



**Environmental
Planning
Commission**

**Agenda Number: 6
Project Number: 1006824
Case #: 07EPC-40055
October 18, 2007**

Staff Report

Agent	Dekker/ Perich/ Sabatini
Applicant	YMCA of Central New Mexico
Request(s)	Site Development Plan for Building Permit
Legal Description	Tract A, RP TINNIN Subdivision
Location	12500 Comanche Road NE Between Yosemite Drive and Mountain Side
Size	Approximately 3 acres
Existing Zoning	SU-1 for Planned Residential and Recreational Development
Proposed Zoning	SU-1 for Planned Residential and Recreational Development

Staff Recommendation

APPROVAL of 07EPC-40055, based on the findings on page 8, and subject to the conditions of approval on page 10.

Staff Planner

Carol Toffaleti, Planner

Summary of Analysis

The request is for a site development plan for building permit for Tract A, R.P. TINNIN Subdivision, a site of approximately 3 acres located on Comanche Rd NE between Yosemite Dr. and Mountainside, zoned SU-1 for Planned Residential and Recreational Development.

The site contains the Mountainside Branch YMCA, with an indoor activity center and outdoor swimming pool. The applicant proposes three additions to the existing building and a new day care and teen center. Pedestrian access and vehicular circulation are being reconfigured. Off-site parking will be expanded and existing landscaping will be upgraded.

The additions and improvements to the site further several City goals and policies. Conditions are recommended to correct omissions and clarify compliance with zoning regulations.

The three affected neighborhood associations support the project.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 09/10/2007 to 09/22/2007. 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:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for Planned Residential & Recreational Development	Established Urban.	Recreational facility (YMCA)
North	SU-1 for PRD 60 DU MAX ; R-1	Established Urban	Single-family residential
South	SU-1 for PRD 250 DU MAX	Established Urban	Single-family residential
East	SU-1 for PRD 250 DU MAX	Established Urban	Single-family residential
West	R-1	Established Urban	Single-family residential

Background, History and Context

This is a request for a site development plan for building permit for Tract A, R.P. TINNIN Subdivision, a site of approximately 3 acres located on Comanche Rd NE between Yosemite Dr. and Mountainside, zoned SU-1 for Planned Residential and Recreational Development. The site contains the Mountainside Branch YMCA, with an indoor activity center and outdoor swimming pool. The applicant proposes three additions to the existing building: a 1490 sf multi-purpose room and new main entry; a 4,617 fitness center; and a 760 sf poolside restroom cabana. A new 6,217 sf building, separate and southwest of the main facility, will serve as a day care center and teen center. The project will also upgrade the landscaping and increase the amount of off-street parking to meet current City regulations and ordinances. The lack of parking has been a point of contention with the affected neighborhoods, because swim meets create an overspill parking problem in the area.

The subject site faces Comanche Rd, west of Tramway Blvd. It slopes from northeast to southwest. The site is surrounded by residential uses. Immediately adjoining the site to the south and west are single family homes. Streets separate the site from residential uses to the north and east.

The site is in the Established Urban Area of the Comprehensive Plan. No other plans apply. There is a previously approved site development plan for the site (Z-93-7, 1/22/93), with general notes that apply to the current project.

The case history is summarized below:

1968: EPC approved zone change from R-1 to SU-1 for Planned Residential and Recreational Development and a site development plan (SDP) for the Comanche Swim-Gym. (Z-68-89, 8/19/68)

1969: EPC approved SDP Amendment to relocate some active uses near the west property line.

1973: YMCA purchased property and took over operations from Albuquerque Athletic Club.

1989: EPC approved an SDP Amendment to add a portable skateboard facility and playground structure, with notes concerning noise control and temporary off-street parking for special events. (Z-68-89-1, 9/21/89, attached)

1993: EPC approved parking, landscaping and a modular building on the northern part of the site near Comanche (Z-93-7, 1/22/93).

Long Range Roadway and 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 Tramway Boulevard as a Limited-Access Principal arterial, with a right-of-way of 156’.

The Long Range Roadway System designates Comanche Road NE as a Collector street, with a right-of-way of 68’.

Mountainside Parkway is a private road.

Tramway Boulevard has an existing multi-purpose trail and Comanche Road has an existing bike lane.

Public Facilities/Community Services

FACILITY TYPE	FACILITY NAME	ADDRESS
PUBLIC FACILITIES		
LIBRARY	JUAN TABO	3407 JUAN TABO NE
COMMUNITY CENTER	HOLIDAY SHELTER CENTER	11710 COMANCHE RD NE
BASKETBALL	HOOVER BASKETBALL	12015 TIVOLI NE
TENNIS	LYNNWOOD TENNIS	2721 MARIE PARK DR NE
TENNIS	GLENWOOD HILLS TENNIS	4901 CALLE DE TIERRA NE
POLICE	MONTGOMERY	12600 MONTGOMERY BLVD NE
COMMUNITY RESIDENTIAL FACILITIES		
SENIORS	MARLER MANOR II	11713 HOLIDAY AVE NE
SENIORS	WHITNEY HOUSE	4000 BERMUDA NE
SCHOOLS		
HIGH SCHOOL	ELDORADO	
MIDDLE SCHOOL	HOOVER	
ELEMENTARY SCHOOL	JOHN BAKER	
PARKS		
	JURISDICTION	ACRES
LYNNEWOOD	CITY	9.4
SUNSET CANYON	CITY	2.8
HOLIDAY	CITY	4.1
ELDORADO HIGH TENNIS	APS TE	1.1

GLENWOOD HILLS	CITY	1.0
TRANSIT	ROUTE	TYPE
7-CANDELARIA	DOWNTOWN-COMANCHE/TRAMWAY	COMMUTER
8-MENAU	DOWNTOWN-MONTGOMERY/TRAMWAY	MONDAY-SUNDAY
13-COMANCHE	DOWNTOWN-CANDELARIA/TRAMWAY	COMMUTER

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

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

Albuquerque Comprehensive Zoning Code

The SU-1 zoning was established in the late 1960s and the most recent development on the site was in the early 1990s. In addition to ensuring compliance of new build with City policies and regulations, the approval process provides the opportunity to bring several aspects of the existing development up to current standards, including parking, landscaping, ADA and pedestrian access and lighting.

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 areas 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.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed expansion and upgrade of the YMCA enhance a social, cultural, and recreational resource of the area. The proposed increase in parking provision and improved pedestrian access address specific concerns of the affected neighborhood associations and reflect a respect for neighborhood values. Scenic resources are not a major issue in this area, because views of the Sandia Mountains from residential properties west of the site are partially blocked by existing walls and the lower elevation of the lots relative to the site.

Policy II.B.5.1: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

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

The proposed YMCA project furthers these policies. The site development plan shows quality in site and building design. The additions complement the existing structures. The rectilinear massing of the buildings, the materials and earth tone colors are appropriate to the Plan area.

The upgrade of parking and landscaped areas and remodel of the facility will improve the visual environment in this established neighborhood.

Transportation and Transit (Section II.D.4)

Goal: To develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

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

The proposal furthers this goal and policy by providing internal circulation and parking that accommodate all forms of travel to the site. Pedestrian access to the entrance is clearly defined, and therefore safer.

Noise (Section II.C.4)

Goal: To protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy II.C.4a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

Staff recommends that General Note 1 of the approved site development plan be included in the current site development plan, because the facility continues to hold outdoor swim meets and may be used for other outdoor activities in future that may generate noise. The note would underline that the City Noise Ordinance will continue to be enforced in relation to the facility and activities on the site, and thereby protect the surrounding residential environment.

Water Conservation/Green Principles

Water Management (Section II.D.2)

Goal: Efficient water management and use.

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

Policy II.D.2.b: 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 landscape plan includes a note stating compliance with the City's Water Conservation, Landscaping and Water Waste Ordinance. The proposal does not indicate specific measures that further this goal and policy. Staff is recommending a higher proportion of low water use plants in the landscape palette, rainwater harvesting and/or measures to promote infiltration of run-off.

Energy Management (Section II.D.3)

Goal: To maintain an adequate, economical supply of energy through energy management techniques and use of alternate and renewable energy sources.

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

The proposal does not specify features that further this goal and policy.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR SUBDIVISION/BUILDING PERMIT

Initial revisions were made to the site development plan. *Comments and recommended conditions are in italics.*

Site Plan Layout / Configuration

The basic layout of the existing facility is not changed significantly by the additions. However, the main entrance to the building is being moved from the façade on Comanche to the west façade, which is at a lower elevation. This reorientation shifts the focus of the development to the center of the site, facing west. A plaza with benches in front of the entrance provides an outdoor meeting or waiting area. Existing parking next to Comanche is retained. The basketball courts are being replaced by a drive that leads to new parking areas to serve the recreational facility and day care/teen center. A combined refuse and recycling dumpster is proposed on the upper parking level.

The proposal does not introduce any significant new uses or activities, other than the day care/teen center near the southern boundary of the site, which abuts a residential zone. The expansion of the facility will intensify activity on the site and increase demand for parking.

The main facility is one story except for the new entry (A), which is two story. Because of the sloping terrain and the integration of new build with the existing structure, there is variation in the finished floor levels and building heights. However, the maximum height of the one story portion of the facility is 17'4". The height of the new entry is 30'. The base of the entry is approximately 6' below the grade of the upper parking area. The new day care/teen center (Building E) is 17'4" high to the main parapet and 21'4" at its highest point. The poolside cabana is 14' high.

Addition B is setback 20' from the east site boundary, 15' more than the existing building, which creates space for a new walkway, ADA ramp and landscape strip along Mountainside Parkway. Building E is 10' from the south boundary. Separating the subject site from the residential properties to the south is a 10' wide private access and drainage easement for the PRD residential development (see Grading & Drainage Plan, C001). Therefore, Building E is at a distance of 20' from the rear yard of the neighboring residential properties.

A drainage channel of unspecified material is indicated along the east and south sides of the day care/teen center, to carry roof runoff to the outlet at the southwest corner of the site. *Staff proposes that this channel be designed to promote infiltration of stormwater runoff and complement irrigation of the landscape strip in those areas.*

Walls/Fences

An existing CMU block wall encloses the pool and lawn area. Because of the grade change, it appears higher from the outside than the interior of the site. It corresponds to the east property line and is set back 10' from the property line on the south boundary. An existence fence within the enclosed area separates the lawn from the pool areas.

There are existing CMU block walls on the west boundary of the site, along the rear of residential properties. These properties are all slightly lower than the site. A short retaining wall of railroad ties is at the northeast corner of the site next to Mountainside.

The applicant proposes new wrought iron fencing: at the head of the ADA ramp and stairs to the new entry; at the east entrance to the pool area; and enclosing the outdoor play area of the day care/teen center. *Staff recommends that the fencing match the material of the railings on the ramp and stairs throughout the development. Minor omissions also need correcting.*

Vehicular Access, Circulation and Parking

The site is accessed from Comanche. A left-in, right-in and right-out are possible. It is also possible to exit the site onto Mountainside Parkway, the private access road for the residential developments to the east and south. The applicant proposes to define this arrangement with "one way - do not enter" signs. All internal drives are a minimum of 24' wide.

Car parking is well-distributed across the site to serve the main facility and the new day care/teen center. A total of 140 spaces are proposed, including disabled parking, which reflects a 10% transit reduction from standard requirements. This represents an increase of 61 spaces above the current 79 spaces. 30 compact spaces are provided, split between the north and west parking areas.

Sufficient and conveniently located motorcycle and bicycle parking is provided.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the entrance and circulation around the site are being significantly improved. An ADA accessible path links the existing sidewalk on Comanche with the new entry. *Staff recommends that the crosswalk and stairs be widened to 6' to provide a continuous path of that width. The crosswalk should be concrete and match the design of the crosswalk in the lower parking area.*

A continuous sidewalk runs along the main facility to connect with the day care/teen center, where it provides convenient access from the nearest row of parking spaces. *Staff recommends that the width of the sidewalk between Buildings A & E be increased to 8' per zoning regulations. The sidewalk should be realigned between the landscaped beds at the northeast corner of Building E to correspond to pedestrians' likely "desire line".*

Cyclists have direct access to the site from the eastbound bike lane on Comanche Rd. and can also access it from the Tramway Blvd multi-purpose trail.

The #13 commuter Comanche bus stops on either side of Comanche Rd. near the site.

Lighting and Security

The site development plan shows the location and detail of lightpoles for parking areas. *The 20' height exceeds the 16' maximum allowed in the Zoning Code within 100' of a residential zone (Section 14-16-3-9). The applicant has stated verbally that building-mounted lighting is also proposed, though it is not shown on the building elevations. Staff recommends an additional keyed note on sheet A001 and A301 stating that all lighting will comply with zoning regulations.*

Landscaping

The existing landscape buffer on the west boundary of the upper parking area is approximately 6' wide. The proposed continuation of the landscape buffer narrows to a width of 5' further south along the same boundary. This is the minimum width allowed in the landscaping regulations in the Zoning Code, while special landscape buffers between residential and non-residential zones are a minimum of 10' (Section 14-16-3-10). The applicant has explained that widening the buffer would compromise the amount of parking provision, which is an important improvement to the site for both the neighborhood and YMCA membership. In addition, the SU-1 zoning allows the EPC some discretion in reviewing and approving proposals. Staff finds the proposed buffer acceptable in this situation.

There are some omissions and inconsistencies in the landscape plan, which recommended conditions will remedy. In addition, staff proposes:

- *revisions to the calculations, to include the existing parking area and exclude the enclosed pool area;*
- *a higher proportion of low water use plants;*
- *an upgrade of the existing landscaped strip between Comanche and the exit on Mountainside;*
- *replacing the Vitex at the southwest corner of the site with Shumard Oak, to shade parked cars.*

Grading, Drainage, Utility Plans

The site slopes downward from the northeast corner of the site, at 5830', to the southwest corner. at 5810'. The plan proposes that the site will discharge to an asphalt outlet at the southwest corner of the site. A utility plan is included in the submittal.

Architecture

The architecture of the additions and new building has simple, clean lines that are compatible with the portion of the facility that will be retained. The materials are a combination of stucco and of smooth and split face CMU. The use of 5 earth tone colors, including block courses of different colors, will add variety.

The roof material and color are not indicated, nor how roof-mounted equipment will be hidden and/or screened from view. Staff recommends conditions to correct this and other relatively minor omissions on the elevations (sheet A301).

Signage

Signage consists of:

- one large, bas-relief "Y" insignia (approx. 14.5' x 14.5', same color as stucco wall) on the second story façade of the entry building, facing Comanche.
- two signs with the name of the facility in 1'9" lettering, on the north and west façades of the facility. *The sign face area of these signs should be included.*

No sign is indicated on the day care/teen center, which may be an oversight.

Staff recommends that the site development include information on how signage will be illuminated, to comply with zoning regulations (Section 14-16-3-5).

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

Comments begin on page 13.

NEIGHBORHOOD/PUBLIC CONCERNS

The Holiday Park, Eldorado Heights and Big Bend Neighborhood Associations and property-owners within 100' of the site were notified of the proposal. No facilitated meeting was held. The applicant met with representatives of the affected NAs on 8/10/2007 to discuss the proposal. Minutes of the meeting are attached to the submittal. There was general support for the remodel. No further comments have been received.

CONCLUSIONS

The request is for a site development plan for building permit to make additions to an existing YMCA facility on Comanche Rd NE west of Tramway Blvd.

The proposal furthers several City goals and policies, by improving the visual environment, creating infill development, upgrading an existing facility, increasing recreational opportunities for the community, expanding parking on the site and improving pedestrian access to the facility.

There is neighborhood support for the proposal.

Staff recommends approval, with conditions to correct omissions and inconsistencies and to improve compliance with zoning regulations.

FINDINGS - 07EPC-40055, October 18, 2007, Site Development Plan for Building Permit

1. The request is for a site development plan for building permit for Tract A, R.P. TINNIN Subdivision, a site of approximately 3 acres located on Comanche Rd NE between Yosemite Dr. and Mountainside Parkway, zoned SU-1 for Planned Residential and Recreational Development.
2. The subject site contains the Mountainside Branch YMCA, with an existing indoor activity center and outdoor swimming pool. The applicant proposes three additions to the facility: a 1490 sf multi-purpose room and new main entry; a 4,617 fitness center; and a 760 sf poolside restroom cabana. A new 6,217 sf building, separate and southwest of the main facility, will serve as a day care center and teen center. Landscaping, street trees and additional parking are also proposed.
3. The site is in the Established Urban Area of the Comprehensive Plan. An approved site development plan for the site (Z-93-7, April 1993) includes general notes on compliance with the City noise ordinance and on the provision of additional off-street parking for special events.
4. The proposal furthers the following goals and policies of the Comprehensive Plan:
 - a. The Goal for the Established Urban Area and Policy II.B.5.m, because upgrades to parking and landscaped areas and the architectural quality of the remodelled facility will improve the visual environment in the area.
 - b. Policy II.B.5.d, because the site development plan addresses specific concerns of the affected neighborhood associations about parking and pedestrian access, and therefore respects neighborhood values.
 - c. The Transportation and Transit Goal and Policy II.D.4g, because the site design accommodates access to, and circulation on, the site for all forms of travel and improves pedestrian safety.
5. Conditions are attached to correct inconsistencies and omissions on the site development plan, landscape plan and building elevations, and to bring them into greater compliance with applicable zoning regulations.
6. The Holiday Park, Eldorado Heights and Big Bend Neighborhood Associations and property-owners within 100' of the site were notified of the proposal. Representatives of the

neighborhood associations registered support for the proposal at a meeting held by the applicant. There is no known opposition to the request.

RECOMMENDATION - 07EPC-40055, October 18, 2007

APPROVAL of 07EPC-40055, a Site Development Plan for Building Permit, for Tract A, R.P. TINNIN Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 07EPC-40055, October 18, 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 Water Management Goal, Section II.D.2 of the Comprehensive Plan, is furthered by incorporating rainwater harvesting and/or promoting infiltration of runoff in coordination with landscape architect and City Hydrologist. One measure shall be to redesign the channel along the east and south sides of the day care/teen center to promote infiltration of roof run-off and supplement the irrigation of landscaped strips in that area.
4. The applicant shall demonstrate how the Energy Management Goal, Section II.D.3 of the Comprehensive Plan, is furthered.
5. 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:

- 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. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - c. Site plan shall comply and be designed per DPM Standards.
6. The following changes shall be made to the Site Development Plan:
- a. Under Site Data, show full zoning designation.
 - b. The design and material of new fences and railings shall be the same or similar throughout the development.
 - c. The pedestrian connection from Comanche to the front entry, including crosswalks and stairs, shall provide a continuous, clear path of at least 6' wide. The crosswalk shall match the design and material of the crosswalk in the lower parking area.
 - d. The width of the sidewalk between Buildings A & E shall be at least 8' wide. The sidewalk at the northeast corner of Building E between the landscaped beds shall be curved or angled to provide a more direct route for pedestrians.
 - e. Lightpoles shall not exceed 16' in height within 100' of a residential zone. Building-mounted lighting shall be shown on the site development plan. A note shall state that lights will not shine on any residential property.
 - f. Existing structures within 20' shall be shown.

- g. Indicate the basis for the parking calculations, e.g. 2 + (1/500sf) for Bldg E.
 - h. Add signage for Motorcycle parking (Zoning Code, Section 14-16-3-1 (C))
 - i. Add a second bike rack at Building E.
 - j. Include General Notes 1 and 2 from approved site development plan (see Z-68-89-1, Z-93-7).
7. The following changes shall be made to the Landscape Plan:
- a. Show utility easements and lines, as they may affect the placement of shrubs and trees
 - b. Indicate location & species of existing trees to remain
 - c. Revise the Landscape Calculations to include the upper parking area and to exclude the enclosed pool area.
 - d. Increase the number of low water use shrubs and groundcover to a minimum of 25%.
 - e. Provide new landscaping in the existing strip between Comanche and the exit on Mountainside.
 - f. Revise landscape design of play area at Building E.
 - g. Replace the two Vitex at the southwest corner of the site with Shumard Oak, to shade parked cars.
 - h. Specify 10'-12' high Austrian Pines and Washington Hawthorns or trees at 2" caliper measured six inches above grade, pursuant to Section 14-16-3-10 (F) (1) of the Zoning Code.
 - i. Distinguish concrete (sidewalks, etc.) from landscaped areas with gravel. Select more distinctive symbols for Blue Sotol and Blue Avena/Oat Grass.

8. The following changes shall be made to the Building Elevations:
- a. Include all elevations of Buildings E & D, unless they are identical.
 - b. Add typical dimensions of doors and windows.
 - c. Show all signs, including any for Building E, and add dimensions of sign face area, Indicate illumination for signage. State that signage shall comply with Section 14-16-3-5 of the Zoning Code.
 - d. Indicate roof color and material.
 - e. Indicate how roof-mounted mechanical equipment will be hidden or screened from view from the public ROW and residential properties. (Zoning Code Section 14-16-3-18 (C)(5)).
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***Carol Toffaleti
Planner***

cc: Dekker Perich Sabatini, 7601 Jefferson Blvd. NE, #100, Albuquerque, NM 87114
YMCA of Central New Mexico, 2403 San Mateo NE, STE P-16, Albuquerque, NM 87109
Joe Abbin, Holiday Park NA, 11716 Tivoli Ave. NE, Albuquerque, NM 87111
Max Decker, Holiday Park NA, 3420 Montreal NE, Albuquerque, NM 87111
Sharon Busboom, Eldorado Heights, 12000 La Charles Ave. NE, Albuquerque, NM 87111
Mary Pertile, Eldorado Heights, 4113 Shiloh Dr. NE, Albuquerque, NM 87111
Ken Orth, Big Bend NA
Julie Thompson-Roberson, Big Bend NA

Attachments

Notice of Decision, (Z-68-89-1, 9/21/1989)
Approved site development plan (Z-93-7, 1/22/93)

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed: Elevations for proposed Buildings D and E are not provided.

Office of Neighborhood Coordination

Holiday Park NA (R), Eldorado Heights NA (R), Big Bend NA (R)

Advanced Planning

Landscaping Comments:

1. Provide a continuous maintained 10' minimum landscape buffer between the parking and the sidewalk on Comanche and along the parking at Mountainside Parkway pursuant to 14-16-3-10 (E) (3) (a) Provide shrubs to a height of 30" to screen vehicles.
2. All landscaped areas shall have 75% coverage pursuant to 14-16-3-10 excluding trees. Locate existing shrub masses to remain on plan and fill landscape zones per code. Indicate on the plan that new irrigation is to be installed within existing planting zones as required.
3. Provide tree and shrub planting details.
4. Pursuant to 14-16-4 (E) all existing landscaping must be compliant.
5. Preserve all existing trees and underlying root systems during all phases of construction. Indicate the provision of erecting construction fencing to eliminate pedestrian and vehicular traffic and prevent the storage of materials within the root zones of existing trees and shrubs.
6. Provide street trees per the Street Tree Ordinance along Mountainside Parkway parking.
7. Provide a landscape buffer 10' wide along the entire eastern portion of the site pursuant to 14-16-3-1- (E) (4) (a) where it abuts a residential zone. Provide primarily trees at 8' minimum heights when planted as a screen per code.
8. Substitute Shumard Oaks for the two Vitex trees at the south parking end. These trees will provide shade and will not crowd out the parked cars.
9. Specify 10'-12' high Austrian Pines and Washington Hawthorns or trees at 2" caliper measured six inches above grade pursuant to 14-16-3-10 (F) (1).
10. Provide a complete description of the irrigation system including type, controller, and standard quantity of bubblers or emitters per tree and shrub.
11. Provide a maintenance responsibility statement.

12. Correct the Landscape Calculations to indicate: Total Lot = 130,416 sf; Total Buildings = 18,605 sf; Net Lot Area = 111,811sf; Required Landscape = 16,772sf; Required Groundcover Coverage = 12,579sf; Total Groundcover Provided = 25,576 sf; Sod Provided = 14,375 sf (56%).

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:

- 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.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

- No comments received.

Environmental Services Division

- No comments received.

City Forester

- No comments received.

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 have required recycle area.

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

R.P. Tinnin, Tract A, is located on Comanche Rd NE between Yosemite Dr NE and Mountain Side NE. The YMCA of Central New Mexico request a building permit for a fitness center addition, a metal pre-engineered building for a pre-school/daycare, and associated site work. This request 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 comments received.

PNM COMMENT:

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.