



**Environmental
Planning
Commission**

*Agenda Number: 4
Project Number: 1007313
Case #: 08EPC 40059
July 17, 2008*

Staff Report

Agent	John Friedman, AIA
Applicant	Dr. & Mrs. Charles F. Pace
Request	Site Development Plan for Building Permit
Legal Description	Lot 3, Bosque Plaza
Location	SE corner of Coors Boulevard NW and La Orilla Road (3620 Bosque Plaza Lane NW)
Size	Approximately 0.5161 acre
Existing Zoning	C-1 (SC)
Proposed Zoning	Same

Staff Recommendation

APPROVAL of 08EPC 40059, based on the findings beginning on Page 16, and subject to the conditions of approval beginning on Page 18.

Staff Planner

Catalina Lehner, AICP- Senior Planner

Summary of Analysis

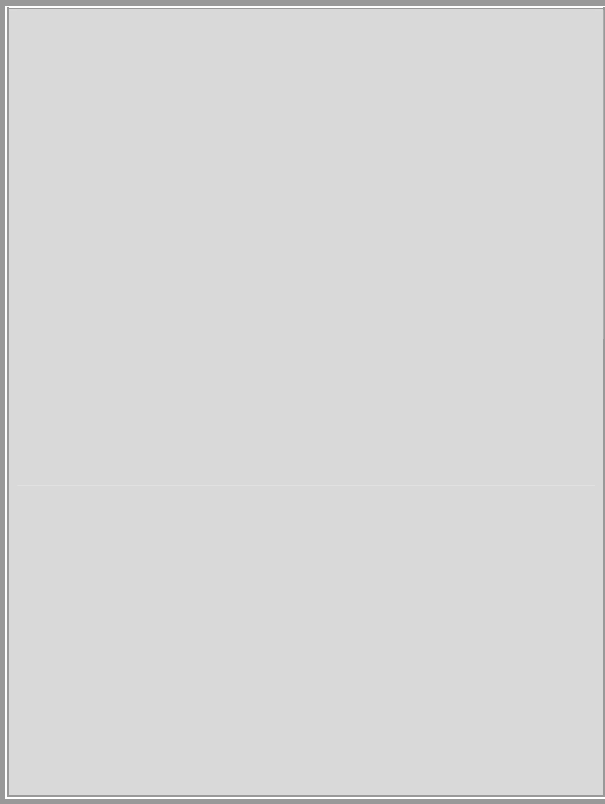
This request for a site plan for building permit for Lot 3 of the Bosque Plaza shopping center. The applicant proposes to develop a medical office building. The Bosque Plaza design standards apply.

Overall, Staff finds that this request furthers applicable policies in the Comprehensive Plan, the West Side Strategic Plan and the Coors Corridor Sector Development Plan.

The request complies with the design regulations in the CCSDP and with the Bosque Plaza design standards, with two minor exceptions to the latter (entry sidewalk width and type of vine). Other minor instances of non-compliance with the Zoning Code can be remedied through conditions.

A facilitated meeting was held. The applicant has addressed the neighbors' concerns expressed at the meeting. There is neighborhood support.

Staff recommends approval subject to conditions.



City Departments and other interested agencies reviewed this application from 06/09/'08 to 06/20/'08. Agency comments used in the preparation of this report begin on Page 22.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	C-1 (SC)	Developing Urban West Side Strategic Plan (WSSP) Coors Corridor Sector Development Plan (CCSDP)	Vacant
North	C-1 (SC)	Developing Urban West Side Strategic Plan (WSSP) Coors Corridor Sector Development Plan (CCSDP)	Vacant
South	C-1 (SC)	Developing Urban West Side Strategic Plan (WSSP) Coors Corridor Sector Development Plan (CCSDP)	Vacant
East	C-1 (SC)	Developing Urban West Side Strategic Plan (WSSP) Coors Corridor Sector Development Plan (CCSDP)	Vacant
West	County A-1 (SU permit for C-1 uses)	Developing Urban West Side Strategic Plan (WSSP) Coors Corridor Sector Development Plan (CCSDP)	Vacant

Request & Context

This request is for a site development plan for building permit for Lot 3 of Bosque Plaza, an approximately 0.5161 acre site (the “subject site”) located near the southeast corner of the Bosque Plaza shopping center. The applicant proposes to construct a 5,005 square foot (sf) office building for a medical practice and some leasable space for other medical office(s).

The Bosque Plaza shopping center is located at the southeast corner of the intersection of Coors Boulevard and La Orilla Road. The subject site, Lot 3, is bounded by Lot 4 of Bosque Plaza to the west and Lot 2 to the east. Both are vacant. Adjacent north of the subject site is Bosque Plaza Lane, then Lot 9. The Panda Express site and the Village Inn site, Lots 10-B-1 and 10-A respectively, lie further north. Adjacent south of the subject site is Tract 8-A of Riverside Plaza, which is vacant, and the cul-de-sac ending of Winterhaven Road. The subject site is within the boundaries of the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP).

History & Background

The subject site is zoned C-1 (SC) for neighborhood commercial uses, as are the other vacant lots in the Bosque Plaza shopping center. In May 1987, the subject site was annexed as part of an approx. 11.92 acre annexation (AX-87-9) and C-1 zoning was established (Z-87-56). Prior to annexation, the entire site was zoned County C-1. In July 1987, the EPC approved a site development plan for subdivision and a site development plan for building permit for a home improvement center and nine other freestanding buildings. None were ever built.

Upon annexation, the approx. 11.92 acre site met the Zoning Code definition of a shopping center by being over 5 acres and zoned C-1. Though the SC designation was not added to the zoning map, an April 2001 letter from the Zoning Enforcement Manager provides an explanation (see attachment). The manager determined that, based upon the intent of the property owners and the EPC at the time of annexation and zoning establishment in 1987, the site was indeed a shopping center.

There was no planning activity associated with the subject site until 2004, when Lots 1-9 were replatted and named the Bosque Plaza shopping center. This action renumbered the lots, established new easements and created Bosque Plaza Lane NW to provide access.

In the absence of design standards, a Village Inn restaurant was constructed on Lot 10-A of Bosque Plaza. The EPC approved the Village Inn at its September 16, 2004 hearing (Project #1002397) and did not place conditions that would have made it harmonize architecturally with the Riverside Plaza shopping center to the south. Riverside Plaza had developed according to the design standards in its site development plan for subdivision, which has contributed to its popularity and support from the community.

A request for a Dairy Queen restaurant with a drive-up service window was approved at the October 2005 EPC hearing, but that time strict conditions were placed on the development so it would blend in architecturally with Riverside Plaza. Though the Dairy Queen conditions set a favorable precedent for future development, conditions are not a substitute for design standards.

The request for a site development plan for subdivision, with design standards, for the Bosque Plaza shopping center (Project #1004167, 05EPC-01225) first entered the EPC process in August 2005, when it became apparent that design standards for this shopping center site did not exist. The request was deferred several times until meaningful design standards could be developed. The EPC approved the site development plan for subdivision and design standards in July 2006 (see attachment).

In March 2006, a request for a site development plan for building permit on Lot 10-B entered the EPC process. This request, for a Panda Express restaurant, was not approved by the EPC until September 2006 (Project #1004647). The long timeframe was due to the fact that the design standards for the Bosque Plaza shopping Center (Project #1004167) were still in the developmental stages when the restaurant request was submitted.

Design Standards

The purpose of design standards, which are associated with a site development plan for subdivision, is to provide guidance for a development in order to ensure that it will further the intent of applicable City Plans and policies and contribute to making planning goals a reality. To achieve these purposes, the proposed site development plan for subdivision needs to serve as an overarching guide for creating a high-quality development.

Architecture

Source 1: Design Guidelines Handbook for Albuquerque's Four Historic Zones, City of Albuquerque, 1991.

Source 2: Historical District Handbook, City of Santa Fe, 1986.

A. Territorial (1846-1880): flat-roofed, often with brick coping edging the parapet; earth-toned, usually one story; can be at least two rooms deep; often with a central hallway; multi-paned windows. Details include classic pedimented lintels over windows and doors; main entries with sidelights, sometimes shutters, and portales with squared, often chamfered, posts and no corbels (Source 1). The Territorial architectural style began to develop after the opening of the Santa Fe Trail and roughly coincides with the historical period when New Mexico was a US territory (Source 2).

B. Territorial Revival (1925-present): based on the fusion of New Mexican buildings with American trim developed when New Mexico became a territory; always flat-roofed with brick coping along the parapet; light-colored walls; usually one story; multi-paned windows. Details include classical wood trim, including shutters, pedimented lintels and squared porch posts, with sidelights and top lights at main entry.

DEFINITIONS (Zoning Code §14-16-1-5)

Shopping Center Site. A premises containing five or more acres; zoned P, C-1, C-2, C-3, M-1, M-2 or a combination thereof; but excluding premises used and proposed to be used only for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing.

Site Development Plan for Subdivision: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specified the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

I. APPLICABLE PLANS AND POLICIES and ANALYSIS -CONFORMANCE TO ADOPTED PLANS AND POLICIES

A) ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK I)

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Established Urban. The Comprehensive Plan goal of Developing and Established Urban Areas is "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice

in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Land Use Policies-

Policy II.B.5a: The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The proposed office building would be located in an area with some land use variety. Uses in the vicinity include a variety of commercial services, some offices, single-family homes and multi-family homes. Adding an office building would increase land use variety in the immediate area, since Bosque Plaza currently contains only commercial uses. The request furthers Policy II.B.5a.

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed office building is a Territorial Revival style that will blend nicely with the existing shopping center to the south and the Bosque setting. At 16 ft. high and approx. 500 ft. from Coors Blvd., the proposed building will not impact scenic resources. Compliance with the design standards, which the neighborhoods were involved in creating, will help ensure that the building respects existing neighborhood values. Therefore, the request furthers Policy II.B.5d.

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

Though most of the Bosque Plaza lots are vacant at this time, urban facilities and services are available. The proposed office development is not likely to affect the integrity of the nearby existing neighborhoods on Winterhaven Road. The request furthers Policy II.B.5e.

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

The proposed office building will have some employment opportunities associated with it, and will be separated from the residential areas by the cul-de-sac at the end of Winterhaven Rd. which prevents thru-traffic. Noise and light pollution are unlikely to adversely affect nearby residential uses near the subject site, though one proposed light pole would have to be lowered to ensure this. Overall, the request furthers Policy II.B.5i.

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

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

- 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.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The proposed office development will be located in the small, neighborhood-oriented center known as the Bosque Plaza shopping center, which is zoned for commercial uses. Pedestrian and bicycle access from the nearby residential area along Winterhaven Rd. is an integral component of the Bosque Plaza design standards and will be provided. The subject site is accessible from Winterhaven Rd. via the existing concrete run-down, which is used for non-vehicular travel. The request furthers the intent of Policy II.B.5j.

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

The proposed new development, an office building, is designed in a Territorial Revival style that is quite appropriate to the plan area. The Riverside Plaza shopping center to the south is Territorial Revival Style, and the Bosque Plaza design standards specify this style as appropriate and desired in this Bosque setting. Quality design elements of the proposed building include brick coping and wood framed windows. The request furthers Policy II.B.5l.

Activity Centers-

Goal: The goal is 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.

The nearest activity center is the Montañó/Coors Community Activity center, which is generally located at the intersection of Montañó Rd. and Coors Blvd. Locating commercial activities and more intense uses together, in designated activity centers, serves the community efficiently. This request would locate a small office building outside of the designated activity center. However, the Bosque Plaza shopping center can be considered part of a smaller de-facto neighborhood activity center developing at Coors Blvd./La Orilla Rd. on land that was already commercially zoned. The request partially furthers the Activity Center Goal 7.

B) WEST SIDE STRATEGIC PLAN (WSSP)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Taylor Ranch community, which consists of the area within the following boundaries: the Volcanic Escarpment on the west, Paseo del Norte on the north, the river on the east and the vicinity of Western Trail Road on the south.

Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

The Taylor Ranch Community Center is located generally in the vicinity of the Coors Blvd./Montaño Rd. intersection. A Neighborhood Center is expected in the vicinity of Montaño Rd./Taylor Ranch Blvd., and others will develop (WSSP, p. 55). The proposed office building is not located in a designated activity center. Rather, it can be considered part of a smaller de-facto neighborhood activity center developing at Coors Blvd./La Orilla Rd. The request partially furthers WSSP Policy 1.1.

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

All Bosque Plaza lots, including the subject site (Lot 3), are located within City boundaries in the Taylor Ranch Community and are therefore an appropriate location for growth and an efficient location for receiving City services. The request furtheres Policy 3.12.

Policy 3.16 (Taylor Ranch): Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

The intent of the WSSP is to concentrate commercial and employment uses in Community Activity Centers (see Policy 1.13) so that the Centers can offer a variety of uses to serve surrounding residential areas. Staff believes that Policy 3.16 refers to the designated activity centers and points out, once again, that the proposed office use will develop in a de facto neighborhood activity center at Coors Blvd./La Orilla Rd. The request partially furthers Policy 3.16.

Policy 3.18 (Taylor Ranch): Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

The proposed office building will be located in the Bosque Plaza shopping center, which encompasses the southeast corner of Coors Blvd. and La Orilla Rd. and is in the Bosque Transition Zone (see WSSP p. 202). The Bosque is a valued community asset; La Orilla Rd. provides one of the few remaining public access points. Development in Bosque Plaza shall be sensitive to the Bosque environment—meaning that buildings must blend in with natural surroundings and that the use must not compromise Bosque protection. The design of the proposed office building fits in well with the Bosque environment and demonstrates sensitivity toward it. The request furtheres WSSP Policy 3.18.

Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.

The proposed office building complies with the majority of design standards regarding pedestrian and bicycle circulation, which are important components of Bosque Plaza. Non-vehicular travel is generally supported, though the rear elevation of the proposed building backs up to Lot 4 (to the west) and precludes connection to any future building(s). The request partially furthers WSSP Policy 4.10.

C) COORS CORRIDOR SECTOR DEVELOPMENT PLAN (CCSDP)

The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank III plan adopted in 1984 and amended in 1989, 1995 and 2003. Efforts have been underway recently to update the CCSDP, but have not been finalized as of this writing.

The CCSDP contains overarching policies and specific design regulations for development in the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCSDP divides the Coors Corridor into four segments; the subject site is located in Segment 3 (Western Trail to Calabacillas Arroyo) and lies within a view preservation area (see p. 103). The following CCSDP policies and regulations apply:

Policy 3.3-Recommended Land Use: The Coors Corridor Sector Development Plan (CCSDP) recommends land uses which are identified on the following maps. They specify existing and recommended zoning and recommended land uses. These recommended land uses shall guide the development in the plan area (p. 67, for informational purposes).

A map of Segment 3 (Figure 31) indicates that the subject site was zoned County C-1 prior to annexation and establishment of City C-1 zoning in 1987 (AX-87-9). The CCSDP does not recommend a land use for the Bosque Plaza shopping center or the subject site. Figure 32 shows the subject site within the boundaries of the proposed Coors/Montaño Sector Plan, which was never written.

Policy 4.a.3-New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines (p. 86).

The CCSDP aims to create design harmony by applying regulations to ensure compatibility of new development with the natural landscape and the built environment. The proposed office building is a Territorial Revival design. The colors are compatible with the nearby built environment, especially the Territorial Revival buildings to the south, and the nearby natural environment. The proposed building will not detract from the Bosque setting. The request furthers CCSDP Policy 4.a.3-New Development.

Policy 4.b.5- Off-Street Parking: Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

The proposed parking area is located at the front of the building, though the building is oriented north-south on the site and appears “turned” from the street. Part of the building, the northern elevation, faces the internal roadway as does some landscaping. The request partially complies with Policy 4.b.5- Off-Street Parking.

Design regulation 1 (4.b.5.B.1): Landscaping “in” and “around” the paved area. A minimum of 20% of the parking lot area shall be landscaped. The landscaping shall consist primarily of shade trees and shrubs and shall be distributed throughout the parking lot. Generally, peripheral landscaping should not be less than 5 ft. in width.

The proposed landscaping around the parking lot area consists of 6 shade trees for 23 parking spaces, shrubs and buffalo grass and fulfills the requirement. The peripheral landscape strips are greater than 5 ft. The request complies with Design regulation 1 of Policy 4.b.5.

Policy 4.b.7-Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized (p. 96).

A separate pedestrian connection from the sidewalk along Bosque Plaza Lane to the office building is proposed, so separate vehicular and pedestrian access is provided and driveways are not utilized as walkways. However, the request does not emphasize pedestrian connections with other lots and backs up to Lot 4. The request partially furthers Policy 4.b.7-Access.

Policy 4.b.9-Site Lighting: Site area lighting, including parking area lighting, should be carefully designed and located so as to minimize glare on any public right-of-way or any adjacent premises (p.98).

Two single-fixture light poles and wall-pack lighting are proposed. All have cut-off fixtures. The light poles would be located on the subject site’s eastern side, with one approx. 48 ft. from a residentially zoned lot. Overall the lighting has been carefully designed, but one light pole will need to be lowered. The request partially complies with Policy 4.b.9-Site Lighting.

Policy 4.b.10-Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

A. Architectural Design, Design Guideline 3: “Trade-Mark” type buildings are discouraged (p. 100).

B. Architectural Details, Design Guideline 2: The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged (p. 101).

The CCSDP design regulations and guidelines serve to ensure the compatibility of new development with the natural landscape and the built environment. The proposed office building will contribute to the enhancement of the overall visual environment of the Coors Corridor. The proposed building is a not a franchise design. The request complies with Design Guideline 3 of Policy 4.b.10-Architectural Design. The proposed tan color will be compatible with the natural and built visual environment in the area. The request complies with Design Guideline 2 of Policy 4.b.10-Architectural Details.

Policy 4.c.1-View Preservation: Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor (p. 103).

The CCSDP regulates site planning and design to protect the attractive views in Segments 3 and 4 of the Coors Corridor. Because the subject site is located in Segment 3, view preservation design regulations apply. The proposed one-story building (16 ft. tall) will not penetrate the view plane and will not impact scenic resources (see applicant's diagram). The request complies with Policy 4.c.1-View Preservation.

B. View Preservation Design Regulation 1- View Plane Building Heights: ...in no event will the building height be permitted to penetrate above the view of the ridge line of the Sandia Mountains as seen from four feet above the east edge of the roadway. (Note: there is other language here, but it applies to multi-story buildings). (p. 109).

The CCSDP view plane is 4 feet above the elevation at the east edge of the east driving lane of Coors Blvd. The contour nearest this location, as show on the City's AGIS system, is at 5,014 ft., so the view plane height is 5,018 ft. The finished floor elevation of the proposed building is 5,003 ft. on the AGIS system (note: grading and drainage plan shows 5,002 ft.) and the building is 16 ft. tall, so the final height would be approx. 5,019 ft. (see applicant's diagram, which indicates 5,018 ft. which does not make a substantive difference). Therefore, the request complies with View Preservation Design Regulation 1.

Policy 4.d.1-Signage: Signs should complement the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor. (p. 112)

The CCSDP signage regulations were amended in September 2003 (Enactment 101-2003) to include additional requirements for Segments 3 and 4. This is the origin of the maximum signage size of 75 sf in the Coors Corridor.

Located in Segment 3, the proposed office building complies with the Bosque Plaza design standards regarding signage. One monument sign and one building-mounted sign are proposed. Both promote the overarching purposes of the CCSDP signage regulations (p. 112) for signage that is compatible with its surroundings and sensitive to the character of the area. The request further CCSDP Policy 4.d.1-Signage.

Long Range Roadway System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. Coors Blvd. NW is a limited access principal arterial, with a 156 foot right-of-way. Bosque Plaza Lane NW is a 50 foot private road. Just north of the subject site is La Orilla Rd., a minor arterial, with an 86 foot right-of-way.

Public Facilities/Community Services

Two Albuquerque Ride routes serve the proposed development. Route 155- Coors and Route 96- Crosstown Commuter. Route 155 is a local route with all-day service (including weekends) and Route 96 is a commuter route with limited service. The Comprehensive Plan designates Coors Blvd. as an Enhanced Transit Corridor.

The Westside Area Command substation, located at 6404 Los Volcanes NW, provides police coverage.

II. ANALYSIS- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT & CONFORMANCE WITH THE DESIGN STANDARDS FOR THE BOSQUE PLAZA SHOPPING CENTER

The request is for a site development plan for building permit for a proposed medical office building in the Bosque Plaza shopping center on Lot 3, near the southeast corner of the shopping center. The Bosque Plaza Design Standards (BPDS), contained in the governing site development plan for subdivision, apply and consist of the following sections:

A- Landscape	G-Site/Architectural Objectives
B- Setbacks	H- Utilities
C- Parking & Circulation	I- Code Compliance
D-Screening Walls & Fences	J-View Preservation
E- Lighting	K- Sidewalks/Bikeways
F- Signage	L- Pedestrian Plan

This analysis is combined so that one can understand: 1) each component of the proposed site development plan for building permit, and 2) how each complies with the applicable design standards. For brevity's sake, the analysis focuses on instances of non-compliance and makes summary statements regarding compliance, as appropriate.

Site Plan Layout / Configuration

The proposed 5,005 sf building is oriented north-south on the western side of the subject site, facing the Bosque view. The vehicular entrance is on the northern side, near the middle. The pedestrian link is to the west of that. Parking is located on the subject site's approx. eastern half.

BPDS COMPLIANCE: The request complies with B- Setbacks. A minimum 10 ft. setback adjacent to Bosque Plaza Lane is required. 30 ft. is proposed.

Refuse Enclosure: Proposed near the subject site's northeast side, the refuse enclosure/dumpster will be finished in tan stucco and gated. The design matches the building architecture and includes a brick cap and white bollards. The Refuse Division commented that a re-angle was necessary. The applicant has made this revision.

Walls/Fences

A wall is proposed on both sides of the patio, which is recessed from the front of the building (see eastern elevation). The wall, finished in tan stucco, measures approx. 7 ft. when scaled out; the keyed note is likely incorrect.

BPDS COMPLIANCE: Refuse enclosures are required to be screened with a wall (D-2) and be compatible with building architecture (D-3). The request complies with the applicable design standards in Section D. Screening Walls & Fences.

Vehicular Access, Circulation & Parking

Access & Circulation: There is one vehicular ingress and egress, located near the subject site's northeast side, which vehicles can enter after turning south from Bosque Plaza Lane.

Parking: Parking is located on the eastern portion of the subject site. Proposed are 23 spaces, 2 of which are handicap. No motorcycle parking is proposed.

Zoning Code §14-16-3-1, Off-Street Parking Regulations, for office uses, specifies 1 space for every 200 sf of ground floor space. $5,005/200$ =approx. 25 required spaces, 1 of which is required to be handicap. 2 handicap spaces are proposed due to the medical office use. 1 motorcycle space is required, in a visible area, for every 25 parking spaces. 23 parking spaces are proposed.

The parking calculations are incorrect because the applicant did not use the office category. Rather "5 spaces per doctor" was used. The applicant also took a 10% credit for Transit proximity, though the subject site is approx. 485 ft. from Coors Blvd. and is therefore not within 300 ft. of a bus line. 25 parking spaces are required; 23 are provided so the subject site is underparked by 2 spaces. A motorcycle space (half a parking space) would be in addition to this number. The subject site is zoned SC (Shopping Center), so "approval and revision of plans is the same procedure as for SU-1 plans". Therefore, off-street parking shall be provided as required by the EPC pursuant to Zoning Code §14-16-3-2.

TIS: A Traffic Impact Study (TIS) was not required.

BPDS COMPLIANCE: The applicant has provided clearly demarcated pedestrian crossings of at least 6 ft. (C-3, C-7, C-12) that are separate from the vehicular entrance (C-10, C-11). At least one motorcycle space is required pursuant to the Zoning Code and BPDS C-9 for every 25 regular

spaces, but is not provided because 23 spaces are proposed. The bicycle rack would be more “conveniently placed” (C-8) if it was not located behind the south patio wall.

Office and commercial buildings are required to have a 15 ft. sidewalk along the front elevation (C-4), though perhaps in this case the patients’ limited mobility could warrant the 10 ft. sidewalk which is proposed. The applicant would like the 10 ft. sidewalk and not have to reduce the 9 ft. landscape buffer across the parking lot to accommodate it. Overall compliance with Section C. Parking & Circulation, has improved but remains partial.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian & Bicycle Access & Circulation: A separate pedestrian/bicycle pathway from Bosque Plaza Lane is provided to link the sidewalk with the building. A drive aisle crossing of textured, colored concrete is proposed. The bicycle rack is proposed south of the patio wall, which would hide it. Staff suggests locating the bike rack on the north side of the patio wall.

Transit Access: The closest transit stop is on Coors Blvd. The western boundary of the subject site is approximately 485 ft. west of Coors Blvd., so the transit stop would be slightly farther. Sidewalk will be developed on both sides of Bosque Plaza Lane, which will facilitate pedestrian connection to the Transit system.

BPDS COMPLIANCE: The demarcated pedestrian crossings and separate vehicle and pedestrian accesses are proposed and discussed above under Parking & Circulation. BPDS Section L-Pedestrian Plan is mostly complied with. The separate pedestrian connection, different from the drive aisle, is proposed (L-6) as is the pedestrian connection from Bosque Plaza Lane (shown on the map in the BPDS). However, the BPDS envisions that the lots in Bosque Plaza will be connected to each other, which is not possible since the proposed building’s siting precludes a direct connection to Lot 4 (L-3).

Lighting & Security

Two parking lot light poles, both on the subject site’s eastern side, and building-mounted lighting are proposed. Pursuant to Zoning Code §14-16-3-9(F), Area Lighting Regulations, a light pole cannot be more than 16 ft. from top to grade if within 100 ft. of a residential zone. The proposed 18 ft. light pole near the subject site’s southeast corner is approx. 84 ft. from a residential zone. Building mounted lighting consists of shielded fixtures on all but the south elevation.

BPDS COMPLIANCE: To ensure compliance with the lighting standards E-1a and E-1d, notes need to be added to the proposed site development plan. BPDS E-2b requires that light poles be a maximum of 16 ft. high from top to grade within 150 ft. of a residential area. A keyed note indicating that the light poles are two different heights needs to be added, also.

Landscaping Plan & Water Re-use

The proposed landscaping plan includes plant material on all sides of the subject site and in the parking lot area as required. Shrubs include Butterfly bush, muhly grass, cherry sage, three-leaf sumac and red yucca. The quantity, scientific name and water usage need to be listed. The number of proposed shrubs

appears to be insufficient; a closer look reveals that the applicant is proposing to seed the landscape buffers (with the exception of the northeast corner area) with buffalo grass. Staff suggests adding two more plants to the clusters in the southern landscape buffer. In the northern buffer, the cluster of Blue mist spirea should be relocated to the northwest corner so that it doesn't grow up and block the monument sign. A shorter plant is needed in this location.

Pursuant to Zoning Code §14-16-3-10(G), "trees are required in and around off-street parking areas." Six Raywood Ash trees are proposed around the parking lot, and there are two more near the subject site's corners. Staff suggests that a few of the trees be a different variety, such as Chinese Pistache and Goldenrain Tree, to avoid a monoculture. Both are on the design standards palette.

The applicant proposes notches in the curbing on the eastern side of the parking lot. This will allow some of the run-off water to be channeled to the landscape buffer for supplemental irrigation purposes. A note is needed to indicate that such irrigation is supplemental, not primary.

BPDS COMPLIANCE: The proposed plant palette mostly complies with the palette in the BPDS, with one exception: the applicant requests to use climbing rose in the recessed patio area instead of honeysuckle which the applicant believes could attract too many bees. The request complies with the BPDS landscape standards.

Architecture & Design

The proposed 5,005 sf office building is a Territorial Revival design, much like the buildings in Riverside Plaza to the south. The proposed building would be finished in tan, have a brick coping on all sides and white, multi-paned windows that typify the Territorial style. The windows will be aluminum with wood trim. The patio area includes a wooden trellis, also painted white.

BPDS COMPLIANCE: The proposed building complies with all of the BPDS in Section G-Site/Architectural objectives. An ornament has been added to the western and southern façades to comply with G-2b, which requires that sides and backs of buildings not be downgraded aesthetically. The addition of a direct pedestrian connection to the entrance and delineated pedestrian crossings has helped increase compliance.

Signage

A monument sign, finished in tan stucco, is proposed just west of the proposed vehicle access. At 3 ft. high and 7 ft. long, the proposed monument sign has room for two tenant signs, one of which is for the applicant. Letters will be black on a white translucent background. A building mounted sign, consisting of the address in white numbers, is proposed on the building's northern elevation.

BPDS COMPLIANCE: For the Bosque Plaza shopping center, in the future there will be a project entry sign for all tenants which will be 9 ft. high and contain 75 sf of sign face area (F-2a). Each Bosque Plaza lot adjacent to the roadway is allowed, as indicated in the design standards, one monument sign or one building mounted sign to advertise the business (F-1d). The request complies with all of the design standards in Section F- Signage.

Grading & Drainage Plan, View Planes

The subject site slopes downward slightly from west to east, from the finished floor of the building at approx. 5,002 ft. to approx. 5,000 ft. Water generally flows westward toward the Bosque. A channel system is proposed, which would collect most of the water and direct it toward the adjacent, existing concrete drainage channel along the subject site's eastern side.

The City's AGIS system shows a contour at 5,003 ft. where the building is proposed and 5,014 ft. at Coors Blvd. There is an 11 ft. drop from Coors Blvd. to the subject site. The view plane of the Coors Corridor Sector Development Plan (CCSDP) is situated at 4 ft. above the eastern edge of Coors Blvd., which would be 5,018 ft. The proposed building would be 16 ft. high at the 5,003 ft. contour (note: grading and drainage plan shows 5,002 ft.) for a total of approx. 5,019 ft. Not more than 1/3 of building height is allowed to penetrate the view plane. The proposed building complies with the CCSDP view regulations. See the Policy section of this report for more information.

BPDS COMPLIANCE: The proposed building complies with the BPDS Section J-View Preservation, which requires that views be maintained as provided for in the CCSDP.

Utility Plan

Bosque Plaza is served by utilities, which run along Bosque Plaza Lane. The water line is proposed on the western side of the subject site. The sanitary sewer line is proposed from the building's northern elevation. Both will connect to the existing utilities on Bosque Plaza Lane.

BPDS COMPLIANCE: Transformers and utility pads are required to be screened with walls and vegetation (H-3). The request partially complies. The transformer is screened by vegetation, -Cherry sage on the northern side and Blue Mist Spirea on the southern side. Staff suggests switching these, since the taller plant is needed to screen the transformer from Bosque Plaza Lane.

Outdoor Space

The Zoning Code requires public outdoor space for buildings 60,000 sf or greater, which does not apply to the request. No public outdoor space is proposed. Rather, the outdoor space is proposed as a private, gated patio that is enclosed by a wall and would be available to patients and staff.

Zoning Code §14-16-3-18(C)(3) requires, for major façades greater than 100 ft. in length, that outdoor seating be incorporated adjacent to at least one of the façades. Because the primary (eastern) façade is 105 ft. long, Staff suggests that a bench be added north of the main entrance.

BPDS COMPLIANCE: The BPDS do not include a section on Open/Outdoor space. Therefore, the applicable standards are those found in the Zoning Code.

Conclusion of Analysis

Overall, the request demonstrates a high degree of compliance with the Bosque Plaza Design Standards (BPDS) with a few minor exceptions. As stated, the sidewalk along the main façade is 10 ft. (required to be 15 ft.) and the vine for the patio space is climbing rose (only honeysuckle is on the plant palette).

The request partially complies with BPDS Section I- Code Compliance. The parking calculations are incorrect, the sidewalk on the building's northern side is 4 ft., a light pole is too close to a residential use to exceed 16 ft., and a bench is needed pursuant to the Zoning Code. These issues can be remedied through the application of conditions of approval.

CONCERNS OF REVIEWING AGENCIES/PRE-HEARING DISCUSSION

City Departments and other interested agencies reviewed this application from 6/9/'08 to 6/20/'08. The applicant attended the pre-hearing discussion meeting held on June 25, 2008. Agency comments used in the preparation of this report begin on Page 22. Advance Planning commented that the Territorial style is fitting. The City Forester noted that roof drainage should be directed to planting beds to the north and south, and commented regarding Ash trees and the proposed irrigation. Solid Waste disapproved the dumpster location and required a re-angle.

NEIGHBORHOOD CONCERNS

The affected neighborhood associations are the Taylor Ranch Neighborhood Association (TRNA) and the Coors Trail NA, which the applicant notified as required. A facilitated meeting was held on June 17, 2008 (see attachment). Both NAs sent representatives, as did the Alban Hills Neighborhood Association (AHNA) which was included due to its involvement in developing the Bosque Plaza design standards. Neighbors expressed support for the proposal, but had a few minor site plan concerns which have since been addressed by the applicant. Staff has not received any comments as of this writing.

CONCLUSION

This request is for a site development plan for building permit for a 5,005 sf office building for a medical practice, on an approx. 0.5161 acre site known as Lot 3 of the Bosque Plaza shopping center.

Overall, the request furthers applicable policies in the Comprehensive Plan, the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP). The Bosque Plaza Design Standards (BPDS), contained in the governing site development plan for subdivision, were approved by the EPC in 2006 and apply to the request. The request demonstrates a high degree of compliance with the BPDS with a few minor exceptions. The few instances of non-compliance with Zoning Code requirements can also be remedied by the application of conditions of approval. A facilitated meeting was held. There is neighborhood support. Staff recommends approval subject to conditions.

FINDINGS - 08EPC 40059, July 17, 2008-Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Lot 3 of the Bosque Plaza shopping center, an approximately 0.5161 acre site located in Bosque Plaza near the southeast corner of the intersection of Coors Boulevard and La Orilla Road. The applicant proposes to construct a 5,005 square foot office building for a medical practice.
2. The subject site is located in the Bosque Plaza shopping center, which is zoned C-1 (SC). An office use is permissive in the C-1 Neighborhood Commercial zone.
3. The EPC approved design standards for the Bosque Plaza shopping center at its July 20, 2006 hearing (Project #1004167, 05EPC-1225). The Bosque Plaza Design Standards (BPDS) apply to the current request.
4. The request *further*s the following applicable Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. Adding an office building would increase land use variety in the immediate area, since Bosque Plaza currently contains only commercial uses.
 - B. Policy II.B.5e-programmed facilities/neighborhood integrity. Urban services are available, and their provision is not likely to disrupt the integrity of the nearby neighborhood.
 - C. Policy II.B.5d-neighborhood values/natural environmental conditions. The location and design of the proposed building will respect existing natural environmental conditions and scenic resources. There is general neighborhood support.
 - D. Policy II.B.5i-employment/service use location. The traffic, noise and lighting associated with the proposed office building are unlikely to adversely affect nearby residential uses.
 - E. Policy II.B.5l-design quality/innovation. The proposed Territorial Revival design is appropriate to the plan area and contains high-quality elements.
5. The request *partially further*s the Activity Centers Goal in the Comprehensive Plan and West Side Strategic Plan (WSSP) Policy 1.1. The proposed small office building would be located outside of the designated activity center. However, the Bosque Plaza shopping center can be considered part of a smaller de-facto neighborhood activity center developing at Coors Boulevard/La Orilla Road.

6. The request *further*s the following West Side Strategic Plan (WSSP) policies:
- A. Policy 3.12 (Taylor Ranch)-contiguous location for growth. The location in Taylor Ranch is appropriate for growth and efficient for receiving City services.
 - B. Policy 3.18 (Taylor Ranch)-Bosque preservation. The design of the proposed office building fits in well with the Bosque environment and demonstrates sensitivity toward it.
7. The request *partially further*s the following WSSP policies:
- A. Policy 3.16 (Taylor Ranch)- uses in activity centers. The proposed office use would be appropriate in a designated activity centers, though it will develop in a de facto neighborhood activity center instead.
 - B. Policy 4.10-land use/vehicle alternatives. Non-vehicular travel is generally supported, though the siting of the proposed building precludes direct connection to a future building on the lot adjacent to the west.
8. The request *further*s the following applicable policies in the Coors Corridor Sector Development Plan (CCSDP):
- A. Policy 4.a.3-New Development. The proposed new building will be compatible with the natural landscape and built environment in the area, and will not detract from the Bosque setting.
 - B. Policy 4.d.1-Signage. The request fulfills the purpose of the CCSDP by including signage that is compatible with its surroundings and sensitive to the character of the area.
9. The request *complies* with the following CCSDP regulations:
- A. Design regulation 1 (4.b.5.B.1)- landscaping “in” and “around” the paved area. The proposed parking lot area landscaping will have sufficient trees, shrubs and native turf to meet this requirement.
 - B. Architectural Design A, Design Guideline 3- “trade-mark” buildings. The proposed building is not generic franchise architecture.
 - C. Architectural Details B, Design Guideline 2- compatibility with the built and natural environment. The proposed colors will be compatible with the visual environment in the area.

10. The proposed building *complies* with the CCSDP regulations for view preservation, Policy 4.c.1 and Design Regulation 1. Because the subject site is located in Segment 3, view preservation design regulations apply. The proposed one-story building (16 ft. tall) will not penetrate the view plane and will not impact scenic resources. Nor will it penetrate above the view line of the Sandia Mountains as seen from four feet above Coors Boulevard.

11. Overall the request demonstrates a high degree of compliance with the Bosque Plaza Design Standards (BPDS), with a few exceptions. The proposed sidewalk along the main façade is 10 ft. Though a 15 ft. sidewalk is required, the proposed sidewalk may be appropriate given the physical limitations of many patients who visit the pain management center. The plant palette does not include climbing rose, which the applicant desires in the patio area. Light poles within 150 ft. of a residential zone cannot exceed 16 ft. tall.

12. Regarding Zoning Code compliance, the parking calculations need correction, the sidewalk on the building's northern side is required to be wider, a light pole is required to be lowered, and a bench is required on the eastern elevation side. These issues can be remedied through the application of conditions of approval.

13. A facilitated meeting was held. The Taylor Ranch Neighborhood Association (NA), the Coors Trail NA and the Alban Hills NA attended. The neighbors expressed support for the project and had a few concerns, which the applicant has since addressed. Staff has received no comments as of this writing.

RECOMMENDATION - 08EPC 40059, July 17, 2008

APPROVAL of 08EPC 40059, a Site Development Plan for Building Permit for Lot 3, Bosque Plaza, zoned C-1 (SC), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS - 08EPC 40059, July 17, 2008- 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 final DRB sign off, the applicant shall meet with the Development Review Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.

3. The site development plan for building permit shall comply with all of the Bosque Plaza Design Standards (BPDS) in the approved Bosque Plaza site development plan for subdivision (Project #1004167, 05EPC-1225), with the exception of the following: A) the sidewalk along the entrance (eastern) side of the building shall be 10 ft. wide (C-4), and B) climbing rose shall be allowed in the patio area (plant palette).

4. Parking Calculations:

- A. The parking calculations shall be revised based on the office use.
- B. A transit credit shall not be taken since the subject site is over 300 ft. from Coors Blvd.

5. Pedestrian & Bicycle Circulation:

- A. Pursuant to Zoning Code §14-16-3-1(H)(1), the sidewalk on the northern side of the building shall be 6 ft. wide.
- B. The bicycle rack shall be relocated to the north side of the patio, facing Bosque Plaza Lane (C-8).

6. Landscaping:

- A. The quantity, water requirements and scientific name of all plantings shall be added to the landscaping plan.
- B. The Blue mist spirea near the monument sign shall be relocated to the northwest corner and a shorter plant shall be installed near the monument sign.
- C. To avoid a monoculture, a few of the trees shall be a different variety chosen from the design standards palette.
- D. A note shall be added to indicate that irrigation from water re-use is supplemental, not primary.

7. Lighting:

- A. The light pole near the southeast corner of the subject site shall not be more than 16 ft. tall pursuant to Zoning Code §14-16-3-9(F) and BPDS E-2b.
- B. A note shall be added to the site plan and the light pole detail to indicate that one light pole is 16 ft. tall and the other is 18 ft. tall.
- C. Two notes shall be added to the site development plan to indicate that the request will comply with Night Sky requirements (E-1b) and that high pressure sodium lighting is prohibited (E-1d).

8. Utilities:

Of the plants proposed to screen the transformer, the taller plant (Blue Mist Spirea) shall be used on the northern side which is visible from Bosque Plaza Lane.

9. Outdoor Space:

A bench shall be added north of the main entrance to comply with Zoning Code §14-16-3-18(C)(3), which requires outdoor seating for façades greater than 100 ft. in length.

10. Minor "Clean Up":

- A. The "not to scale" NTS shall be removed from the light pole detail.
- B. Keyed note 35 shall specify the distance from the subject site to Coors Blvd.
- C. Keyed note 40 shall state that the curb breaks are for water re-use.

11. CONDITIONS FROM THE CITY FORESTER:

- A. 3-5 bubblers shall be provided for each tree, 3-4' from trunk or drip tape circle.
- B. Planting hole shall be 2 to 4 times as wide as the rootball, with sloped sides.

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

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

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- 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.
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Catalina Lehner, AICP
Senior Planner

cc: John Friedman AIA, Village Architects, P.O. Box 328, Los Lunas, NM 87031
Brett Lopez, Taylor Ranch NA, 4815 Northern Trail NW, Albuquerque, NM 87120
Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr. NW, Albuquerque, NM 87120
Janet Laros, Coors Trail, 2924 River Willow Tr. NW, Albuquerque, NM 87120
Jim Timmons, Coors Trail, 2715 Pueblo Grande NW, Albuquerque, NM 87120

AGENCY COMMENTS

➤ **The following agencies did not review or comment on Project #1007313:**

City of Albuquerque

Environmental Health, Air Quality Division
Environmental Health, Env. Services Division
Fire Department
Planning, Zoning Code Services
Police Department, Planning
Transit Department
Water Utility Authority

Other

Abq. Metropolitan Arroyo Flood Control Authority (AMAFCA)
Bernalillo County
Mid-Region Council of Governments (MRCOG)
Middle Rio Grande Conservancy District (MRGCD)

➤ **The following City of Albuquerque Departments reviewed and commented on Project #1007313:**

Planning, Office of Neighborhood Coordination

Taylor Ranch NA (R), Coors Trail NA (R)
6/9/08 – Recommended for Facilitation – siw
6/11/08 – Assigned to Tonya Covington - siw

Planning, Advance & Urban Design

The scale and massing of the proposed office building with "Territorial Style" details fits the site. The building would make a larger contribution to the streetscape if its entrance was at the north end "facing" the curve of the street (Bosque Plaza Lane). The rear of the building is very drab in appearance and should contain additional articulation.

Parks & Recreation, Planning & Design

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

Parks & Recreation, Open Space Division

Open Space has no adverse comments

City Forester

- How big are planting wells at building? Should be 8x8 or better – North/South rectangles possible
- If all roof drainage is going west... it could be collected or directed to planting beds to the north and south
- Ash trees planted along east border should be 4' away from concrete edge
- Planting detail
 - Planting hole should be 2-4x as wide as rootball with sloped sides
 - 3-5 bubblers 3-4' from trunk or drip tape circle to wet sufficient area
 - Cut as much rope, burlap and wire as possible before backfilling

Solid Waste Management Dept., Refuse Division

Disapproved, reangle of enclosure required for adequate truck access, and required recycle area, call for details, 761-8142.

City of Albuquerque 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):

- A conceptual drainage plan is required prior to DRB action.

Transportation Planning (Department of Municipal Development):

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

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- Reviewed, no comments.

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.

➤ **The following agencies reviewed Project #1007313:**

Albuquerque Public Schools (APS)

Bosque Plaza, Lot 3 is located on Bosque Ln NW between Coors NW and La Orilla NW. The owner of the above property requests approval of a Site Development Plan for a Building Permit for a development that will consist of a medical office building. This will have no adverse impacts to the APS district.

Public Service Company of New Mexico

No comment based upon the information provided to date.