



**Environmental
Planning
Commission**

**Agenda Number: 2
Project Number: 1006717
Case #: 07EPC 40034
September 20, 2007**

Staff Report

Agent	Jack Harris Architects, Inc.
Applicant	Dr. Gil Fernandez
Request	Site Development Plan for Building Permit
Legal Description	Parcel H-6A5A1A, Riverview Parcels
Location	west of Golf Course Rd. NW, between Paseo del Norte and Shelly Rose Rd. (8621 Golf Course Rd. NW)
Size	Approximately 1.03 acres
Existing Zoning	SU-1 for Uses Permissive in IP with Exceptions
Proposed Zoning	same

Staff Recommendation

APPROVAL of 07EPC 40034, based on the findings on page 17, and subject to the conditions of approval on page 18.

Staff Planner

Carol Toffaleti, Planner

Summary of Analysis

The request is for approval of a site development plan for building permit for a site of approx. 1.03 acres, located at Golf Course Rd. and Paseo del Norte in the Marketplace Plaza shopping center. The applicant proposes a one-story medical/professional office building of approx. 10,800 sf.

Development is governed by an approved site development plan for subdivision with architecture design standards. The site is in the Established Urban Area of the Comprehensive Plan, and within the boundaries of the West Side Strategic Plan, the Riverview sector development plan and the Northwest Mesa Escarpment Plan.

The proposal furthers several City goals and policies. However, staff recommends conditions to bring the site development plan, including the architecture, into greater compliance and to correct omissions and inconsistencies.

One neighbor has objected to the height of the building and landscaping along the residential boundary.

City Departments and other interested agencies reviewed this application from 8/6/07 to 8/17/07.
Agency comments used in the preparation of this report begin on Page 23

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for IP Uses with Exceptions	Established Urban; Westside Strategic Plan (II); Northwest Mesa Escarpment SDP (III); Riverview SDP (III).	vacant
North	R-1, SU-1 for IP Uses with Exceptions	same	single family homes; chiropractor and professional offices
South	SU-1 for IP Uses with Exceptions	same	supermarket parking
East	same	same	dental office
West	R-1	same	single family homes; residential street

Background, History and Context

The request is for approval of a site development plan for building permit for a site of approximately 1.03 acres in the Marketplace Plaza shopping center, located on the west side of Golf Course Rd. north of Paseo del Norte. The applicant proposes to build a medical/professional office building on one of the two vacant parcels remaining in the shopping center. Approximately 4,600 sq. ft is for the applicant’s dental office, including expansion space, and 6,200 sq. ft is to be leased, for a total of 10,800 sq. ft.. There is a governing site development plan for subdivision with pad architecture design guidelines (Z-95-17, March 16, 1995, amended by Z-97-74, July 17, 1997, attached).

The subject site is vacant and slopes from northwest to southeast. A residential subdivision, including a residential street, abuts the site on the west and northwest and sits at a higher elevation. Surrounding the site to the north, east and south is the rest of the shopping center, consisting of separate buildings on individual lots. The main anchor is a neighborhood Wal-Mart grocery store to the south. A site development plan for building permit for small retail units was recently approved by the EPC on the adjoining parcel to the northeast (Project #1005484, 5/17/2007).

Primary access for the site is Golf Course Loop, the central drive in the shopping center. There are both right turn and left turn lanes from Golf Course Road onto the drive. A second right turn lane off Golf Course Road connects with the drive near the southern end of the site.

The site is in the Established Urban Area of the Comprehensive Plan, and within the boundaries of the West Side Strategic Plan, the Riverview sector development plan and the Northwest Mesa Escarpment Plan.

The current zoning of the shopping center, SU-1 for IP uses w/ exceptions, was established by the Riverview Sector Development Plan (1986, amended Z-94-61, 4/21/1994). In 1995, an amendment to the Riverview SDP to allow gasoline sales and auto washing on Parcel H-6A was approved by the EPC along with a site development plan for subdivision with Pad Architecture Design Standards (Z-95-17). The SDP for subdivision was further amended in 1997 to create new lots and to improve the pedestrian environment and access arrangements in the northern part of the shopping center, in line with the West Side Strategic Plan (Z-97-74). In 1999, a minor amendment to the SDP for subdivision was approved to expand the approved colors for roofing and for window and door frames (Z-99-124, Nov. 18, 1999). However, these were not implemented as part of the associated site development plan for building permit on the adjoining parcel to the north (the chiropractor and professional offices). Finally, in 2000, some of these lots were replatted, which created the subject site, H-6A5A1A, as it exists today (DRB #1000299, March 8, 2000).

Long Range Roadway & Bikeway Systems

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 Paseo del Norte as a proposed Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates Golf Course Road as an existing Minor Arterial, with a right-of-way of 86'.

The Long Range Roadway System designates Richland Hills Road in the vicinity as an existing Collector street, with a right-of-way of 68'.

The Long Range **Bikeway** System designates Golf Course Rd with an existing trail/path and a proposed bike lane. It designates Paseo Del Norte with a proposed trail/path and bike lane. A pedestrian overcrossing or tunnel is designated at the intersection of Golf Course Road and Paseo del Norte.

Public Facilities/Community Services

An elementary school and four public parks are within one mile of the site.

ABQ Ride: Bus #157 Montano/Uptown operates morning to evening from Monday to Saturday on Golf Course Road; #92 Taylor Ranch Express is a weekday commuter route on Golf Course Rd; #94 Unser Express operates on Paseo del Norte approximately 1/2 mile east of the site.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

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

Albuquerque Comprehensive Zoning Code

The Riverview SDP originally specified the following uses on the subject site (p. 4.10, ref. parcel H1-H6...): "SU-1 for IP uses, excluding bottling plant, cold storage, golf course or golf driving range, railroad r/w, gasoline or oil sales, auto washing or repair." Gasoline or oil sales, auto washing

or repair were reinstated as permissive uses in the Marketplace shopping center (part of Tract A, Las Marcadas II subdivision and parcel H-6A) through an EPC action in 1995 (see history above).

The proposed office uses comply with the current zoning.

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Established Urban by the *Comprehensive Plan* with a Goal “to create a quality urban environment, which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

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

Policy II.B.5.j: 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.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.

...

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 proposal furthers policy II.B.5.i because the building will create space for employment and professional services near residential neighborhoods while incorporating measures to protect the adjoining residential properties. It furthers policy II.B.5.j because the site is in a shopping center with access to bus routes and within reasonable distance of residential areas for walking or bicycling. The proposal furthers policy II.B.5.m because the site design includes a structure that maintains unique vistas, but the landscaping conflicts with the policy in that it obscures views from the adjoining residential area. Recommended conditions of approval will alleviate this conflict.

The site is within a designated Community Activity Center (Section II.B.7) with a 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 II.B.7a: 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. Each Activity Center will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation. Table 10 specifies policy objectives for each type of Activity Center.

The Comprehensive Plan designates the northwest and southwest quadrants of the intersection of Golf Course Rd and Paseo del Norte as a Community Activity Center (CAC). However, the amended West Side Strategic Plan (Rank II) has identified it as a Neighborhood Center (NAC). It appears to have developed as a hybrid of both types of centers. Applicable policies include:

- Access:
 - ...
 - Active pedestrian and bicycle connections should be provided to all adjacent neighborhoods, schools, and parks (NC)
 - The interior of the center should be very accommodating to the pedestrian, even within the predominantly off-street parking areas (CAC)

- Land Uses:
 - ...
 - Minimum noxious impacts to sensitive adjacent uses (NAC)
 - Examples of typical uses: low-rise office, ... medical facilities, ...(CAC)

- Scale:
 - ...
 - b. buildings:
 - 1-2 story ...(NAC)
 - moderate floor area ratios (.3 to 1.0); connections between buildings and to sidewalks; more than one façade; buildings separate off-street parking from the street ...(CAC)
 - c. parking:
 - park once ...(NAC)
 - site circulation plan is important to avoid conflict between pedestrian and auto; pedestrian paths between parking & bldg.; ...(CAC)

The proposed low-rise professional office uses further the goal and policy objectives for Activity Centers. However, connections between the street, parking and building are not sufficiently accommodating to pedestrians, including transit-users. Recommended conditions of approval will help bring the proposal closer to compliance.

Water Conservation/Green Principles

The Goal of the **Water Management** section is “efficient water management and use” and applicable policies are:

Policy II.D.2a: Measures shall be adopted to discourage wasteful water use, such as extensive landscape water runoff to uncultivated areas.

Policy II.D.2b: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.

The proposal furthers the above goal and policies by incorporating an underground storage tank for roof runoff. However, more detail is needed as to how the rainwater will flow into the tank and how the stored water will be integrated into the overall irrigation plan.

The Goal of the **Energy Management** section is “to maintain an adequate, economical supply of energy through energy management techniques and use of alternate and renewable energy sources”. Applicable policies are:

Policy II.D.3a: Use of energy management techniques shall be encouraged.

Policy II.D.3c: Land use planning that will maximize potential for efficient use of alternative and renewable energy sources shall be undertaken.

The site design takes advantage of existing pole lights in the shopping center: new lighting will be limited to building-mounted lights to illuminate building entrances. A buffer of deciduous trees is proposed to the west of the building which will provide shade in the summer and allow passive solar heating in winter. Other than a portal on the main east frontage that provides shade for the main entrances and several windows, no other energy management measures are indicated on the site development plan.

The Westside Strategic Plan (Rank II)

The *West Side Strategic Plan* (WSSP) was first adopted in 1997 and amended in 2002. The WSSP provides a framework of strategic policies to manage future growth and development on Albuquerque’s West Side. The WSSP encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The recent amendments to the WSSP include several changes to policies, activity center boundaries and locations, and clarifications of conflicting and unclear policies. The adopting resolution for the amendments (R-01-278, Enactment No. 35-2002) has a section that reads:

“Section 3. The West Side Strategic Plan is a Rank II Plan and its provisions shall be mandatory except where they conflict with existing zoning.” It sets forth the following goals and objectives regarding land use that are applicable to the proposal:

Goals

-
6. Protecting significant natural assets of the West Side (escarpment, bosque, open space, views, clean air and water) is a primary goal of long-range planning efforts in the area.
 12. The Plan should provide for long-term sustainable development on the West Side.

Objectives

1. Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.
6. Conserve and protect natural resources, and minimize environmental impacts. Densities of development and efficient utilization of all transportation and utility corridors are a part of this objective.
8. Promote job opportunities and business growth in appropriate areas of the West Side.
11. Implement an efficient, effective, multi-modal transportation system with supporting land uses (the community concept including pedestrian, bicycle, vehicle and HOV transit) to serve the West Side and connect it with the rest of Albuquerque and Bernalillo County as well as outlying areas such as Rio Rancho. ...

The WSSP is based on a "Community Concept" and identifies 13 communities in the plan area. Each community identifies areas for low density and open spaces as well as nodes of higher density development to support services and transit. The subject site falls within the Paradise Community as described on page 57 of the Plan.

Each community is comprised of Neighborhood Centers and Community Centers, and the Plan outlines policies for development of these centers. The subject site is within the Golf Course/Paseo Del Norte Neighborhood Center as described on page 106 of the WSSP (map after page 110). Although it is located in the Paradise Community, the center also serves the northern portion of the Taylor Ranch community. Neighborhood Centers are intended to provide the daily goods and services for the surrounding neighborhoods, including employment opportunities, and should be easily accessible from all surrounding residential developments and trail systems. Ideally, commercial development should occur in cluster configurations in contrast to the traditionally evolved strip commercial development.

A number of general policies concerning Neighborhoods and Centers apply (pp. 39-42):

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

Policy 1.9: In the Established and Developing Urban areas mapped by the Albuquerque/Bernalillo County Comprehensive Plan, future neighborhood and community centers may be designated and developed at appropriate locations, determined as follows:

...

-
- Access/Connections – ... Neighborhood Centers should be less automobile oriented, located on minor arterial and/or collector streets, and connected to public transit service as well as informal pedestrian and bicycle ways. Both community and neighborhood centers shall be very accommodating to the pedestrian even within predominantly off-street parking areas.
 - Scale – ... Neighborhood centers should also have small blocks, but with small clusters of shared parking as well as on-street parking. Both community and neighborhood centers shall have outdoor areas that encourage gathering; both shall include bicycle parking and both shall provide safe pedestrian connection among buildings and between buildings and parking areas. ...

Policy 1.15: ... The neighborhood center shall have a built scale very accommodating to pedestrians and bicyclists, including outdoor seating for informal gatherings...

The proposed professional office building furthers Goal 12 and Objectives 1 and 8 by providing more employment and business opportunities in an existing neighborhood center on the West Side. The site development plan provides a sidewalk along Golf Course Loop for pedestrian access from pads to the north and south in the shopping center and to the wider neighborhood. However, it does not connect to the building frontage. Recommended conditions of approval will help to remedy this deficiency.

The following policies concerning the Visual Quality of the West Side also apply to the project:

Policy 4.6: The following design guidelines sections shall become policies with the approval of this Plan: Visual Assets; ... Lighting; Vegetation; ... Fences and Walls;

Visual Assets (p. 165)– Views to and from the Volcanic Escarpment are regulated by the Northwest Mesa Escarpment Plan.

Lighting (p. 170) – A relatively “dark sky” is a desirable part of the West Side lifestyle...Pedestrian scale lighting in residential and commercial areas (including parking lots) is strongly encouraged in preference to large “cobra head” street lights....

Vegetation (p. 171) – The entire planning area is characterized by a dry upland mesa environment...plants should be predominantly native to the upland mesa environment.

Fences and Walls (p. 173) – In the urban areas ...fences and walls are to be constructed of wood, stone, adobe, wrought iron, or masonry products and colored to match the surroundings...

Commercial development (p. 175) - ...The developer must show convenient [pedestrian] access throughout the site;...

The proposed site development indicates building-mounted lights above building entrances but does not specify the type of fixture. While the plant palette on the landscape plan includes low water use plants, it does not call for predominantly native vegetation. The color of CMU walls is

not specified. Pedestrian connections from the street and parking areas to the building are not adequate. Recommended conditions of approval will bring the site development plan into greater compliance with this policy.

Riverview Sector Development Plan (Rank III)

The Riverview Sector Development Plan was first adopted in 1986 and amended in 1994. The Plan encompasses 804 acres, which includes properties north of Montano Road NW, west of Eagle Ranch Road NW, south of Paradise Boulevard and east of Taylor Ranch, Volcano Cliffs and Paradise Valley. Specific boundaries are shown on page 1.1 (Illustration No. 1) and page 2.2 (Illustration No.3) in the Plan.

The Plan was amended by an EPC action in April 1994 (Z-94-61). The amendments explained the lack of commercial development within IP zoned sites within the Plan area (page 3.17) and listed the zone changes from IP to residential zones that had occurred in the early 1990's (p. 4.11).

The Plan provides Standards for Site Development (Chapter 4.A., p. 4.4), which include the following applicable standards for all site development plans:

...

- Coordinate site plans and landscaping with adjacent sites
- Utilize native vegetation in formal landscaping treatments
- Utilize shared parking and access where practical
- Make design of fencing, enclosures, and other accessory site features compatible with design of main buildings
- Screen trash receptacles, storage areas, and utility boxes from view
- Orient buildings for maximum feasible solar accessibility and views
- Encourage earth tone building materials

...

The Plan also establishes zoning and proposed land uses for the area (Chapter 4.C.). Parcel H-6 includes the subject site (Illustration 10, p. 5.2) and was designated for "SU-1 for IP [Industrial Park] uses, excluding bottling plant, cold storage, golf course or golf driving range, railroad r/w, gasoline or oil sales, auto washing or repair" (p. 4.10). The plan refers to 'Business Park' as the type of development in this zone. The non-residential zoning was maintained at this location by the 1994 amendment, which explains:

"Designations for employment-generating, non-residential uses are appropriate for the intersection of Paseo del Norte and Golf Course. These arterials will provide easy access between the non-residential areas and other parts of the sector plan area and other part of the region. ..."

(As mentioned above in the background section, gasoline sales and auto washing were subsequently eliminated from the list of exceptions in the zone.)

The proposal furthers the development standards in some respects: by coordinating placement of a sidewalk with adjacent lots; and by making retaining walls and the refuse enclosure compatible with the design of the building. It conflicts with the standards, because the landscaping utilizes relatively little native vegetation and the color of the building is not earth tone. Screening of mechanical equipment, on the roof or ground, should also be specified. Conditions of approval are recommended to alleviate these deficiencies.

Northwest Mesa Escarpment Plan (Rank III)

The Northwest Mesa Escarpment Plan was adopted by City Council on November 30, 1987. The Northwest Mesa Escarpment is a seventeen-mile long face of exposed volcanic basalt and associated soils approximately 50 to 200 feet high, which runs north to south along the northwest mesa. This plan was created to maintain the volcanic escarpment as open space for public health, welfare and safety reasons, as well as to define the urban form and satisfy other open space needs. Chapter 3, Policy 1 establishes governing concepts for development and conservation (p. 41). Of particular relevance to this proposal are the following concepts:

- a. The black escarpment face is recognized as giving physical order to the community and as acting as a visual reference point. Views to it and from it are recognized as important.
- b. The escarpment is not an isolated portion of the community. It is recognized as physically, culturally and economically integral to the rest of the community and as providing physical, cultural economic benefit to the community.

Policy 2 (p. 42) establishes four distinct resource areas within the design overlay zone for different degrees of conservation. From highest to lowest degree, they are:

- The Escarpment Face
- The Conservation Area
- The Impact Area
- The View Area

The plan establishes a design overlay zone with design regulations to assure compatibility of development and conservation with the governing concepts.

View Area

The site is within the View Area. This large area comprises the view from a distance. It is subject to design regulations which affect views from a distance and enhance the overall character of the area (p 73). Applicable policies are:

Policy 20: The predominant colors used on structures within the view area shall blend with the natural colors of the mesa.

20-1: Predominant exterior surfaces of commercial and multi-family buildings shall be approved colors (Appendix E*). Metal items such as vents, cooling units and other mechanical devices on

roofs are subject to this regulation, as are fences. Dish antennae shall not be placed on roofs. Up to 20% of the opaque materials on any façade may be colors other than approved colors.

*Appendix E – ‘Generally speaking, the Approved Colors include the yellow ochres, browns, dull reds, and grey-greens existing on the mesa and escarpment, exclusive of the basalt.’ The reflectance ranges between 14% and 63% and is intended to avoid very light and very dark colors. A list of colors is included.

Policy 21: The height of structures within the View Area shall comply with requirements of the Comprehensive City Zoning Code, except that no structure shall exceed 40’ in height.

The proposed building height of 22’3”, as defined by the Zoning Code, complies with Policy 21. The proposed color (off-white) is not on the list of approved colors in the Northwest Mesa Escarpment Plan. The site plan should specify the color of the flat portion of the roof. Recommended conditions of approval will remedy these deficiencies.

ANALYSIS - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Staff analyzed the site development plan in reference to the more restrictive policies, guidelines or standards that apply to the subject site, including the governing architecture design standards for the Marketplace shopping center. The subject site corresponds to Pad 2 of the original shopping center. The applicant revised some of the site development plan sheets in response to agency comments and submitted a supplementary letter from their civil engineer dated August 30, 2007 (see attached).

Site Plan Layout / Configuration

The site plan layout is constrained by the sloping terrain, including grade differentials with surrounding parcels in the shopping center. The 168’ x 62’ rectangular building is tucked into the rear of the site, at the base of the slope that separates the site from the residential subdivision to the west including Tia Christina Drive. It is aligned with existing structures to the north and south of the site and with the approved retail building to the northeast. A walkway surrounds it, ranging from 4’ to approximately 10’ along the main façade. Parking is in two rows along the front of the building. Although the placement of parking conflicts with the City standard for activity centers, staff considers it acceptable within the area of the Riverview and Northwest Mesa Escarpment SDP’s where view protection is a priority: tucking the building into the hill has the benefit of reducing the building’s overall impact on views to and from the mesa escarpment.

Development will be in one phase, but only the southern portion of the building will be finished and occupied by the applicant, a dentist. The northern portion will be completed according to the specifications of future tenants. The intent is for the entire building to be used as medical/professional offices and the lease space can accommodate one to three tenants. A patio area of approximately 700 sf is indicated on the southern façade, which the applicant has earmarked as future expansion space for his dental clinic.

The maximum height of the building is approximately 22’3”, as defined in the Zoning Code (Section 14-16-1-5). The highest parapet is 18’ high, which complies with the approved architecture design

standards. The ridge line of the pitched roof sections reaches a height of approximately 26'. The minimum side setback is 30' (20' on the south side if the patio is converted to an office addition); the rear setback is 25' and the front setback is approximately 92'. The floor-area ratio is 0.24. The height, setbacks and FAR comply with the governing design standards and/or the IP zoning regulations (Section 14-16-2-19 (C) and (E)).

A recycle area is needed in addition to the proposed refuse enclosure per the City Solid Waste Department. The color of the enclosure should be indicated and match the building.

Walls/Fences

There is an existing CMU wall along the west and north boundaries of the residential subdivision. It should be labeled as 'existing' and the height indicated.

The applicant proposes retaining walls on all sides of the site, which are stepped according to the slope of the terrain. Sheet C-1.1 shows the elevations of the three longer walls. The scale appears to be 1/8" rather than the 1/16" indicated. The walls on the north and west sides are two-tiered. The total height varies considerably, ranging from 5'4" at the southwest corner, to 11' at the northwest corner and down to 8' at the northeast corner of the site. The building is approximately 9' from the base of the walls and will hide most of the surface area of the west and north walls. The height of the south retaining wall is considerably lower, attaining a maximum height of 5'4". It forms a step down to the Wal-Mart site. The length of the west wall scales at approximately 195'; the north wall at 151'; and the south wall at 143'. The applicant's civil engineer has explained that the east retaining wall can be relocated behind the sidewalk so that the sidewalk can tie in with the elevation of the adjoining WalMart site. There is a discrepancy between the color of the walls indicated on the site development plan (light tan) and the detail sheet (off-white). The material is keystone units, which is acceptable as long as their appearance is similar to split-face CMU. However, staff recommends that the color of the retaining walls blend in with the landscaping and be indicated consistently throughout the packet.

A 6' wall around the south patio is indicated on the building elevations (Sheet A-2) but not the site development plan. The stucco and color match those of the building, which is appropriate.

Vehicular Access, Circulation & Parking

Vehicular access is from the main drive in the shopping center, Golf Course Loop, which has two-way access from Golf Course Road. The supplementary letter explains that the proposed location of the site drive is as far south as it can go in order to provide ADA access to the street.

Because the site is zoned SU-1, the EPC has discretion to allow less than the required parking. The site is in a neighborhood center where shared parking is encouraged, per the WSSP. Total car parking is proposed on the basis of one dental clinic (5 spaces per doctor) and 6,198 sq. ft. of conventional office space (31 spaces at 1/200 sq. ft.). However, the applicant will prioritize medical or dental professionals as tenants in the remainder of the building, in up to 3 offices. If the parking for the leased space were calculated on that basis, the total required parking would be reduced from

36 to 20 spaces. The approved parking for the 5,500 sf dental clinic across Golf Course Loop with 2 offices was relatively high—24 instead of 10 spaces (EPC#1004821, 5/18/06). The original site development plan for subdivision approved in 1995 listed car parking for future pads (with unspecified uses) at 5 per 1000 square feet. While this rate seems too low and there is a possibility that the leased space may not be occupied by medical professionals, Staff nevertheless suggests that the EPC consider a reduction in parking. This would also free up space to accommodate other requirements on the site, mentioned elsewhere in the analysis of the site development plan. All the proposed parking consists of full-sized spaces and includes wheel stops.

The calculations do not include motorcycle and bicycle parking, but the site development plan includes a bicycle rack and sufficient parking space for 2 motorcycles. The motorcycle spaces must be 4' x 8' and signage provided.

Pedestrian and Bicycle Access and Circulation, Transit Access

The applicant's supplementary letter explains the difficulties and implications of providing an ADA accessible sidewalk on the west side of the Loop. He states there is no sidewalk to the north and south of the site and that extending the sidewalk to the south (to the WalMart site) would involve relocating retaining walls and pushing the building back because of the steep slope. The City Engineer has confirmed that a sidewalk is required. Although there are no *existing* sidewalks to the north or south of the subject site, a 6' wide sidewalk on the parcel to the northeast (H-6A6A2A1)) was recently approved by the EPC and DRB (#1005484, 07DRB-70196, August 2007). Staff notes that relative in that case, 3' of the ROW was combined with 3' dedicated by the applicant to create a 6' wide sidewalk. The same approach on the subject site would reduce the encroachment on the utility easement and on buffering requirements mentioned in the applicant's letter. The sidewalk must provide a 6' clear path, meandering around the existing lightpole if necessary, and a ramp for disabled access at an appropriate location toward the south end of the site.

A pedestrian connection and contrasting crosswalk are also needed from the sidewalk to the front of the building. There is a sidewalk along the main façade of the building but it must be widened to provide a minimum clear path of 6', per Section 14-16-3-1 (H) of the Zoning Code.

The vehicular access will also provide access for cyclists to the site from the bike path on Golf Course Road. The sidewalk on Golf Course Loop will provide transit-users access from the closest bus stops on Golf Course Rd., which are located to the north, between Golf Course Loop and Shelley Rose.

Lighting & Security

The site development plan indicates building-mounted lights above doorways on the west and south façades and on the southern wing of the east (main) façade. Some are incorrectly labeled. There are existing lightpoles on the west side of Golf Course Loop and on the parcel to the south. The applicant has stated verbally that lights will also be mounted on the portal of the main façade and lighting may be added to improve visibility and safety in the parking area. Any additional lighting

must comply with zoning regulations in Section 14-16-3-9, including criterion (F) concerning proximity to residential uses, and be included on the site development plan.

Landscaping Plan

The landscape plan was revised substantially in response to comments from Advanced Planning and the City Forester. The number of plantings was increased to provide more street trees, screening along the residential zones and 76% live groundcover.

The intent of the buffer landscaping is to minimize noise and visual impact of non-residential activities. In this case, the shade tree species are proposed in the top tier of the retaining walls along the west and north boundaries. These will obstruct views from the residential area when they reach maturity and may also obstruct views to the escarpment, which is contrary to the intent of policies in the West Side Strategic, Riverview and Northwest Mesa Escarpment Plans. A resident on Tia Christina Drive has objected to the height and density of trees along the west boundary (see attached). Staff therefore recommends that the Chinese Pistache and Raywood Ash adjacent to the residential zone be replaced with a smaller and lower-water use deciduous species, such as Desert Willow. A Raywood Ash has also been proposed in front of the main entrance to the building, which would block a prominent architectural feature of the façade. It should be replaced with shrubs and/or plants. In partial compensation for the loss of a shade tree in the parking area, Desert Willows along the south boundary should be replaced with one or two shade trees. In regards to the spacing between trees, it can be as follows: for street trees – no greater than the diameter of the tree canopy at maturity (Street Tree Ordinance, Section 6-6-2-5 (A)); for screening – equal to 75% of the tree canopy at maturity (Zoning Ordinance, Section 14-16-3-10(E)(4)).

The public utility easement along Golf Course Loop and the underground rainwater tank are shown on the landscape plan, but both should also be labeled for clarity.

An irrigation plan for trees, shrubs and plants and a statement of maintenance responsibility must be included. An explanation of the roof runoff harvesting and irrigation system is also needed, which should cover filtration, maintenance access to the pump and coordination with the municipal water system in times of drought or low water levels in the underground tank.

Staff also recommends that a higher proportion of plantings be low water use.

Grading & Drainage Plan

The subject site slopes downward from approximately northwest to southeast with a grade change of approximately 18 ft.. Contour elevations range from ≈5,150 ft. ≈5,132 ft. As mentioned above, the slope and grade change relative to adjacent sites present challenges for developing the site to ADA standard. In the supplementary letter, the applicant explains how the sidewalk could be extended to the WalMart site by relocating the retaining wall behind the sidewalk. Storm water will generally flow from west to east toward the site drive, although the northeast corner of the site slopes south. Most of the surface runoff will drain to a 2' curb cut and across Golf Course Loop to an existing inlet. The plan mentions the 1130 cu.ft. (8,452 gallon) storage tank for roof runoff. Existing public

utility easements are indicated. Staff suggests notched curbs along the northwestern landscaped strip so that surface run-off can supplement irrigation and infiltrate the ground. The depiction of the pitched roof sections of the building is inconsistent with other sheets in the packet.

Utility Plan

The keyed notes do not correspond to the information on the utility plan. An appropriate legend must be provided.

Architecture & Design

The floor plan sheets are unnecessary as part of a site development plan for building permit.

The building elevations (Sheet A-2) depict a one-story mission-style building, in off-white stucco, with a combination of flat and pitched, tiled roof. The building is well-articulated and features a central archway, a portal supported by columns, towers in the four corners, and ornamental attic vents. Facades other than the main façade are plain. Although the architecture is attractive in a traditional way, it does not accord with the architecture design standards for the shopping center, which state:

- "...Structures are to be predominantly flat-roofed. However, partial building areas such as portals or small extensions of building functions adjacent to the major building mass may have sloped roofs. These roofs are to be shed-type and the high point of the roof must hit the main building below the top of the main building parapet."
- The color palette, as amended, specifies medium dark tan for walls, light tan for dado band base, slate blue gray for roofs and anodized bronze for trim.

The applicant justified the use of mission tile because roofs in the adjoining residential subdivision are made of that material. The pitched roof sections are apparently not providing a practical function such as screening equipment. The proposed off-white stucco will be reflective and conflict with sector development plan objectives and standards.

The pitched roof and towers make up approximately 38%, i.e. less than half, of the total building area. The building will be mainly viewed from the east against the backdrop of the residential subdivision. The other two buildings adjoining the subdivision, WalMart to the south and the two professional office buildings to the north, have predominantly flat roofs with green or bronze trim. Having considered the physical context and governing policies, Staff recommends the following revisions to make the architecture harmonize with other structures in the shopping center:

- Replace the material of the roof with slate blue gray metal.
- Change the stucco color to medium tan or a combination of medium and light tan.
- Change the color of window and storefront systems to match the new stucco color.

Some of the portal columns are placed directly in front of entrances to the future leased spaces. The columns and entrances should be rearranged to eliminate obstructions. No windows are indicated on the west and north façades of the leased wing of the building. The site plan should include illustrative windows on these facades in the likely event that future tenants want them.

The site development plan does not indicate the type of roof surface on the flat portions of the building, nor that ground and roof-top mechanical equipment must be screened from view from adjacent parking areas and from the residential area. These features should accord with the architecture design standards for the shopping center and noted on the site development plan.

Signage

The site development plan includes a monument sign and wall-mounted signage for the dental clinic. The monument sign is located at the southeast corner of the site and is 8' high with a sign face of 35 sf. This accords with Condition 3 of the approved SDP for subdivision (Z-95-17). The color of the stucco finish must match the building. The location and size of wall-mounted signage are acceptable. However, matching wall-mounted signage should be included for the future tenants in the leased wing of the building.

Illumination is not indicated. A note should be added stating that letters are to be internally illuminated as per the architecture design standards for the shopping center.

Open Space

An employee gathering area is required pursuant to §14-16-3-18(D)(3) because the development will have at least 6 water closets. A 700 sf patio is shown adjoining the south side of the dental clinic, but it doubles as a future addition for the practice. Also the enclosed patio would not serve employees in the leased offices. Staff recommends the addition of at least one permanent gathering space, that can be accessed by future employees in the leased spaces. It must be a minimum of 300 sf with seating and shading over at least 25% of the area.

Concerns of Reviewing Agencies/Pre-Hearing Discussion

The applicant revised the site development plan, landscape plan and elevations in response to City staff and agency comments, which begin on page 23. Significant comments to the original submittal were received from Advanced Planning and the City Forester.

Neighborhood Concerns

The Paradise Hills Civic Association, Piedras Marcadas Neighborhood Association and property-owners within 100 ft. of the site were notified of the proposal. No facilitated meeting was requested or held. One resident has objected to the height of the building and of the trees in the buffer along the west and north boundaries of the site, where it abuts a residential zone.

Conclusion

The request is for approval of a site development plan for building permit for Lot H-6A5A1A, Riverview Parcels, a site of approximately 1.03 acres in the Markeplace Plaza shopping center, located at the northwest corner of Golf Course Rd. and Paseo del Norte. The applicant proposes to build a 10,765 sq.ft building to house a dental clinic and medical/professional offices on one of the two vacant parcels remaining in the shopping center.

There is a governing site development plan for subdivision with pad architecture design standards. The site is in the Established Urban Area of the Comprehensive Plan and within the areas of the West Side Strategic Plan, the Riverview sector development plan and the Northwest Mesa Escarpment Plan.

The applicant revised the original submittal in response to City staff and Agency comments. However staff is recommending a number of conditions to bring the site development plan into greater compliance with City goals, policies, standards and regulations and to correct omissions and inconsistencies.

The affected neighborhood associations and property-owners within 100 ft. of the site were notified of the proposal. No facilitated meeting was held. Adverse comments were received from one resident of Tia Christina Drive.

FINDINGS - 07EPC 40034, September 20, 2007 - Site Development Plan for Building Permit

1. The applicant proposes to build a 10,765 sq.ft building to house a dental clinic and medical/professional offices on Lot H-6A5A1A, Riverview Parcels, a site of approximately 1.03 acres in the Markeplace Plaza shopping center, located at the northwest corner of Golf Course Rd. and Paseo del Norte, zoned SU-1 for IP uses with exceptions.
2. The site is in the Established Urban Area of the Comprehensive Plan and within the areas of the West Side Strategic Plan, the Riverview sector development plan and the Northwest Mesa Escarpment Plan. There is a governing site development plan for subdivision with pad architecture design standards (Z-95-17, March 16, 1995, amended by Z-97-74, July 17, 1997).
3. The proposal generally furthers the following *Comprehensive Plan* policies:
 - a. Policy II.B.5.i of the Established Urban Area because the building will create space for employment and professional services near residential neighborhoods while incorporating measures to protect the adjoining residential properties.
 - b. Policy II.B.5.j. because the site is in a shopping center with access to bus routes and within reasonable distance of residential areas for walking or bicycling.
 - c. The Goal and Policy II.B.7.a. for Activity Centers because the proposed low-rise medical/professional office building contributes to the mix and concentration of uses in the shopping center
 - d. The Goal and Policy II.D.2.a of Water Management because it incorporates an underground tank to capture roof runoff for landscape irrigation.
4. The subject site is within the Golf Course/Paseo Del Norte Neighborhood Activity Center designated in the *West Side Strategic Plan*. The proposed professional office building furthers Goal 12 and Objectives 1 and 8 of the Plan by providing more employment and business opportunities in a neighborhood center on the West Side.
5. The proposal furthers site development standards of *the Riverview Sector Development Plan* site plan by coordinating the placement of the building and connecting sidewalk with adjacent sites, by screening the refuse enclosure and by making patio walls and the refuse enclosure compatible with the design of the building.

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6. The proposed building height of 22'3", as defined by the Zoning Code, complies with Policy 21 of the *Northwest Mesa Escarpment Plan*.
 7. The proposal conflicts with governing architecture design standards in the approved site development plan for subdivision and with sector development plan policies concerning pedestrian connectivity, architecture and view protection. Staff recommends conditions of approval to bring the site development plan into greater compliance with them and to correct omissions and inconsistencies.
 8. The Paradise Hills Civic Association, Piedras Marcadas Neighborhood Association and property-owners within 100 ft. of the site were notified of the proposal. No facilitated meeting was held. One resident has objected to the height of the building and of the trees in the landscape buffer along the west and north boundaries of the site, where it abuts a residential zone.

RECOMMENDATION - 07EPC 40034, September 20, 2007

APPROVAL of 07EPC 40034, a Site Development Plan for Building Permit, for Lot H-6A5A1A, Riverview Parcels, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 07EPC 40034, September 20, 2007 - Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. 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. The applicant shall demonstrate how the proposal furthers the goal and policies of the Energy Management section of the *Comprehensive Plan*.

4. The following revisions shall be made to the site development plan (Sheet C-1):
 - a. Add a recycle area, per requirements of the Solid Waste Department.
 - b. Match the color of the stucco finish of the refuse/recycle enclosure with the color of the building.
 - c. Label the CMU wall along residential subdivision “existing” and indicate its height.
 - d. Indicate the 6’ wall around the south patio.
 - e. Coordinate the location and design of the sidewalk and east retaining wall on Golf Course Loop with the City Engineer, to tie in with the approved sidewalk to the north and provide level access with adjoining parcels to the south and/or east.
 - f. Provide a pedestrian connection and non-asphalt crosswalk from the sidewalk to the front of the building.
 - g. Provide a minimum clear path of 6’ along the main façade of the building and adjust portal columns and building entrances on the main façade to eliminate obstructions.
 - h. Include calculations for motorcycle and bicycle parking. Correct the size of proposed motorcycle spaces and include signage.
 - i. Provide an additional permanent gathering space, that can be accessed by future employees of the leased spaces. It shall be a minimum of 300 sf with seating and shading over at least 25% of the area per §14-16-3-18(D)(3) of the Zoning Code.
5. The following revisions shall be made to the site development plan with regard to the retaining walls:
 - a. Correct the scale on Sheet C-1.1.
 - b. Provide a detail of the east retaining wall.

- c. Select a color that blends with the landscaping and indicate it consistently on all sheets.

6. Correct labeling of building-mounted lights and include all proposed lighting on the site development plan and building elevations. Lighting shall comply with Policy 4.6 of the West Side Strategic Plan and Section 14-16-3-9 of the Zoning Code.

7. The following revisions shall be made to the Landscape Plan:
 - a. Replace Chinese Pistache and Raywood Ash adjacent to the residential zone with a combination of at least two smaller deciduous tree species, to protect views from the residential area and to the escarpment.
 - b. Replace Raywood Ash in front of the building with shrubs and/or plants so as not to obstruct the view to and from the main entrance of the building.
 - c. Replace the two Desert Willows at the south end of the first row of parking with a shade tree.
 - d. Replace a minimum of 40% of the proposed medium water use 5 gallon sized shrubs with lower water use species, such as Beargrass (*Nolina microcarpa*), Big Sage (*Artemisia tridentata*), Rockrose (*Cistus* spp.).
 - e. Label the public utility easement along Golf Course Loop and the underground rainwater tank for clarity.
 - f. Include an irrigation plan for trees, shrubs and plants and a statement of maintenance responsibility.
 - g. Include a brief explanation of the roof runoff harvesting and irrigation system, including filtration, maintenance access to the pump and how it will be coordinated with the municipal water system in times of drought or low water levels in the underground tank.

8. Include notched curbs along the northwestern landscaped strip so that surface run-off can supplement irrigation and infiltrate the ground. Show these on the site development plan and landscape plan.

9. The depiction of the pitched roof sections of the building shall be consistent throughout the site development plan packet.

10. Replace the existing legend on the Utility Plan with a more appropriate legend.

11. Remove floor plan sheets, which are unnecessary for site development plan for building permit approval by the EPC and for DRB final sign-off.

12. The following revisions shall be made to the Building Elevations (Sheet A-2):

- a. Change the material of the roof to metal and the color to slate blue gray.
- b. Change the stucco color to medium tan or a combination of medium and light tan.
- c. Change the color of window and storefront systems to match the new stucco color.
- d. Adjust portal columns and building entrances on the main façade to eliminate obstructions.
- e. Include “illustrative” windows on the west and north façades of the leased wing of the building to accommodate the needs of future tenants.
- f. Add notes stating that “roof-top and other equipment will be totally screened from view from the adjacent residential area and that roof surface will be gravel-surfaced with tan or natural local gravel,” per the approved architecture design standards.
- g. Indicate that the color of the stucco finish of the monument matches the building.
- h. Include “illustrative” wall-mounted signage on the leased wing of the building to match the proposed dental clinic signage. Label the names of potential tenants on the monument sign as “illustrative.”
- i. Indicate any proposed illumination of signage, which shall be internally illuminated letters as per the architecture design standards.

13. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

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

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any

additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

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

***Carol Toffaleti
Planner***

cc: Dr. Gil Fernandez, 6911 Taylor Ranch Rd. NW, C-5, Albuquerque, NM 87120
Jack Harris Arch., Inc., 4706 Lomas NE, Albuquerque, NM 87110
Larry Weaver, Paradise Hills Civic, 6001 Unitas Ct. NW, Albuquerque, NM 87114
Tom Anderson, Paradise Hills Civic, 10013 Plunkett Dr. NW, Albuquerque, NM 87114
Rich Cederberg, Piedras Marcadas, 9304 Drolet NW, Albuquerque, NM 87114
Gerry Warner, Piedras Marcadas, 8715 Tia Christine NW, Albuquerque, NM 87114
Mr & Mrs R. Wagner, 8609 Tia Christina Dr NW, Albuquerque, NM 87114

Attachments

Z-95-17, March 16, 1995

Z-97-74, July 17, 1997

Applicant's supplementary letter, dated August 30, 2007

Email from R. Wagner, resident of Tia Christina Drive, dated September 11, 2007

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

- No comments received.

Office of Neighborhood Coordination

Paradise Hills Civic Assoc. ®, Piedras Marcadas NA ®

Advanced Planning

General Comments:

1. Safer vehicular and pedestrian ingress and egress from the site will be achieved by aligning the entry drive with Dr. Hwang's entry drive directly across the street on Golf Course Loop. Also, indicating the location of utilities per 14-16-3-10 will avoid conflict with proposed elements of the plans.

A stucco finish on the monument sign to match the proposed building should be indicated.

The applicant should provide a detail of the retaining wall to include all materials. Provide synthetic stucco or equal finish to match proposed building.

Landscaping Comments:

1. Provide a continuous maintained 10' minimum landscape strip between the parking and the ROW at the street pursuant to 14-16-2-19 (H). Provide shrubs to a height of 3' with street trees at 25' O.C.
2. The Landscape Plan shows one plant every 16' along the street which does not comply with 14-16-3-10.
3. Extend the 10' minimum required landscape buffer along the entire length of Golf Course Loop. Gravel is not a landscape buffer.
4. Omit the native flowers shown in the gravel area. They will not grow there. Replace with hardy shrubs.
5. The specified Desert Willow is inadequate as a street tree. Provide additional large shade canopy trees.
6. Provide deciduous trees at 20' O.C. along the entire west side of the proposed building to reduce energy costs and provide screening from adjacent residential development.
7. Widen the entry drive planting to accommodate a large upright shade tree on each side. The Red Texas Yucca is inadequate in this area and the Mimosa (Albizia julibrissin) will spread out over the entry.
8. Indicate on the Landscape Plan that the Cottonwood is to be *Populus x acuminata* or *P. fremontii*, or *P. wilszenii* "Rio Grande" pursuant to the City Pollen Ordinance. Relocate the Cottonwood specified adjacent to the concrete walk.
9. All landscaped areas are to have 75% coverage pursuant to 14-16-3-10 excluding trees.
10. Indicate the varieties, method of planting, mulching, irrigation method and month of planting for native grasses and flowers. Tall grasses may be a fire hazard when deciduous.

11. Indicate the Mimosa tree as *Albizia julibrissin* "Rosea" to avoid confusion with other species of trees with the same common name.
12. The use of water harvesting techniques is commendable.
Describe the filtration system for the pumped irrigation water and drip system. Describe the municipal water back-up irrigation system in times of drought or low water tank levels. Describe the maintenance access to the tank pump. Provide parking lot run off drainage to the storage tank wherever possible.
13. Relocate the shrubs shown within the concrete walk on the north side of the proposed building.
14. Provide tree and shrub planting details.

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department):

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no adverse comments regarding the Site Development Plan – Building Permit request.

Transportation Planning (Department of Municipal Development):

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

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

Utility Development (Water Authority):

- No comments received.

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

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,

WATER AUTHORITY and NMDOT:

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

- d. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- e. 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).
- f. Site plan shall comply and be designed per DPM Standards.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

- No comments received.

Environmental Services Division

- No comments received.

City Forester

- Eastern and northern boundary are bordering residential. Eastern has no vehicle traffic. Vegetated buffers consist of only those few trees? No other vegetation? Vines on wall or a few shrubs maybe. Northwestern border to residential is bare.
- Tree species list needs work
 - Fruitless cottonwood is the highest pollen producer. They need to use ordinance 9-12-1 acceptable species

- Mimosa is not restricted but undesirable due to weak wood and invasive potential
- Three inch caliper at six feet must be a typo
- What are the grass and flower species?
- Landscape notes
 - Do not backfill with more than 33% organic matter
 - Irrigation plan?
 - Maintenance responsibility?
- Good for them to harvest roof water. That can be improved thru curb cuts to allow for more rain water infiltration on site.

PARKS AND RECREATION

Planning and Design

- No comments received.

Open Space Division

Open Space has no adverse comments

POLICE DEPARTMENT/Planning

- No comments received.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, will comply with all SWMD ordinances and requirements, and also have recycle area. 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

The proposed dental office, located on Lots H-6A5A1A **Riverview Parcels**, located at Golf Course Rd NW between Paseo Del Norte NW and Shelly Rd NW, will have no adverse impacts on 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. It is the applicant's obligation to determine if utility easements cross the property and to abide by any conditions or terms of those easements.