



**Environmental  
Planning  
Commission**

**Agenda Number: 2  
Project Number: 1007266  
Case #'s: 08EPC 40043  
June 19, 2008**

**Staff Report**

<b>Agent</b>	Jarrold Cline
<b>Applicant</b>	James Twohig D.D.S & Mary Rose Twohig D.D.S.
<b>Request(s)</b>	<b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Lot 20, Block 3, Unit 3
<b>Location</b>	Alameda Blvd between Wyoming Blvd & Eagle Feather Dr.
<b>Size</b>	Approximately .866 acres
<b>Existing Zoning</b>	SU-2/O-1
<b>Proposed Zoning</b>	No Change

**Staff Recommendation**

**APPROVAL of 08 EPC-40043, based on the findings on page 10, and subject to the conditions of approval on page 11.**

**Staff Planner**

**Randall Falkner, Planner**

**Summary of Analysis**

This is a request for a site development plan for building permit for a site of approximately 0.866 acres located on Alameda Boulevard between Wyoming Boulevard and Eagle Feather Drive. The site comprises Lot 20, Block 3, Tract 2, Unit 3 of North Albuquerque Acres. The applicant intends to build a 6,800 square foot dentist office building. Staff finds that the applicant has justified the request for a site development plan for building permit based on applicable plans and policies found in the Comprehensive Plan and the La Cueva Sector Development Plan. There is no known opposition to the request and staff recommends approval with conditions.

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 14.

**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-2/O-1	Developing Urban La Cueva Sector Development Plan	Vacant
<i>North</i>	SU-2/O-1	same	Vacant
<i>South</i>	R-D 7 DU/A	same	Single Family
<i>East</i>	SU-2/O-1	same	Vacant
<i>West</i>	SU-2/O-1	same	Vacant

**Background**

This is a request for a site development plan for building permit for a site of approximately 0.866 acres located on Alameda Boulevard between Wyoming Boulevard and Eagle Feather Drive. The site comprises Lot 20, Block 3, Tract 2, Unit 3 of North Albuquerque Acres. The applicant intends to build a 6,800 square foot dentist office building.

**History**

The City of Albuquerque annexed the La Cueva Sector Development Plan area in 1995 and established R-D zoning for most of the plan area. SU-2 zoning was established along Alameda Boulevard and Paseo del Norte, where more intense land uses are desired. The intent of the SU-2 zone is to ensure compatibility of higher density land uses within the lot configurations and ownership pattern of these areas.

**Context**

The subject site faces Alameda Boulevard, a busy east-west corridor in the La Cueva SDP area. The site is currently vacant, as is the property immediately to the north, east, and west. These vacant areas adjacent to the subject site are also zoned SU-2/O-1. Across Alameda Boulevard to the south are single family homes that are zoned R-D 7 du/acre. To the northeast of the subject site is the Eagle Rock Worship Center, which is currently the only building that has been constructed in the area zoned SU-2/O-1 at Alameda and Wyoming. The Eagle Rock Worship Center has also constructed a baseball field immediately west of the Center and north of the subject site.

**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 Alameda Boulevard as a Principal Arterial, with a right-of-way of 124', and Wyoming Boulevard as a Principal Arterial with a right-of-way of 124'.

Eagle Feather drive is a local road.

There is a bicycle lane on Alameda Boulevard between Wyoming and Louisiana, and a multi-use trail at the corner of Alameda and Wyoming that runs south along Wyoming.

The area is served by bus route #98, the Wyoming Commuter that runs along Alameda in the early morning and afternoon during rush hour. Bus routes #2 (Eubank) and #31 (Wyoming) are also accessible at the nearest bus stops. The closest bus stops are located at the corner of Alameda and Wyoming.

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

To the northeast of the subject site is Noreste Park, and to the north are the Albuquerque Sportsplex Softball Courts. At the corner of Wyoming and Alameda is La Cueva High School, while Desert Ridge Middle School is to the east along Barstow Street, south of Alameda. The La Cueva Town Center is at the northeast corner of Paseo del Norte and Alameda, and Gate of Heaven Catholic Cemetery is at the southwest corner of Paseo del Norte and Alameda. La Cueva Arroyo is located north of the subject site, while North Domingo Baca Arroyo is located south of the subject site. A fire station is located nearby on Wyoming between Alameda and Paseo del Norte.

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

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

The existing zoning of the subject site is SU-2/O-1. SU-2 zones contain specific requirements for site and building design, perimeter walls, landscaping and common areas. O-1 (Office and Institution zone) provide sites suitable for office, service, institutional, and dwelling units. Permissive and conditional uses of the O-1 zone as provided in the City Zoning Code are allowed in areas mapped SU-2/O-1. The height requirements of the O-1 zone apply except the following exceptions found in the La Cueva Sector Development Plan: maximum building height is 36 feet (the maximum building height in the O-1 zone is 26 feet) and sites are subject to the site development regulations in Sec. 14-16-3-10 and Sec. 14-16-3-11 of the City Zoning Code.

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

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

The subject site is located in the area designated Developing 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 II.B.5a: The Established and Developing 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 states that this development would help to provide a full range of land uses. The site is located in a designated office zone (SU-2/O-1) and surrounded by residential neighborhoods. Staff agrees that adding a dentist office in the designated office zone would help to increase land use variety. The request furthers Policy II.B.5a.*

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

*The applicant states that the building design takes into account elements such as site orientation, solar orientation, mountain views, and neighborhood context. Staff agrees that the building design respects existing neighborhood values, natural environmental conditions and carrying capacities, and scenic resources. The building is modestly scaled and located on an infill development site that is zoned for SU-2/O-1. The request furthers Policy II.B.5d.*

Policy II.B.5e: 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 and can be ensured.

*Although this objective was not mentioned by the applicant, staff believes that this policy is furthered by the request. While the site itself, and the surrounding area zoned SU-2/O-1 is mostly vacant, nearby residential areas surrounding the site are nearly built out, and full urban services are contiguous to the site. The request furthers Policy II.B.5e.*

Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

*The applicant states that the dentist office will provide the opportunity for a local business to locate in a heavily populated residential area. The applicant also states that noise, lighting, pollution, and traffic will not adversely impact the residential area. Staff agrees the proposed development will complement surrounding residential areas and that any adverse effects will be mitigated by the site plan for building permit. The request furthers Policy II.B.5i.*

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

In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.

*The applicant states that the development is located on a site zoned SU-2/O-1 and has access to both public transit and bicycle lanes. The subject site is located in a relatively small neighborhood oriented center that has adequate pedestrian and bicycle access. The request furthers Policy II.B.5j.*

Policy II.B.5k: 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 operations.

*The applicant states that the development has incorporated various techniques in order to reduce the harmful effects of area traffic. The site plan shows the use of a shared entry access drive with the adjacent property to reduce driveway access to Alameda Boulevard, an internal east-west access drive that connects to adjacent lots to the east, and landscaping that buffers noise impacts from residential areas. Staff agrees that the development has been planned to minimize the harmful effects of traffic. The request furthers Policy II.B.5k.*

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

*The applicant states that the building design considers important elements such as site orientation, solar orientation, mountain views and neighborhood context. Building material, scale, and landscaping have also been used to provide a quality and innovative design. The request furthers Policy II.B.5l.*

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

*The applicant states that the site and building design enhances the visual environment of the area through appropriate landscaping, building materials, and proper building massing and scale. The applicant also included a View Analysis as required by Regulation 11R-1 in the La Cueva SDP. The View Analysis identifies views into and out of the site and shows that unique vistas will be maintained. Staff agrees that the site and building design helps to enhance unique vistas and improve the quality of the visual environment. The 1-story dental office fits in well with the surrounding area. The request furthers Policy II.B.5m.*

### **La Cueva Sector Development Plan (Rank III)**

The **La Cueva Sector Development Plan (LCSDP)** was approved in 2000 and revised in 2003. The LCSDP encompasses 656 acres in the North Albuquerque Acres portion of the North Albuquerque Community. The plan area's general boundaries are Louisiana Boulevard to the west, Florence Avenue to the north, Ventura to the east, and Paseo del Norte to the south. The LCSDP does not have goals, objectives or policies, but it does have guiding principles. The applicant did not cite any of the guiding principles; however, staff believes some of them do apply to this development. Applicable guiding principles of the LCSDP include:

Development patterns compatible with drainage patterns:

*The development pattern of the proposed site plan is compatible with drainage patterns. The runoff flows from northeast to southwest and is directed to drain toward Alameda Boulevard. The request furthers the guiding principle concerning development and drainage patterns.*

Land uses that are compatible with existing development:

*The proposed land use (office) will be compatible with the existing surrounding uses, which are either vacant, public facility (Eagle Rock Worship Center), or single family housing. This area has been zoned SU-2/O-1, indicating that office uses are the preferred use for this site. The request furthers the guiding principle that land uses and existing development be compatible.*

Neighborhood Centers to provide convenient access to services. Neighborhood centers provide a focus for shopping, services, higher density housing and public facilities. These centers are located adjacent to arterial streets and near pedestrian and bikeways within walking distance of residential areas within and outside of the plan area:

*The proposed development provides convenient access to a valuable service. The area surrounding the proposed development is zoned SU-2/O-1 in order to serve as a neighborhood center that provides services to nearby residents. The site is adjacent to a bicycle lane on Alameda, has pedestrian access with sidewalks, and also is close to public transit at the corner of Wyoming and Alameda. The site is encircled by single family homes that could benefit from a nearby dentist office. The request furthers the guiding principle that Neighborhood Centers provide convenient access to services.*

The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population:

*The proposed dentist office provides an important medical service that will assist in meeting the needs of the area's growing population. This service blends in well with the surrounding residential neighborhoods. The request furthers the guiding principle to have a mix of residential densities and a variety of retail and service businesses.*

Alameda Boulevard is intended to be the second busiest east-west corridor through the plan area and is suitable for small-scale, non-residential uses:

***Alameda Boulevard is intended to carry a significant amount of traffic and is a logical location for a small scale business such as a dentist office. The traffic flow map shows that the average weekday traffic flow on Alameda between Wyoming and San Pedro to be 5,800. The small increase in traffic that will be attributed to the dentist office will be able to be handled by Alameda Boulevard. The development has also incorporated techniques to reduce the negative effects of area traffic. The request furthers the guiding principle that Alameda is intended to be a busy east-west corridor and is suitable for small-scale, non-residential uses.***

The North Albuquerque Community has identified “views” and “open space” as two valuable assets that identify the area:

***The design of the proposed building protects views because the building massing and scale is relatively small (6,800 square foot building footprint and one-story that is 21’6” in height). The building materials, colors, and landscaping also help the building fit in this location. A View Analysis was also provided and showed that views will be protected. The request furthers the guiding principle that “views” and “open space” are valuable assets that identify the area.***

## **ANALYSIS OF SITE DEVELOPMENT PLAN FOR (SUBDIVISION) (BUILDING PERMIT)**

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

The subject site is approximately 0.866 acres in size and is identified as Lot 20, Block 3, Tract 2, Unit 3, of North Albuquerque Acres. The site is currently vacant and is located on Alameda Boulevard between Wyoming Boulevard and Eagle Feather Drive. The building footprint area is 6,800 square feet, while the net lot area is 31,817 square feet. The building is separated into two wings, the north wing that faces south towards Alameda Boulevard (3,600 sf), with the main entrance on the south side, and the east wing (3,200 sf) that faces west with a main entrance on the west side.

The subject site is compatible with surrounding development, which currently consists of the Eagle Rock Worship Center to the northeast, and residential development to the south. Most of the development in the area that is not immediately adjacent to the site is single family residential. La Cueva High School is located nearby at the se corner of Wyoming and Alameda.

A portion of the parking lot will be located between the building and Alameda Boulevard, and another portion located just east of the shared access easement and west of the building. The dumpster will be located at the far southeast corner of the parking lot and will be angled in a northwest direction to enable pickup. The building is 21’6” high, which is well within the height requirements of the La Cueva SDP of 36 feet. The applicant also included a View Analysis as

required by Regulation 11R-1 in the La Cueva SDP. The View Analysis identifies views into and out of the site and demonstrates that vistas will be maintained.

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

A 3'6" wall is proposed to go around the employee break area in the northeast corner. The wall is not in conflict with Sec. 14-16-3-19 of the Zoning Code or guidelines found in the La Cueva SDP.

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

Common vehicular access to the development is provided by a shared access easement off of Alameda Boulevard. This shared access easement will provide the future development to the west an entrance. An on-site east-west access road has been provided at the request of the Department of Municipal Development. The on-site east-west access road will connect individual adjacent parcels together and avoid multiple, direct access points to Alameda Boulevard. The on-site east-west access road will intersect with the shared access easement.

The site development plan for building permit requires 27 spaces (including the 10% transit reduction which deletes 3 spaces), and the parking provided is 31 spaces. The site plan also provides 2 handicapped spaces, 2 motorcycle spaces, and 5 bicycle spaces. Off-street Parking regulation 12R-2 says that "Parking spaces shall be distributed on the site to minimize visual impact. Parking at the rear of the site is encouraged. When parking is located at the front or sides of the site, parking areas shall be placed on at least two sides of a building. Parking areas must be broken up into modules separated by landscaping and other features". While the parking is not at the rear of the site, parking is placed on at least two sides of the building and is broken up by sidewalks and landscaping.

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

The proposed pedestrian access and circulation are generally good. 8' sidewalks provide access to the main entrances, to the buildings, to Alameda Boulevard, and a raised scored concrete sidewalk is provided in the parking lot. The sidewalk along Alameda Boulevard is 6 feet wide with a 6 foot setback from the back of the curb. Landscaping (shade trees) are provided in this 6 foot setback to further enhance walkability for the pedestrian. A bicycle route is provided along Alameda Boulevard.

Public transportation is available by bus route #98, the Wyoming Commuter that runs along Alameda in the early morning and afternoon during rush hour, and bus routes #2 (Eubank) and #31 (Wyoming), which are also accessible at the nearest bus stops. The closest bus stops are located at the corner of Alameda and Wyoming.



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

The site lighting detail notes that lighting shall comply with Section 14-16-3-9 of the Zoning Code and Sections 14R-2 through 14R-7 of the La Cueva SDP. These regulations will ensure that lighting will be fully shielded to minimize light pollution, and equipped with automatic timing devices and light and motion sensors.

### ***Landscaping***

Landscaping has been placed between the sidewalk that is adjacent to Alameda Boulevard to provide shade and improve walkability for the pedestrian. Landscaping regulations require that 15% of the net lot area (26,926 sf) be landscaped, and the applicant shows 41.9% of the net lot area to be landscaped (11,274 sf). Landscaping is provided around the parking lot, in the open space/commons area in front of the building, and on the sides and in back of the building. The trees, shrubs, and flowers in the open space/commons area will provide shade for those sitting outside, and will also beautify this outdoor space.

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

The proposed development includes an open space/commons area in front of the building. Linked by sidewalks, this area creates a pleasant and suitable environment for walking and sitting. Benches will provide areas for the public or employees to sit. This area will also be shaded by trees, and landscaped with groundcovers and shrubs. An employee gathering area is also provided in the back of the building in the northeast corner. This area will be shaded by trees and by the building from the afternoon sun. These areas meet the open space and common areas regulations found in the La Cueva SDP.

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

The site slopes from northeast to southwest, with a total elevation difference of approximately 7 feet. Runoff currently flows to Alameda Boulevard. New sewer service, a new water meter, and a new fire hydrant will all be provided and are shown on the conceptual site utilities plan.

### ***Architecture***

The proposed architecture is a modern style. Materials are a combination of synthetic stucco walls, aluminum panels, and glass windows. Colors are terra cotta, sage green, silver, and white. These earth tone colors fit in well in this neighborhood and adhere to the building materials and colors regulations found in the La Cueva SDP. The roof color as shown in the aerials is white, which is highly reflective. Regulation 9R-3 in the La Cueva SDP says "roof colors must be of low reflecting, subtle, neutral or earth tone colors". Roof color shall be changed from white to a low reflecting, subtle, neutral or earth tone color.

***Signage***

The original site plan for building permit had a monument sign along Alameda; however, it was removed because free standing signs are not permitted on premises under 5 acres in the Developing Urban Areas. The subject site is located in the area designated Developing Urban by the *Comprehensive Plan*. The site plan currently has no signage. All future signage shall comply with both the regulations of the City Zoning Code and the signage regulations found in the La Cueva SDP, always conforming to the stricter of the two standards. Staff believes that building mounted signage can be reviewed and added via the Administrative Amendment process.

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

City Departments and other interested agencies reviewed this application from 5/5/2008 to 5/21/2008. Agency comments begin on page 14.

***NEIGHBORHOOD/PUBLIC CONCERNS***

Quail Springs N.A. is the recognized Neighborhood Association in this area and no comments have been received concerning this request.

***CONCLUSIONS***

This is a request for a site development plan for building permit for a site of approximately 0.866 acres located on Alameda Boulevard between Wyoming Boulevard and Eagle Feather Drive. The site comprises Lot 20, Block 3, Tract 2, Unit 3 of North Albuquerque Acres. The applicant intends to build a 6,800 square foot dentist office building.

Staff finds that the applicant has justified the request for a site development plan for building permit based on applicable plans and policies found in the Comprehensive Plan and the La Cueva Sector Development Plan. There is no known opposition to the request and staff recommends approval with conditions.

***FINDINGS - 08EPC 40043, 6/19/08/, Site Development Plan for Building Permit***

1. This is a request for a site development plan for building permit for a site of approximately 0.866 acres located on Alameda Boulevard between Wyoming Boulevard and Eagle Feather Drive. The site comprises Lot 20, Block 3, Tract 2, Unit 3 of North Albuquerque Acres. The applicant intends to build a 6,800 square foot dentist office building.
2. The subject site is within the Developing Urban area of the Comprehensive Plan, and within the boundaries of the La Cueva Sector Development Plan.
3. The following Comprehensive Plan policies for Developing and Established Urban Areas are supported by the proposal:
  - a. Policy II.B.5a – This request helps to increase land use variety by allowing an office use in an area that is primarily residential.
  - b. Policy II.B.5d – The location, intensity, and design of this new development respects existing neighborhood values and environmental conditions by being modestly scaled and by taking into account elements such as site orientation, solar orientation, mountain views, and neighborhood context.
  - c. Policy II.B.5e – While the subject site and surrounding land are mostly vacant, nearby residential areas are nearly built out, and full urban services are contiguous to the site.
  - d. Policy II.B.5i – The development will complement the surrounding residential area and is located to minimize the adverse effects of noise, lighting, pollution, and traffic.
  - e. Policy II.B.5j – The new office development will be located in an existing office zone (SU-2/O-1) that has access to public transit, sidewalks, and bicycle lanes.
  - f. Policy II.B.5k – The development has been planned to minimize the harmful effects of traffic by the use of a shared entry access drive with the adjacent property, an internal east-west access drive, and landscaping that buffers noise and visual impacts from neighboring residential areas.
  - g. Policy II.B.5l – The building design is appropriate to the neighborhood and the community. The design is small in scale, uses appropriate building materials, and minimizes the harmful effects of traffic.
  - h. Policy II.B.5m – The design of the one-story office building helps to maintain unique vistas by proper building massing and scale. A View Analysis has been included to show that vistas will be maintained.
4. The following La Cueva Sector Development Plan guiding principles support the proposal:

- a. Development patterns compatible with drainage patterns – The development pattern of the proposed site plan is compatible with drainage patterns.
  - b. Land uses that are compatible with existing development – The proposed land use (office) will be compatible with the existing surrounding uses, which are vacant, public facility, and single family housing.
  - c. Neighborhood Centers to provide convenient access to services. Neighborhood centers provide a focus for shopping, services, higher density housing and public facilities. These centers are located adjacent to arterial streets and near pedestrian and bikeways within walking distance of residential areas within and outside of the plan area – The area surrounding the proposed development is zoned SU-2/O-1 in order to serve as a neighborhood center that provides services to nearby residents. The proposed development is adjacent to Alameda Boulevard (a principal arterial), and has pedestrian and bikeways within walking distance of residential areas.
  - d. The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area’s growing population – The proposed dentist office provides an important medical service that will assist in meeting the needs of the area’s growing population.
  - e. Alameda Boulevard is intended to be the second busiest east-west corridor through the plan area and is suitable for small-scale, non-residential uses – Alameda Boulevard (a principal arterial) is intended to carry a significant amount of traffic and is a logical location for a small scale business, such as a dentist office. The development has also incorporated techniques to reduce the negative effects of area traffic.
5. There is no known neighborhood or other opposition.

***RECOMMENDATION – 08EPC 40043, 6/19/08/, Site Development Plan for Building Permit***

**APPROVAL of 08EPC 40043, a site development plan for building permit, for Lot 20, Block 3, Tract 2, Unit 3 of North Albuquerque Acres zoned SU-2/O-1, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 08EPC 40043, 6/19/08/, 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. Roof color shall be changed from white to a low reflecting, subtle, neutral or earth tone color (9R-3 La Cueva Sector Development Plan).
4. The site development plan shall comply with all Solid Waste Management Department ordinances and requirements, including recycle areas.
5. All future signage shall comply with both the regulations of the City Zoning Code and the signage regulations found in the La Cueva SDP, always conforming to the stricter of the two standards. Complete signage may be reviewed and added via the Administrative Amendment process
6. Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed site development plan are:
  - a. 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).
  - b. Provide cross access agreements for north/south shared access as shown on site plan (between lots 20 and 21) and east/west cross access between lots 19 and 20 (through south parking area).
  - c. Provide 50' throat length at site drive.
  - d. Site plan shall comply and be designed per DPM Standards.
  - e. Dedication of a *minimum* 62 feet of right-of-way from the centerline of Alameda Boulevard a modified access, principal arterial as designated in the Alameda Boulevard East Project environmental documentation, unless construction of a frontage road is proposed, in which case the *minimum* right-of-way dedication shall be 100 feet.
  - f. Dedication of an additional 6 feet of right-of-way along Alameda Boulevard as required by the City Engineer to provide for on-street bicycle lanes.

- g. Construction of the bicycle lanes along Alameda Boulevard adjacent to the subject property, as designated on the Long Range Bikeway System map and in the Alameda Boulevard East Project environmental documentation.
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***Randall Falkner  
Planner***

cc: James Twowig, 6800 Montgomery Blvd. NE, Suite E, Albuquerque, NM 87109  
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Bill Eastham, The Quail Springs NA, 7212 Quail Springs Pl. NE, Albuquerque, NM 87113

***Attachments***

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

## ***PLANNING DEPARTMENT***

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

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

### ***Quail Springs NA (R)***

### ***Advanced Planning***

The proposal has great merits and some concerns. The architecture of the building is creative and use of shared access from Alameda Boulevard to parcels is excellent.

However, this excellent idea is negated by an additional driveway, which is unnecessary. The distance between the driveway is 130' center to center. It is not very safe to have two driveway accesses so close to each other. Parking on the side off of the shared entrance is also a good idea.

#### **Issue and possible solutions to consider:**

- Building is setback too far from the street with parking in the front.
- Consider moving the building forward and providing parking in the back and rotating the building 90 degrees. It will provide better orientation to the wide building façades to east and south side, taking advantage of east and south sun. It will also locate the front court yard to take advantage of the evening sun in the summer. The current orientation of the front court yard is to the southwest the hottest time of the day. This rotation to the building may improve energy efficiency of the building.
- The DPM standards require 6 foot wide sidewalk with six foot setback from the back of the curb. The proposal should provides only 4 foot setback.

## ***CITY ENGINEER***

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

- 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).
- Provide cross access agreements for north/south shared access as shown on site plan (between lots 20 and 21) and east/west cross access between lots 19 and 20 (through south parking area).
- Provide 50' throat length at site drives.
- 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. An Infrastructure List will be required at DRB.

**Transportation Planning (Department of Municipal Development):**

*Findings*

- On May 14, 2003, the Federal Highway Administration approved the Alameda Boulevard East Project environmental documentation for improvements to Alameda Boulevard from I-25 to Eubank Boulevard, and Eubank Boulevard, from Alameda Boulevard to Paseo del Norte.
- The segment of Alameda Boulevard from I-25 to Wyoming Boulevard is designated a modified access, principal arterial with a two-way frontage road system proposed along both sides of Alameda to eliminate direct access to Alameda from individual parcels. The proposed minimum right-of-way for this segment of roadway, including frontage roads, is 200 feet. A copy of the federal approval and the typical street section from the environmental documentation is attached.
- Besides a frontage road system, the Alameda Boulevard East Project environmental documentation clearly contemplated other strategies to achieving access consolidation, such as, an on-site east-west access road connecting the individual adjacent parcels.
- Alameda Boulevard is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map and in the Alameda Boulevard East Project environmental documentation.
- The City Engineer may require up to six (6) additional feet of right-of-way on Alameda Boulevard to accommodate the designated bicycle lane.

*Conditions*

- Dedication of a *minimum* 62 feet of right-of-way from the centerline of Alameda Boulevard a modified access, principal arterial as designated in the Alameda Boulevard East Project environmental documentation, unless construction of a frontage road is proposed, in which case the *minimum* right-of-way dedication shall be 100 feet.
- Construction of an on-site, two-way east-west access road or two-way frontage road linking the subject property to the other four individual parcels along Alameda Boulevard (between Wyoming and the residential subdivision to the west) for the purpose of consolidating access to no more than two (2) accesses to/from Alameda Boulevard.
- Dedication of an additional 6 feet of right-of-way along Alameda Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
- Construction of the bicycle lanes along Alameda Boulevard adjacent to the subject property, as designated on the Long Range Bikeway System map and in the Alameda Boulevard East Project environmental documentation.

**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:

- h. 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).
- i. Provide cross access agreements for north/south shared access as shown on site plan (between lots 20 and 21) and east/west cross access between lots 19 and 20 (through south parking area).
- j. Provide 50' throat length at site drives.
- k. Site plan shall comply and be designed per DPM Standards.
- l. Dedication of a *minimum* 62 feet of right-of-way from the centerline of Alameda Boulevard a modified access, principal arterial as designated in the Alameda Boulevard East Project environmental documentation, unless construction of a frontage road is proposed, in which case the *minimum* right-of-way dedication shall be 100 feet.
- m. Dedication of an additional 6 feet of right-of-way along Alameda Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
- n. Construction of the bicycle lanes along Alameda Boulevard adjacent to the subject property, as designated on the Long Range Bikeway System map and in the Alameda Boulevard East Project environmental documentation.

**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**

Approved on condition, will comply with all SWMD ordinances and requirements.

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

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

Reviewed, no comment.

***ALBUQUERQUE PUBLIC SCHOOLS***

**North Albuquerque Acres Unit 3 Block 3**, Lot 20, is located on Alameda Blvd NE between Wyoming Blvd NE and Eagle Feather Dr NE. The owner of the above property requests approval of a Site Development Plan for Building Permit for a development that will consist of dental office complex. 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.