



**Environmental
Planning
Commission**

**Agenda Number: 03
Project Number: 1001907
Case #'s: 08EPC 40041
June 19, 2008**

Staff Report

Agent	Consensus Planning
Applicant	Med West 2008 LLC
Request(s)	Site Development Plan for Building Permit
Legal Description	Tract 10-A, Eagle Ranch Subdivision
Location	4410 Irving Boulevard NW
Size	Approximately 1.7 acres
Existing Zoning	SU-1 for C-1
Proposed Zoning	Same

Staff Recommendation

APPROVAL of 08 EPC 40041, based on the findings on page 8, and subject to the conditions of approval on page 10.

Staff Planner

Maggie Gould, Planner

Summary of Analysis

This is a request for approval of a Site Plan for Building Permit for an approximately 15, 440 square foot medical office building on a 1.6 acre site located at the corner of Irving Boulevard and Congress Avenue in the northwest quadrant of the city.

Staff finds that the request is consistent with the Albuquerque Bernalillo County Comprehensive Plan, Comprehensive City Zoning Code and the Westside Strategic Plan.

There is no known opposition and staff recommends approval.

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 C-1	Established Urban, Westside Strategic Plan	Vacant
<i>North</i>	O-1	Established Urban, Westside Strategic Plan	Medical Office
<i>South</i>	O-1	Established Urban, Westside Strategic Plan	Insurance office
<i>East</i>	C-2	Established Urban, Westside Strategic Plan	Credit Union
<i>West</i>	R-2	Established Urban, Westside Strategic Plan	Single family residential

Background

This is request for a site plan for building permit for an approximately 15,440 square foot medical office building. The building may be divided for up to 7 users.

History

A request for Site Plan for Subdivision and Zone Map amendment from R-2 to SU-1 for C-1 was approved in 2002 (02-EPC-00631 and 02EPC-01145). The site plan for subdivision contains design guidelines, restrictions on use, a suggested plant palette, setbacks and streetscaping information. No specific architectural style is proposed.

Context

The proposed office building is a corner lot. The adjacent lot to the north is approximately 10 feet higher than the subject lot. The residential lot to the west is approximately 6 feet higher than the subject sight.

The site is not part of the Paseo del Norte Center, but is one block northwest of this designated center.

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 Irving as a Minor Arterial.

The Long Range Roadway System designates Congress as a Major Local street.

Long Range Bicycle Plan shows a bike lane along Irving.

Transit routes in the area are The 94 Unser Commuter and the 96 cross-town commuter.

Irving and Eagle Ranch do not have a corridor designation.

Coors is designated as an enhanced transit corridor

Public Facilities/Community Services

Eagle Ranch park is located on the south side of Congress Avenue, across the street from the subject site. The Cottonwood Mall Community police sub-station is .8 miles northeast of the site. The Northwest Police Substation and Fire Station 21 are located on Ellison Drive 1.2 miles north of the site.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site is zoned SU-1, for C-1. The C-1 zone allows both office use and Medical or Dental lab are listed as permissive in this zone. The SU-1 restrictions for the site prohibit gas stations, convenience stores, outdoor equipment storage or rental, maintenance yards and all automotive uses.

Additionally height is restricted to 26 feet and access to the property is allowed only from Congress avenue.

This proposal complies with the restrictions in this SU-1 zone.

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:

Policy 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 proposed medical office will add to the mix of uses in the area by providing employment and services.

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.

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.

Policies d and e are furthered by this request because the site is in an area with a full range of services, the design is architecturally compatible with the surrounding area and the use should not create excess noise, traffic or pollution for the surrounding area.

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.

Policy i is furthered by this request because the proposed medical office will not produce excess noise. The lighting will be standard. The existing medical office adjacent to this site is compatible with the neighborhood.

Policy 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.

Irving is designated as a minor arterial. The site plan for subdivision prohibits access to the site from Irving. This will prevent back up and possibly help avoid accidents. The access from Congress lines up with the drive on the opposite side of the street.

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

This policy is furthered because the building will not obstruct the views to the east or the west because it is below the existing, adjacent buildings.

Economic Development

Policy a New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

Policy a is furthered because the medical office will provide potential employment for medical professionals, clerical staff, maintenance personnel.

Policy b Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

Policy b is furthered by this request because the medical office will be owned by Medwest LLC, a local company.

Policy g Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

Although the site is not directly within the activity center it is adjacent and will add to the employment possibilities on the Westside.

Developed Landscape

Policy d Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

Policy d is furthered because the plant palette is a mix native and low water species. The planting along both streets will be attractive and help to diminish dust. The rock areas at the corner of the site will slow water down and help prevent erosion.

Transportation and Transit

Policy g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

Policy g is furthered because the site offers a pedestrian connection from Irving and a pedestrian connection from Congress. There is an existing sidewalk along Irving.

Water Conservation/Green Principles

The plan shows a palette of native and low water use plants.

West Side Strategic Plan (WSSP) (Rank II)

The *West Side Strategic Plan (WSSP)* was first adopted in 1997 and recently amended in 2002. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The subject site is located within the Paradise Community.

Policy 3.8: The largest mix of land uses and the highest density shall develop in the Community and Neighborhood Centers. Multifamily housing, public facilities, educational and employment facilities, and other non-single family residential uses are appropriate along with commercial services in these areas.

Although this site is not directly within the Paseo del Norte Center, the proposed use will compliment the existing development by offering another service and possible employment.

Policy 4.6: The following design guideline sections shall become policies with the approval of this Plan: View Preservation; Views East of Coors Boulevard; Views to and from the Monument; Other Views; Height; Lighting; Vegetation; Overhead Utilities; Radio, TV, and Cellular Towers; Signs; Fences and Walls; and Additional Design Guideline Issues. It is recognized that additional Design Guidelines based on these and other applicable policies of the Plan shall be developed as follow-up work, and will be more complete than those included here. These policies were considered too critical to wait for additional planning efforts in the future.

The proposed building is below the buildings to the west and will not obstruct the views to the east of Coors.

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 site is within walking distance of two commuter bus stops. There are bicycle lanes in the right- of-way along Irving Boulevard. A six-space bicycle rack is provided near the entrance to the building.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Site Plan Layout / Configuration

The site is approximately 1.6 acres. The proposed building will face south towards Congress avenue. The building is centered on the site and the parking distributed on east, south and west sides of the building. The building is "L" shaped. It is set back 60 feet from Irving and 70 to 110 feet from Congress. The building is single story and ranges in height from 22-24 feet.

The building construction will allow the building to be divided for up to seven tenants.

The dumpster is located in the northeast corner and will accommodate both refuse and recycling.

The building will be tan and brown stucco, this is similar to the other buildings in the area.

Walls/Fences

There is an existing retaining wall along the west boundary of the site. It varies in height from six to nine feet. There is an existing retaining wall on the north edge of the property this also varies in height. A new retaining wall along the north side of the property is proposed. It will range in height from one to six feet. No other fencing is shown.

Vehicular Access, Circulation and Parking

Access to the site is provided via a 30 foot wide entry from Congress drive. Parking is distributed throughout the site.

Pedestrian and Bicycle Access and Circulation, Transit Access

A six-foot wide raised, textured cross walk is provided from the sidewalk to the building.

Lighting and Security

11 standard 16-foot high lightpole are proposed on the site. The height and design comply with zoning regulations and with the Site Plan for Subdivision.

Landscaping

The landscape plan shows a palette of native and low water plants.

Because the subject sight is lower than the property to the north and west the landscape on those sides acts more as a screen for the retaining wall than a buffer. Staff is concerned that plantings

near the wall have no potential for cracking or damaging the wall. Staff supports the shrubs along the north side of the site in lieu of trees. The plants are consistent with the plant selection in the approved Site Plan for Subdivision.

The City Forester had asked to have the trees along Irving moved to the planting strip between the street and the sidewalk. The trees on the property to the north are between the sidewalk and the site. Placing the trees in the planting strip for this site would create an odd pattern of landscaping. Staff is also concerned that as the trees mature they would create a problem with the line of sight as vehicles descend the curve along Irving.

Public Outdoor Space

A patio area at the south side of the building is provided with raised concrete planters for seating. A second seating area with two concrete picnic tables is located on the northwest corner of the site.

Grading, Drainage, Utility Plans

There is three foot grade change from north to south across the site. The site is significantly lower than the sites to the north and the west. Storm water will flow into the existing drainage system along Congress Avenue.

There is a 25 feet sewer easement along the west edge of the site.

Architecture

The building is a modern design. The plans show a cantilevered canopy over the entry way.

The building face is angled on all four sides.

The building is "L" shaped, with short side to the west and long side to the north.

The building will be tan and brown stucco, this matches most of the construction in the area.

The heating and cooling units are below the parapet and will not be visible from the street .

Signage

The approved site plan for subdivision limits signage to 6% of the building façade, at this time the applicant is unsure who the final tenants will be. The site plan shows appropriate dimensions for signage and contains a note with the restrictions. One monument sign is proposed at the southeast corner of the site. Sign dimensions are 8'6"by 4'6", this is within the 75square foot maximum size allowed by the site plan for subdivision.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

The dumpster has been moved and the new location is reflected on the site plan. The location was approved by the Solid Waste division. The concerns of the City Forester are addressed in the landscaping section of this report.

NEIGHBORHOOD/PUBLIC CONCERNS

Staff has not received any comments from the public.

CONCLUSIONS

This is a request for approval of a Site Development Plan for Building Permit for an approximately 15, 440 square foot medical office building located on Irving Boulevard, at the northwest corner of Irving Boulevard and Congress avenue. The site is zoned SU-1 for C-1, with restrictions. This use is permissive under the current zone. The use and building will be compatible with the existing development.

There is no known opposition to this request.

Staff recommends approval.

FINDINGS – 1001907, 08 EPC-40041 June 17, 2008, Site Plan for Building Permit

1. This is a request for a Site Plan for Building Permit for an approximately 15,440 square foot office building on a 1.6 acre site, Tract 10 A of the Eagle Ranch Subdivision , located on the northwest corner of Irving Boulevard and Congress Avenue.
2. The subject site is within the Established Urban area of the Comprehensive Plan, and within the boundaries of the West Side Strategic Plan.
3. The following Comprehensive Plan policies for Developing and Established Urban Areas are supported by the proposal:
 - a. Policy a: The proposed medical office will add to the mix of uses in the area
 - b. Policies d and e are furthered by this request because the site is in an area with a full range of services, the design is architecturally compatible with the surrounding area and the use should not create excess noise, traffic or pollution for the surrounding area.
 - c. Policy i is furthered by this request because the proposed medical office will not produce excess noise. The lighting will be standard. The existing medical office adjacent to this site is compatible with the neighborhood.
 - d. Policy k: Irving is designated as a minor arterial. The site plan for subdivision prohibits access to the site from Irving. This will prevent back up and possibly help avoid accidents. The access from Congress lines up with the drive on the opposite side of the street.
 - e. Policy m is furthered because the building will not obstruct the views to the east or the west because it is below the existing, adjacent buildings.
4. The following Comprehensive Plan policies for Economic Development are supported by the proposal:
 - a. Policy a is furthered because the medical office will provide potential employment for medical professionals, clerical staff , maintenance personnel.

- b. Policy b is furthered by this request because the medical office will be owned by Midwest LLC, a local company.
 - c. Policy g: Although the site is not directly within the activity center it is adjacent and will add to the employment possibilities on the Westside.
5. Comprehensive Plan policies for Developed Landscape are supported by this request :
- a. Policy d is furthered because the plant palette is a mix native and low water species. The planting along both streets will be attractive and help to diminish dust. The rock areas at the corner of the site will slow water down and help prevent erosion.
6. Comprehensive Plan policies for Transportation and Transit are supported by this request.
- Policy g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.
- a. Policy g is furthered because the site offers a pedestrian connection from Irving and a pedestrian connection from Congress. There is an existing sidewalk along Irving.
7. The following West Side Strategic Plan (WSS) policies support the proposal:
- a. Policy 3.8: Although the site is not directly within the Paseo del Norte Activity Center; the proposed project will compliment the existing development by offering another service and possible employment.
 - b. Policy 4.6: The proposed building is below the buildings to the west and will not obstruct the views to the east or west.
 - c. Policy 4.10: The site is within walking distance of two commuter bus stops. There are bicycle lanes in the right- of-way along Irving Boulevard. A six-space bicycle rack is provided near the entrance to the building.

RECOMMENDATION – 08-EPC- 40041 June 19, 2008

APPROVAL of 08-EPC 40041, a Site Plan for Subdivision, for Tract 10A, Eagle Ranch Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 1001907, 08 EPC-40041 June 17, 2008, Site 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.

***Maggie Gould
Planner***

cc: Med West 2008 LLC, 2929 Coors Blvd.NW, Ste 202, Albuquerque, NM 87120
Fred Hampton, Eagle Ranch NA, 9620 Stone St. NW, Albuquerque, NM 87114
Julia Moore, Eagle Ranch NA, 9208 C Anderson Dr. NW, Albuquerque, NM 87114
Thornton, Paradise Hills Civic Assoc., 5125 Russell Dr. 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

Office of Neighborhood Coordination

Eagle Ranch NA (R)

Paradise Hills Civic Assoc. (R)

Advanced Planning

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

- 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).
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no adverse comments on the Site Development Plan for Building Permit.

Transportation Planning (Department of Municipal Development):

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

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

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

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

- 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. Site plan shall comply and be designed per DPM Standards.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

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

Open Space Division

Open Space has no adverse comments

City Forester

Trees need to be in the required planting space between the street and the sidewalk

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Disapproved, requires double enclosure which will be sufficient for required recycle area also, call for details, 761-8142.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objection to requested action. Prior to Development Review Board action for building permit, engineer should evaluate capacity of the Congress Avenue storm drain based on the 2003 update to AMAFCA's North Coors Drainage Management Plan.

ALBUQUERQUE PUBLIC SCHOOLS

Eagle Ranch, Tract 10-A, is located on the NW corner of Congress Ave and Irving Blvd NW. The owner of the above property is requesting approval of a Site Development Plan for Building Permit for a development that will consist of a multi-tenant medical office. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based on the information provided to date.