



**Environmental
Planning
Commission**

**Agenda Number: 7
Project Number: 1001685
Case #: 07EPC 40068
November 15, 2007**

Staff Report

Agent	DAC Enterprises, Inc.
Applicant	Russell/AD Development Group LLC
Request	Site Development Plan for Building Permit
Legal Description	Lot 1B1, Paradise North
Location	Golf Course Rd. NW, between Irving and McMahon
Size	Approximately 13.5 acres
Existing Zoning	SU-1 for IP Uses with Exceptions
Proposed Zoning	Same

Staff Recommendation

APPROVAL of 07EPC 40068, based on the findings beginning on page 14, and subject to the conditions of approval beginning on page 18.

Staff Planner

Anna DiMambro, Planner

Summary of Analysis

This is a request for approval of a site development plan for building permit for Lot 1B1, Paradise North, an approximately 13.5 acre site located on Golf Course Road NW between McMahon and Irving. The applicant is proposing to construct a two-phase development with a mixture of flex spaces (office, warehousing, and light manufacturing), two office buildings, and three retail buildings. The retail component will come in Phase II.

This request furthers a preponderance of Comprehensive Plan and West Side Strategic Plan goals and policies and is in compliance with most regulations of the Zoning Code. There is no known opposition to this request. Staff recommends approval of this request with conditions.

Location Map (3" x 3")

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for IP Uses with Exceptions	Established Urban; West Side Strategic Plan, Facility Plan for Arroyos	Vacant
<i>North</i>	R-2, C-2 (SC)	Same	Multi-family residential, Commercial
<i>South</i>	RO-20	Same	Drainage
<i>East</i>	R-2	Same	Multi-family residential
<i>West</i>	R-1	Same	Single-family residential

Background, History and Context

This is a request for approval of a site development plan for building permit for Lot 1B1, Paradise North, an approximately 13.5 acre site located on Golf Course Road NW between McMahon and Irving. Originally, this project was a two-part request that also included a site development plan for subdivision. Staff determined that the site plan for subdivision was not necessary, and it was subsequently withdrawn. The applicant is moving forward only with the site development plan for building permit request.

The subject site is zoned SU-1 for IP Uses with Exceptions. A complete list of these exceptions can be found on sheet C.1 of the site plan for building permit packet. The proposed mixture of office, retail, warehousing, and manufacturing uses is permissive under the current zoning. The subject site is currently vacant and is surrounded by multi-family uses to the north and east, a Smith's grocery store to the north, and the Calabacillas Arroyo to the south.

On September 16, 2004, the EPC voted to deny a request for a zone map amendment request for Tract 1B (04EPC 01204), which included the subject site. The zone map amendment request was from the site's current zoning to R-T. On November 18, 2004 the EPC voted to approve a site development plan for subdivision for Tract 1B, Paradise North Subdivision (04EPC 01590). This action created the subject site, the neighboring Smith's site, and three other tracts near the Smith's. No design guidelines were associated with this request. A concurrent request for a site development plan for building permit for the Smith's site was also approved (04EPC 01349). On February 2, 2005, the ZHE made a decision to approve a conditional use to allow the sale of alcohol for off-premise consumption within 500 feet of a residential zone (04ZHE 01924). This conditional use applies to the neighboring Smith's site. No other case history applies to the subject request.

Long Range Roadway System

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

The Long Range Roadway System designates Golf Course Road NW and Irving Boulevard east of Golf Course as Minor Arterials, with a right-of-way of 86'.

The Long Range Roadway System designates McMahan Boulevard NW as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban) or 156' (elsewhere).

The Long Range Roadway System designates Irving Boulevard west of Golf Course as a Collector street, with a right-of-way of 68'.

Public Facilities/Community Services

The subject site is located within one mile of several developed and undeveloped City and County parks, Cibola High School, a fire station, and an elementary school. Bus routes are located on Ellison, Golf Course, and the Coors Boulevard Bypass. A bus stop is located immediately adjacent to the subject site.

Bike lanes exist on Golf Course and on Irving east of Golf Course and are proposed for Irving west of Golf Course. A bike trail exists on McMahan and is proposed for the Calabacillas Arroyo.

The subject site is located within the Ellison/Golf Course Neighborhood Center.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Policy Citations are in Regular Text; ***Staff Analysis is in Bold Italics***

Albuquerque Comprehensive Zoning Code

All proposed uses are in compliance with the site's existing SU-1 for IP Uses with Exceptions zoning. Those exceptions are: bottling plant, cold storage plant, machine shop, railroad right-of-way & incidental facilities, and sheet metal working. The SU-1 zone requires EPC approval of a site development plan. The site is broken up into two phases. The applicant is seeking approval of a site development plan for building permit for Phase I, which includes two office buildings and three flex space buildings (office, light manufacturing, and warehousing uses). Phase II development will require EPC approval of a site development plan for building permit. Conformance with applicable regulations is analyzed below in the "Site Development Plan for Building Permit" section of this staff report.

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.” Applicable policies include:

Developing and Established Urban Areas

Policy a: The Developing 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 applicant proposes to locate office, retail, warehousing, and manufacturing uses on the subject site. These are part of a full range of urban land uses. This request furthers this policy.

Policy 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.

This request furthers this policy. The location and intensity of the proposed development respect existing neighborhood values and resources. Sufficient buffers exist to protect neighboring residential properties from the proposed development. The proposed development respects scenic resources through the site’s topography – the site is situated much lower than neighboring residential properties. With a traffic signal, Golf Course Road will have sufficient capacity to handle the increased traffic.

Policy 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.

This request furthers this policy. The subject site is currently vacant and is contiguous to existing urban facilities and services. The proposed uses will not have a negative impact on the integrity of existing neighborhoods.

Policy g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

This request furthers this policy. Many topographical challenges exist on this site. The applicant has designed the development to conform to topographical features as much as possible. A new open space trail is proposed as part of this development adjacent to the Calabacillas Arroyo.

Policy 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.

This request furthers this policy. This proposal shows employment and service uses located to complement existing residential areas. The site’s topography and layout provide a buffer between the subject site and the residences to the west and north, and Golf Course Road separates the subject site from residential neighborhoods to the east. The proposal will not draw traffic through a residential area.

Policy j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.

This request furthers this policy. The proposed commercial uses are permissive under the current zoning (SU-1 for IP Uses with Exclusions). The applicant proposes to develop commercial uses within reasonable distance of residential areas for walking or bicycling. The subject site is an extension of the Smith's site to the north, which is located at the intersection of Golf Course and McMahon, two arterials. Access to mass transit is available. With the proposed traffic signal, transportation problems will not be a result of this development.

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

This request furthers this policy. The proposed architecture and site design are innovative and of high quality. The proposal is appropriate to the Plan area in its architecture, site design, scale, and massing.

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

This request furthers this policy by locating the three-story office building in the center of the site where it will have the smallest impact on visual resources in the area. Because the site is located on a slope with residential uses significantly higher than it, unique vistas will be maintained. A wide landscaped buffer strip is provided adjacent to Golf Course Road to screen the buildings and parking from public view.

Water Conservation/Green Principles

The applicant states that water harvesting is heavily utilized in this development.

West Side Strategic Plan (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 and 2005. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located 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 following policies and objectives apply to this request:

Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

The applicant proposes a mix of retail, office, manufacturing, and warehousing for the subject site. This will allow for a significant number of jobs on the West Side, helping to balance the job/housing ratio. This request furthers this objective.

Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making.

This request furthers this objective. The proposed architecture and site design will encourage a sense of community through use of large plaza areas and innovative architecture.

Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

The subject site's zoning makes it an appropriate area for the proposed mix of retail, office, manufacturing, and warehousing. These uses will promote job opportunities and business growth. This request furthers this objective.

Policy 1.3 (page 38): Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments....

The applicant is not proposing strip development. The proposed structures are clustered and bear good relationships to one another, encouraging a lively pedestrian scene on the site. This request furthers this policy.

Policy 1.5 (page 39): Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

The applicant has provided adequate pedestrian and bicycle access within the site through parking lots and between buildings. The applicant will also provide an open space trail adjacent to the Calabacillas Arroyo to link this Neighborhood Center to other areas of the City. This request furthers this policy.

Policy 3.3 (page 55): Development of the Regional Center shall be inclusive of mixed-uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center

The applicant has cited this policy, although it is not relevant as it pertains to development within the Regional Center. The subject site is not located in the Regional Center. Nevertheless, the applicant has provided connections to the adjacent transit stop (although the application letter states that there is no designated transit stop near the site) and bike lane and to the Calabacillas Arroyo, which is a proposed bike trail.

Policy 3.5 (page 56): The Calabacillas Arroyo is one of the most defining natural features of the West Side. A setback for trails and public open space shall be required along the entire length of this arroyo. As a Major Open Space Arroyo and a Major Open Space Link, it is designated for trail and public open space uses in several other adopted plans. While much of the area near the arroyo has already been developed, there is still an opportunity for sensitive design and site planning to maintain connections to this feature....

The applicant is proposing to construct an open space trail adjacent to the Calabacillas Arroyo and has provided for two connection points from the trail to the subject site. This request furthers this policy.

Policy 4.6 (page 164) states that design guidelines sections shall become policies with adoption of the Plan. The design guidelines for commercial development (page 175) call for buildings to be located directly adjacent to street frontages and emphasize the importance of providing convenient pedestrian access to, and circulation within, a development site.

This request furthers the design guidelines found in the West Side Strategic Plan. Convenient pedestrian access to and within the site has been provided for. The buildings, while not located directly adjacent to street frontages, are close enough to the street that staff finds compliance with the policy. Setback requirements, easements, and the general topography do not allow for the proposed buildings to be located directly adjacent to Golf Course Road. Also, placing the buildings directly adjacent to the street would result in large parking areas within the site and would detract from the pedestrian-friendly atmosphere within the site.

Westside-McMahon Land Use & Transportation Guide

The Westside-McMahon Land Use & Transportation Guide establishes a policy for key decisions on land use and transportation for the Westside-McMahon corridor. It was adopted in 1999 and inserted in the back of the West Side Strategic Plan. Attachment A, a map, recommends mixed use for the subject site. This proposal conforms to these recommendations.

Facility Plan for Arroyos (Rank 2)

The Facility Plan for Arroyos was adopted in 1986. The Plan specified development standards, specific arroyo corridors for design and development, and a multi-year program of facility capital improvements. It sets forth goals and policies regarding arroyos and establishes arroyo categories. The Calabacillas Arroyo is classified as a Major Open Space Arroyo and a Major Open Space Link.

General Policy 5 (page 18): Public facilities such as parks, schools, libraries, community centers, etc. should be located adjacent to or within one quarter mile of arroyos to provide destinations for people using the trails. Commercial centers, employment centers, and high-density residential uses should also be located adjacent to or within one-quarter mile of arroyos to maximize usefulness of the trails.

This request furthers this policy by proposing to locate a commercial and employment center adjacent to an arroyo trail.

General Policy 6 (page 19): Where drainage rights-of-way contain trails, at least one pedestrian and bicycle access point should be provided per one quarter mile.

The applicant has proposed 2 access points to the trail within less than one-quarter of a mile. This request furthers this policy.

Major Open Space Links Policy 2 (page 40): Pedestrian and bicycle paths shall be provided along drainage channels or Major Open Space Links, where appropriate....Bicycle and pedestrian facilities should be separate wherever feasible; however, they may be combined if trail width is at least eight feet.

The applicant proposes one 10' wide trail combining bicycle and pedestrian facilities along the Calabacillas Arroyo. This request furthers this policy.

Major Open Space Links Policy 5 (page 41): Landscaping of a portion of drainage rights-of-way including reseeding of disturbed land with low-maintenance native plant materials and native shrubs or trees and vegetative ground covers shall be encouraged....

The proposed landscaping plan does not show the type of landscaping encouraged by this policy. This request does not further this policy. Staff has recommended a condition of approval to bring the proposal into compliance with this policy.

Design Guidelines for Development Adjacent to Major Open Space Arroyos and Major Open Space Links

Policy 1 (page 56): Multi-storied residential, office, and commercial developments having windows facing onto the arroyo shall be encouraged. Wherever feasible, development adjacent to the arroyo shall orient entries toward and place landscaped public open areas adjacent to the arroyo right of way. These entries may necessarily constitute minor or secondary entries with the main entry oriented to the parking area or the street. Where this is not feasible, pedestrian access from the arroyo corridor to a building entry shall be required.

The submittal shows a multi-storied office building (Office Building 1) with windows facing onto the arroyo. Proposed Flex Building 1, however, shows a service area oriented toward the arroyo. Retail Building 1 is still conceptual and elevations are not provided, as it is part of Phase II. However, Office Building 1 and Retail Building 1 have public open space areas looking onto the arroyo right-of way, although small parking areas lie between the buildings and the arroyo. This request partially furthers this policy.

Policy 3 (page 58): When a parking or service area is located adjacent to the drainage right-of-way, pedestrian and bicycle access should be provided. A minimum 20 foot landscaped setback from the arroyo right-of-way is recommended, with sufficient screening provided to conceal views from the arroyo to the parking area. Landscaping should consist of native or naturalized plant species and vegetative ground covers. The screening element should consist of one or more of the following:

- Low walls (4' high recommended)

- Shrubs
- Trees
- Earth berms

A sufficient setback is provided from the arroyo right-of-way, and the applicant is also providing pedestrian and bicycle access from the parking area to the trail. However, the submittal does not show adequate screening per the recommendation of this policy. Staff has recommended a condition of approval that will require adequate screening to meet the intent of this policy. This request partially furthers this policy.

Policy 4 (page 59): Continuous perimeter walls should not be located adjacent to the arroyo right-of-way. Where fencing is required for privacy or security reasons, the following guidelines will apply:

- Fences and walls adjoining the arroyo corridor right-of-way should have staggered, landscaped setbacks, varied heights, or provide openings for visual access into public open areas within the development from the arroyo corridor.
- Specific materials for solid fences and walls shall be determined by the individual arroyo corridor plan. Stucco over concrete block, brick, stone, or wood are recommended as suitable materials.

No perimeter wall is proposed adjacent to the arroyo right-of-way. Staff, however, finds that some screening of parking areas should be provided in compliance with §14-16-3-1(F)(4). Providing a screen wall (between 30” and 4’ high) will meet the Zoning Code’s screening requirement as well as the requirements of this policy by allowing visual access. This request furthers this policy.

Landscaping Policy 1 (page 60): Except in park sections, the landscaping of public open areas on private development adjacent to the drainage right-of-way should consist primarily of native or naturalized vegetation with the predominate form being tree masses, preferably drought resistant shade trees located in clusters offset from the public right-of-way.

The landscaping plan provided shows some detail of the landscaping area adjacent to the drainage right-of-way. The detail shows native and naturalized vegetation, but does not show tree masses. These should be added, or the applicant must provide justification as to why the trees are not provided. This request partially furthers this policy.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Site Plan Layout / Configuration

The proposed development is compatible with surrounding development in its uses, intensity, massing, and style. In the rear of the site, three flex buildings are oriented around a small parking area. In the center of the site, two multi-story office buildings are oriented around a central plaza, and closest to Golf Course Road are three future retail buildings that will be constructed as Phase II of the development. Because this is a future phase that will be required to return to the EPC for site plan approval, elevations are not provided. Retail Building 3 is

isolated on the north side of the vehicular entrance, while Retail Buildings 1 and 2 front Golf Course separated by a small parking area. Dumpsters are interspersed throughout the site.

Building height, setbacks, and floor area ratio are in compliance with all applicable regulations. The tallest building, Office Building 2 at a maximum height of approximately 52', is located in the center of the site where it will have the least impact on surrounding properties. The three flex buildings are single-story buildings reaching maximum heights of 28' above finish floor elevation, and Office Building 1 is a two-story building reaching 28' high. Proposed floor area ratio is 0.24. Ample open space is provided in the form of a large plaza and several smaller picnic table areas.

Walls/Fences

New retaining walls are proposed along the north side of the site. Engineering details are provided for this wall, but a detail drawing of the face of the wall is not provided. Staff has recommended a condition of approval requiring this detail drawing to be shown in the plans. The retaining wall must comply with §14-16-3-19 and should also coordinate stylistically with the existing retaining walls on the Smith's site. No other walls are proposed, however staff is recommending 3' to 4' screen walls along the Calabacillas Arroyo. The walls must conform to the recommendations of the Facility Plan for Arroyos as well as §14-16-3-19.

Vehicular Access, Circulation and Parking

One full-access vehicular access point to the site is proposed. The applicant proposes to install a traffic signal at this driveway, but has not yet received approval from the appropriate City agency. The City Engineer is recommending that this project be deferred until the Department of Municipal Development renders a decision regarding the signal. Staff recommends a condition of approval (written by the City Engineer) requiring approval of the proposed traffic signal. See Agency Comments for more information. An additional right-in right-out access point is provided at the south edge of the site. Within the site, vehicular circulation is adequate and appropriate.

Parking areas are located in small modules throughout the site. Typical parking spaces are 9' wide and 18' long. Allowance has been made for a 2' overhang in each parking area. According to the applicant's parking calculations, 449 parking spaces are required. 468 spaces are provided. The applicant is not using the available transit reduction.

Zoning Code Services has commented that the parking calculations for the flex spaces may be problematic due to the assumptions used regarding uses. The concern is that the site plan does not limit the number of office tenants that may locate in the flex spaces. Should more office tenants than anticipated locate in the flex spaces, a parking shortage may ensue. Staff calculates that if the applicant were to take advantage of the available transit reduction and should the flex spaces be 50% office and 50% manufacturing, 449 spaces would be required for the site. 468 spaces are provided. Staff recommends a condition of approval limiting the flex spaces to a maximum of 50% office uses.

Disabled spaces have been provided at almost double the required rate. This is not in conflict with any regulation, and the applicant would like to maintain this level of disabled parking. The

detail drawing of the disabled parking signage does not indicate at what height the bottom of the sign will be. It must be a minimum of 4' above grade. 16 motorcycle spaces are required. 40 are provided and are located convenient to building entrances. Motorcycle spaces are Keyed Note 1 on the site plan.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site is via the existing sidewalk on Golf Course Road. The applicant is also proposing to construct a trail along the Calabacillas Arroyo and to provide two access points from the trail into the site. A bus stop is located directly adjacent to the site. The applicant is not proposing to add a bench or shelter, but a walkway is provided from the sidewalk to the site near the bus stop. Staff recommends that a bench or shelter of a type and at a location acceptable to the City be provided. A bike lane is located on Golf Course Road.

Adequate pedestrian connections are provided within the site. The applicant is proposing terra cotta colored stamped concrete pedestrian walkways as well as adequate bike racks (24 bicycle spaces are required, 40 are provided). Sidewalks surrounding buildings are of widths compliant with applicable Zoning Code regulations. The pedestrian connection leading to the north edge of the site from Office Building 2 appears to go nowhere. It is not necessary for this walkway to cross the drive aisle adjacent to the north landscape buffer.

Lighting and Security

The applicant is proposing shoebox-style full cutoff light pole-mounted light fixtures throughout the site. Maximum pole height is to be 16'. Building-mounted lighting is also proposed. The Police Department has commented that lighting should illuminate all walkways, parking lots, building entrances and common areas. Staff has recommended a condition of approval to ensure compliance with this Police Department comment.

Landscaping

Two landscaping plans are provided. Due to the scale of the overall landscaping plan, details are not provided regarding shrub and plant locations, although tree species and locations are indicated. Two typical landscape area drawings are provided that show the overall theme of the landscaping. No notation is provided indicating what will happen with the Phase II portion of the site before its construction. A note should be provided indicating what type of landscaping, if any will be located in the Phase II area before its construction. Another note should be provided stating "Live groundcover shall reach 75% coverage of each planting area at maturity."

No high water use turf or plant species are proposed, and landscaping meets most minimum requirements. One requirement that is not met is the street tree requirement. The applicant states that it would be impossible to meet this requirement due to a 30' wide drainage and utility easement running along Golf Course Road. Trees are, however, provided just outside the easement. Also, along the north and west sides of the site where it abuts a residential zone, a 10' landscape buffer with trees is required. While the applicant has met this requirement in most areas, trees are not provided north of the flex spaces or on a small western boundary near the north of the site. Staff believes that these trees are not provided due to a sanitary sewer easement and an overhead utility line, and also because the residential uses are so far above the subject

site. On the far western edge of the site abutting the single-family residential zone, the southern parking space should be made into a compact space in order to ensure that the required landscape buffer is provided. The applicant must ensure that landscaping provided adjacent to the Calabacillas Arroyo is in compliance with recommendations of the Facility Plan for Arroyos. The landscaping plan should show the pedestrian walkway that extends from the north side of Office Building 2 to the north edge of the site. Also, a tree well must be provided in the center of the double row of parking stalls along the pedestrian walkway between Office Building 2 and the flex spaces. Making a few parking spaces compact would create the necessary space to provide the required shade tree.

Public Outdoor Space

Ample public outdoor space is provided on the south sides of Office Building 1 and Retail Buildings 1 and 3, as well as a large plaza space between Office Buildings 1 and 2. Although the amount of public outdoor space provided well exceeds the minimum required based on measurements by staff, the submittal should indicated the square footage of each outdoor space. Picnic tables are proposed for the outdoor spaces, but the applicant has not indicated what amenities will be provided in the large plaza area. The applicant should ensure that portions of the picnic table seating areas are shaded either by a structure or a tree. A large landscaped area is proposed central to the plaza. This will provide for sufficient shading in this area.

Grading, Drainage, Utility Plans

The applicant has submitted the required grading, drainage, and utility plans, which have been reviewed by the appropriate agencies. Significant grade changes exist on the subject site. The applicant has not provided a narrative of existing site topography. Steep slopes exist on the north and south sides of the site.

Architecture

The proposed architecture is fairly unique and can be described as contemporary. The overarching architectural theme throughout the site is an “eyebrow”-type element, which is incorporated into each building as well as all signage. Colors are consistent throughout the site. All buildings meet the requirements of §14-16-3-18 in terms of pedestrian features and massing. An overabundance of benches is provided. While commendable, staff is concerned that the applicant may have miscalculated the number of benches required and has included as a finding that the number of proposed benches may be reduced if the applicant wishes to do so. The applicant must ensure that 25% of the provided seating located on the south or west sides of the buildings is shaded.

Signage

Three directory signs are proposed interior to the site. The Zoning Code does not regulate these because they are not visible from public right-of-way and therefore do not fit into the definition of sign. One freestanding pole-mounted sign is proposed for the main vehicular entry into the site along Golf Course. The sign is 26’ high and 150 square feet in area. The underlying IP zone sets a maximum sign area of 100 square feet for signs abutting an arterial street and would allow a total of two signs. Because the SU-1 zone allows the EPC discretion as to sign requirements

and because the applicant is proposing only one sign, staff has included a finding stating that the proposed signs are acceptable. This will, however, need to be discussed. Should the EPC find that the proposed signage is not acceptable, a condition of approval would remedy this issue.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

Some adverse comments were received at the pre-hearing discussion. Many of these have been addressed through subsequent plan revisions, while conditions of approval will address most others. Some specific concerns noted were:

- The Traffic Engineer recommends that this request be deferred until the Department of Municipal Development renders a decision pertaining to the proposed traffic signal on Golf Course – Staff has recommended a condition of approval requiring approval of the proposed traffic signal by the Department of Municipal Development.
- Using an assumption for parking calculations – Staff has included a condition of approval to address this
- Dumpster location adjacent to arroyo – appropriate screening has been provided.
- Medium plus water use plants – the applicant proposes water harvesting and has replaced a high water use plant with a medium water use plant.
- Better pedestrian and auto access within site – The applicant has made revisions addressing this issue.
- Provision of trail adjacent to the arroyo – The latest revision shows the proposed trail.
- Refuse plan disapproved – The applicant has made revisions addressing this concern, and staff has included a condition of approval requiring approval of the refuse plan by the Solid Waste Management Department.

NEIGHBORHOOD/PUBLIC CONCERNS

There is no known neighborhood opposition to this request. The Palomas del Sol Neighborhood Association and the Cottonwood Heights Neighborhood Association were notified of this request. The Cottonwood Heights Neighborhood Association has submitted a letter of support dated October 30, 2007. This neighborhood association is located immediately east of the subject site. Property owners within 100' of the subject site were sent notification.

CONCLUSIONS

This is a request for approval of a site development plan for building permit for Lot 1B1, Paradise North, an approximately 13.5 acre site located on Golf Course Road NW between

McMahon and Irving. Originally, this project was a two-part request that also included a site development plan for subdivision. Staff determined that the site plan for subdivision was not necessary, and it was subsequently withdrawn. The applicant is moving forward only with the site development plan for building permit request for Phase I.

The subject site is zoned SU-1 for IP Uses with Exceptions. A complete list of these exceptions can be found on sheet C.1 of the site plan for building permit packet. The proposed mixture of office, retail, warehousing, and manufacturing uses is permissive under the current zoning. The subject site is currently vacant and is surrounded by multi-family uses to the north and east, a Smith's grocery store to the north, and the Calabacillas Arroyo to the south.

The submittal furthers a preponderance of applicable Comprehensive Plan, Facility Plan for Arroyos, and West Side Strategic Plan goals, objectives, and policies. It is also in compliance with most applicable regulations. The Cottonwood Heights Neighborhood Association has submitted a letter of support for this request, and staff recommendation is for approval with conditions.

FINDINGS – 07EPC 40068, November 15, 2007 – Site Development Plan for Building Permit

1. This is a request for approval of a site development plan for building permit for Lot 1B1, Paradise North, an approximately 13.5 acre site located on Golf Course Rd. NW between McMahon and Irving Boulevards.
2. The applicant is proposing to construct a mixture of office, warehousing, manufacturing, and retail uses in eight separate buildings. Retail uses are to be constructed as Phase II of the development. Phase I will consist of three flex buildings (office, light manufacturing, and warehousing) and two office buildings. All proposed uses are permissive under the site's current zoning, SU-1 for IP Uses with Exceptions.
3. Phase II development will require EPC approval of a site development plan for building permit.
4. The site is located within the Established Urban Area as designated by the Comprehensive Plan and falls within the boundaries of the West Side Strategic Plan. The Facility Plan for Arroyos also applies to this site.
5. On February 2, 2005 the Zoning Hearing Examiner approved a conditional use to allow the sale of alcohol for off-premise consumption within 500 feet of a residential zone on all or a portion of Tract 1B, Paradise North Addition, zoned C-2/SC and located at 4800 McMahon Boulevard NW. This conditional use applies only to what was previously the northern portion of Tract 1B and does not apply to the subject site.
6. This request furthers the following policies of the Comprehensive Plan for Developing and Established Urban Areas:
 - a. The applicant proposes to locate office, retail, warehousing, and manufacturing uses on the subject site. These are part of a full range of urban land uses (Policy II.B.5.a).
 - b. The location and intensity of the proposed development respect existing neighborhood values and resources. Sufficient buffers exist to protect neighboring residential properties from the proposed development. The proposed development respects scenic resources by way of the site's topography – the site is situated much lower than neighboring residential properties (Policy II.B.5.d).
 - c. The subject site is currently vacant and is contiguous to existing urban facilities and services. The proposed uses will not have a negative impact on the integrity of existing neighborhoods (Policy II.B.5.e).

- d. Many topographical challenges exist on this site. The applicant has design the development to conform to topographical features as much as possible. A new open space trail is proposed as part of this development adjacent to the Calabacillas Arroyo (Policy II.B.5.g).
 - e. The proposal shows employment and service uses located to complement existing residential areas. The site's topography and layout provide a buffer between the subject site and the residences to the west and north, and Golf Course Road separates the subject site from residential neighborhoods to the east. The proposal will not draw traffic through a residential area (Policy II.B.5.i).
 - f. The proposed commercial uses are permissive under the current zoning. The applicant proposes to develop commercial uses within reasonable distance of residential areas for walking or bicycling. The subject site is an extension of the Smith's site to the north, which is located at the intersection of Golf Course and McMahon, two arterials. Access to mass transit is available. With the proposed traffic signal, transportation problems will not be a result of this development. (Policy II.B.5.j).
 - g. The proposed architecture and site design are innovative and of high quality. The proposal is appropriate to the Plan area in its architecture, site design, scale, and massing (Policy II.B.5.l).
 - h. This proposal locates the three-story office buildings in the center of the site where it will have the smallest impact on visual resources in the area. Because the site is located on a slope with residential uses significantly higher than it, unique vistas will be maintained. Innovative design improves the quality of the visual environment (Policy II.B.5.m).
7. This request furthers the following objectives and policies of the *West Side Strategic Plan*:
- a. The applicant proposes a mix of retail, office, manufacturing, and warehousing for the subject site. This will allow for a significant number of jobs on the West Side, helping to balance the job/housing ratio (Objective 1).
 - b. The proposed architecture and site design will encourage a sense of community through use of large plaza areas and innovative architecture (Objective 4).
 - c. The subject site's zoning makes it an appropriate area for the proposed mix of retail, office, manufacturing, and warehousing. These uses will promote job opportunities and business growth (Objective 8).
 - d. The applicant is not proposing strip development. The proposed structures are clustered and bear good relationships to one another, encouraging a lively pedestrian scene on the site (Policy 1.3).

- e. The applicant has provided adequate pedestrian and bicycle access within the site through parking lots and between buildings. The applicant will also provide an open space trail adjacent to the Calabacillas Arroyo to link this commercial development to other areas of the City (Policy 1.5).
 - f. The applicant is proposing to construct an open space trail adjacent to the Calabacillas Arroyo and has provided for two connection points from the trail to the subject site (Policy 3.5).
 - g. This proposal complies with Design Guidelines of the West Side Strategic Plan (Policy 4.6).
8. This request furthers the following policies of the *Facility Plan for Arroyos*:
- a. The applicant proposes to locate a commercial and employment center adjacent to an arroyo (General Policy 5).
 - b. The applicant proposes two access points to the proposed trail within less than one-quarter of a mile (General Policy 6).
 - c. The applicant proposes one 10' wide trail combining bicycle and pedestrian facilities along the Calabacillas Arroyo (Major Open Space Links Policy 2).
 - d. No perimeter wall is proposed adjacent to the arroyo right-of-way (Design Guidelines Policy 4).
9. This request partially furthers the following policies of the *Facility Plan for Arroyos*:
- a. The submittal shows a multi-storied office building with windows facing onto the arroyo. Proposed Flex Building 1, however, shows a service area oriented toward the arroyo. Office Building 1 and Retail Building 1 have public open space areas looking onto the arroyo right-of-way, although small parking areas lie between the buildings and the arroyo (Design Guidelines Policy 1).
 - b. A sufficient setback is provided from the arroyo right-of-way, and the applicant is also provided pedestrian and bicycle access from the parking area to the trail. However, the submittal does not show adequate parking screening (Design Guidelines Policy 3).
 - c. The landscaping plan provided shows some detail of the landscaping area adjacent to the drainage right-of-way. The detail shows native and naturalized vegetation, but does not show tree masses (Landscaping Policy 1).

10. This request does not further Major Open Space Links Policy 5 of the Facility Plan for Arroyos because the landscaping plan does not show the type of landscaping encouraged by this policy (Major Open Space Links Policy 5).
11. This request conforms to the recommendations of the *Westside-McMahon Land Use and Transportation Guide*, which recommends mixed use for the subject site.
12. The applicant has provided an overabundance of benches adjacent to building facades. Should the applicant wish to do so, benches may be reduced so long as a minimum of 5 benches are provided for each office building, 3 benches for flex buildings 1 and 3, and 2 benches for flex building 2.
13. The proposed free-standing sign proposed for Golf Course Road has an area of 150 square feet. The IP zone allows a maximum of 100 square feet in sign area per sign. Because the IP zone would allow two signs of up to 100 square feet each and because the site is zoned SU-1 for IP Uses with Exceptions (the EPC has discretion on signage in an SU-1 zone), the proposed single sign at 150 square feet is acceptable.
14. Department of Municipal Development finding: The installation of a traffic signal at this location is not desirable. However, given the access restrictions and size of the lot being developed, a traffic signal is currently under consideration by the Department of Municipal Development.
15. The applicant has obtained a Certificate of No Effect pursuant to F/S O-07-72, the Albuquerque Archaeological Ordinance.
16. There is no known neighborhood or other opposition to this request. The Cottonwood Heights Neighborhood Association has submitted a letter of support for this request dated October 30, 2007.

RECOMMENDATION – 07EPC 40068, November 15, 2007

APPROVAL of 07EPC 40068, a request for approval of a site development plan for building permit, for Lot 1B1, Paradise North, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 07EPC 40068, November 15, 2007 – 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. Future phases of this development shall return to the EPC for site plan approval.
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
4. The applicant shall demonstrate how the Water Management Goal, Section II.D.2 of the Comprehensive Plan, is furthered.
5. The applicant shall demonstrate how the Energy Management Goal, Section II.D.3 of the Comprehensive Plan, is furthered.
6. A detail drawing showing the faces of all proposed walls must be provided. These walls must comply with the requirements of §14-16-3-19 and should also coordinate stylistically with the existing adjacent retaining walls.
7. Parking:
 - a. A note shall be added to the site plan stating that flex spaces shall be limited to a maximum of 50% office uses.
 - b. The applicant shall ensure that parking screening requirements are met along Golf Course Road and the Calabacillas Arroyo. This screening must be compliant with §§14-16-3-1(F)(4) and 14-16-3-19. Screening along the Calabacillas Arroyo must also be in compliance with recommendations of the Facility Plan for Arroyos (Design Guidelines Policy 3).
 - c. The southern parking space on the west edge of the site shall be made compact to allow adequate room for the required landscape buffer.

d. Disabled parking signage shall have its lower edge no less than four feet above grade.

8. Department of Municipal Development conditions:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- d. Installation of a traffic signal at Driveway "A" and Golf Course Road including any signal interconnect requirements (i.e. between Irving and Ellison, connecting interconnect to existing signal computer system or provide new local master, up grade existing signal cabinets at Ellison and Irving to connect to interconnect system, etc.).
- e. The geometry of the intersection of Driveway "A" and Golf Course Road will need to be modified per the Traffic Engineer and recommendations in the TIS to accommodate a traffic signal (similar to Montano and Renaissance). This includes but is not limited to median modifications to Coors Boulevard, dual left turn lanes and additional right turn lanes as required, the restriction of eastbound and westbound vehicular through movements, the restriction of pedestrian movements at this location and optimized signal timing plans for Golf Course Road in the immediate area. In addition, left turn arrows for North/South traffic at new signal may be prohibited.
- f. Internal drive aisles to be 24' wide.
- g. If Tract 1B-1 is subdivided then cross access agreements will be required. Platting would be a concurrent DRB action.
- h. Construction of a *minimum* 10 foot wide paved multi-use trail along the southern most edge of the site adjacent the Calabacillas Arroyo extending from Golf Course Road to the western limits of the site (final design plans will require the written approval of City Parks & Recreation Department). Trail connections will also be required between this pathway and site as shown on the October 4, 2007 Site Development Plan.

- i. Site plan shall comply and be designed per DPM Standards.
9. Solid Waste Management plan must be approved by the Solid Waste Management Department.
10. Approval of a Turnkey Agreement by the AMAFCA Board of Directors for construction of arroyo improvements will be required prior to sign-off for building permit.
11. A transit shelter or bench of a type and at a location acceptable to the City shall be provided. The site shall not be considered over-parked as a result of this condition.
12. The pedestrian connection leading to the north edge of the site from Office Building 2 shall end at the edge of the north row of parking stalls. This pedestrian connection shall be shown on the Landscape Plan.
13. The applicant shall ensure that lighting illuminates all walkways, parking lots, building entrances, and common areas.
14. Landscaping:
 - a. A note shall be added indicating what landscaping treatment Phase II shall receive before its construction.
 - b. A note shall be added stating, "Live groundcover shall reach 75% coverage of each planting area at maturity."
 - c. Landscaping adjacent to the Calabacillas Arroyo shall be in compliance with recommendations of the Facility Plan for Arroyos.
 - d. A shade tree shall be provided along the pedestrian walkway in the center of the double row of parking stalls west of Office Building 2. The applicant may make several parking spaces compact in order to provide the necessary space for this tree well.
15. Public outdoor spaces:
 - a. The submittal shall indicate the square footage of each public outdoor space and any amenities to be provided.
 - b. A minimum of 25% of seating areas in public outdoor spaces must be shaded.

16. A narrative of existing and proposed site topography must be provided.

***Anna DiMambro
Planner***

cc: Russell/AD Development Group, LLC, 8324 Hartford Drive #110, Scottsdale, AZ 85255
DAC Enterprises, Inc., P.O. Box 16658, Albuquerque, NM 87191
Kevin Winner, Cottonwood Heights NA, 4259 Riding Circle Rd. NW, Albuquerque, NM 87114
Jesse Valdez, Cottonwood Heights NA, 4316 Canada Pl. NW, Albuquerque, NM 87114
Tony Braunschweiger, The Paloma del Sol NA, 4800 San Timoteo NW, Albuquerque, NM 87114
Alex Nelson, The Paloma del Sol NA, 4902 San Timoteo NW, Albuquerque, NM 87114
Larry Weaver, Paradise Hills Civic Assoc., 6001 Unitas Ct. NW, Albuquerque, NM 87114
Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Dr. NW, Albuquerque, NM 87114

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed: Specify “flex-space” uses for Buildings 1, 2, and 3; Provide parking calculations based on those uses- pursuant to section 14-16-3-1 of the Comprehensive City Zoning Code. Indicate on Site Plan that all buildings shall comply with Section 14-16-3-18, General Building & Site for Non-Residential Regulations.

Office of Neighborhood Coordination

Cottonwood Heights NA (R), The Paloma Del Sol NA (R), Paradise Hills Civic Assoc. (R)
10/10/07 – Recommended for Facilitation – siv

10/12/07 – Assigned to Angelica Chacon

Advanced Planning

The dumpster should be located away from the arroyo.

The landscape plan shows several medium plus water use plants, these should be replaced with lower water users.

The site has excess parking and so has room to reconfigure the layout to achieve better pedestrian and auto access within the site.

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department):

Findings

- Driveway “A” is the proposed (main) full access site drive that will serve the development from Golf Course Road.
- Per the Traffic Impact Study dated October 3, 2007 for this proposal – “There is a significant failure of Driveway “A” operating as an unsignalized intersection”. Therefore, as a result of the adverse conditions realized by implementation of an unsignalized driveway at this location, a traffic signal would be required to control traffic from this site.

Conditions

It is suggested that the project be **deferred** until such time that the Department of Municipal Development renders a decision concerning the installation of a traffic signal at Driveway “A” and Golf Course Road. However, if the EPC chooses to hear the case and grant approval of the project then the following conditions would apply:

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- Installation of a traffic signal at Driveway "A" and Golf Course Road including any signal interconnect requirements (i.e. between Irving and Ellison, connecting interconnect to existing signal computer system or provide new local master, up grade existing signal cabinets at Ellison and Irving to connect to interconnect system, etc.).
- The geometry of the intersection of Driveway "A" and Golf Course Road will need to be modified per the Traffic Engineer and recommendations in the TIS to accommodate a traffic signal (similar to Montano and Renaissance). This includes but is not limited to median modifications to Coors Boulevard, dual left turn lanes and additional right turn lanes as required, the restriction of eastbound and westbound vehicular through movements, the restriction of pedestrian movements at this location and optimized signal timing plans for Golf Course Road in the immediate area.
- Internal drive aisles to be 24' wide.
- If Tract 1B-1 is subdivided then cross access agreements will be required.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.
- **Condition:** Platting must be a concurrent DRB action.
- **Note:** Infrastructure will be required.

Transportation Planning (Department of Municipal Development):

Findings

- To encourage pedestrian and bicycle travel between the proposed site and the surrounding residential and recreational properties, a multi-use trail facility is needed along the southern most edge of the site adjacent the Calabacillas Arroyo extending from Golf Course Road to the western limits of the site.
- The provision for a multi-use trail adjacent the Calabacillas Arroyo is consistent with the adopted Long Range Bikeway System map.
- The December 2004 Draft Calabacillas Arroyo Trail Master Plan (prepared by the City Park & Recreation Department) further describes the need for trail improvements and recommends construction of a multi-use trail along the north side of the Calabacillas Arroyo extending from Golf Course Road to Unser Boulevard with a connection to Tuscany Park located approximately mid-way between these two roadways.

Conditions

- Construction of a *minimum* 10 foot wide paved multi-use trail along the southern most edge of the site adjacent the Calabacillas Arroyo extending from Golf Course Road to the western limits of the site (final design plans will require the written approval of City Parks & Recreation Department). Trail connections will also be required between this pathway and site as shown on the October 4, 2007 Site Development Plan.

Traffic Engineering Operations (Department of Municipal Development):

Findings

The installation of a traffic signal at this location is not desirable. However, given the access restrictions and size of the lot being developed, a traffic signal is currently under consideration by the Department of Municipal Development.

Conditions

If the installation of a signal were to be allowed, there would have to be extensive improvements along Golf Course to make it work, including:

- Reconstruct intersection so the geometry is similar to Montano and Renaissance.
- Install signal interconnect between Irving and Ellison.
- Connect interconnect to existing signal computer system or provide new local master.
- Up grade existing signal cabinets at Ellison and Irving to connect to interconnect system.
- Install the new traffic signal at the entrance.
- Provide optimized signal timing plans for Golf Course in the area.
- Report prevents future left turn arrows from being installed for North/South traffic at new signal
- Restrict east/west ped crossings to the south side of the new intersection.

Street Maintenance (Department of Municipal Development):

- No comments received.

Utility Development (Water Authority):

- No comments received.

Water Resources, Water Utilities and Wastewater Utilities (Water Authority):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,

WATER AUTHORITY and NMDOT:

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

It is suggested that the project be **deferred** until such time that the Department of Municipal Development renders a decision concerning the installation of a traffic signal at Driveway "A" and Golf Course Road. However, if the EPC chooses to hear the case and grant approval of the project then the following conditions would apply:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- d. Installation of a traffic signal at Driveway "A" and Golf Course Road including any signal interconnect requirements (i.e. between Irving and Ellison, connecting interconnect to existing signal computer system or provide new local master, up grade existing signal cabinets at Ellison and Irving to connect to interconnect system, etc.).
- e. The geometry of the intersection of Driveway "A" and Golf Course Road will need to be modified per the Traffic Engineer and recommendations in the TIS to accommodate a traffic signal (similar to Montano and Renaissance). This includes but is not limited to median modifications to Coors Boulevard, dual left turn lanes and additional right turn lanes as required, the restriction of eastbound and westbound vehicular through movements, the restriction of pedestrian movements at this location and optimized signal timing plans for Golf Course Road in the immediate area. In addition, left turn arrows for North/South traffic at new signal may be prohibited.
- f. Internal drive aisles to be 24' wide.
- g. If Tract 1B-1 is subdivided then cross access agreements will be required. Platting would be a concurrent DRB action.
- h. Construction of a *minimum* 10 foot wide paved multi-use trail along the southern most edge of the site adjacent the Calabacillas Arroyo extending from Golf Course Road to the western limits of the site (final design plans will require the written approval of City Parks & Recreation Department). Trail connections will also be required between this pathway and site as shown on the October 4, 2007 Site Development Plan.
- i. Site plan shall comply and be designed per DPM Standards.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

City Forester

PARKS AND RECREATION

Planning and Design

Open Space Division

- Policy 3.3 and policy 3.5 state that the developer and applicant will perform tasks related to these policies, which the Open Space Division strongly suggests and supports. However, the site plan drawings and application do not suggest and/or reflect said policy tasks, especially policy 3.5. Please provide an updated site plan showing the details of policy 3.5; where the trail will be located and of what materials the pedestrian trail along the arroyo will be constructed of.
- Access points into Calabacillas Arroyo look adequate.

POLICE DEPARTMENT/Planning

Lighting issues: Should illuminate all walkways, parking lots, building entrances and common areas.

Maintenance of Landscaping: Should be low level at maturity and not conflict with proposed lighting.

Robbery: Could increase based on type of usage.

Probability of crimes (eveing&weekend hrs): Could increase depending on type of use.

Other: Building entrances should not reduce visibility by placing pillars, planters, etc.. adjacent to doors. Users should be able to view parking lots and walkways from inside each building.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Disapproved, additional enclosures required with recycle areas. MAX -- 12,000 sq. ft. per enclosure required. Call for details, 761-8142.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

1. No objection to Site Plan for Subdivision and Site Plan for Building Permit.
2. AMAFCA staff has discussed design of the bank stabilization improvements in the Calabacillas Arroyo with the engineer. Approval of a Turnkey Agreement by the AMAFCA Board of Directors for construction the improvements will be required prior to sign off for building permit. AMAFCA will coordinate this action with City Hydrology.
3. Discharge of storm water runoff through surface rundowns to the arroyo will not be allowed. AMAFCA will review the final site Grading and Drainage Plan
4. Water quality treatment for stormwater discharge will be required.

ALBUQUERQUE PUBLIC SCHOOLS

Paradise North, Tract 1-B-1, is located on Golf Course Rd NW between Irving NW and McMahon NW. The owner of the above property request approval for site development plan and a building permit for an office, warehouse, and retail shops. This will have no adverse impacts on the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MPO staff have no comment on this project. For information purposes, Golf Course Rd is classified a minor arterial.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has existing electric overhead facilities along the West edge of this development and gas facilities in the East side of Golf course Road. There is a 12.47kV distribution line that runs along the southeast side of the property.