



**Environmental  
Planning  
Commission**

*Agenda Number: 5  
Project Number: 1002455  
Case #'s: 08EPC 40045/40046  
June 19, 2008*

**Staff Report**

<b>Agent</b>	Timothy M. Ott
<b>Applicant</b>	Timothy M. Ott (Lot 2), San Antonio Properties LLC (Lot 3)
<b>Request(s)</b>	<b>Amendment of Site Development Plan for Subdivision</b> <b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Lots 2 and 3, JJ Subdivision
<b>Location</b>	San Antonio NE, between I-25 and San Pedro NE
<b>Size</b>	Approximately 2.73 acres
<b>Existing Zoning</b>	SU-1 for C-1 Uses
<b>Proposed Zoning</b>	no change

**Staff Recommendation**

*APPROVAL of 08EPC 40046, based on the findings on page 15, and subject to the conditions of approval on page 16.*

*APPROVAL of 08EPC 40045, based on the findings on page 18, and subject to the conditions of approval on page 20.*

**Staff Planner**  
*Carol Toffaleti, Planner*

**Summary of Analysis**

The dual request concerns a 2.73-acre site on the south side of San Antonio Dr. between I-25 and San Pedro Dr., zoned SU-1 for C-1 uses. The applicant proposes amendments to the 2006 site development plan for subdivision for Lots 2-7, JJ Subdivision and a site development plan for building permit for an office development on Lots 2 and 3 that will be leased to a state agency. In addition to amending the subdivision design criteria governing the site, the applicant wishes to create an access easement and replat the two lots into one. The proposed office building is two-story and has a total area of 33,734 sf.

The site is in the Established Urban Area of the Comprehensive Plan, on a former municipal landfill and adjacent to the South Pino Arroyo Trail.

The proposals further a preponderance of applicable City policies. Recommended conditions of approval will strengthen compliance with ordinances and regulations and improve the appearance of the development. There is no known opposition to the request.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 5/5/2008 to 5/21/2008. Agency comments were used in the preparation of this report and begin on page 25.

**AREA CHARACTERISTICS AND ZONING HISTORY**

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

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for C-1 Uses	Established Urban Area; Facility Plan for Arroyos (Rank II); Trails & Bikeways Facility Plan (Rank II)	vacant
<i>North</i>	SU-1 for Mobile Home Park	Established Urban Area	residential (mobile home park)
<i>South</i>	SU-1 for Office and Institutional Uses	Established Urban Area; Facility Plan for Arroyos (Rank II); Trails & Bikeways Facility Plan (Rank II)	vacant
<i>East</i>	SU-1 for C-1 Uses	same	vacant
<i>West</i>	same	same	office building for state agency

***Background***

This is a dual request concerning a 2.73-acre vacant site located on the south side of San Antonio Dr. between I-25 and San Pedro Dr., zoned SU-1 for C-1 uses. The applicant proposes to amend the 2006 site development plan for subdivision for Lots 2-7, JJ Subdivision and requests approval of a site development plan for building permit for an office development that will be leased to the NM State Engineer’s Department. The dual request applies to Lots 2 and 3 only of the subdivision. In addition to amending the subdivision design criteria governing the site, the applicant wishes to change the proposed use to office, create a new access easement and replat the two lots into one. The proposed office building is two-story and has a total area of 33,734 sf.

The subject site is in the Established Urban Area of the Comprehensive Plan (Rank I) and adjoins the South Pino Arroyo Trail, which is identified in the Facility Plan for Arroyos (Rank II) and the Trails and Bikeways Facilities Plan (Rank II).

***History***

The site was converted from R-2 to its present SU-1/C-1 zoning in 1993 (Z-93-3). The zone change allowed reasonable use of the site given its location over a landfill, which made it unsuitable for habitations. The site’s location within a former City landfill is a peculiarity specific to the site that triggered the SU-1 zoning.

The subject site is part of a site development plan for subdivision (SDPS) of approximately 10 acres for an office/retail center on Lots 1 – 7 that was approved by the EPC in 2003 (03EPC-00147, #1002455, 3/20/2003) and signed off at DRB in October of that year. In conjunction

with the SDPS, a site development plan for building permit was approved for a state office building on Lot 1 (03EPC-00148, #1002455, 3/20/2003). A TIS dated May 9, 2003 was submitted by the applicant, based on office use on Lot 1 and a retail shopping center on the remainder of the lots. A copy of the summary and recommendations is attached, as it was not included in previous staff reports.

In October 2006, the EPC approved an amendment to the SDPS for Lots 2 – 7 only (06EPC-01076, #1002455, 10/19/2006) and a site development plan for building permit for a neighborhood commercial/retail center of approximately 15,000 sf on Lot 5 (06EPC-00458, #1002455, 10/19/2006). When the current application was submitted, the 2006 proposal had not yet been signed off by DRB.

The applicants for the 2006 proposal and for the current project are not the same. Development Review staff advised the current applicant to tailor their proposal to take account of both previous approvals by the EPC.

Meanwhile, the plans approved by the EPC in 2006 were submitted to DRB for final sign-off, as part of a larger package of requests. These were deferred at the May 28, 2008 DRB hearing to address comments from Transportation Development staff. Since then, City staff and the EPC applicant have been trying to mesh the 2006 and the current subdivision amendment. At the June 11, 2008 DRB hearing, the 2006 amendment was approved (06DRB-01648).

### ***Context***

The subject site is currently vacant and is surrounded by other vacant land and a mix of residential, commercial and health care uses. San Antonio Dr. runs along its north boundary, a four-lane arterial divided by a wide median with transmission lines running through it.

To the north of San Antonio Dr. is the Albuquerque Meadows Mobile Home Park. To the south is the South Pino Arroyo, a concrete channel separating the site from more vacant land to the south, with the exception of an existing medical facility on Forest Hills Dr.. Vacant land abuts the subject area to the east and extends further east beyond San Pedro Dr.. To the west is the NM Environment Department office. Further west and before I-25 are hotels and restaurants.

The City operated a municipal landfill between 1968 and 1970 on the site and on adjoining tracts. The landfill was bordered by the north edge of San Antonio Dr., the South Pino Arroyo to the south, Interstate 25 to the west and Louisiana Boulevard to the east. Its depth is approximately 25 - 30 feet. As a result of the site's location over the abandoned landfill, development is subject to regulations administered by the City's Environmental Health Department to mitigate methane gas accumulation, soil compaction and/or subsidence. On a site visit, staff saw that significant grading works were underway on Lots 2 – 7 of the subdivision to prepare the land for development, including the removal of trash to accommodate building foundations. The process is being monitored by the City's Environmental Services Division.

### ***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 San Antonio Drive NE as a Minor Arterial. The eastbound lanes have a right-of-way of 46' and the westbound lanes a right-of-way of 43', as designated by the Metropolitan Transportation Board (March 2004).

The Long Range Bicycle Plan designates an existing trail along the South Pino Arroyo that connects to the existing bike lane on San Pedro Dr. The east-west trail also provides access to the Cherry Hills Village community activity center approximately 1 mile east of the site near Wyoming Blvd. and continues eastward. To the west, it currently stops before I-25.

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

ABQ Ride Commuter Bus #34 operates Monday to Friday between the VA Hospital and Louisiana & Pino. In the vicinity of the site, the route is northbound on San Pedro and southbound on Louisiana.

There are two elementary schools, Edmund G. Ross and Arroyo del Oso, and two tennis court facilities within one mile of the project site.

As described above, the subject site is located on the former San Antonio municipal landfill.

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

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

The subject site is zoned SU-1 for C-1 (Neighborhood Commercial) uses. The proposed office use is permissive in the current zone.

Per the SU-1 zoning, the site development plan for subdivision--as amended by the current request and if approved by the EPC--would govern development on the subject site (per 14-16-2-22). The proposed site plan may be supplemented with additional requirements and references to general regulations in the Zoning Code, at the EPC's discretion.

#### **Albuquerque / Bernalillo County Comprehensive Plan**

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

The site is located in the Established Urban area designated by the *Comprehensive Plan*, where the primary goal is "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."

***The proposed office development partially furthers this goal by accommodating a state agency service and employment in the northeast of the city and by improving the appearance of a former landfill site. However, the agency is relocating from downtown Albuquerque where it contributed to the concentration of public facilities in the Central Urban Area of the Established Urban Area.***

Policies salient to this analysis include:

Policy II.B.5.e – New growth shall be accommodated through development in areas where vacant land is contiguous to existing programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

*The new development can take advantage of existing public infrastructure and facilities; no further public improvements or utility extensions should be necessary.*

Policy II.B.5.i – Employment and services 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 provides employment and service uses that complement the residential areas in the northeast of the city. The development is sited approximately 240' from the nearest residential zone, a mobile home park, and will have direct access to an arterial road near I-25, which minimizes effects of traffic on residential streets in the area.*

Policy II.B.5.k – Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic.

*Although a deceleration lane is not required by the City for an office development of this size, the site development plans provide one on San Antonio Drive at the center of the site, which will minimize adverse effects on traffic flows and safety on the eastbound lanes of the arterial. In addition, the site plans include an access easement in the east portion of the site which will provide full access at San Antonio Dr. for the state offices and for the lots further east in the subdivision.*

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

*The design of the proposed office building is of quality materials and is very similar in style to the building on the adjoining Lot 1, which furthers this policy.*

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

*The proposed architecture and landscaping will improve the quality of the visual environment on a portion of a former landfill site.*

Policy II.B.5.p – Cost-effective redevelopment techniques shall be developed and utilized.

*The proposed redevelopment of this former municipal landfill site will be accomplished as a result of private investment and therefore be cost-effective for the City.*

#### Open Space Network (Section II.B.1)

The Goal is “to provide visual relief from urbanization and to offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside Major Public Open Space, parks, trail corridors, and open areas throughout the Comprehensive Plan area.”

Policy II.B.1.f. - A multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created. Trail corridors shall be acquired, regulated, or appropriately managed to protect natural features, views, drainage and other functions or to link other areas within the Open Space network.

***The site development plan furthers this goal and policy by providing a pedestrian connection between the development and the existing trail on South Pino Arroyo, which forms part of a network of pedestrian/bike trails in this part of the city.***

Activity Centers (Section II.B.7)

Goal: To expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

Policy a: Existing and proposed Activity Centers are designated by the Comprehensive Plan map (Figure 20)\* where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services. Table 22 specifies policy objectives for Types of Activity Centers:

- Purpose: Provides the most highly concentrated locations of commercial, service and employment uses in conjunction with area-wide needs.
- Service/Market Area: serves the entire metropolitan population and beyond
- Land uses: includes public & quasi-public uses

***The proposed use for a state agency office is in conflict with this policy as the site is not in a major activity center with concentrations of inter-related land uses and access by a choice of travel modes. Two characteristics of the site partially compensate for the conflict. The site is adjacent to the existing office of the State Environmental Departments, which is convenient for customers that have business with both agencies and may improve administrative efficiency, including interdepartmental communication, combined servicing and shared parking. The site also has ready access to I-25 at San Antonio Dr/Ellison St.***

Water Quality (Section II.C.2.)

The Goal is “to maintain a dependable, quality supply of water for the urbanized area’s needs”.

Policy II.C.2.a - Minimize the potential for contaminants to enter the community water supply.

Policy II.C.2.c - Water quality contamination resulting from solid waste disposal shall be minimized. Possible techniques include: 4) Minimize storm water runoff into and out of landfill sites.

***The proposed site development plans include a note concerning their compliance with the City’s requirements for development of former landfill sites. According to the applicant and the City’s Environmental Services Division, these include measures to prevent groundwater***

*contamination, such as directing storm water runoff off site and lining planting beds to prevent irrigation water from filtering through the landfill.*

Transportation and Transit (Section II.D.4.)

The goal is to “develop corridors that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.”

*The proposed office development partially furthers this goal by adding a deceleration lane on the adjoining roadway and providing a connection between the public sidewalk on San Antonio and the trail on South Pino Arroyo. The site is in the vicinity of a bus stop for the northbound #34 commuter route on San Pedro Dr. and approximately 0.6 mile from a stop on the southbound route on Louisiana Blvd.*

The policies salient to this analysis include:

Policy II.D.4.d. – The frequency of driveways along principal and minor arterial streets will be reduced when possible, toward a spacing frequency of ...one or two drives per 200 feet on minor arterials.

*The site development plan furthers this policy as the site has a frontage of approximately 425’ on San Antonio Dr and two site drives are proposed on this minor arterial.*

Policy II.D.4.g – Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

*A public sidewalk on San Antonio Dr. and internal walkways, connecting the sidewalk, building and arroyo trail, integrate the development into the surrounding pedestrian network and provide access to transit stops. An east-west walkway provides a safe path from the main parking area to the building and links the proposed development with the existing state agency office to the west.*

Policy II.D.4.h – A metropolitan area-wide recreational and commuter bicycle and trail network which emphasizes connections among activity centers shall be constructed and promoted.

*The pedestrian connections in the proposed office development further this policy by promoting use of the existing trail along South Pino Arroyo for recreational and utilitarian purposes.*

### **Water Conservation/Green Principles**

The Goal of the *Water Management* (Section II.D.2) is “Efficient water management and use”.

*Because the site is on top of a former landfill, it is not appropriate to encourage maximum absorption of precipitation falling on the site (Water Management Policy II.D.2.b.), as this could lead to leaching of contaminants into the groundwater aquifer. However, the proposed amendment and site development plan for building permit help conserve water through design*

*criterion #10 in the amended SDP for subdivision and the predominant use of low and medium water use species in the landscape plan.*

*Overall, the dual request furthers a preponderance of applicable goals and policies of the Comprehensive Plan.*

### **Facility Plan for Arroyos (Rank II)**

This Rank II plan was first adopted in 1986. Its primary goal is to establish guidelines and procedures for the creation of a multi-purpose network of recreational trails and open space corridors along arroyos throughout the City. The site is located along the South Pino Arroyo, which is designated as a Major Open Space Link under the Plan. Major Open Space Links are scheduled for the development of corridor plans that will locate recreational trails forming continuous east-to-west connections between peripheral major public open spaces such as the Sandia Foothills, the West Mesa Escarpment and the Rio Grande Bosque. The plan states the South Pino Arroyo has the potential to link Sims Park in the foothills with the Rio Grande Bosque by way of the North Diversion Channel (p. 33).

Chapter 2, Section B sets out General Policies applicable to designated arroyos (p. 16). These policies implement existing Comprehensive Plan policies regarding the multiple use of arroyos. The following are applicable to the dual request:

Multiple Use Policy 5, Land Use Compatibility – “...Commercial centers, employment centers and high-density residential uses should also be located adjacent to or within one quarter mile of arroyos to maximize the usefulness of the trails.”

Multiple Use Policy 6, Appropriate Access – “Where drainage rights-of-way contain trails, at least one pedestrian and bicycle access point should be provided per one quarter mile.” and;

Chapter 2, Section F of the *Facility Plan* contains Design Guidelines for Development adjacent to Major Open Space Arroyos and Major Open Space Links (p. 55). The goal of the design guidelines is “to promote a highly visible and extensively used network of recreational trails adjacent to arroyos. In order to do so, the presence of barriers such as walls and fences lining the arroyo corridor must be kept to a minimum. Landscaped open areas must be manipulated so that the extremely linear nature of the arroyo corridor is softened, and any public open space within the corridor is integrated with public open areas in adjacent developments.”

Orientation

#### Policy 1, Building orientation –

- a. Multi-storied...office...developments having windows facing onto the arroyo shall be encouraged.
- b. Wherever feasible, development adjacent to the arroyo should orient entries toward and place landscaped public open areas adjacent to the arroyo right-of-way. ...Where this is not feasible, pedestrian access from the arroyo corridor to a building entry shall be required.

*The proposed office development maximizes use of the South Pino Arroyo trail because the site is adjacent to the trail, the two-story building has windows facing onto the arroyo and a*



*crosswalk provides convenient pedestrian access from the trail to a building entry and employee patio.*

### **Trails & Bikeways Facility Plan (Rank II)**

The Trails & Bikeways Facility Plan was adopted in July 1993, with an amendment made to the Bikeways Master Plan in November of 1996. The initial intent of the plan was the implementation of an off-road recreational trail system. However, after public hearings in the fall of 1990, the public strongly indicated a strong desire that the trail system function not only as a recreational network, but also as an alternative method of transportation. The major goals for the Trails & Bikeways Facility plan are to: secure a funding source; find an “administrative home” for the trails and bikeways; create a map of the proposed network; and develop policies for future trail and bikeway development and usage.

The Trails & Bikeways Facility Plan identifies two different types of trails, Primary Trail and Secondary Trail, with policies and recommendations that apply to both types of trails (p. 29.)

#### General policy:

The trail system will seek to accommodate the following types of users (recognizing that not all can be accommodated on every trail): cyclists (both mountain and touring), pedestrians, runners, equestrians, and people with disabilities. Multiple use by non-motorized trail users shall be allowed on all trails. ...

#### Access standards:

Pedestrian access to the trail system shall be considered at the time of platting or site development plan approval. Generally, at least one access point should be provided per quarter mile.

*The proposed site development plan complies with the applicable standard by providing a bicycle/pedestrian access point to the trail.*

### **ANALYSIS OF AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION**

The applicant included a copy of the site development plan for subdivision for Lots 1 – 7 signed off in 2003 in their application. A copy of the amended site development plan for subdivision for Lots 2 – 7 was only signed off by DRB on June 11, 2008 and therefore inserted into the packet at a later date. The current site plan is based on the 2006 amendment, but also incorporates revisions made in response to comments from City Transportation and Development Review staff on the original submittal. Differences with the 2006 amendment are listed and analyzed below:

#### Proposed use

- Office instead of retail.

Site layout (moving from east to west)

- A new walkway is proposed on Lot 1 to connect with Lot 2.
- A new 25' access easement is created between Lots 2 and 3.
- A deceleration lane on San Antonio Dr. leads to the main site drive at this new easement.
- The lot line between Lots 2 and 3 is vacated to create a single lot..

*Providing a pedestrian connection on Lot 1 to connect with Lot 2 would fulfill the intent of the current dual request. However, it required including all of Lot 1 in the amended SDP for Subdivision, which was not part of the submittal. Staff therefore recommends that the connection on Lot 1 be deleted from the current request and be handled separately as an administrative amendment. The other proposed changes are consistent with the 2006 amended SDPS for Lots 2 – 7. For clarity, staff recommends that the zoning designation on all the lots read “SU-1 for C-1 uses” and that the scale and bar scale be consistent.*

Design Criteria

- #2 – Compatible building style, materials and colors are now required on Lots 2 and 3 only, instead of Lots 2 – 7.

*It is not meaningful to require compatibility internal to the subject site. However, it would be beneficial to require compatibility between the subject site and Lot 1 to ensure that the two office developments have a cohesive design. In contrast, the remaining lots in the subdivision are shown for retail use.*

- #10 – Landscaping

*75% rather than 80% live ground coverage is being proposed. The standard coverage was recommended by staff as more appropriate on this former landfill site, because it lessens the need for irrigation and the corresponding risk of groundwater pollution problems.*

- #14 – Monument sign face area

*The note on the 2006 amendment was reworded to place limits on both height and sign face area. The sign face area was also reduced from 75 sf to 60 sf, which is adequate to identify a single tenant.*

- #16 – Material of crosswalk

*The material of the crosswalk is required to match the material used on Lot 1.*

- The applicant has eliminated four criteria from the 2006 amended SDP for Subdivision, which referred to perimeter walls, loading docks and lighting.

*Staff recommends that design criteria be reinstated to ensure that parking areas along San Antonio Dr. are properly screened and that lighting is fully shielded and complies with the NM Night Sky Protection Act.*

*Staff also recommends corrections to typographical errors, which will clarify the meaning and intent of the criteria.*

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

The original submittal was revised to address comments from City Transportation, Solid Waste Department, the City Forester and Development Review staff. The revised site plan is analyzed relative to the proposed amendment to the SDP for Subdivision and/or to general regulations in the Zoning Code that are applicable to the proposal.

#### ***General comments***

Staff recommends minor changes to “clean up” the submittal, including:

- Improve legibility of the labels on the site development plan and elevations sheets of the packet.
- The actual building height of 30’ should be indicated consistently throughout the packet.

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

The total site area is approximately 2.73 acres or 118,916 sf. The proposed building is on the west side of the site and most of the parking is on the east side.

The building is placed relatively close to its neighbor, which sets the state agency offices apart from the rest of the subdivision. (Lots 4 – 7 are being developed by another property-owner and are intended for retail uses.)

The two-story building is 30’ high and roughly square in shape. It has a footprint of 16,287 sf and a total square footage of 33,734 sf. The height and setbacks comply with the proposed and 2006 amended SDPs for Subdivision. The floor-area-ratio of 0.28 is not indicated on the site development plan and is in excess of the 0.20 FAR on the proposed and 2006 amended SDPs for Subdivision. (Staff has recommended a change to the site development plan for subdivision to accommodate the higher FAR.)

The building is separated from San Antonio Dr. by a deceleration lane, sidewalk, landscape buffer and two rows of parking. Most of the parking is in the eastern half of the site on Lot 3. The layout and dimensions of these elements are in compliance with applicable design criteria and zoning regulations.

A refuse and recycling dumpster are located straight off the main site drive, but not immediately visible from the arterial. The color of the stucco enclosure should match the building.

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

No walls or fences are proposed. Staff recommends screening of the parked cars along the frontage of San Antonio Drive in the form of a low wall, berm and/or solid evergreen landscaping.

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

The main vehicular access for the development is on eastbound San Antonio Drive at the center of the site, with a new deceleration lane and a right in/right out site drive. Access to and from westbound San Antonio is from the full access drive at the east boundary of the site. The curb returns at the entrance are not shown and therefore the SDP for Building Permit does not match the proposed amendment to the SDP for Subdivision. City Transportation staff requires that the easement be improved as part of the development.

Internal circulation is facilitated by the east-west easement along the south boundary of the subject site that connects all north-south drives on the site. The easement also provides cross-access to adjoining lots in the subdivision.

The calculations for required parking should be based on net leasable rather than gross area, which would result in a lower total than what is indicated on the site plan (141). Staff counted 151 total parking spaces provided, rather than the 143 indicated. It is not possible to determine whether the proposed parking provision complies with criterion #3 in the SDP for subdivision (maximum parking equal to required parking plus 10%) without revised calculations. The applicant has explained verbally to staff that the state agencies on Lot 1 and Lots 2 & 3 intend to allow shared use of their parking lots for public hearings. Staff recommends that this arrangement be formalized through a shared parking agreement tied to each site's site development plan for building permit, to be approved by City Zoning Services and submitted prior to DRB sign-off. Staff noted that the site development plan for building permit for the state office building on Lot 1 was approved with 14% in excess of required parking (see att.).

Disabled spaces and motorcycle parking, including signage, are provided; however, the easternmost disabled space does not have the required width or access aisle. The compact spaces shown in the southeast quadrant of the site should be reflected in the parking calculations and clearly identified on the site development plan. The proportion of compact spaces is in compliance.

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

The location of the sidewalk, pedestrian connections and internal walkways is acceptable. However, their width does not always provide the 6' clear path required by the subdivision design criteria (#5). Staff recommends the following changes to improve clarity and compliance: widen the connection from the sidewalk on San Antonio Dr. to the crosswalk; add concrete bumpers to the standard parking spaces on the north façade of the building; delete "8'" in Keyed Note 1; distinguish the material of sidewalks and walkways from that of crosswalks and call it out in the keyed notes; crosswalk material to match Lot 1; and indicate a curb at the edge of the walkway that surrounds the building.

Safe bicycle access is from the bike lane on San Pedro Dr. and the South Pino Arroyo Trail. The northbound and southbound bus route on San Pedro and Louisiana is also accessible from the trail. Currently, there is no continuous sidewalk on San Antonio Dr. to connect with these routes.

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

Lighting is limited to security lighting at each entrance to the building and one or two exterior fixtures, powered by photo cell, on each facade. No lightpoles are proposed in the parking areas. Staff recommends that the site development plan provide more complete information on the type of fixtures proposed, which should be fully-shielded and prevent light spillage beyond the site boundaries. In Keyed Note 10, the proper reference is to the *NM* Night Sky Protection Act.

### ***Landscaping***

A generous proportion of landscaping is proposed. However, changes are recommended to ensure compliance with city requirements, including the landfill gas abatement plan, and to enhance the development:

- The calculations table must demonstrate that a minimum of 75% live ground cover is achieved.
- Staff recommends that the applicant consult with the City Forester to arrive at an acceptable compromise between the requirements of the Street Tree Ordinance and the landfill abatement plan for the subdivision, which limits the diameter of sealed-bottom tree planters to 6' maximum.
- A more detailed description of the proposed drip irrigation schedule is needed (number of emitters, flow rate, runtime), which will be sufficient to establish and maintain plantings.
- General Note 2 includes information that is not appropriate or relevant to the project (sprinklers, phases).
- The use of native plants and evergreens is commended. However, the plant palette needs to indicate the water use and allergen potential of each species, and to exclude any high water use and allergen plants.
- If a low wall or berm is not proposed along San Antonio Dr. to screen parked cars, then solid evergreen plantings should be added along this road frontage.
- Additional landscaping around the dumpsters and between the patio and the south building façade would make the development more attractive.

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

An employee patio is provided at the southwest corner of the building and its amenities are described in Keyed Note 17. The note should be amended as follows: specify the color of the metal cover to match the window awnings; specify that a minimum of 25% of the patio is shaded by cover and tree canopy; and correct the typo (*picnic* table).

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

The Grading & Drainage Plan only shows Lot 2. The applicant submitted a note dated June 5, 2008 (see attached) explaining that the City Hydrologist reviewed the plan and found it acceptable for EPC review. The City Hydrology Section comments concur (see p. 26 of this staff report).

The utility plan is generally acceptable, but it shows elements in the northwest corner of the site and west of the central site drive which are not explained in the legend.

### ***Architecture***

The architecture is very similar to that of the adjoining development (see Fig. 9 and 10, Photos page 5) and will create a compatible pair of buildings at the west end of the subdivision.

The two-story building is square and has a flat roof. The total height scales at 30' but this dimension is not called out. The tan stucco walls rise above a natural stone wainscot and end at a cornice in a darker contrasting color. The common color of the stucco should be used in Keyed Note 1.

The main entrance is protected by a stucco canopy supported by two square pillars. The colors of the canopy and of the wall framing the entrance are not called out. Service entrances are located on the west and south elevations. The service entrance on the south façade is conveniently located for employees, near the pedestrian crosswalk that accesses the arroyo trail and the dumpsters. Staff recommends a tan rather than gray color for the metal services doors, to make them more compatible with the rest of the architecture. Typical dimensions must also be included.

Rectangular windows are distributed across each façade. All the first-story windows are horizontal, while the second story windows are oriented vertically or horizontally in a fairly random pattern. All windows are shaded with tan metal awnings. The first story awnings are in a continuous horizontal plane, while each window on the second story has a separate curved awning. The second story fenestration marks a shift in style from the angular, regular design of the first floor.

Staff recommends that the site plan include a note stating that roof top or ground mounted equipment shall be screened from view or painted to match adjacent structure, per design criterion 11 of the proposed SDP for Subdivision.

### ***Signage***

Two signs are proposed, a monument sign at the entrance to the main site drive and a wall-mounted sign on the front canopy of the building.

The monument sign should be placed at 90° to San Antonio Dr. for maximum visibility and be shown, not just labeled, on the site development plan. Staff recommends that the design more closely reflect the architectural style of the building and that the base and frame be delineated on the elevations sheet. (See monument sign on Lot 1 for comparison, Fig. 11, Photos p. 6.)

The width of the wall-mounted sign on the detail diagram should be reduced to fit its designated location above the main entrance.

The color and material of the supporting structures and the color, material and size of lettering must be called out on both detail diagrams.

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

Comments from agencies and City departments begin on page 25. Significant comments were received from the City's Environmental Services Division, Transportation Development and the City Forester. The applicant is required to follow the landfill gas evaluation and abatement plan for the subdivision prepared in 2003 and have their building permit reviewed and approved by Environmental Services. Transportation comments were noted above. The City Forester's comments should be weighed against the constraints that the landfill gas abatement plan imposes on irrigation and plant selection.

***NEIGHBORHOOD/PUBLIC CONCERNS***

The Academy Acres North Neighborhood Association and the Albuquerque Meadows Residents' Association were notified of the proposal. No facilitated meeting was held. No comments were received and there is no known opposition to the proposal.

***CONCLUSIONS***

The dual request complies with a preponderance of applicable goals and policies of the Comprehensive Plan. The site development plan for building permit is generally consistent with the proposed amendment to the site development plan for subdivision and with general zoning regulations, where applicable. Staff recommends approval subject to conditions that strengthen compliance, correct errors and inconsistencies in the submittal and improve the appearance of the future office development.

***FINDINGS - 08EPC 40046, June 19, 2008, Amendment to Site Development Plan for Subdivision***

1. The request is to amend the site development plan for subdivision for Lots 2-7, JJ Subdivision approved by the EPC in 2006 (#1002455, 06EPC-01076, 10/19/2006, 06DRB-01648, 6/11/08), relative to Lots 2 and 3 only. The two lots form the 2.73-acre subject site, zoned SU-1 for C-1 uses and located on the south side of San Antonio Dr. between I-25 and San Pedro Dr..
2. The request is accompanied by a site development plan for building permit for Lots 2 and 3 to construct an office building for lease to a New Mexico state agency (#1002455, 08EPC-40045).
3. The subject site is part of a larger, 7-lot site development plan for subdivision (SDPS) of approximately 10 acres zoned SU-1 for C-1 uses, that was approved by the EPC in 2003 (#1002455, 03EPC-00147, 3/20/2003, signed by DRB on 10/29/03). In conjunction with the SDPS, a site development plan for building permit was approved for a state office building on Lot 1 (#1002455, 03EPC-00148, 3/20/2003, 04DRB-00984, 9/28/04).
4. The subject site lies above the former San Antonio municipal landfill. A Master Landfill Gas Evaluation and Abatement System Plan for the Proposed Subdivision at I-25 and San Antonio Boulevard, Lots A-3-B-1 through 7, dated July 18, 2003, was prepared for Mr. Tim Ott, ISBS LLC, 40 Chaco, Los Alamos, NM 87544, by Lawrence Earth Engineering.
5. A TIS dated May 2003 was submitted to the City for Lots 1-7, JJ Subdivision, based on office use on Lot 1 and a retail center on Lots 2-7.
6. The proposed amendments to the 2006 SDPS consist of: proposed use for office; changes to General Design Criteria; a new 25' wide access easement between Lots 2 and 3; and vacation of the lot line between Lots 2 and 3 to form a single parcel.
7. The proposed amendment to the site development plan for subdivision furthers the following applicable goals and policies of the Comprehensive Plan:
  - a. Established Urban Area Policy II.B.5.k, because the site layout adjacent to a minor arterial includes a deceleration lane and an access easement that aligns with the median cut of the roadway, which improves access for motorists to the subdivision and minimizes harmful effects on traffic flows and safety.



- b. The Water Quality Goal and Policies II.C.2.a and II.C.2.c, because it refers to compliance with the current version of the Interim Guidelines for Development within City-designated Landfill Buffer Zones, which prevent groundwater contamination from stormwater runoff and irrigation water.
8. The Academy Acres North Neighborhood Association and the Albuquerque Meadows Residents' Association were notified of the proposal. No facilitated meeting was held. No comments were received and there is no known opposition to the proposal.

***RECOMMENDATION - 08EPC 40046, June 19, 2008***

**APPROVAL of 08EPC 40046, an Amendment to a Site Development Plan for Subdivision, for Lots 2 and 3, JJ Subdivision, zoned SU-1 for C-1 uses, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 08EPC 40046, June 19, 2008, Amendment to Site Development 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. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
  - 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. Label cross access easement on south side of Lot.
  - e. Locate full access ingress and egress easements at San Antonio median openings. Indicate on amended site plan the location of this easement. Improvements to easement required (i.e. paving, curbing, etc.). Includes a physical connection to San Antonio (i.e. 36' wide site drive).
  - f. Right turn deceleration lane to be constructed per DPM requirements.
  - g. Right turn in / right turn out only site drive to be 30' in width.
  - h. A concurrent platting action will be required at DRB.
  - i. Site plan shall comply and be designed per DPM Standards.
4. The amended site development plan for subdivision shall indicate the complete zoning designation, i.e. SU-1 for C-1 uses.
  5. The maximum floor-area-ratio (FAR) shall be increased to 28%.
  6. Eliminate the pedestrian link shown on Lot 1, as Lot 1 is not part of the subject site. The proposed pedestrian link on Lot 1 shall be reviewed and approved administratively prior to DRB sign of this amended site development plan for subdivision.
  7. A vicinity map shall be added to the amended site development plan for subdivision.
  8. The site development plan shall use a standard scale, e.g. 1" = 60'.
  9. The following changes shall be made to the Design Criteria:
    - a. #2 – Replace with “Design of Building shall have a compatible style, materials and colors with building on Lot 1”.
    - b. Add: New # 17 – “Parking areas along San Antonio Dr. shall be screened by a low wall and/or evergreen landscaping (per 14-16-3-1 (F)(4)).

- c. Add: New #18 – “Site and building lighting shall be fully shielded and comply with Section 14-16-3-9 of the COA Zoning Code and with the NM Night Sky Protection Act. Maximum lightpole height shall be 18’.”
- d. Correct typographical and punctuation errors in #5 and #10.

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***FINDINGS - 08EPC 40045, June 19, 2008, Site Development Plan for Building Permit***

1. The request is for a site development plan for building permit for Lots 2 and 3, JJ Subdivision, a site of approximately 2.73-acres, zoned SU-1 for C-1 uses and located on the south side of San Antonio Dr. between I-25 and San Pedro Dr.. A two-story office building with a total square footage of 33,734 sf is proposed, which will house a NM state agency.
2. The request is accompanied by an amendment to the 2006 site development plan for subdivision, which affects Lots 2 and 3 only (#1002455, 08EPC-40046).
3. The subject site is part of a larger, 7-lot site development plan for subdivision (SDPS) zoned SU-1 for C-1 uses, that was approved by the EPC in 2003 (#1002455, 03EPC-00147, 3/20/2003, signed off at DRB 10/29/03). In conjunction with the SDPS, a site development plan for building permit was approved for a state office building on Lot 1 (#1002455, 03EPC-00148, 3/20/2003, 04DRB-00984, 9/28/04).
4. The subject site lies above the former San Antonio municipal landfill. A Master Landfill Gas Evaluation and Abatement System Plan for the Proposed Subdivision at I-25 and San Antonio Boulevard, Lots A-3-B-1 through 7, dated July 18, 2003, was prepared for Mr.. Tim Ott, ISBS LLC, 40 Chaco, Los Alamos, NM 87544, by Lawrence Earth Engineering.
5. A TIS dated May 2003 was submitted to the City for Lots 1-7, JJ Subdivision, based on office use on Lot 1 and a retail center on the remaining Lots 2-7.
6. The proposal furthers the following applicable goals and policies of the Comprehensive Plan:
  - a. Established Urban Area (EUA) Policy II.B.5.e, because the subject site is vacant land contiguous to existing public infrastructure and facilities.

- b. EUA Policy II.B.5.i, because the employment and government service uses are sited at a considerable distance (approximately 240') from the nearest residential zone with direct access from a minor arterial street, which will minimize potential adverse effects on residential environments.
  - c. EUA Policy II.B.5.k., because a deceleration lane is provided on the adjoining arterial, which will minimize harmful effects of trips generated by the development on traffic flows and safety on the arterial.
  - d. EUA Policy II.B.5.l, because the architecture of the office building uses quality materials in earth tones and the contemporary style is compatible with other commercial buildings in the area.
  - e. EUA Policy II.B.5.m, because the architecture and landscape design will improve the visual quality of a vacant site on a former landfill.
  - f. EUA Policy II.B.5.p, because the proposed redevelopment of 2.73 acres of a former municipal landfill will be accomplished through private investment and be cost-effective for the City.
  - g. Open Space Network Policy II.B.1.f., and Transportation and Transit Policies II.D.4.g and II.D.4.h, because the development extends the sidewalk on San Antonio Dr. and provides pedestrian access to the South Pino Arroyo trail and safe and convenient internal walkways.
  - h. Transportation and Transit Policy II.D.4.d., because the number of driveways is limited to two on an arterial frontage of more than 400', and one of the driveways will be shared with adjoining lots.
7. The proposal furthers General Policies 5 and 6, and Design Guidelines for Adjacent Development / Orientation Policy 1 of the Facility Plan for Arroyos (FPA) and Access standard of the Trails and Bikeways Facilities Plan (TBFP), because the site development plan provides a pedestrian connection to the South Pino Arroyo Trail and the two-storied office development has windows facing the arroyo right-of-way.

8. The Academy Acres North Neighborhood Association and the Albuquerque Meadows Residents' Association were notified of the proposal. No facilitated meeting was held. No comments were received and there is no known opposition to the proposal.

***RECOMMENDATION - 08EPC 40045, June 19, 2008***

**APPROVAL of 08EPC 40045, a Site Development Plan for Building Permit, for Lots 2 and 3, JJ Subdivision, zoned SU-1 for C-1 uses, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 08EPC 40045, June 19, 2008, a 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. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
  - 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. Label cross access easement on south side of Lot.
  - e. Locate full access ingress and egress easements at San Antonio median openings. Indicate on amended site plan the location of this easement. Improvements to easement required (i.e. paving, curbing, etc.). Includes a physical connection to San Antonio (i.e. 36' wide site drive).
  - f. Right turn deceleration lane to be constructed per DPM requirements.
  - g. Right turn in / right turn out only site drive to be 30' in width.
  - h. A concurrent platting action will be required at DRB.
  - i. Site plan shall comply and be designed per DPM Standards.
4. There is the potential for above-named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (San Antonio Landfill). The developers of this site are required to follow the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department (EHD), Environmental Services Division. The developers of this site are also required to follow the Master Landfill Gas Evaluation and Abatement System Plan for the Proposed Subdivision at I-25 and San Antonio Boulevard, Lots A-3-B-1 through 7, dated July 18, 2003, prepared for Mr.. Tim Ott, ISBS LLC, 40 Chaco, Los Alamos, NM 87544, by Lawrence Earth Engineering.
5. The legibility of the labels and dimensions on the site development plan and elevations shall be improved.
6. The actual building height of 30' shall be indicated on the site development plan, utility plan and the elevations.
7. Parking:
- a. The calculations for required parking shall be based on the net leasable area of the building.
  - b. The total parking provided shall be corrected.
  - c. If the corrected total exceeds the required plus 10%, per Design Criterion #3 of the amended site development plan for subdivision, a shared parking agreement between Lot 1 and the subject site shall be approved by City Zoning Services and submitted prior to DRB sign-off of the site development plan for building permit.

- d. The parking calculations shall indicate the number of compact spaces and the proportion they represent of the total provided.
  - e. A low wall, earth berm or solid evergreen landscaping shall be provided along San Antonio Dr. to screen parked cars, per Section 14-16-3-1 (F)(4) of the Zoning Code.
8. Pedestrian access and circulation
- a. Widen the connection from the sidewalk on San Antonio Dr. to the crosswalk to a minimum of 6’;
  - b. Add concrete bumpers to the standard parking spaces on the north façade of the building;
  - c. Keyed Note 1: Delete “8””; indicate that the material of sidewalks and walkways shall be concrete.
  - d. The legend shall indicate that the crosswalk material matches Lot 1.
  - e. Indicate a curb around the perimeter of the walkway that surrounds the building.
9. Lighting – Keyed Note 10 – Replace “City of Albuquerque” with “NM”. Delete “lighting code” and insert “and with fully-shielded fixtures” at the end of the sentence.
10. Landscaping:
- a. The calculations table shall include live ground cover, and the site development plan shall demonstrate that a minimum of 75% live ground cover is achieved
  - b. The applicant shall consult with the City Forester and Environmental Services Division staff to arrive at an acceptable compromise between the requirements of the Street Tree Ordinance, parking and landscaping zoning regulations and the landfill abatement plan for the subdivision. At a minimum, the number, location, species and spacing of trees shall be approved by the City Forester.
  - c. Update planting details with regard to staking and root collar depth, and, for trees, in accordance with planter options in the landfill gas abatement plan for the subdivision. Delete reference to hydroseeding.
  - d. The plant palette shall indicate the water use and allergen potential of each species and shall exclude high water use and high allergen plants, including the proposed *Abies concolor*, *Juniperus virginiana* and *Ribes aureum*.
  - e. A more detailed description of the proposed drip irrigation shall be provided, including the number of emitters, flow rates and runtime to establish and maintain trees and shrubs.

- f. General Note 2 shall exclude references to sprinklers and phases, which are not relevant to the proposal.
- g. Landscaped beds shall be added to screen the side and rear of the dumpsters and to provide a buffer strip between the patio area and the south facade of the building.

11. Employee patio:

- a. The color of the metal cover shall match the window awnings;
- b. A minimum of 25% of the patio area shall be shaded by cover and/or tree canopy;
- c. Correct the typo in “picnic table”.

12. Architecture:

- a. Use common colors for all structural elements, including stucco walls, the front canopy and door frames.
- b. Change color of service doors to a shade of tan or brown to match the building.
- c. The color of the stucco refuse and recycling enclosures shall match the building
- d. Add a note stating that roof top or ground mounted equipment shall be screened from view or painted to match adjacent structure, per design criterion 11 of the amendedSDP for Subdivision.

13. Signage:

- a. The monument sign shall be shown at 90° to San Antonio Dr. on the site development plan.
  - b. The design of the monument sign shall reflect the architectural style of the building and the base and frame shall be shown distinctly on the elevations sheet.
  - c. The width of the wall-mounted sign in the detailed diagram shall be reduced to fit at its designated location on the canopy at the front of the building.
  - d. For both signs, the color and material of the supporting structures and the color, material and size of the lettering shall be indicated.
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***Carol Toffaleti  
Planner***

cc: Timothy Ott, 5620 Venice NE, Suite G, Albuquerque, NM 87113  
Jody Lynch, Academy Acres North NA, P.O. Box 94387, Albuquerque, NM 87199  
Irene Minke, Academy Acres North NA, 6504 Dungan NE, Albuquerque, NM 87109  
Sharen Johnson, Meadows Residents Assoc., 7112 Pan American Frwy NE, #301, Albuquerque, NM 87109  
Betty Skelly, Meadows Residents Assoc., 7112 Pan American Frwy NE, #240, Albuquerque, NM 87109

***Attachments***

Notice of Decision, 03EPC-00147 and 03EPC-00148, #1002455, 3/20/2003

Notice of Decision, 06EPC-01076 and 06EPC-00458, #1002455, 10/19/2006

Traffic Impact Study summary, dated May 9, 2003

Excerpt of 2003 site development plan for building permit for Lot 1 (#1002455, 04DRB-00984, 9/28/04)

ABQ Ride #34 bus schedule

Master Landfill Gas Evaluation and Abatement System Plan, dated July 18, 2003: excerpt concerning grading, drainage, landscaping and infiltration control (5.5 and tree planter details, p. 13).

Note from applicant re. Grading & Drainage Plan, dated June 5, 2008

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

### ***PLANNING DEPARTMENT***

#### ***Zoning Code Services***

- No comments received.

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

**Academy Acres North NA (R)**

**Albuquerque Meadows Resident Assoc. (R)**

#### ***Advanced Planning***

- No comments received.

### ***CITY ENGINEER***

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

##### ***Revised comments (6/11/08)***

- 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).
- A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff.
- Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
- Label cross access easement on south side of Lot.
- Locate full access ingress and egress easements at San Antonio median openings. Indicate on amended site plan the location of this easement. Improvements to easement required (i.e. paving, curbing, etc.). Includes a physical connection to San Antonio (i.e. 36' wide site drive).
- Right turn deceleration lane to be constructed per DPM requirements.
- Right turn in / right turn out only site drive to be 30' in width.
- A concurrent platting action will be required at DRB.
- 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 Amendment to Site Plan for Subdivision or the Site Development Plan for Building Permit.

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

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

**Traffic Engineering Operations**

- No comments received.

**Street Maintenance**

- No comments received.

**New Mexico Department of Transportation (NMDOT):**

- No comments received.

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

**Revised conditions (6/11/08)**

Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and 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. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- d. Label cross access easement on south side of Lot.
- e. Locate full access ingress and egress easements at San Antonio median openings. Indicate on amended site plan the location of this easement. Improvements to easement required (i.e. paving, curbing, etc.). Includes a physical connection to San Antonio (i.e. 36' wide site drive).
- f. Right turn deceleration lane to be constructed per DPM requirements.
- g. Right turn in / right turn out only site drive to be 30' in width.

- h. A concurrent platting action will be required at DRB.
- i. Site plan shall comply and be designed per DPM Standards.

### **WATER UTILITY AUTHORITY**

#### **Utility Services**

- No comments received.

### **ENVIRONMENTAL HEALTH DEPARTMENT**

#### **Air Quality Division**

- No comments received.

#### **Environmental Services Division**

There is the potential for above-named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (San Antonio Landfill). The developers of this site are required to follow the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department (EHD), Environmental Services Division. The developers of this site are also required to follow the Master Landfill Gas Evaluation and Abatement System Plan for the Proposed Subdivision at I-25 and San Antonio Boulevard, Lots A-3-B-1 through 7, dated July 18, 2003, prepared for Mr. Tim Ott, ISBS LLC, 40 Chaco, Los Alamos, NM 87544, prepared by Lawrence Earth Engineering.

EHD requests that the Planning Department make the above paragraph a condition of approval for the project's Site Development Plan-Building Permit.

### **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**

This is a very poor design

Trees in parking area? One tree every 10 spaces

Spacing of all plants and trees in landscaped areas needs to be adjusted based on species, location, use, and watering zone

Planting detail needs to be updated - Do not use wire for tree staking, stakes should not be close enough to tree to require cutting, root collar depth is wrong, and it refers to hydroseeding the area

Trees need to be in the required planting space between the street and the sidewalk  
Use 2" caliper trees

***POLICE DEPARTMENT/Planning***

NE Area Command Substation

Landscaping should not conflict with proposed lighting, especially the locations for trees. The proposed tree area at maturity could block area lighting.

***SOLID WASTE MANAGEMENT DEPARTMENT***

***Refuse Division***

Approved on condition, requires double enclosure for this size of building which, is sufficient for trash and required recycle area also, call for details, 761-8142.

***FIRE DEPARTMENT/Planning***

- No comments received.

***TRANSIT DEPARTMENT***

- No comments received.

## ***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

- No comments received.

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed, no comment.

***ALBUQUERQUE PUBLIC SCHOOLS***

**JJ Subdivision**, Lots 2 and 3, is located on San Antonio NE between San Pedro NE and I-25. The owner of the above property requests approval of a Site Development for Building Permit for a development that will consist of a two story office building. This will have no adverse impacts to the APS district.

***MID-REGION COUNCIL OF GOVERNMENTS***

- No comments received.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

- No comments received.

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

No comment based on the information provided to date.