the neighborhood. The proposed office use will buffer the adjacent neighborhood from impacts of noise and traffic on McMahon Blvd. The request is consistent with WSSP Policy 3.4.*

Westside/McMahon Land Use & Transportation Guide (Enactment No. 117-1999)

The Westside/McMahon Land Use and Transportation Guide was adopted as an amendment to the WSSP by the City Council in 1999 (Enactment 117-1999). The approved zoning categories and their locations within and adjacent to the Village Center were used as the guiding land use designations for the Guide.

The subject site falls within the boundaries of the Westside/McMahon Land Use and Transportation Guide. Note the following found in Section 4: "The map included as Attachment A, Transportation and Land Use Concept for the Westside-McMahon Corridor and the performance measures listed below establish the policies that will be used by the EPC and the City Council in their review of development and rezoning proposals for properties located within the Westside-McMahon corridor". The following policy applies:

Section 4(C): Connections that provide safe and efficient pedestrian movements to enhance mobility within the corridor and encourage the use of transit, bicycle and pedestrian modes as an alternative to automobile travel should be provided between adjoining uses and between developments and the transportation system.

*The proposed site development plan provides connections to the bicycle and pedestrian facilities identified in Attachment A. Although this use is unlikely to generate substantial multi-modal transportation demand, adequate bicycle and pedestrian connections have been provided within and across the subject site. Public transportation is not currently available at*

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*the subject site, but pedestrian connections are in place which would allow easy access to any future public transit. The request furthers the intent of the Westside-McMahon Land Use Transportation Guide.*

#### Unser Boulevard Design Overlay Zone

The Unser Boulevard Design Overlay Zone is intended to provide specialized sign controls for the area surrounding Unser Boulevard between Interstate 40 and the Sandoval County line. The Overlay Zone regulations apply to all non-residential zones and any residential zones allowing off-premise signs.

*Only the eastern-most portion of the site is within the Unser Blvd. DOZ, including the eastern building façade. The applicant proposes one building-mounted sign that is approximately 2% of the building face area, and complies. The signage on the proposed Site Development Plan for Building Permit is consistent with the guidelines specified in the Unser Boulevard Design Overlay Zone.*

#### **V. SITE PLAN ANALYSIS – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

Staff notes that the application substantially complies with the Site Plan for Subdivision Design Guidelines, if the proposed amendment is approved (12EPC-40045). However, there are some minor instances of non-compliance, including the maximum allowable height of parking lot lights and the minimum size of trees at the time of planting. The conditions of approval address the inconsistencies, and are discussed in the appropriate sections below.

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

The site is located on McMahon Blvd. between Piñon Verde Dr. and Bandelier Dr. and is within the boundaries of the Unser/McMahon Village Center North Site Development Plan for Subdivision. The subject site is roughly wedge shaped with a 50-foot wide public utility easement running along the front of the property; the building and parking areas are set back approximately 72 feet from the McMahon curb line. The site has landscaping and a mixed-use trail between the building and the road. Parking is distributed in smaller areas on the sides of the building. The main building entrance faces east onto Piñon Verde Dr., and a secondary entrance faces north towards the handicap parking area. An employee entrance is on the west side of the building, which is easily accessible from the two parking areas.

The maximum building height appears to be 23 feet, which is consistent with the O-1 zone allowances. The FAR is 0.15, and 67% of the net lot area is landscaped. The minimum building setback is 20-feet from the southern lot line, which is compliant with the O-1 regulations.

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

Because the building is less than 60,000 SF, no public outdoor space is required. The applicant has provided 534 SF of open space in two patio areas. The Design Standards require a “public plaza or courtyard around which buildings can be clustered and linked to one another.” Because this site plan does not consist of clustered buildings, staff finds this Standard is not applicable.

Staff finds that the justification provided regarding clustering of buildings would apply to the requirement for a public plaza as well. For this reason, staff recommends that the SPSD Design Standards are modified to indicate that the public plaza standard does not apply to the subject site. If the EPC determines that it should be applicable, the southern-facing patio would have to be public and need to be expanded to a minimum of 1,000 SF, and a minimum depth of 30 feet. However, staff notes that the proposed patio areas would be for private use of the customers and employees and therefore should remain.

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

Vehicular access is provided from both Piñon Verde Dr. and Bandelier Dr. The access from Bandelier Dr. is one way into the site, and appears to be primarily intended for employees, with 10 parking spaces to the rear of the building. Two motorcycle parking spaces are also provided at the rear of the building. Although they are visible from a main building entrance, they may be more appropriate in the front of the building. A total of 32 parking spaces have been provided. The application included a letter from the clinic operators explaining the parking need for the proposed use. Staff finds that the need has been adequately demonstrated.

A Traffic Impact Study (TIS) was not required. Transportation Services had some minor comments about the site layout; one comment that may require site layout revisions is: "All internal radiuses need to be 15 feet minimum to accommodate vehicle traffic and 25 feet for Refuse, fire, and larger service vehicles." This requirement will likely have substantial impacts to both landscaped planting areas as well as pedestrian walkways.

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

There is a multi-use trail along McMahon Blvd. and bicycle lanes are planned in the future. An 8 foot sidewalk connects the building to the asphalt trail. Public sidewalks are proposed to be constructed by the applicant along Piñon Verde Dr. and Bandelier at the perimeter of the property. The pedestrian and bicycle circulation is generally consistent with the Design Standards, except for two items:

1. Parking areas shall be designed to include a pedestrian link to the street sidewalk network and pedestrian access shall be provided to link structures to the public sidewalk.
2. A different paving material, color, and/or patterning shall be provided at all crosswalks to bring attention to them visually and tactilely for safe pedestrian crossing.

Sidewalks connect to Piñon Verde, but not to Bandelier. Staff recommends pedestrian connections should also be provided directly to Bandelier Dr., also connecting the two parking areas west of the building. Colored, textured crosswalks are required be provided where main pedestrian routes cross the drive aisles, and they will improve the visibility and safety for pedestrians crossing the drive aisles. These have been addressed in the conditions of approval.

### ***Walls/Fences***

An existing block wall defines the northern property boundary. This wall meets the requirements of the special landscape buffer between residential and non-residential uses. The site plan proposes a 10 – 6 foot tall stucco wall enclosing the refuse bin and generator. The design is

consistent with the Zoning General Regulations, §14-16-3-19, and the SPSD Design Standards. There appears to be a wall defining the edge of the two patios, and the site plan should indicate the wall height, material, and color of the finish.

### ***Lighting and Security***

The site plan proposes 8 pole-mounted light fixtures to illuminate the parking areas. Seven are located within 100 feet of a residential zone, and therefore must be 16 feet or less, §14-16-3-9. Staff has prepared a condition of approval to ensure consistency with the General Area Lighting Regulations. The SPSD Design Standards state: "Individual site lighting standards shall blend with the architectural character of the building and other site fixtures." Light standard details shall be provided to verify compliance with this standard.

### ***Landscaping***

The site is well-landscaped with a variety of low to medium water use species. On-site landscaping covers 44% of the net lot area, which is in excess of the minimum 15% required. 23,240 SF of landscaping is provided on-site, and an additional 17,900 SF in the public right-of-way along McMahan Blvd. The plan demonstrates over 75% of ground coverage with live, vegetative material. The landscaping plan complies with the standard landscape buffers and the special landscape buffers required between a residential and non-residential use, §14-16-3-10(3) and (4). The plan is generally consistent with the SPSD Design Standards, with the exception that the minimum tree height at the time of installation is to be 10 feet. Staff recommends the SPBP be modified for consistency.

The tree placement in the public right-of-way is consistent with the Street Tree Ordinance. However, there are trees shown in the public utility easement, which conflicts with the Note: "Trees are not to be placed in public utility easements and/or located 10 feet from easements." This note should be revised, because it would disallow all trees in the front of the subject site. There are a number of Vitex Chaste Trees planted in close proximity to an existing gas line. Staff recommends the applicant consult with the NM Gas Company to determine if the proposed landscaping plan is compatible with their underground utilities.

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

The grading, drainage, and utility plans meet the requirements on the Site Plan for Building Permit Submittal checklist. As mentioned above, there appears to be some conflict between the existing gas lines in the McMahan Blvd. right-of-way and the proposed landscaping. City Hydrology has commented that the conceptual drainage plan shows the site draining to Piñon Verde Dr., when the Master Drainage Study for the Unser/McMahan Area dated 2001 indicates the site is to drain to McMahan Blvd. A condition of approval has been provided for this issue to be addressed when submitting to DRB.

### ***Architecture***

The proposed building design is a pueblo-influenced design with earth-tone stucco and stone veneer. The building is 9,010 SF. The structure has a variegated roofline that is generally between

18 and 22-feet tall. The building height is consistent with O-1 regulations and SPSD Design Standards, which allow heights up to 26-feet and above if solar access is preserved.

There are two main entrances to the building, on the north and east sides of the building. The main entrance is covered by a canopy, consistent with the site Design Standards. The building has a variety of fenestration, building materials, and other architectural detailing. Staff finds that the architecture complies with all applicable Design Standards and non-mandatory Guidelines.

### ***Signage***

Signage is limited to 2 building-mounted signs on the south and east sides of the building. They are proposed to be 24 SF each, and consist of dark bronze letters and a bell symbol that is backlit. The signage complies with Zoning Code General Regulations, the SPSD Design Standards, and the Unser Design Overlay regulations.

## **VI. AGENCY & NEIGHBORHOOD CONCERNS**

### ***Reviewing Agencies/Pre-Hearing Discussion***

Long Range Planning commented that the parking areas on the west side of the property are oddly configured, and may present challenges to vehicular and pedestrian circulation. Transportation Services commented that the one-way driveway will need to be widened to 20 feet. Also, according to the DPM, all curb radii must be a minimum of 15-feet, and a minimum of 25-feet for solid waste vehicles. This requirement may require substantive site plan modifications, including diminishing the size and number of internal landscaping areas and pedestrian access routes.

The conceptual grading plan shows the site draining to Piñon Verde Drive, which is not consistent with the 2001 Master Drainage Study for the Unser/McMahon Area. The Police Department has noted conflicts between the proposed landscaping and the parking lot lights. Staff has prepared recommended conditions of approval that address these issues.

### ***Neighborhood/Public***

Property owners within 100 feet of the subject site, Skies West NA, and the Westside Coalition of NA's were notified. A facilitated meeting was not recommended. A letter of support was received from Presbyterian Healthcare Services and there is no known opposition to the request.

## **VII. CONCLUSION**

The dual request is to amend portions of the Site Development Plan for Subdivision (2001) and for approval of a Site Development Plan for Building Permit (SPBP). The applicant proposes to construct a 9,010 SF medical clinic and related site improvements. The applicant has requested to modify the design standards relating to setbacks, location of drive aisles and parking areas, and clustering of buildings to indicate that they do not apply to Tracts C and D (which have been replatted into the present Tract D-1). Staff agrees that the changes are necessary for consistency between the two plans, and supports the amendments as proposed.

Regarding the SPBP, staff finds that the site design is consistent with a preponderance of applicable goals and policies. The proposed use is permissive and it will contribute to a greater diversity in land use; the site improvements include pedestrian and bicycle connections; and the site design adequately buffers adjacent residential development from any adverse impacts of the new use. Staff recommends minor changes to improve compliance with the DPM, Zoning Code, site layout best practice, and to correct minor errors on the SPBP.

There is no known opposition to the request, and Staff recommends approval with conditions.

***FINDINGS – 12EPC-40045, August 9, 2012, Amendment to Site Plan for Subdivision***

1. This is a request for an amendment to the Site Development Plan for Subdivision that is applicable to Tract D-1, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc., located on McMahon Blvd. between Bandelier Dr. NW and Piñon Verde Dr. NW, containing approximately 1.6 acres.
2. The applicant has requested to modify the design standards relating to setbacks, location of drive aisles and parking areas, and clustering of buildings to indicate that they do not apply to Tracts C and D (which have been replatted into the present Tract D-1).
3. The request is accompanied by a request for a Site Development Plan for Building Permit for a medical clinic (12EPC-40044).
4. The subject site is zoned SU-1 for Mixed Uses Detailed in Project 1000936 (O-1 Uses). The proposed use, medical clinic, is permissive under the current zoning.
5. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, the Westside-McMahon Land Use & Transportation Guide, and partially within the Unser Boulevard Design Overlay Zone.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Westside-McMahon Land Use & Transportation Guide, the Unser Boulevard Design Overlay Zone, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the Comprehensive Plan Established Urban Area Policy II.B.5.d - Location, intensity, and design of new development shall respect neighborhood values. The subject site's somewhat irregularly shaped lot with extensive public utility easements along the McMahon road frontage, along with the desire for a covered drop off area, warrant minor deviations from the design standards. The requested modifications continue to respect existing neighborhood values, natural environmental and carrying capacities, and other valued resources.
8. The request is adjacent to the McMahon/Unser Neighborhood Center and provides pedestrian and bicycle access to the multi-use trail on McMahon and to sidewalks on the adjacent local streets. Pedestrian and bicycle access are not compromised by the request to modify

setbacks, location of drive aisles and parking areas, and clustering of buildings. The request is consistent with the following applicable policies in the West Side Strategic Plan:

- a. Policy 1.5 - pedestrian and bicycle access to key activity areas in Activity Centers.
  - b. Policy 4.10 - promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.
9. The request to remove the Design Standard for clustered buildings for the subject site has been adequately justified. The applicant argues that the requirement and benefit of clustering buildings is generally related to retail facilities or office space. Further, the size and shape of the parcel would not allow additional buildings or tenants on the site.
10. The request to remove the Design Standards relating to parking and drive aisles between the building and internal streets for the subject site has been adequately justified. The location of the existing drive pad and the need for a covered drop-off area cannot be accommodated through alternate site layouts that are consistent with the Design Standard. The applicant has partially met the intent of the Design Standard by not placing parking or drive aisles between the building and McMahon Blvd.
11. The applicant has not met the Design Standard for a public plaza around which buildings can be clustered. If the requirement of clustered buildings is removed, the Planning Department recommends that the requirement for a public plaza also be removed on the same basis, but that the private patios remain.
12. Property owners within 100 feet of the subject site, Skies West NA, and the Westside Coalition of NAs were notified. A facilitated meeting was not recommended. A letter of support was received from Presbyterian Healthcare Services and there is no known opposition to the request.

***RECOMMENDATION – 12EPC-40045, August 9, 2012***

**APPROVAL of 12EPC-40045, a request for an Amendment to a Site Development Plan for Subdivision for Tract D-1, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc., based on the preceding Findings and subject to the following Conditions of Approval.**



***CONDITIONS OF APPROVAL – 12EPC-40045, August 9, 2012, Amendment to Site Plan for Subdivision***

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. A new note shall be added to the Site Design, General Design Standards, 2<sup>nd</sup> Bullet, related to provision of public plazas that states: “Not Applicable to Tracts C & D.”

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***FINDINGS – 12EPC-40044, August 9, 2012, Site Development Plan for Building Permit***

1. This is a request for a Site Development Plan for Building Permit for Tract D-1, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc., located on McMahan Blvd. between Bandelier Dr. NW and Piñon Verde Dr. NW, containing approximately 1.6 acres.
2. The applicant proposes to construct a 9,010 SF medical clinic and related site improvements.
3. The request is accompanied by a request to amend the Design Standards in the Site Development Plan for Subdivision, which applies to the subject site (12EPC-40045).
4. The subject site is zoned *SU-1 for Mixed Uses Detailed in Project 1000936 (O-1 Uses)*. The proposed use, medical clinic, is permissive under the current zoning.
5. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, the Westside-McMahan Land Use & Transportation Guide, and partially within the Unser Boulevard Design Overlay Zone. The

site is also located in the Unser/McMahon Village Center North site plan for subdivision, which contains Design Standards.

6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Westside-McMahon Land Use & Transportation Guide, the Unser Boulevard Design Overlay Zone, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following Comprehensive Plan policies of the Established Urban Area:
  - a. Policy II.B.5.a - full range of urban uses. The request will allow a new, office use in an area that currently consists of predominantly residential and commercial uses.
  - b. Policy II.B.5.d - location, intensity, and design of new development shall respect neighborhood values. The request is generally consistent with the approved Site Development Plan for Subdivision Design Standards and the City's Zoning Regulations, and as such, respects community values. The development proposes a dense evergreen landscape buffer at the edge of the existing residential area. Adequate pedestrian and bicycle connections are made across and throughout the site.
  - c. Policy II.B.5.e - development in areas where vacant land is contiguous to existing or programmed urban facilities and services. The development is proposed on vacant land served by existing infrastructure.
  - d. Policy II.B.5.i - employment and service uses shall be located to complement residential areas. The proposed development will add 14 new jobs in an area that is zoned for office uses and is adjacent to a neighborhood activity center. The use should not have any adverse impacts on the adjacent residential neighborhood.
  - e. Policy II.B.5.k - land adjacent to arterial streets shall be planned to minimize harmful effects of traffic. The request provides accesses to both adjacent local streets and has no direct connection to McMahon. Vehicular access and circulation for the development are designed to coordinate with adjoining properties. Sidewalks and trails will be completed, providing an improved multi-modal connection to the adjacent residences.
8. The request generally furthers the following policies of the West Side Strategic Plan:
  - a. Policy 1.5 - pedestrian and bicycle access to key activity areas. The bicycle lane, bike path, and pedestrian improvements connect the development to the adjacent Neighborhood Activity Center.
  - b. Policy 4.10 - promote land use and urban patterns whose design enhance public mobility and promote alternatives to single occupant vehicle use. The site design provides pedestrian access and amenities.

- c. Policy 3.4 - neighborhood commercial, public and quasi-public uses and other uses appropriate for such Centers shall be encouraged. The development is adjacent to a Neighborhood Activity Center, and proposes a use that complements the existing commercial uses.
  
9. The request generally furthers the following objective and policies of the Westside/McMahon Land Use & Transportation Guide (Enactment No. 117-1 999):
  - a. Policy 4(C) - provide safe and efficient pedestrian movements to enhance mobility within the corridor. The proposed site development plan provides connections to the bicycle and pedestrian facilities identified in the Guide. Adequate bicycle and pedestrian connections have been provided within and across the subject site, although the site is required to provide colored, stamped concrete surface for the walkways in the drive aisles.
  
10. The request complies with the Unser Design Overlay Zone signage regulations.
  
11. Property owners within 100 feet of the subject site, Skies West NA, and the Westside Coalition of NAs were notified. A facilitated meeting was not recommended. A letter of support was received from Presbyterian Healthcare Services and there is no known opposition to the request.

***RECOMMENDATION – 12EPC-40044, August 9, 2012, Site Development Plan for Building Permit***

**APPROVAL of 12EPC-40044, a request for a Site Development Plan for Building Permit for Tract D-1, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc., based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 12EPC-40044, August 9, 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. Site Plan for Building Permit, Sheet 1:
  - a. Correct the zoning for adjacent properties under the section "Surrounding Zones." The information provided is more descriptive of surrounding uses, not zoning.
  - b. The parking data should be revised to indicate the "Maximum" Curb Cut width is 32 feet.
  - c. The walls bounding the outdoor patios should indicate the wall height, material, and color.
  
12. Pedestrian/Bicycle Access:
  - a. Pedestrian connections shall be provided across the site directly to Bandelier Dr., which also connect to the two parking areas west of the building.
  - b. Colored and stamped concrete surface shall be provided where pedestrian walkways cross the drive aisles.
  
13. Lighting and Security:
  - a. All site lighting within 100 feet of a residential zone shall be a maximum height of 16 feet. The legend shall be revised to reflect compliance with the Zoning Code §14-16-3-9.
  - b. The SPSD Design Standards state: "Individual site lighting standards shall blend with the architectural character of the building and other site fixtures." Light standard details shall be provided and shall demonstrate compliance with this standard.
  - c. The proposed parking lot lighting in the east of the building is in direct conflict with large variety tree plantings. The location of the tree and/or light pole shall be modified where conflict exists.
  
14. Landscaping:
  - a. The applicant shall consult with NM Gas Company to determine their policies for landscaping in a utility easement. The Vitex Trees shall be relocated if they conflict with the underground gas line.
  - b. The minimum tree size at the time of planting shall be 2" caliper or 10 feet in height. The legend shall be revised to reflect this minimum planting size.
  - c. The height and canopy spread of the Chinese Pistache shall be verified. The plant sizes shown on the landscape plan are not consistent with the 60 foot canopy described in the plant legend.

4. Conditions of Approval from the City Engineer, Municipal Development, and NMDOT:
    - a. Per BHI's Master Drainage Study for the Unser/McMahon Area dated 2001, this site is to drain to McMahon Blvd not to Piñon Verde Road as shown on the conceptual grading plan. This should be addressed when submitting to DRB.
    - b. Please show proposed pedestrian and vehicular access points.
    - c. Provide an overall internal circulation layout scheme.
    - d. The classification and size of design vehicle needs to be provided for the turning templates shown on site plan.
    - e. All internal radiuses need to be 15 feet minimum to accommodate vehicle traffic and 25 feet for Refuse, fire, and larger service vehicles.
    - f. A second, do not enter, sign and pavement markings will need to be provided at exit of one way access drive. The access drive width should be a minimum of 20 feet.
    - g. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site Plan.
    - h. Site plan shall comply and be in accordance with DPM (Development Process Manual) and ADA standards/ requirements.
    - i. All easements need to be shown and labeled on Site Plan.
  
  5. Conditions of Approval 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. The developer should contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe 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.
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***K. Carrie Barkhurst***  
***Planner***

***Notice of Decision cc list:***

Michael Balaskovits, Bohannon Huston, Inc., 7500 Jefferson St NE, Abq, NM 87109  
Doug Armintrout, Rio Rancho Eagle, LLC, 7519 Brooklyn Ave. NE, Seattle, WA 98115  
Tom Skopayko, 10523 Taurus Ct. NW, Albuquerque, NM 87114  
Hiram Cruz, 10515 Taurus Ct. NW, Albuquerque, NM 87114  
Gerald C. Worrall, 1039 Pintatubo Pl. NW, Albuquerque, NM 87120  
Candelaria Patterson, 7608 Elderwood NW, Albuquerque, NM 87120

***Attachments***

1. Additional staff info:
  - a. Photographs
  - b. Notice of Decision, April 21, 2006
2. Application:
  - a. Cover Page
  - b. TIS form
  - c. Authorization letter
  - d. Request letter
  - e. Support material from applicant
3. Neighborhood info/input
  - a. ONC letter
  - b. Applicant letter & certified mail receipts
  - c. Letter of Support from Presbyterian Healthcare Services
4. Site Plan reductions

## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

The proposed use is permissive under the current zoning. The proposed amendments to the Site Plan for Subdivision design guidelines would allow the changed building setbacks and access points for the development.

#### ***Office of Neighborhood Coordination***

Skies West NA (R), Westside Coalition of NA's

#### ***Long Range Planning***

Established Urban; WSSP

The underlying SU-1 for Mixed Uses zone allows permissive and conditional O-1 uses for tract D. The proposed use, medical office, is allowed in the zone.

The accessible parking spaces are not adjacent to the building. Can the parking be reconfigured to get better access? Also, the two parking areas on the northwest side of the lot create odd circulation for both cars and people.

Will the existing residential development be adequately buffered from this development?

#### ***Metropolitan Redevelopment***

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

### ***CITY ENGINEER***

#### ***Transportation Development Services***

##### **Site Plan for Subdivision:**

- Please show proposed pedestrian and vehicular access.
- Provide an overall internal circulation layout scheme.

##### **Site Plan for Building Permit:**

- A second, do not enter, sign and pavement markings will need to be provided at exit of one way access drive. The access drive width should be a minimum of 20 feet.
- The classification and size of design vehicle needs to be provided for the turning templates shown on site plan.
- All internal radiuses need to be 15 feet minimum to accommodate vehicle traffic and 25 feet for Refuse, fire and larger service vehicles.
- Provide/label/detail all dimensions, classifications and proposed infrastructure for Site Plan.

- Site plan shall comply and be in accordance with DPM (Development Process Manual) and ADA standards/ requirements.
- All easements need to be shown and labeled on Site Plan.

**Hydrology**

Per BHI's Master Drainage Study for the Unser/McMahon Area dated 2001, this site is to drain to McMahon Blvd not to Pinon Verde Road as shown on the conceptual grading plan. This should be addressed when submitting to DRB.

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Traffic Engineering Operations**

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

**Transportation Planning**

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

**Street Maintenance**

No comments received.

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

Conditions of approval of the proposed condition for EPC review of a use in the Downtown 2010 plan shall include:

1. Per BHI's Master Drainage Study for the Unser/McMahon Area dated 2001, this site is to drain to McMahon Blvd not to Pinon Verde Road as shown on the conceptual grading plan. This should be addressed when submitting to DRB
2. Please show proposed pedestrian and vehicular access points.
3. Provide an overall internal circulation layout scheme.
4. The classification and size of design vehicle needs to be provided for the turning templates shown on site plan.
5. All internal radiuses need to be 15 feet minimum to accommodate vehicle traffic and 25 feet for Refuse, fire, and larger service vehicles.
6. A second, do not enter, sign and pavement markings will need to be provided at exit of one way access drive. The access drive width should be a minimum of 20 feet.
7. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site Plan.
8. Site plan shall comply and be in accordance with DPM (Development Process Manual) and ADA standards/ requirements.
9. All easements need to be shown and labeled on Site Plan.



**WATER UTILITY AUTHORITY**

Utility Services – no comments received

**ENVIRONMENTAL HEALTH DEPARTMENT**

Air Quality Division – no comments received

Environmental Services Division – no comments received

**PARKS AND RECREATION**

Planning and Design

The City may require a Streetscape Agreement for landscaping proposed within the City ROW. Proposed landscaping must be coordinated with the existing trail and landscaping prior to DRC review.

Open Space Division – no comments received

**POLICE DEPARTMENT/Planning**

This project is in the Northwest Area Command

- Based on the architects rendition of the landscaping plan, it appears that proposed parking lot lighting in the east of the building is in direct conflict with large variety tree plantings (Note: The area west of the property does not show a conflict). This conflict may not be an issue for the first few years of facility operation, but will eventually diminish the effectiveness of the parking lot illumination.

- Recommend installing a video surveillance system on the exterior of the building, which would view all driveways, parking lots, walkways, common areas and maintenance areas.

**SOLID WASTE MANAGEMENT DEPARTMENT**

Refuse Division – no comments received

**FIRE DEPARTMENT/Planning**

All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal’s Office Plans Checking Division for review and approval.

**TRANSIT DEPARTMENT**

<b>Project # 1009325</b>	Adjacent and nearby routes	Route #155, Coors commuter route, passes near the site on Unser.
	<b>12EPC-40044 SITE DEVELOPMENT - BUILDING PERMIT.</b>	Adjacent bus stops
	Site plan requirements	None.
<b>12EPC-40045 AMEND SITE DEVELOPMENT PLAN - SUBDVN</b>	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***

This will have no adverse impacts to the APS district.

***NEW MEXICO DEPARTMENT OF TRANSPORTATION*** – *no comments received*

***MID-REGION COUNCIL OF GOVERNMENTS*** – *no comments received*

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT*** – *no comments received*

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

Please add a condition that states that 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.

The developer should contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

Please add a condition that states that 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.