



Environmental Planning Commission

Agenda Number: 02
Project Number: 1003532
Case #: 16EPC-40010
April 14, 2016

Staff Report

Agent	Joe Slagle – Slagle Herr Arch.
Applicant	Robert C. & Katie Kerschen
Request	Site Development Plan for Building Permit
Legal Description	Lot 11, Block 10, Plat of lots 11-A & 22-A, Block 10 Tract 2 Unit 3, North Albuquerque Acres
Location	On Holly Ave. NE, between Louisiana Blvd. NE and Wyoming Blvd. NE, and North of Paseo del Norte
Size	Approximately 0.70 acres
Existing Zoning	SU-2/Mixed Use
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of Case # 16EPC-40013 based on the Findings beginning on Page 11, and subject to the Conditions of Approval beginning on Page 14.

Staff Planner
Vicente M. Quevedo, Planner

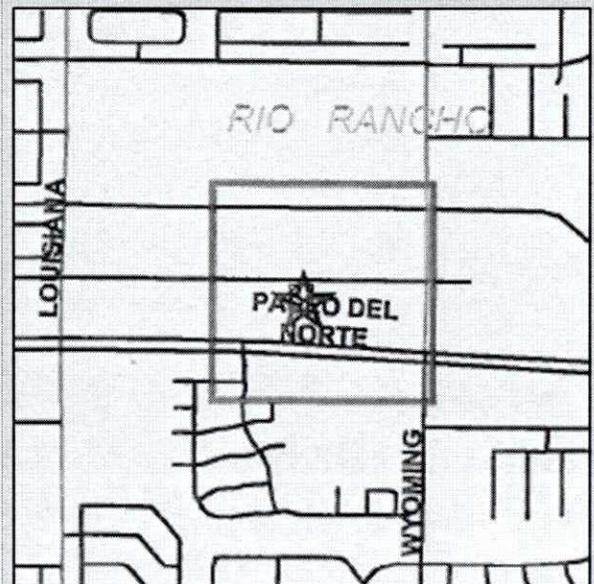
Summary of Analysis

This is a request for a site development plan for building permit for a site of approximately 0.70 acres, located On Holly Ave. NE, between Louisiana Blvd. NE and Wyoming Blvd. NE, and North of Paseo del Norte. The applicant proposes to develop the subject site with a dental office totaling 3,391 SF.

The site is located in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the La Cueva Sector Development Plan (LCSDP).

Staff finds that the request for a site development plan for building permit is consistent with a preponderance of applicable policies in the Comprehensive Plan and the LCSDP.

There is no known neighborhood opposition to the request and staff recommends approval based on the findings and conditions of the staff report.



City Departments and other interested agencies reviewed this application from 2/29/2016 to 3/11/2016.
Agency comments used in the preparation of this report begin on Page 17.

FACILITIES

CARMEL AV

U-2/
-2

9

LA CUEVA

SU-2/
MIXED USE

14

16A

1002458

SU-2 19A 1009245

17A

1003532

SU-1 MIXED USE
& INDOOR
STORAGE

ACRES

ALBUQUERQUE

21

17B

ROW / 17C

HOLLY AV

P-96-6

7A1

9A

SP-97-102

10

5130

★ 1A
1003532
SU-2/
MIXED USE

12

20A1

1009359

14

PASEO

C-1

VILLAGE

A

22A

1008069

21A

1000946

WYOMING BLVD

PASEO DEL NORTE

PARKING LOT

PARK (PRIVATE)

RANCHO DE PALOMAS

A

RANCHO DE PALOMAS

SU-1 PRD

MANUFACTURED HOUSING

NTA

SU-1

TURTLEDOVE LA

MAUSOLEUM & CEMETERY

ZONING MAP

Note: Grey shading indicates County.



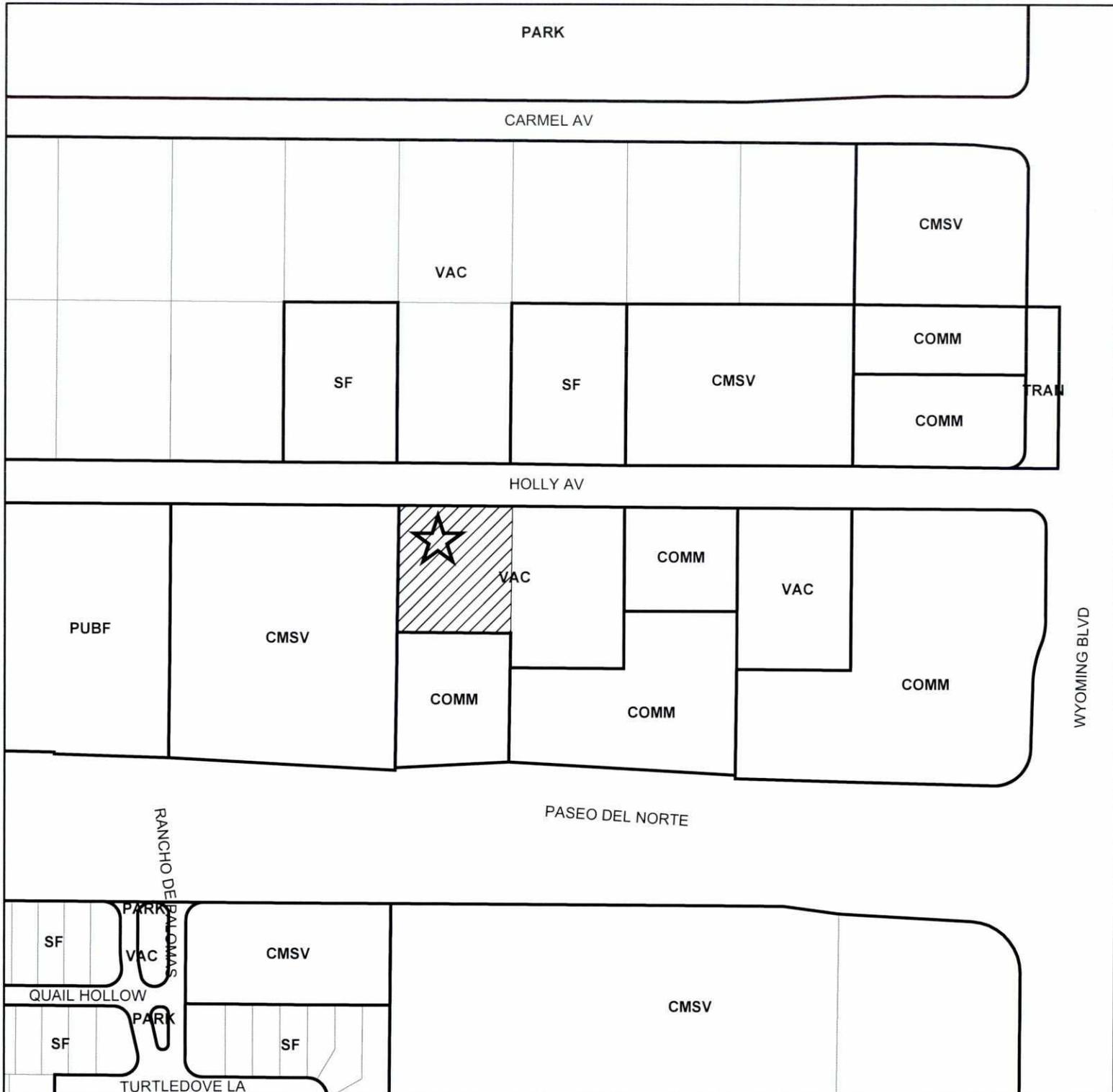
1 inch = 200 feet

Project Number:
1003532

Hearing Date:
04/14/2016

Zone Map Page: C-19
Additional Case Numbers:
16EPC-40010





LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch = 200 feet

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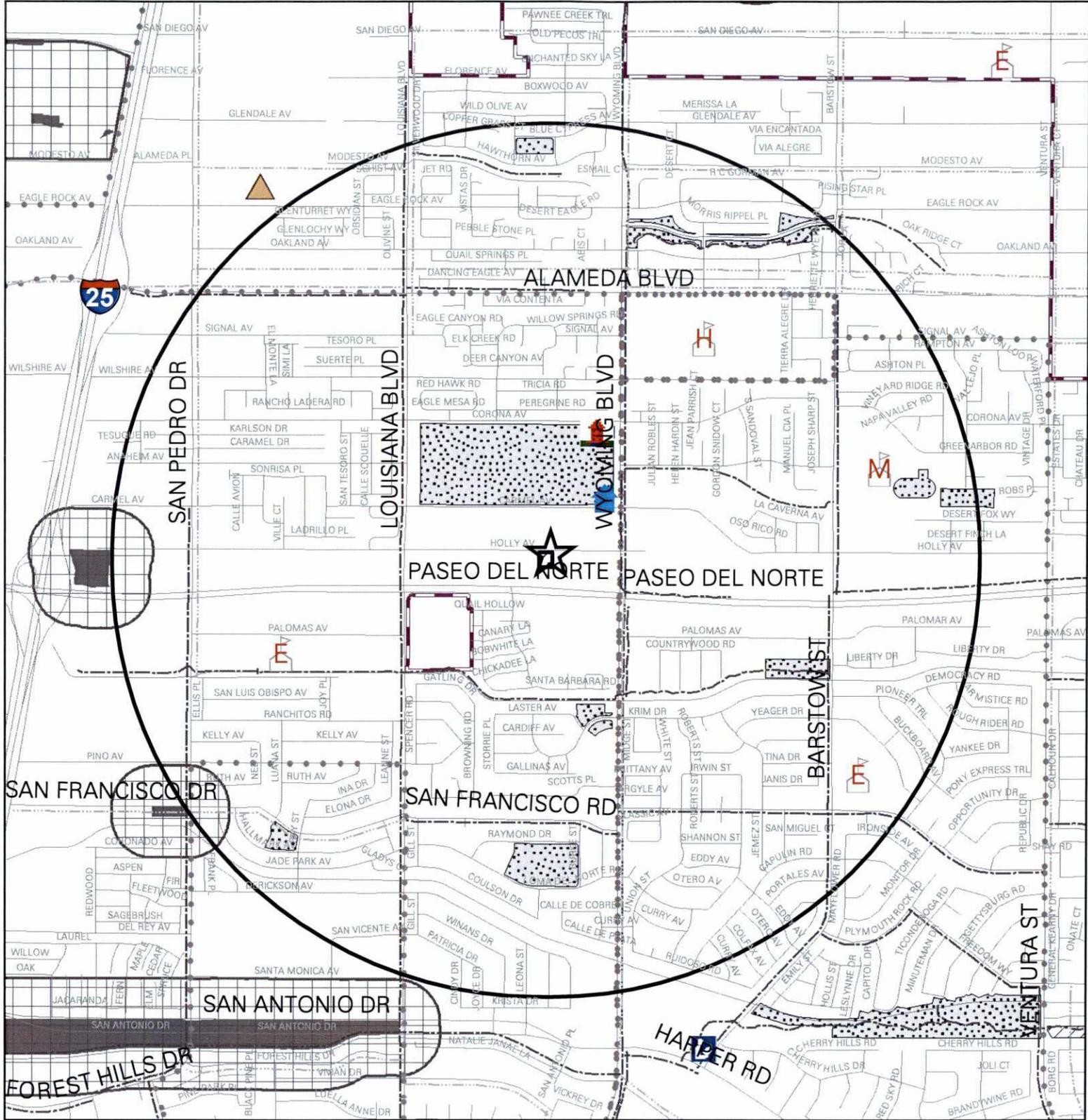
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 200 feet

Project Number:
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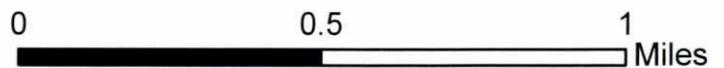


Public Facilities Map with One-Mile Buffer

- | | | | | | | | |
|--|----------------------|--|-------------------------|--|--------------------------|--|-----------------------------|
| | COMMUNITY CENTER | | FIRE | | APS Schools | | Landfill Buffer (1000 feet) |
| | MULTI-SERVICE CENTER | | POLICE | | ABQ Ride Routes | | Landfills designated by EHD |
| | SENIOR CENTER | | SHERIFF | | ABQ Bike Facilities | | Developed County Park |
| | LIBRARY | | SOLID WASTE | | Proposed Bike Facilities | | Developed City Park |
| | MUSEUM | | Albuquerque City Limits | | Undeveloped City Park | | |



Project Number: 1003532



I. 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-2/Mixed Use	Developing Urban Area; La Cueva SDP, Rank III	Vacant
North	SU-2/R-2	”	Single Family
South	SU-2/Mixed Use	”	Commercial/Retail
East	SU-2/Mixed Use	”	Vacant / Commercial Retail
West	SU-2/Mixed Use	”	Commercial Service

II. INTRODUCTION

Proposal

This request is for a site development plan for building permit (SPBP) for Lot 11, Block 10, Plat of lots 11-A & 22-A, Block 10 Tract 2 Unit 3, North Albuquerque Acres (the “subject site”). It is an approximately 0.70 acre tract of land located On Holly Ave. NE, between Louisiana Blvd. NE and Wyoming Blvd. NE, and North of Paseo del Norte The site is zoned SU-2 Mixed Use pursuant to the La Cueva Sector Development Plan. The applicant proposes to develop the subject site with a dental office totaling 3,391 SF.

EPC Role

All SU-2 zoned properties within the La Cueva Sector Development Plan are required to receive EPC approval of a site development plan for building permit. The request pertains to one property and as such is a quasi-judicial matter.

Context

The subject site is in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the La Cueva Sector Development Plan (LCSDP). The subject site is currently vacant, undeveloped land within the Paseo del Norte corridor. There are views from the site at Holly east to the Sandia Mountains and west to the west mesa and volcanic escarpment.

The properties to the north of the subject site are vacant and have been developed as single-family residential uses. To the south are commercial service uses. To the east are commercial retail uses. To the west are commercial services uses.

History

The subject site was part of an approximately 630-acre annexation of land in North Albuquerque Acres that occurred in July of 1995 and was subsequently zoned R-D (C/S O-1, Enactment No. 25-1996). The R-D zone is the default zone applied to annexations in Developing Urban Areas.

The La Cueva Sector Development Plan (LCSDP) was adopted in June of 2000 (1000827, R-50, Enactment 65-2000). One of the main goals of the LCSDP is to provide a mix of uses more suitable for a Developing Urban area; rezoning was one way to accomplish this. Enactment 65-2000 adopted Exhibit 12 of the Plan, which is a zoning map of the LCSDP area. With this action, the subject site's zoning was changed to SU-2/Mixed Use. The intent of the SU-2 zone is to ensure compatibility of higher density land uses within the lot configurations and ownership pattern of these areas. The SU-2/Mixed Use zoning was established along the Paseo del Norte corridor "to provide the community with a mix of mutually-supporting retail, service, office, and residential uses." Since then, the subject site has remained vacant.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Holly as a Major Local street, with a right-of-way of 56-60'. Wyoming and Louisiana are designated as Collector streets, with a right-of-way of 68'. Paseo del Norte is a Limited-Access Principal arterial, with a right-of-way of 156'.

Comprehensive Plan Corridor Designation.

The Comprehensive Plan designates Wyoming as an Enhanced Transit Corridor and Paseo del Norte as an Express Corridor. Enhanced Transit Corridors are roadways "designed or redesigned to improve transit and pedestrian opportunities for residents, businesses and other users nearby."

Trails/Bikeways.

There is an existing bicycle lane along Wyoming Blvd. which begins at Holly and continues north.

Transit

Route #31, Wyoming, route and Route #98, Wyoming commuter route, pass near the site on Wyoming.

Public Facilities/Community Services

North Domingo Baca Community Park is located near the subject site that contains a fire station, police sub-station, a skate park, and a multi-generation community center. For more specific information, see the Public Facilities Map.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-2/Mixed Use, pursuant to the LCSDP. The SU-2 Special Neighborhood Zone “allows a mixture of uses controlled by a sector development plan.” The use of SU-2 zoning is available to sector plans and is used as an extension of the Zoning Code imposing additional tailored regulations to properties within the Plan area.

The Mixed Use zone in the LCSDP zone references C-1 uses, as regulated by the zoning code, which provides sites suitable for residential, office, retail, and services. Some examples of permissive uses are convenience stores, restaurants, townhouses, and small animal clinics. Selected conditional uses include private schools and community residential programs. Height requirements of the O-1 zone apply with a maximum building height of 36-feet. The Zoning Code General Regulations apply to the subject site as well as the Design Regulations in Section 5.4.6 of the LCSDP.

The requested use, dental offices, is permissive under the current zoning.

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Developing Urban by the *Comprehensive Plan*. The Goal of Developing 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.”

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 request furthers Policy II.B.5.d. because the request generally respects neighborhood values, the design is appropriate to the plan area, meets the design standards of the La Cueva Sector Development Plan, and is consistent with adjacent uses. The maximum proposed building height is 15 feet, which is considerably less than the 36 feet in height allowed by the LCSDP. The request has minimal impacts on natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The site is surrounded by developing commercial and office uses. The proposed use is appropriate for the location.

Policy II.B.5.e: 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.

The request furthers Policy II.B.5.e. because urban services already exist in the area and no new public infrastructure will be required. The request will develop vacant land in an

established urban area. The building has been designed to have a minimal effect on adjacent parcels of land and will ensure the integrity of existing neighborhoods.

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

The request furthers Policy II.B.5.i. because adverse effects of development (lighting, pollution, traffic, and noise) have been minimized by appropriate site design, which is in compliance with the La Cueva Sector Development Plan design standards. Lighting consists of 16 foot tall light poles that are full cut-off fixtures. Extensive landscaping along the Holly right-of-way and within the site will minimize any adverse effects of noise, lighting, pollution and traffic, by helping to shield the building from the public right-of-way. The maximum proposed building height is 15 feet, (which is much less than the 36 feet in height that is allowed in the LCSDP) which also helps to minimize any adverse effects of the development on surrounding properties.

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

The request furthers Policy II.B.5.j. because the existing zoning allows the proposed office development to be constructed on the subject site.

Policy II.B.5.k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

The request furthers Policy II.B.5.k. because the request does not abut any residential neighborhoods or any residential zones. The nearest single-family residential development is an R-2 zoned property north of the subject site. There is no access from Paseo del Norte, and the site can only be accessed from Holly Avenue to the north.

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

The request furthers Policy II.B.5.l. because the proposed building is consistent with and complements existing nearby buildings (commercial, retail, and office). The proposed building is a quality design that is appropriate to the plan area and is consistent with the design regulations set forth in the LCSDP. The building is not typical generic franchise architecture.

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

The request furthers Policy II.B.5.m. because the site design maintains and enhances unique vistas. The proposed maximum 15 foot height of the building is considerably less than what is allowed in the LCSDP (36'). The applicant has provided a view analysis which shows views into and out of the site. The building will not significantly impede views in any direction.

La Cueva Sector Development Plan (Rank III)

The LCSDP was adopted in June 2000 and revised in October 2003 to expand Plan boundaries and add some clarifying language. The general boundaries are Louisiana on the west, Paseo del Norte and Palomas on the south, Ventura on the east and Florence on the north. Exhibit 12 of the Plan shows specific boundaries. The main purpose of the plan is to suggest solutions to the barriers that have hindered sound urban development in the plan area.

The LCSDP sets forth goals and policies regarding land use, zoning and capital infrastructure priorities for vacant properties to promote sound urban development in the Plan area. The plan also established design regulations applicable to SU-2 zoned properties and high-density residential development. In particular, the plan sets forth guiding principles in Section 5.1 regarding land uses. Applicable guiding principles include:

1.3 Guiding Principles, 4th Bullet: Land uses that are compatible with existing development.

1.3 Guiding Principles, 5th Bullet: Higher densities near Paseo del Norte to provide a mix of densities and development types in the area. The North Domingo Baca provides a buffer between proposed higher density development and residential areas to the north. Transit service will be along north/south streets, so activity centers are placed at these intersections.

The request furthers guiding principle 1.3, bullets 4 and 5 of the LCSDP because the request for a dental office would be compatible with existing development, which consists of commercial, office, and medical office use. The La Cueva Town Center to the east contains a number of commercial businesses. Properties within a one-mile radius of the subject site include a bank, a gas station, a restaurant, and the North Domingo Baca city park. The development to the south contains commercial service uses. The property directly to the north, across Holly Avenue, is a developing mixed-use site. The land immediately east and west of the subject site is zoned for mixed commercial uses. The north side of the property has been extensively landscaped to help buffer the site from the road and from adjacent properties. The proposed land use is compatible with existing development.

5.1 Zoning Guiding Principles, 2nd Bullet: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service uses to meet the needs of the area's growing population.

The request furthers 5.1 Zoning Guiding Principles, 2nd Bullet of the LCSDP because the request for a dental facility would add to the variety of service businesses to meet the needs of the area's growing population.

5.1 Zoning Guiding Principles, 8th Bullet: The North Albuquerque Community has identified "views" and "open space" as two valuable assets that identify the area.

The request furthers 5.1 Zoning Guiding Principles, 8th Bullet of the LCSDP because the applicant has provided a view analysis (as required in the LCSDP) that shows views towards the Sandia Mountains and the West Mesa will not be notably harmed. The proposed building height is considerably less than what is allowed by the LCSDP (36'). Views and open space are valuable assets that are protected by the request.

5.4.6 Common Design Regulations for all SU-2 Zoned Properties

Intent: Provide public spaces for people to meet, gather, and interact.

8R-3: Non-residential development shall provide public open space amenities equal to the greater of 400 square feet or four percent or greater of the building footprint. A plaza shall have a minimum depth of at least 30 feet on a portion of the plaza. These amenities shall be labeled as such on the site development plan.

The request furthers 5.4.6 Common Design Regulations for all SU-2 Zoned Properties and Policy 8R-3 because it fulfills the patio requirement per Keyed Note 20 of Sheet A001 of the site development plan. The indicated patio square footage is listed at 200 which is greater than the required minimum of 4% or greater of the building foot print (3,391 sf / .04 = 136 sf). The applicant is not proposing a plaza.

Site Plan Layout / Configuration

The project consists of a new single-story 3,391 sf dental office building and includes all associated site work. The property is an approximately .70 of an acre parcel in the North Albuquerque acres subdivision and is currently zoned SU-2 Mixed Use. The applicant is proposing a single point of ingress and egress off of Holly Ave. at the northwest corner of the subject site. A total of 33 parking spaces are proposed (3 of which are designated for use by the property to the south per previous site development plan approval, the subject site will have 30 spaces available via a shared parking agreement). A refuse container and enclosure are located at the southwestern corner of the site. The subject site contains adequate landscape improvements and a view analysis that meets the requirements of the LCSDP has been submitted by the applicant.

Public Outdoor Space

The proposed development offers outdoor space around the building and most prominently along the northern, eastern and western portions of the building. The applicant is proposing a 200 sq ft patio area on the eastern side of the building.

The patio will be paved, however no furniture for outdoor seating is shown on the site development plan. While this is not required by the LCSDP Design Guidelines, staff recommends that the site development plan be revised to include outdoor furniture in order to provide an amenity for clients and staff.

Vehicular Access, Circulation and Parking

Vehicles access the site from a 25' curb cut along Holly Avenue. A Traffic Impact Study is not needed because the traffic generation does not meet the threshold. Parking has been placed behind the building on the south end of the site. This conforms to the LCSDP Design Regulations that require parking areas to be distributed on the site to reduce the visual impact and to be located behind buildings (12R-2). The building frontage faces Holly Ave.

The site development plan for building permit requires 30 parking spaces, and the parking provided is 33 spaces (3 of which are designated for use by the property to the south per previous site development plan approval, the subject site will have 30 spaces available). The proposed parking is consistent with LCSDP 12R-3, which allows only up to 110% of the required parking spaces. An appropriate number of handicapped (2), and bicycle spaces (4) have been provided. The site data notes indicate 3 motorcycle spaces will be provided. All of these provided spaces meet or exceed the minimum requirements of the Zoning Code and do not exceed the requirements of the LCSDP. Staff recommends that a note be added to the parking calculations section of the site development plan stating that the minimum parking required spaces plus 10% is the maximum parking allowed per LCSDP Design Guideline 12R-3.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian walkways and sidewalks have been provided on the site. Sidewalk is provided along the main building façades, and along the east side of the main access drive off of Holly Ave. The sidewalk connects the public right-of-way to the main building entrance. The pedestrian circulation system provides clear, logical pathways throughout the subject site. The site is consistent with the LCSDP Pedestrian Circulation Regulations, 3R.

Walls/Fences

An approximately 4' high masonry side wall with split face CMU tan color block is proposed in front of the northern building façade and a portion of the western façade. No additional walls or fencing is proposed for the subject site. While the proposed wall meets the requirements of Section 14-16-3-19 (General Height and Design Regulations for Walls, Fences and Retaining Walls) of the Zoning Code, Staff recommends that a note be added to the Keyed Notes section of the elevations sheet A201 stating that all walls shall comply with the requirements of Section 14-16-3-19 of the Zoning Code.

Lighting and Security

Parking lot light poles have been provided throughout the site, and will not exceed 16 feet in height. All lights are fully shielded and will not directly shine on any public rights-of-way or any residential properties. As required by Section 14-16-3-9 of the Zoning Code (Area Lighting Regulations).

Landscaping

The landscaping plan contains low to medium water usage tree and plant species; all species are appropriate for the area and a plant schedule is provided. All required notations regarding maintenance responsibilities, water conservation and irrigation system to be used are included on the landscape plan. Per Section 6-6-2-5 (Street Tree Policies) of the Code of Ordinances the applicant is required to provide a street tree plan for any building of over 200 sf and where the lot is adjacent to a major street. The LCSDP indicates that the spacing shall be no more than 25' on center. The street frontage dimension along Holly Ave. is 165.28 lineal feet meaning that the minimum number of required street trees is 6, the applicant has indicated that only 4 will be provided on the landscape plan. The landscape plan will need to be revised to include 2

additional street trees. Additionally, 3 parking lot trees are required which the applicant has indicated on the landscape plan per Section 14-16-3-10(G)(1) (Special Landscaping Standards) of the Zoning Code.

The total required landscape net lot area coverage per Section 14-16-3-10 (Landscaping Regulations) for the site is 4,049 sf and the applicant is proposing 8,225 sf which exceeds the requirement. The Zoning code also requires that 75% of the net lot area must include live plant coverage which equates to 6,168 sf for the subject site. The applicant is proposing 6,179 sf of live plant coverage which also exceeds the Zoning Code Requirements.

Grading, Drainage, Utility Plans

The subject site currently accepts a very small amount of offsite runoff from the adjacent property on its east border and the new improvements will not prohibit this flow. The site will not impact any adjacent properties with developed runoff and will be constructed with depressed islands in the parking lot as well as a small pond to collect required first flush runoff volume per the Hydrology Department's First Flush requirements. Roof runoff will be directed toward the pond via a concrete swale on the north side of the new building. Storm volumes greater than the onsite capacity will be directed to downstream facilities on Holly Ave. via an existing paved drive on the west edge of the subject site. The Hydrology Department did not submit any adverse comments regarding the Conceptual Grading and Drainage Plan. PNM did not submit any adverse comments regarding the Utility Plan.

Architecture

The architectural character consists of a contemporary style with clean lines and simple details. Energy efficient components are being designed into the project including low-E insulated glass and shade devices at the south and west facing elevations. The color palate is consistent with the adjacent developments and the small scale of the project ensures that the impact to any adjacent properties will be minimal. The exterior of the building will be constructed with a synthetic stucco system over lath and vapor barrier and a corrugated and perforated metal panel system. Building façade stucco colors include light tan, dark blue gray, and white.

Signage

Building-mounted signage is proposed along the western, eastern and southern building elevations. The permissive uses of the SU-2 Mixed Use zoning of the subject site refer back to the permissive uses of the C-1 zone of the Zoning Code. This allows up to 20% of the area of each building façade to be used for building mounted signage when the sign is not wholly visible from an abutting arterial or collector or freeway. The only abutting street is Holly Ave. which is designated as a local street. The maximum proposed sign area for each individual façade is 30 sf which does not exceed the 20% maximum allowed for building mounted signage per the C-1 zone. The applicant is not proposing any free-standing signage. The sign locations and sign areas are shown on the building elevations. Staff recommends that a notation be added to the

elevation sheets indicating that signage for the subject site is controlled by the C-1 zone of the Zoning Code per the SU-2 Mixed Use zoning of the LCSDP.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Commenting agencies reviewed this request from February 29, 2016 to March 11, 2016. The most significant comments were submitted by Long Range Planning and APD. Long Range Planning suggested creating a pedestrian link from the front door of the dental office property to the front door of the adjacent building to the south via striped pedestrian area to the landscaped island with the pedestrian path. The applicant reviewed this comment and determined that any pedestrian connection on the site would encourage pedestrian activity in large asphalt areas and would create an unsafe condition. APD recommend removing from the plans all trees located immediately adjacent to pole lights. However, removal of these trees would cause the site development plan to be out of compliance with the parking lot tree requirements of the Zoning Code.

Neighborhood/Public

Representatives from the North Domingo Baca Neighborhood Association, North Wyoming Neighborhood Association, District 4 Coalition of Neighborhood Associations, and property-owners within 100-feet of the subject site were notified. A facilitated meeting was not recommended or held. There is no known opposition to this request.

V. CONCLUSION

This request is for a site development plan for building permit (SPBP) for Lot 11, Block 10, Plat of lots 11-A & 22-A, Block 10 Tract 2 Unit 3, North Albuquerque Acres (the "subject site"). It is an approximately .70 of an acre tract of land located On Holly Ave. NE, between Louisiana Blvd. NE and Wyoming Blvd. NE, and North of Paseo del Norte The site is zoned SU-2 Mixed Use pursuant to the La Cueva Sector Development Plan (LCSDP). The project consists of a new single-story 3,391 sf dental office building and includes all associated site work. The property is located within the North Albuquerque acres subdivision. The applicant is proposing a single point of ingress and egress off of Holly Ave. at the northwest corner of the subject site. A total of 33 parking spaces are proposed (3 of which are designated for use by the property to the south per previous site development plan approval, the subject site will have 30 spaces available). A refuse container and enclosure are located at the southwestern corner of the site. The subject site contains adequate landscape improvements and a view analysis that meets the requirements of the LCSDP has been submitted by the applicant. The site is located in the Developing Urban Area of the Comprehensive Plan.

Staff finds that the request for a site development plan for building permit furthers a preponderance of applicable goals and policies in the Comprehensive Plan, the LCSDP, and generally meets the design regulations of the LCSDP. The plan is also generally consistent with the minimum requirements of the Zoning Code.

Representatives from the North Domingo Baca Neighborhood Association, North Wyoming Neighborhood Association, District 4 Coalition of Neighborhood Associations, and property-owners within 100-feet of the subject site were notified. A facilitated meeting was not recommended or held. There is no known opposition to this request.

Staff recommends approval based on the findings and conditions of the staff report.

FINDINGS – 16EPC-40010 – April 14, 2016 – Site Development Plan for Building Permit

1. This is a request for Site Development Plan for Building Permit for Lot 11, Block 10, Plat of lots 11-A & 22-A, Block 10 Tract 2 Unit 3, North Albuquerque Acres, located On Holly Ave. NE, between Louisiana Blvd. NE and Wyoming Blvd. NE, and North of Paseo del Norte, and containing approximately 0.70 of an acre. The applicant proposes to develop a 3,391 sf dental office on the subject site.
2. The subject site is zoned SU-2 Mixed Use, per the La Cueva Sector Development Plan. The proposed use is permissive under the current zoning.
3. The subject site is in the Developing Urban Area of the Comprehensive Plan, within the boundaries of the La Cueva Sector Development Plan (LCSDP). The proposal must comply with the Design Regulations in the LCSDP and the General Regulations in the Zoning Code.
4. The Albuquerque/Bernalillo County Comprehensive Plan, La Cueva Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following Comprehensive Plan policies for Developing Urban Areas:
 - A. 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 request furthers Policy II.B.5.d. because the request generally respects neighborhood values, the design is appropriate to the plan area, meets the design standards of the La Cueva Sector Development Plan, and is consistent with adjacent uses. The maximum proposed building height is 15 feet, which is considerably less than the 36 feet in height allowed by the LCSDP. The request has minimal impacts on natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The site is surrounded by developing commercial and office uses. The proposed use is appropriate for the location.
 - B. Policy II.B.5.e: 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.

The request furthers Policy II.B.5.e. because urban services already exist in the area and no new public infrastructure will be required. The request will develop vacant land

in an established urban area. The building has been designed to have a minimal effect on adjacent parcels of land and will ensure the integrity of existing neighborhoods.

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

The request furthers Policy II.B.5.i. because adverse effects of development (lighting, pollution, traffic, and noise) have been minimized by appropriate site design, which is in compliance with the La Cueva Sector Development Plan design standards. Lighting consists of 16 foot tall light poles that are full cut-off fixtures. Extensive landscaping along the Holly right-of-way and within the site will minimize any adverse effects of noise, lighting, pollution and traffic, by helping to shield the building from the public right-of-way. The maximum proposed building height is 15 feet, (which is much less than the 36 feet in height that is allowed in the LCSDP) which also helps to minimize any adverse effects of the development on surrounding properties.

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

The request furthers Policy II.B.5.j. because the existing zoning allows the proposed office development to be constructed on the subject site.

- E. Policy II.B.5.k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

The request furthers Policy II.B.5.k. because the request does not abut any residential neighborhoods or any residential zones. The nearest single-family residential development is an R-2 zoned property north of the subject site. There is no access from Paseo del Norte, and the site can only be accessed from Holly Avenue to the north.

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

The request furthers Policy II.B.5.l. because the proposed building is consistent with and complements existing nearby buildings (commercial, retail, and office). The proposed building is a quality design that is appropriate to the plan area and is consistent with the design regulations set forth in the LCSDP. The building is not typical generic franchise architecture.

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

The request furthers Policy II.B.5.m. because the site design maintains and enhances unique vistas. The proposed maximum 15 foot height of the building is considerably less than what is allowed in the LCSDP (36'). The applicant has provided a view

analysis which shows views into and out of the site. The building will not significantly impede views in any direction.

6. The request furthers the following La Cueva Sector Development Plan policies for Developing Urban Areas:

- A. 1.3 Guiding Principles, 4th Bullet: Land uses that are compatible with existing development.
- B. 1.3 Guiding Principles, 5th Bullet: Higher densities near Paseo del Norte to provide a mix of densities and development types in the area. The North Domingo Baca provides a buffer between proposed higher density development and residential areas to the north. Transit service will be along north/south streets, so activity centers are placed at these intersections.

The request furthers guiding principle 1.3, bullets 4 and 5 of the LCSDP because the request for a dental office would be compatible with existing development, which consists of commercial, office, and medical office use. The La Cueva Town Center to the east contains a number of commercial businesses. Properties within a one-mile radius of the subject site include a bank, a gas station, a restaurant, and the North Domingo Baca city park. The development to the south contains commercial service uses. The property directly to the north, across Holly Avenue, is a developing mixed-use site. The land immediately east and west of the subject site is zoned for mixed commercial uses. The north side of the property has been extensively landscaped to help buffer the site from the road and from adjacent properties. The proposed land use is compatible with existing development.

- C. 5.1 Zoning Guiding Principles, 2nd Bullet: The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service uses to meet the needs of the area's growing population.

The request furthers 5.1 Zoning Guiding Principles, 2nd Bullet of the LCSDP because the request for a dental facility would add to the variety of service businesses to meet the needs of the area's growing population.

- D. 5.1 Zoning Guiding Principles, 8th Bullet: The North Albuquerque Community has identified "views" and "open space" as two valuable assets that identify the area.

The request furthers 5.1 Zoning Guiding Principles, 8th Bullet of the LCSDP because the applicant has provided a view analysis (as required in the LCSDP) that shows views towards the Sandia Mountains and the West Mesa will not be notably harmed. The proposed building height is considerably less than what is allowed by the LCSDP (36'). Views and open space are valuable assets that are protected by the request.

E. 5.4.6 Common Design Regulations for all SU-2 Zoned Properties

Intent: Provide public spaces for people to meet, gather, and interact.

- F. 8R-3: Non-residential development shall provide public open space amenities equal to the greater of 400 square feet or four percent or greater of the building footprint. A plaza shall have a minimum depth of at least 30 feet on a portion of the plaza. These amenities shall be labeled as such on the site development plan.

The request furthers 5.4.6 Common Design Regulations for all SU-2 Zoned Properties and Policy 8R-3 because it fulfills the patio requirement per Keyed Note 20 of Sheet A001 of the site development plan. The indicated patio square footage is listed at 200 which is greater than the required minimum of 4% or greater of the building foot print (3,391 sf / .04 = 136 sf). The applicant is not proposing a plaza.

7. Representatives from the North Domingo Baca Neighborhood Association, North Wyoming Neighborhood Association, District 4 Coalition of Neighborhood Associations, and property-owners within 100-feet of the subject site were notified. A facilitated meeting was not recommended or held. There is no known opposition to this request.

RECOMMENDATION – 16EPC-40010 – April 14, 2016 – Site Development Plan for Building Permit

APPROVAL of 16EPC-40010, a request for Site Development Plan for Building Permit, for Lot 11, Block 10, Plat of lots 11-A & 22-A, Block 10 Tract 2 Unit 3, North Albuquerque Acres, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 16EPC-40010 – April 14, 2016 – 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 site development plan (Sheet A001) shall be revised to include outdoor furniture in the proposed patio area order to provide an amenity for clients and staff. A keyed note shall also be included identifying the outdoor furniture.
4. A Keyed Note shall be added to elevation Sheet A201 stating that all walls shall comply with the requirements of Section 14-16-3-19 of the Zoning Code.
5. The landscape plan shall be revised to include 2 additional street trees in order to comply with the City of Albuquerque Street Tree Ordinance (6-6-2-5, Street Tree Policies).
6. A notation shall be added to elevation sheet (A201) indicating that signage for the subject site is controlled by the C-1 zone of the Zoning Code per the SU-2 Mixed Use zoning of the LCSDP.
7. Conditions of Approval from Public Service Company of New Mexico:
 - A. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
 - B. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:
Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107 Phone: (505) 241-3697
 - C. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.



Vicente M. Quevedo
Planner

Notice of Decision cc list:

Slagle-Herr Architects, 1503 Central Ave. NW, Suite B, Albuquerque, NM 87104
Judie Pellegrino, 8515 Murrelet NE, Albuquerque, NM 87113
Erik Bose, 7200 Peregrine NW, Albuquerque, NM 87113
Tracy Guidry, 8330 Krim Dr. NE, Albuquerque, NM 87109
Nanci Carriveau, 8309 Krim Dr. NE, Albuquerque, NM 87109
Michael Pridham, 6413 Northland Ave. NE, Albuquerque, NM 87109
Robert Stetson, 7112-154 Pan American Freeway NE, Albuquerque, NM 87109

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed, no adverse comments.

Office of Neighborhood Coordination

North Domingo Baca NA, North Wyoming NA, District 4 Coalition of Neighborhood Associations.

Long Range Planning

Project# 1003532 - Site Development Plan for Building Permit – Quevedo

Suggest creating a pedestrian link from the front door of the dental office property to the front door of the adjacent building to the south via striped pedestrian area to the landscaped island with the pedestrian path

Metropolitan Redevelopment Agency

No comments received.

CITY ENGINEER

- Please identify and dimension all existing sidewalks, curb cuts and drive pads on Holly Ave.
- ADA parking space must be a minimum of 8ft.wide by 18ft. in length. At ADA spaces, vehicles cannot overhang ADA ramps. Please provide wheel stops in the ADA parking spaces.
- Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
- All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
- Please include a copy of your shared access agreement with the adjacent property owner.
- Truncated domes will be required at all public ADA ramps and curb cut crossings.

Hydrology Development

Reviewed, no adverse comments.

DEPARTMENT of MUNICIPAL DEVELOPMENT

No comments received.

WATER UTILITY AUTHORITY

Utility Services

1. 16EPC-40010 Site Development Plan for Building Permit
 - a. Availability Statement #110803 was provided in 2011 but needs to be renewed. Please request a new availability statement and include fire marshal requirements (Fire 1) with request. Extension of public waterline is anticipated along the property frontage.
 - b. Utility plan indicates an existing 6" sanitary sewer line along the west side of property. This line shall be labeled private.

ENVIRONMENTAL HEALTH DEPARTMENT

No comments received.

PARKS AND RECREATION

Planning and Design

No comments received.

Open Space Division

Reviewed, no adverse comments.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

EPC 1003532 – This project is in the Northeast Area Command.

- Proposed parking lot pole lights and tree landscape appear to be in conflict. Recommend removing from the plans all trees located immediately adjacent to pole lights. Once trees become mature they will reduce the available illumination and natural surveillance.

- Suggest incorporating into the plans a video surveillance system. Cameras should be positioned to cover all pedestrian and vehicle access points, parking areas, walkways, building approaches and common areas. Each camera should be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Reviewed, no adverse comments.

FIRE DEPARTMENT/Planning

No comments received.

TRANSIT DEPARTMENT

Route #31, Wyoming route, and Route #98, Wyoming commuter route pass near the site on Wyoming, approx. 750' from the northeast corner of the property.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

P#1003532 Dental Office (C-19)
16EPC-40010 Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

No comments received.

MID-REGION COUNCIL OF GOVERNMENTS

Reviewed, no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

**Conditions for Approval for Project #1003532 Site Development Plan for Building Permit
(Dental office on Holly Ave NE west of Wyoming NE) 16EPC-40010**

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107 Phone: (505) 241-3697

3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



Legend

- Bernalillo County Parcels
- Primary Streets**
 - Urban Principal Arterial
 - BN and SF Railroad
 - Freeway
 - Urban Minor Arterial
- Other Streets**
- Zoning**
 - <all other values>
 - RESIDENTIAL
 - COMMERCIAL
 - OFFICE
 - INDUSTRIAL / WHOLESALE / MANUFACTURING
 - INSTITUTIONAL / GOVERNMENT
 - UTILITIES / TRANSPORTATION
 - OPEN SPACE / RECREATION / AGRICULTURAL
 - RESIDENTIAL / AGRICULTURAL
 - NOT CLASSIFIED
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map**

Notes

0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
4/7/2016 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

APPLICATION INFORMATION

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
 - IP MASTER DEVELOPMENT PLAN (EPC11)**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
 - ___ For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - ___ Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ___ Sign Posting Agreement
 - ___ Traffic Impact Study (TIS) form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
 - SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
 - na 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - X Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
 - na Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
 - ___ (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
 - X Site Plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
 - X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - X Letter briefly describing, explaining, and justifying the request
 - X Letter of authorization from the property owner if application is submitted by an agent
 - X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - X Completed Site Plan for Subdivision and/or Building Permit Checklist
 - X Traffic Impact Study (TIS) form with required signature
 - X Fee (see schedule)
 - X List any original and/or related file numbers on the cover application
- NOTE:** For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:
- ___ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 - ___ Notarized statement declaring number of antennas accommodated. Refer to § 14-16-3-17(A)(13)(d)(2)
 - ___ Letter of intent regarding shared use. Refer to § 14-16-3-17(A)(13)(e)
 - ___ Affidavit explaining factual basis of engineering requirements. Refer to § 14-16-3-17(A)(13)(d)(3)
 - ___ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower § 14-16-3-17(A)(17)
 - ___ Registered engineer or architect's stamp on the Site Development Plans
 - ___ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
 - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
 - ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
 - ___ Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ Traffic Impact Study (TIS) form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Joe Slagle, Slagle Herr Architects

Applicant name (print)

2-25-16
Applicant signature / date



Form revised **November 2010**

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
16 - EPC - 40010

2-25-16
Planner signature / date
Project #: 1003532

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Robert C. Kerschen, DMD DATE OF REQUEST: 2/12/16 ZONE ATLAS PAGE(S): C19

CURRENT:

ZONING SU2-mixed use
PARCEL SIZE (AC/SQ. FT.) .6975ac/37,358 sf

LEGAL DESCRIPTION:

LOT OR TRACT # 11 BLOCK # 10
SUBDIVISION NAME North Albuquerque Acres

REQUESTED CITY ACTION(S):

ANNEXATION
ZONE CHANGE : From _____ To _____
SECTOR, AREA, FAC, COMP PLAN
AMENDMENT (Map/Text)

SITE DEVELOPMENT PLAN:

SUBDIVISION* AMENDMENT
BUILDING PERMIT ACCESS PERMIT
BUILDING PURPOSES OTHER

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT
NEW CONSTRUCTION
EXPANSION OF EXISTING DEVELOPMENT

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 1
BUILDING SIZE: 3391 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Joe Slagle, SlagleHerr Architects DATE 2-12-16

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES NO BORDERLINE

THRESHOLDS MET? YES NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED:
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

John B. Gumb
TRAFFIC ENGINEER

2.18.16
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB**. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / _____ DATE _____
-FINALIZED / / TRAFFIC ENGINEER _____

Revised January 20, 2011

February 16, 2016

Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87103

RE: Agency Authorization Letter for 7400 Holly NE (Lot 11, Block 10, Tract 2, Unit 3, North Albuquerque Acres)

Dear Planning Department:

This letter shall serve as authorization for Slagle Herr Architects to act as agent on our behalf in regard to obtaining Planning Department approvals for the property listed above.

Please let me know if you have any questions or need any additional information. I can be reached directly at 505-514-2878 or katiekerschen@yahoo.com.

Thank you,

A handwritten signature in black ink that reads "Katie Kerschen". The signature is written in a cursive style with a long, sweeping underline.

Katie Kerschen
Kerschen Properties, LLC



March 14, 2016

Environmental Planning Commission
Plaza Del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

RE: PROPOSED DENTAL OFFICE DEVELOPMENT AT 7400 HOLLY AVE. NE, ALBUQUERQUE

PROJECT NARRATIVE

This project consists of a new single story 3391 sf dental office building and includes all associated site work. The property is a .6075 acre parcel in the North Albuquerque acres subdivision and is currently zoned SU2-mixed use. The property falls within the boundaries of the La Cueva sector development plan. A previous planning action reduced the size of this lot to allow for the development of the Firestone auto service center on the adjacent parcel to the south. As a part of that project, three parking spaces on this parcel were designated as shared parking for the Firestone. This project will incorporate those three spaces in the site development plan.

The sheets submitted for consideration by the EPC include the Site Plan, Conceptual Grading and Drainage Plan, Conceptual Utility Development Plan, Landscape Plan, and Exterior Elevations. Also included in the submittal are color illustrations of the project.

The properties directly adjacent to this property are also zoned SU-2 Mixed Use, while the lots to the north across Holly are zoned SU-2 R-2. These properties are currently undeveloped as are the adjacent properties to the east and west. The closest properties to this lot that have been developed are to the east and include Peak Fitness and a dental office development at 7500 Holly which consists of two buildings. That project was designed by our office and was approved through EPC.

This project is in compliance with all of the setbacks and architectural requirements as outlined in the La Cueva Sector plan. The architectural character is subdued contemporary with clean lines and simple details. Energy efficient components are being designed into the project including low-E insulated glass and shade devices at the south and west facing elevations. The color palate is consistent with the adjacent developments and the small scale of the project assures that the impact to adjacent properties will be minimal. Dr. Kerschen is a family practitioner which generates a small amount of vehicular traffic. It is out position that this development will be a positive addition to the neighborhood.



March 17, 2016

Environmental Planning Commission
Plaza Del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

RE: PROJECT NO. 1003532 DENTAL OFFICE DEVELOPMENT AT 7400 HOLLY AVE. NE, ALBUQUERQUE

The following is our response to the agency comments:

Long Range Planning:

Comment:

Suggest a pedestrian link to the front door of the building to the south.

Response:

The entry side of our building faces the rear or service side of the Firestone building to the south, any pedestrian connection we make would encourage pedestrian activity in large asphalt areas specifically designed for vehicular circulation. Our position is that this would encourage an unsafe condition. Additionally, in order to accomplish this, we would need to install extensive walkway striping on the property to the south, which we do not control.

City Engineer

Comments:

- * Identify and dimension all existing sidewalks, curb cuts and drive pads on Holly.

Response: Dimensions have been added to the site plan

- * **Comment:** ADA Parking spaces must be 8'x18', cannot overhang ADA ramp.

Response: Ramp has been revised to allow car to overhang curb without overhanging ramp.

- * **Comment:** Unused curb cuts must be replaced with curb and gutter

Response: There are no unused curb cuts.

- * **Comment:** All broken or cracked sidewalk must be replaced.

Response: The existing curb cut, driveway, sidewalk and curb are all less than 3 years old and are in good shape. No repairs necessary.

- * **Comment:** Include a copy of the shared access agreement.

Response: This is provided as part of this submittal.

- * **Comment:** Truncated domes are required at all public ADA ramps

Response: Truncated domes are existing on the existing ADA ramps.

PERMANENT EASEMENT

Grant of Cross lot Access Easement, between Resolution Equities, LLC a New Mexico limited liability company (Grantor), whose address is 8220 San Pedro NE, Suite 500, Albuquerque, New Mexico 87113 and the SMBC Leasing and Finance, Inc. a Delaware corporation (Grantee), whose address is 277 Park Place, New York, New York 10172.

Grantor grants to the Grantee a Cross lot easement (Easement) in, over, upon and across the real property as described on **Exhibit "A"** for the construction, installation, maintenance, repair, modification, replacement and operation of a paved driveway.

In the event Grantor constructs any improvements within the Easement, the Grantee has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair modification or removal ("Work") it deems appropriate without liability to the Grantee. If the Work effects any improvements of encroachments made by the Grantor, the Grantee will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the Grantee, the Work to be performed by the Grantee could endanger the structural integrity or otherwise damage the improvements of encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property. That Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the property for the benefit of the Grantee and its successors and assigns until terminated.

WITNESS my hand and seal this 6th day of February, 2013.

GRANTEE: SMBC Leasing and Finance, Inc.^{AM}
By: Bridgestone Retail Operations, LLC
Agent

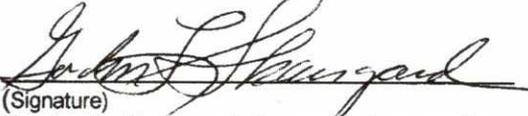

(Signature)

Kenton Girard, Director, Real Estate
(Print Name & Title) Assets & New Store
Development

(Date)

6/4/13

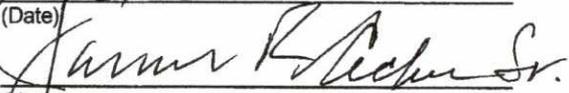
GRANTOR: Resolution Equities, LLC



(Signature)

Gordon L. Skarsgard, Co-managing member
(Print Name & Title)

(Date)

2/6/13


(Signature)

James R. Achen Sr., Co-managing member
(Print Name & Title)

(Date)

2/6/13

Doc# 2013063030

06/05/2013 01:38 PM Page: 1 of 3
EASE R. \$25.00 M. Toulouse Oliver, Bernalillo County



GRANTOR

STATE OF NEW MEXICO)
) SS.
COUNTY OF BERNALILLO)



This instrument was acknowledged before me on 6th day of February, 2013 by Gordon L. Skarsgard, Co-managing member of Resolution Equities, LLC.

Trisha A. Lopes
Notary Public

My Commission Expires:

4/10/2013

GRANTOR

STATE OF NEW MEXICO)
) SS.
COUNTY OF BERNALILLO)



This instrument was acknowledged before me on 6th day of February, 2013 by James R. Achen Sr., Co-managing member of Resolution Equities, LLC.

Trisha A. Lopes
Notary Public

My Commission Expires:

4/10/2013

GRANTEE

STATE OF Illinois)
) SS.
COUNTY OF DuPage)

This instrument was acknowledged before me on _____ day of _____, 2013 by Kenton Girard, Director, Real Estate Assets & New Store Development* of SMBC Leasing and Finance, Inc. * of Bridgestone Retail Operations, LLC, Agent for

Notary Public

My Commission Expires:

EXHIBIT SHOWING
 ADDITIONAL PRIVATE ACCESS AND DRAINAGE EASEMENT
 WITHIN
 LOT 11-A, BLOCK 10
 TRACT 2, UNIT 3
 NORTH ALBUQUERQUE ACRES
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2013

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING A PRIVATE ACCESS AND DRAINAGE EASEMENT LOCATED ADJACENT TO THE EXISTING PRIVATE ACCESS AND DRAINAGE EASEMENT WITHIN LOT 11-A, BLOCK 10, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 27, 2012 IN PLAT BOOK 2012C, PAGE 09, SAID PRIVATE ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY POINT OF THE HEREIN DESCRIBED EASEMENT, BEING A POINT ON THE EAST LINE OF EXISTING PRIVATE ACCESS EASEMENT, WHENCE THE NORTHWEST CORNER OF SAID LOT 11-A BEARS N. 70 DEG. 18' 28" W., A DISTANCE OF 26.44 FEET RUNNING THENCE AS AN EASEMENT S. 05 DEG. 14' 32" E., A DISTANCE OF 19.37 FEET TO AN ANGLE POINT; THENCE S. 00 DEG. 41' 04" W., A DISTANCE OF 116.49 FEET TO THE MOST SOUTHERLY CORNER; BEING A POINT ON THE EASTERLY LINE OF THE EXISTING PRIVATE ACCESS AND DRAINAGE EASEMENT; THENCE ALONG THE EASTERLY LINE OF THE EXISTING PRIVATE ACCESS AND DRAINAGE EASEMENT FOR THE NEXT 3 CALLS: N. 19 DEG. 59' 19" W., A DISTANCE OF 1.11 FEET TO A POINT OF CURVE; THENCE 9.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 20 DEG. 40' 22" AND HAVING A CHORD BEARING AND DISTANCE OF N. 09 DEG. 39' 08" W., 8.97 FEET TO A POINT OF TANGENCY; THENCE N. 00 DEG. 41' 04" E., A DISTANCE OF 125.90 FEET TO THE MOST NORTHERLY CORNER AND PLACE OF BEGINNING.

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	20°40'22"	N 09°39'08" W	25.00	9.02	8.97

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 70°18'28" W	26.44'
L2	N 00°41'04" E	125.90'
L3	S 05°14'32" E	19.37'
L4	S 00°41'04" W	116.49'
L5	N 19°59'19" W	1.11'

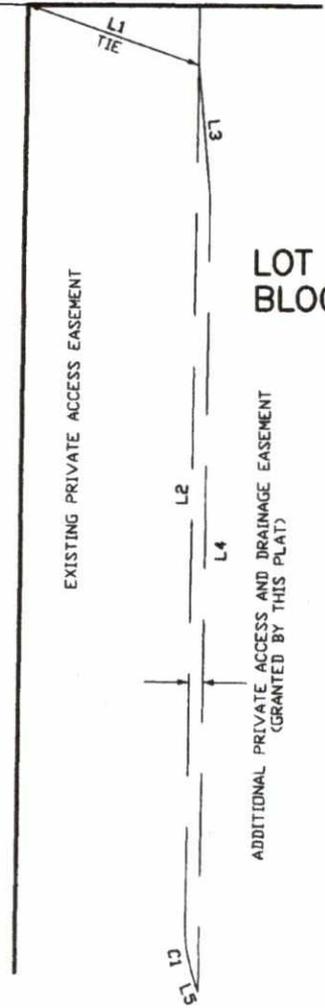
HOLLY AVENUE N.E.
60' R/W

LOT 9-A, BLOCK 10

LOT 11-A
BLOCK 10



Scale: 1" = 20'
 Order No.: 11-0293
 Field Book: Page:



Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
 2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
 Telephone (505) 889-8058 • FAX (505) 889-8845

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 16-016 Date: 1/26/2016 Time: 2:30 PM
Address: TRACT 11A 7400 HOLLY AVENUE NE

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: _____
Transportation: Gary Sandoval Other: _____
Code Enforcement: Ben McIntosh Other: MATTHEW CONRAD
Fire Marshall: Antonio Chinchilla Other: ERIC GONZALEZ

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- | | | |
|---|--|---|
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Sector Dev. Plan Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Site Dev. Plan for Subdivision | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input checked="" type="checkbox"/> Site Dev. Plan for Bldg. Permit | <input checked="" type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input type="checkbox"/> Other _____ | | |

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-2 MIXED USE
Proposed Use/Zone: _____
Applicable Plans: LA CUEVA SDP
Applicable Design Regulations: 4
Previously approved site plans/project #: 1003532
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

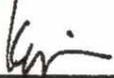
Handouts Given:

- Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Additional Notes:

- SITE D. PLAN FOR BUILDING PERMIT REQ'D THRU EPC.
- MUST ADDRESS DESIGN STDS OF THE LA CUEVA SDP
- SUBMIT A SDP FOR BUILDING PERMIT CHECKLIST.
- SAMPLE SUBMITAL LOOK @ 13 EPC 40101 PROJECT 1003532
- NEXT EPC DEADLINE IS JAN. 28, NEXT = FEB. 25 → APRIL 14TH
- PG 31-38 DESIGN STDS. HEARING

4. SIGN, & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.



PRT CHAIR



APPLICANT OR AGENT

*****Please Note:** PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

3400 SF DENTAL BLDG.

TIS. RUDY ARCHULETA.

NOTIFICATION &
NEIGHBORHOOD INFORMATION

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **02/16/16** Time Entered: **4:30 p.m.** ONC Rep. Initials: **siw**

ATTACHMENT A

(EPC SUBMITTAL) LOT 11, BLOCK 10, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, LOCATED AT 7400 HOLLY AVENUE NE BETWEEN LOUISIANA BOULEVARD NE AND WYOMING BOULEVARD NE AND NORTH OF PASEO DEL NORTE NE zone map C-19 for Joe Slagle, Slagle Herr Architects.

NORTH DOMINGO BACA N.A. "R"

***Judie Pellegrino**

8515 Murrelet NE/87113 821-8516 (h)

Erik Bose

7200 Peregrine NE/87113 459-4439 (c)

NORTH WYOMING N.A. "R"

***Tracy Guidry**

8330 Krim Dr. NE/87109 293-0898 (h)

Nanci Carriveau

8309 Krim Dr. NE/87109 821-8673 (h)

DISTRICT 4 COALITION OF N.A.'S

***Michael Pridham**

6413 Northland Ave. NE/87109 321-2719 (h) 872-1900 (c)

Robert Stetson

7112-154 Pan American Freeway NE/87109 440-7701 (c)

***President of NA/HOA/Coalition**

7011 1150 0001 3288 3133

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Certified Fee	\$0.00	\$0.30
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.74	



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Certified Fee	\$0.00	\$0.30
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.74	



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Certified Fee	\$0.00	\$0.30
Return Receipt Fee (Endorsement Required)	\$0.00	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00	\$0.00
Total Postage & Fees	\$6.74	



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Certified Mail Fee	\$3.45	\$2.80
Extra Services & Fees (check box, add fee as indicated)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.30	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	\$0.00
Postage	\$0.49	
Total Postage and Fees	\$6.74	



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Extra Services & Fees (check box, add fee as indicated)		
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	\$0.00
Postage	\$0.49	
Total Postage and Fees	\$6.74	



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 Street and Apt. No., or PO Box No.
 City, State, ZIP+4

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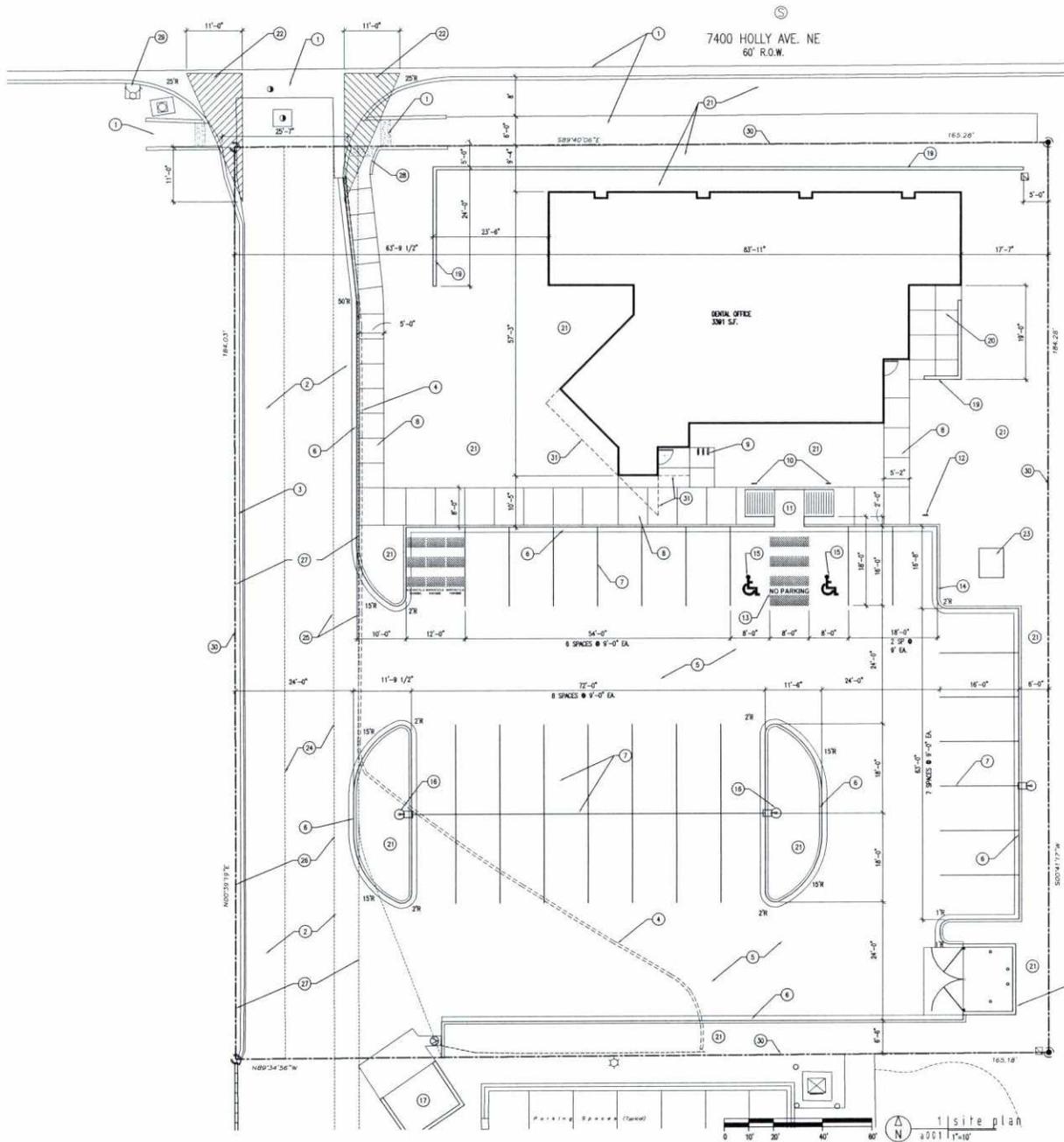
ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.45	\$2.80
Extra Services & Fees (check box, add fee as indicated)		
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	\$0.00
Postage	\$0.49	
Total Postage and Fees	\$6.74	



Sent To: Carriean
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4

SITE PLAN REDUCTIONS



SITE DATA:

LOCATION: 7400 HOLLY AVE. NE
ALBUQUERQUE, NM 87113
LEGAL DESCRIPTION: LOT 11-A, BLOCK 10, TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES
EPC #: 10190641740450122
CURRENT ZONING: SU-2/MIXED USE
SETBACK REQUIREMENTS: 5' FRONT, 10'0 SIDEBACK
ZONE ATLAS PAGE: C-19
BUILDING CONSTRUCTION: 98 (NON-SPRINKLED)
APPLICABLE CODE: 2009 IBC
C.O.A. ZONING ORDINANCE
LA CUEVA SECTOR DEVELOPMENT PLAN
TOTAL LOT AREA: (0.8975 AC.) 30,363 S.F.
BUILDING FOOTPRINT AREA: 3381 S.F.
NET LOT AREA (LOT AREA-BLDG FOOTPRINT): 26,982 S.F.
FLOOR AREA RATIO (GROSS BLDG AREA/LOT AREA): 11.2 %
PAVED AREA: 15,042 S.F.
LANDSCAPE AREA: 11,152 S.F.
LANDSCAPE % NET LOT AREA: 41.8
LANDSCAPE TO PAVED AREA RATIO: 1 : 1.47
REQUIRED PARKING: 30 SPACES
MEDICAL AND DENTAL OFFICE: 5 SPACES PER DOCTOR
6 DENTISTS X 5 SPACES = 30 SPACES
PARKING PROVIDED: 33 SPACES
NOTE: 3 PARKING SPACES ARE DESIGNATED FOR USE BY FIREFIGHTING
PROPERTY TO THE SOUTH PER PREVIOUS SITE PLAN APPROVAL.
THEREFORE THIS PROPERTY WILL HAVE 30 SPACES AVAILABLE.
REQUIRED H.C. PARKING: 2 SPACES
H.C. PARKING PROVIDED: 2 SPACES
BICYCLE PARKING PROVIDED: 4 SPACES
REQUIRED MOTORCYCLE PARKING: 2 SPACES
MOTORCYCLE PARKING PROVIDED: 3 SPACES

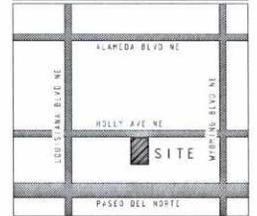
GENERAL NOTES:

1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS.
2. CURBS DIMENSIONED TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. PATCH AND REPAIR OR REPLACE EXISTING CURBS & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION WITH GENERAL CONSTRUCTION.
4. VERIFY ALL NEW UTILITY REQUIREMENTS WITH CITY OF ALBUQUERQUE ENGINEERS.
5. SEE LAYOUT.
6. LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE OUT-OFF-TYPE ANGLE TO NON-REFLECTIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.

KEYED NOTES:

- (1) EXISTING DRIVEWAY, HOP RAMP, CURB RETURNS AND SIDEWALK TO REMAIN
- (2) EXISTING ASPHALT DRIVEWAY TO REMAIN
- (3) EXISTING CURBS AND GUTTER TO REMAIN
- (4) EDGE OF EXISTING ASPHALT PAVING, ASPHALT CURB TO BE REPAIRED
- (5) NEW ASPHALT PAVING PER SOils REPORT RECOMMENDATION
- (6) NEW CURB AND GUTTER: SEE L1
- (7) 4" WIDE WHITE PARKING STRIPING
- (8) 4" THK. CONC. WALK
- (9) BRK. PAD: SEE L1
- (10) HOP PARKING SIGN: SEE L1
- (11) HOP RAMP: SEE L1
- (12) MOTORCYCLE PARKING SIGN: SEE L1
- (13) 2" WHITE BLOCKS, TEXT TO READ "NO PARKING"
- (14) 2" WHITE BLOCKS, TEXT TO READ "MOTORCYCLE PARKING"
- (15) INTERNATIONAL HOP SYMBOL-BLUE
- (16) PARKING LOT LIGHT POLE: SEE L1
- (17) EXISTING DUMPSTER ENCLOSURE FOR ADJACENT PROPERTY
- (18) NEW DUMPSTER ENCLOSURE: SEE L1
- (19) WOODORY TARD WALL: SEE L1
- (20) 4" THK. CONCRETE PAVD W/ C.J. @ 5' O.C. (200 S.F.)
- (21) LANDSCAPE AREA: SEE LANDSCAPE PLAN
- (22) CLEAR SHORT TRUNKS: LANDSCAPING AND SPACING WILL NOT INTERFERE WITH CLEAR STAFF REQUIREMENTS. TRUNKS, BRANCHES, WALLS, TREES, AND SHRUBBERY BETWEEN 3' & 8' TALL (MEASURED FROM THE GUTTER FINE) WILL NOT BE ACCEPTABLE IN THIS AREA.
- (23) TRANSFORMER LOCATION: SEE ELECTRICAL DRAWINGS
- (24) 10' SANITARY SEWER EASEMENT
- (25) 15' PUBLIC UTILITY EASEMENT
- (26) 20' WATERLINE EASEMENT
- (27) 25' ACCESS AND DRAINAGE EASEMENT
- (28) RECONSTRUCT EXISTING HOP RAMP TO ADD RAMP TO NEW SIDEWALK PER C.O.A. DRAWING 2441. PROVIDE TRUNCATED DOWNS AT SLOPED SURFACES
- (29) EXISTING FIRE HYDRANT
- (30) EXISTING PROPERTY LINE
- (31) DASHED LINE INDICATES OVERHANG AREAS
- (32) CONCRETE PARKING BUMPER

vicinity map



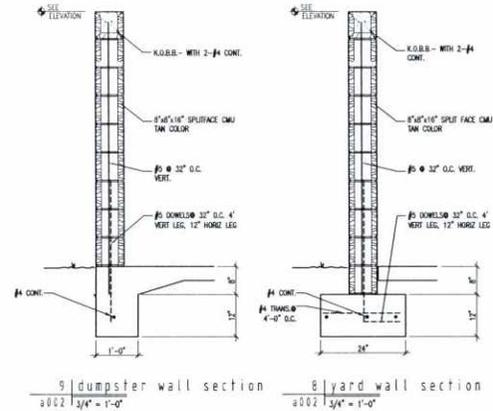
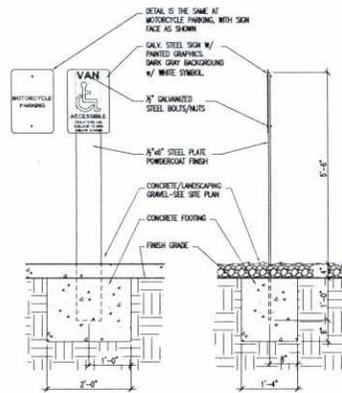
a new dental office development for:
ROBERT C. KERSCHEN, DMD
7400 holly avenue ne
albuquerque, new mexico

slagleherrarchitects
413 second st sw
albuquerque nm
87102
505 246 8870
slagleherr.com

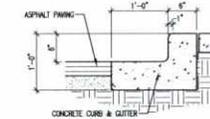
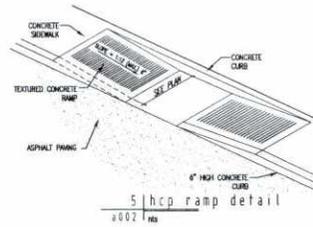
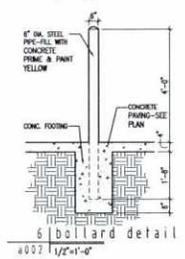
SITE PLAN



date
3-11-16
sheet
A001 EPC SHEET 1

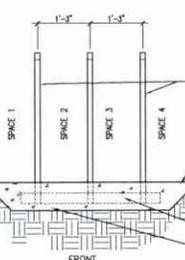


10 hcp sign detail
a002 1/32" = 1'-0"

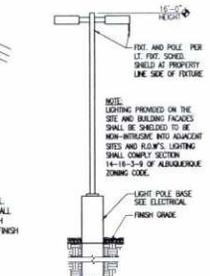


7 curb & gutter
a002 1' = 1'-0"

6 bollard detail
a002 1/32" = 1'-0"

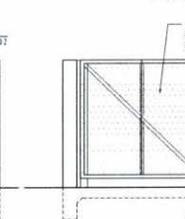


5 hcp ramp detail
a002 1/8" = 1'-0"

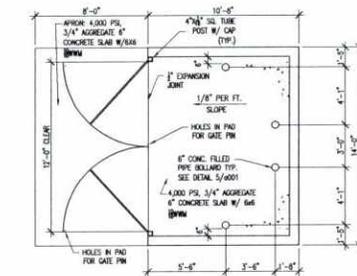
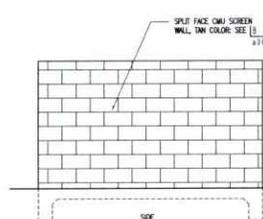


4 site lighting detail
a002 N.T.S.

3 bike rack detail
a002 1/32" = 1'-0"



2 dumpster enclosure elevations
a002 1/32" = 1'-0"



1 dumpster enclosure plan
a002 1/4" = 1'-0"

a new dental office development for:
ROBERT C. KERSCHEN, DMD
7400 holly avenue ne
albuquerque, new mexico

slagleherrarchitects
413 second st sw
albuquerque nm
87102
5052460870
slagleherr.com

SITE DETAILS

revisions

date
3-11-16
sheet
A002 EPC SHEET 2

PLANT LEGEND

Qty.	Symbol	Scientific Name	Common Name	Installed Size	Mature Height/Spread	Landscape Coverage	Water Use	Drip Emitters
2		<i>Forestiera neocanadensis</i>	New Mexico Olive	15-Gal	15'x15'		Medium	6-2 gph
4		<i>Fraxinus</i>	Autumn Purple Ash	2" B&B	42'x42'		Medium	+6-2 gph
4		<i>Pyrus</i>	Flowering Pear	2" B&B	25'x15'		Medium	+6-2 gph
2		<i>Platanus chinensis</i>	Chinese Platanus	2" B&B	60'x60'		Medium	+6-2 gph
Shrubs/Grasses/Covers								
2		<i>Buddleia davidii</i>	Butterfly Bush	1-Gal	5'x9'	50 sq-ft/100 sf	Medium	2-2 gph
3		<i>Corytopsis chloronervis</i>	Blue Mist	1-Gal	3'x3'	25 sq-ft/75 sf	Medium	2-2 gph
20		<i>Vauquelinia californica</i>	Arizona Rosewood	5-Gal	15'x9'	64 sq-ft/1280 sf	Low	2-2 gph
7		<i>Rhus aromatica</i>	Oak Leaf Sumac	5-Gal	2'x6'	64 sq-ft/448 sf	Low	2-2 gph
10		<i>Eriogonum fasciculatum</i>	Agave Turpentine Bush	5-Gal	3'x4'	35 sq-ft/350 sf	Low	2-1 gph
8		<i>Salvia greggii</i>	Cherry Sage	1-Gal	3'x3'	15 sq-ft/120 sf	Low	2-1 gph
12		<i>Hesperaloe parviflora</i>	Red Yucca	5-Gal	3'x4'	30 sq-ft/360 sf	Low	2-2 gph
13		<i>Lavandula</i>	Lavender	1-Gal	3'x3'	16 sq-ft/192 sf	Medium	2-2 gph
12		<i>Potentilla fruticosa</i>	Shrubby Chrysanthemum	5-Gal	3'x3'	120 sq-ft/260 sf	Medium	2-2 gph
4		<i>Prunus cistena</i>	Dwarf Red Leaf Plum	5-Gal	6'x6'	40 sq-ft/140 sf	Medium	2-2 gph
7		<i>Rosmarinus officinalis</i>	Rosemary	5-Gal	6'x6'	64 sq-ft/448 sf	Low	2-2 gph
4		<i>Manisuris</i>	Oregon Grape Holly	5-Gal	6'x6'	84 sq-ft/256 sf	Low	2-2 gph
3		<i>Lagerstroemia</i>	Cause Maybelle	5-Gal	15'x15'	190 sq-ft/450 sf	Medium	2-2 gph
4		<i>Juniperus sabinna</i>	Buffalo Juniper (female)	5-Gal	2'x6'	50 sq-ft/200 sf	Low	2-2 gph
10		<i>Nepeta</i>	Catnip	1-Gal	1'x3'	10 sq-ft/100 sf	Medium	2-2 gph
7		<i>Kniphofia</i>	Red Hot poker	1-Gal	3'x2'	10 sq-ft/70 sf	Medium	2-2 gph
7		<i>Achillea</i>	Moonshine Yarrow	1-Gal	3'x2'	12 sq-ft/84 sf	Medium	2-2 gph
Ornamental Grasses								
2		<i>Hibiscus microcarpa</i>	Beargrass	5-Gal	5'x9'	64 sq-ft/128 sf	Low	2-1 gph
4		<i>Muhlenbergia</i>	Deer Grass	1-Gal	4'x4'	40 sq-ft/160 sf	Medium	2-2 gph
23		<i>Calamagrostis</i>	Kuhl Foxtail Grass	5-Gal	30'x2'	10 sq-ft/230 sf	Medium	2-2 gph
13		<i>Panicum</i>	Switch Grass	5-Gal	6'x4'	36 sq-ft/468 sf	Medium	2-2 gph
20		<i>Nassella</i>	Threadgrass	1-Gal	3'x2'	12 sq-ft/240 sf	Medium	2-2 gph
Total Landscape Coverage: 179 SF								

MATERIALS LEGEND

-
-

SITE DATA

GROSS LOT AREA (6975 sq ft)	30,383 SF
LESS BUILDINGS	3,321 SF
NET LOT AREA	26,962 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	4,044 SF
PROPOSED LANDSCAPE	9,229 SF
PERCENT OF NET LOT AREA	30 %

REQUIRED STREET TREES PROVIDED AT 30' O.C. SPACING ALONG STREET	4
REQUIRED PARKING LOT TREES PROVIDED AT 1 TREE TO 5 SPACES (32 SPACES/10)	3
TOTAL REQUIRED TREES	7
TOTAL PROPOSED TREES (2\"/>	10

REQUIRED LANDSCAPE COVERAGE 75% LIVE VEGETATIVE MATERIAL (8,229 SF LANDSCAPE AREA X 75%)	6,169 SF MIN.
PERCENT LANDSCAPE COVERAGE OF REQUIRED LANDSCAPE AREAS	75%

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS. A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF.

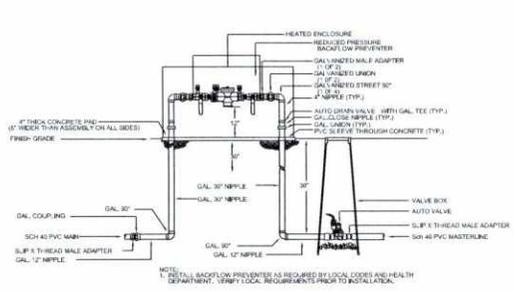
NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER.
 PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE.
 WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
 THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.
 PLANTING RESTRICTIONS APPROACH
 IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10.

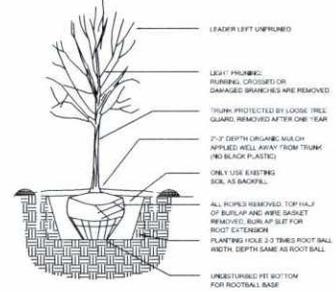
LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL M&G#1 AT 3\"/>

IRRIGATION NOTE

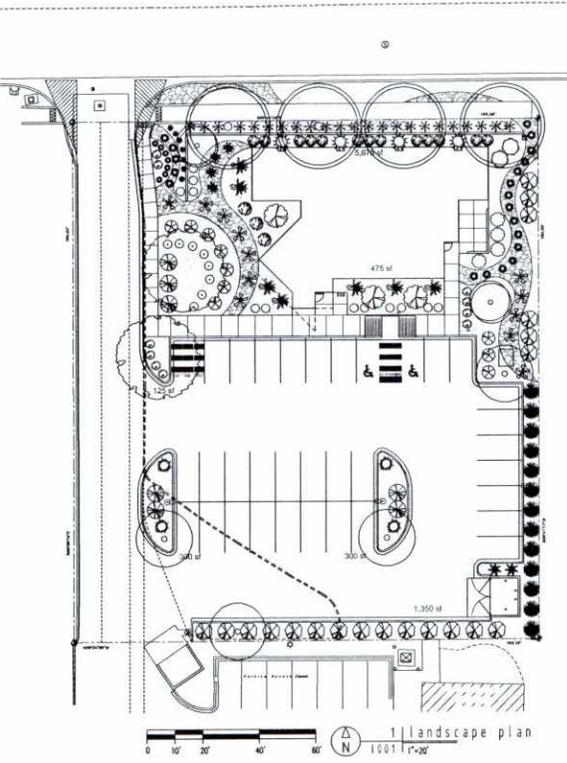
DRIP SYSTEM RUN CYCLES: ESTABLISHMENT AND SUMMER: 1 HOUR/3 DAYS A WEEK. SPRING: 1 HOUR/3 DAYS A WEEK. FALL: 1 HOUR/3 DAYS A WEEK. WINTER: 1 HOUR/ DAYS PER MONTH.



RP BACKFLOW/MASTER VALVE DETAIL

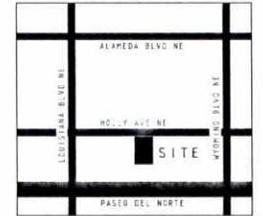


TREE PLANTING DETAIL



landscape plan

vicinity map



growing better
Up Heads
 LANDSCAPE CONTRACTORS
 www.headsuplandscapes.com
 PO Box 10597
 Albuquerque, NM 87184
 505.898.9815
 505.898.2105 (fax)
 design@hulc.com

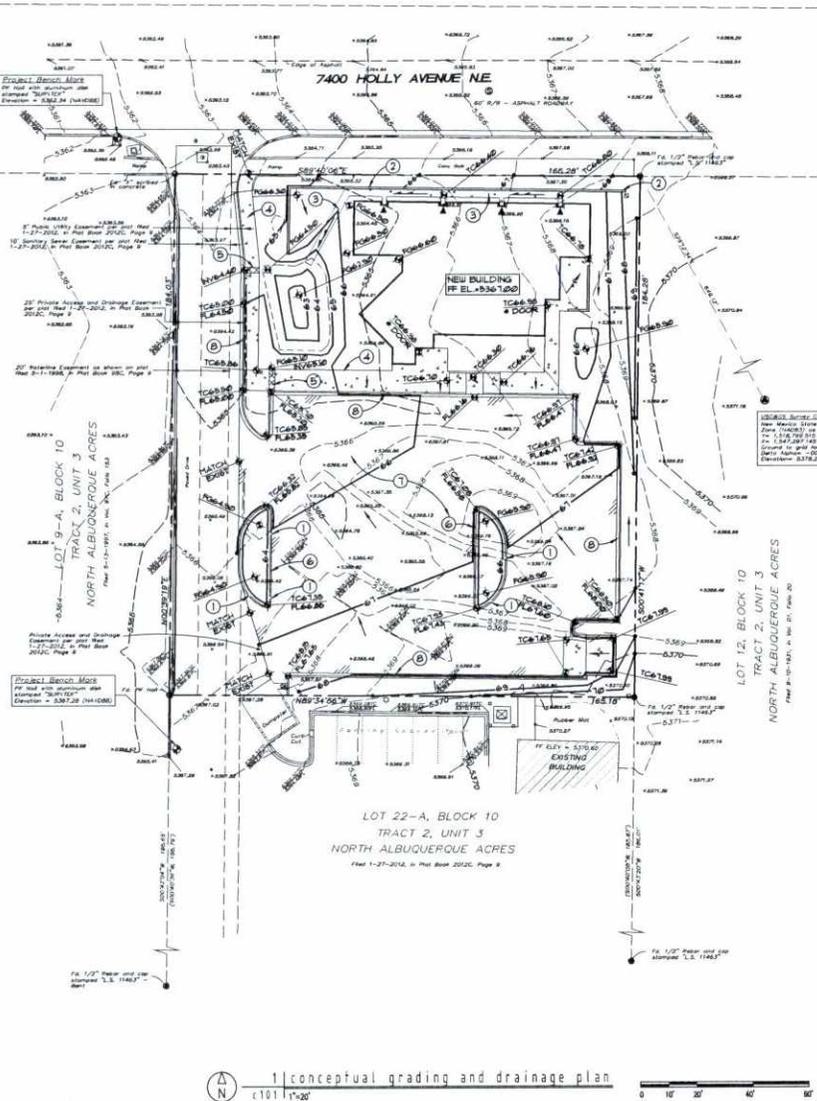
a new dental office development for:
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 7400 holly avenue ne
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 87102
 505 246 0870
 slagherr.com

landscape plan

revisions
 3.21.16

date
 2-25-16
 sheet
 L001 EPC SHEET 3



KEYED NOTES

- 1 1'-0" WIDE CURB BREAK FOR DRAINAGE
- 2 CONCRETE RETAINING WALL
- 3 CONCRETE BASEL
- 4 4" THICK 4000 PSI CONCRETE WALK
- 5 7'-0" WIDE SIDEWALK CULVERT
- 6 DRAINAGE BASIN CONCRETE CURBS
- 7 ASPHALT PAVING
- 8 STANDARD CONCRETE CURBS AND GUTTER

LEGAL DESCRIPTION

LOT NUMBERED ELEVEN-A (E-A) IN BLOCK NUMBERED TEN (10) OF TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 21, 2012, IN PLAT BOOK 282C, ROLL 9.

BENCHMARK

USGCS SURVEY CONTROL POINTMENT "HEAVEN" NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE (NAD83) AS PUBLISHED:
 Y = 194799.018
 X = 184197.148
 GRID TO GRID FACTOR = 0.999955610
 DELTA ALPHA = -20"10"46"27"
 ELEVATION = 5378.235 (NAVD83)



DESIGN NARRATIVE

THIS 0.101 ACRE SITE IS CURRENTLY UNIMPROVED EXCEPT FOR A PAVED ACCESS ROAD ON THE WEST EDGE. THIS ROAD WILL REMAIN AS IT PROVIDE ACCESS FOR AN ADJACENT PROPERTY. THE CHUTE IMPROVEMENTS INCLUDE A NEW ACCESS ROAD AND NEW PAVED PARKING LOT. THE SUBJECT SITE CURRENTLY ACCEPTS A VERY SMALL AMOUNT OF GROUND RUNOFF FROM THE ADJACENT PROPERTY ON ITS EAST BORDER AND THE NEW IMPROVEMENTS WILL NOT PREVENT THIS FLOW. THE SITE WILL NOT IMPACT ANY ADJACENT PROPERTIES WITH DEVELOPED RUNOFF AND WILL BE CONSTRUCTED WITH DEPRESSED ISLANDS IN THE PARKING LOT AS WELL AS A SMALL POND TO COLLECT A FIRST FLUSH VOLUME OF RAIN. ROOF RUNOFF WILL BE DIRECTED TO THE POND VIA A CONCRETE BASEL ON THE NORTH SIDE OF THE NEW BUILDING. STORM VOLUMES GREATER THAN THE ON-SITE CAPACITY WILL BE DIRECTED TO TREATMENT FACILITIES IN THE CITY VIA THE EXISTING PAVED DRIVE. THESE FLOWS ULTIMATELY COLLECT IN AN AERATED POND ON THE NORTH SIDE OF HOLLY AVE. WEST OF THE SITE.

LEGEND

- PROPERTY LINE
- NEW BUILDING LINE
- - - - - EXISTING CONTOUR
- - - - - NEW CONTOUR
- x.5366.03 EXISTING SPOT ELEVATION
- 66.504 NEW SPOT ELEVATION
- NEW FLOW DIRECTION ARROW
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE OR CURB
- FG FINISHED GRADE
- FL FLOW LINE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- BSF BOTTOM OF FOOTING
- INV INVERT
- NEW CONCRETE PAVING
- NEW AC PAVING
- ▲ ROOF DRAIN LOCATION
- SCALE

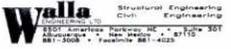
EROSION CONTROL PLAN

- 1 CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK ON THE PROJECT.
- 2 CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- 3 CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
- 4 REPAIR OF DAMAGED FACILITIES AND CLEARUP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 5 ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
- 6 CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE, IF NECESSARY.

HYDROLOGY CALCULATIONS

PRECIPITATION ZONE 4		DESIGN STORM (1)		4hr		24hr		48hr		10day	
TRIBUT (ACRE)		AREA	Q	Q	V4	V4	V4	V4	V4	V4	V4
AREA	%	(SQ/AC)	(CF)	(CF)							
A	0.000	0%	0.00	2.0	0.00	0	0	0	0	0	0
B	0.175	20%	1.00	2.0	0.01	0.06	0.06	0.06	0.06	0.06	0.06
C	0.000	0%	1.46	3.73	0.00	0	0	0	0	0	0
D	0.001	1%	2.64	5.25	0.03	0.71	1.40	1.63	2.09	2.94	3.76
TOTALS	0.176	100%	3.30	3.34	3.62	4.06	4.10	4.14	4.18	4.20	4.24
AREA	%	Q	V4	V4							
A	0.000	0%	0.00	2.0	0.00	0	0	0	0	0	0
B	0.175	20%	1.00	2.0	0.01	0.06	0.06	0.06	0.06	0.06	0.06
C	0.000	0%	1.46	3.73	0.00	0	0	0	0	0	0
D	0.001	1%	2.64	5.25	0.03	0.71	1.40	1.63	2.09	2.94	3.76
TOTALS	0.176	100%	3.30	3.34	3.62	4.06	4.10	4.14	4.18	4.20	4.24

FIRST FLUSH: 2283 SF (ROOF + PAVING) x 0.4412 IN PER FT = 836 CF POND VOLUME: 860 CF
 DEPRESSED ISLANDS: 860 CF
 TOTAL = 861 CF IS LESS THAN 836 CF



a new dental office development for:
ROBERT C. KERSCHEN, DMD

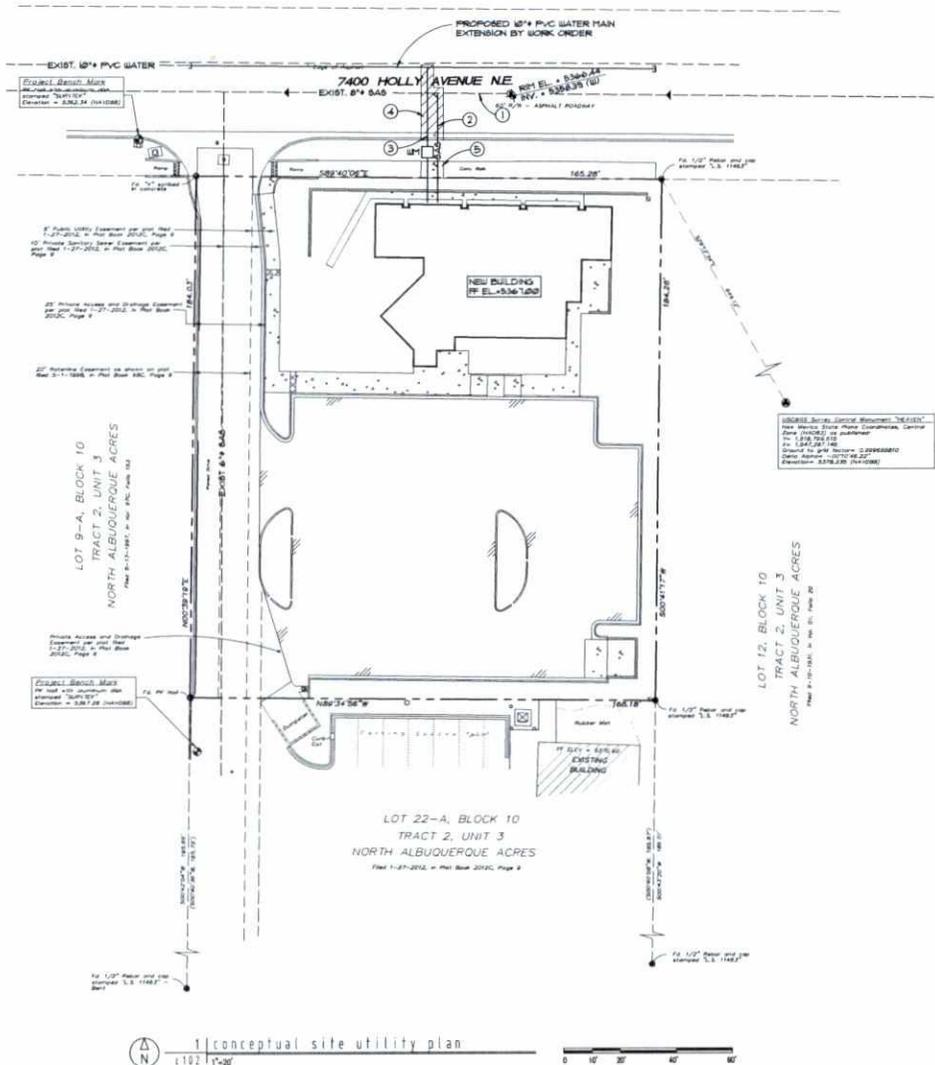
7400 holly avenue ne
 albuquerque, new mexico



CONCEPTUAL GRADING AND DRAINAGE PLAN



date
2-25-16
 sheet
C101 EPC SHEET 4



KEYED NOTES

- 1 EXISTING 8" SANITARY SEWER
- 2 NEW 4" SANITARY SEWER SERVICE CONNECTION
- 3 NEW 8" WATER SERVICE AND METER BOX PER ABQWA STANDARD DRAWING 5382
- 4 SAWCUT REMOVE AND REPLACE CURB AND GUTTER AND ASPHALT PAVING AT UTILITY CUT PER CITY OF ALBUQUERQUE STANDARD DRAWINGS 548A AND 5465
- 5 REMOVE SECTION OF EXISTING SIDEWALK TO NEAREST JOINT FOR UTILITY INSTALLATION AND REPLACE PER C.O.A. STANDARD DRAWING 5436

LEGEND

- SAS --- EXISTING SANITARY SEWER LINE
- - - SAS - - - SANITARY SEWER LINE
- - - W - - - EXISTING WATER LINE
- - - W - - - WATER LINE
- ⊕ WATER METER
- - - P - - - PROPERTY LINE
- ⊕ SC SEWER CLEAN OUT
- ⊕ EXISTING MANHOLE
- INV. INVERT ELEVATION

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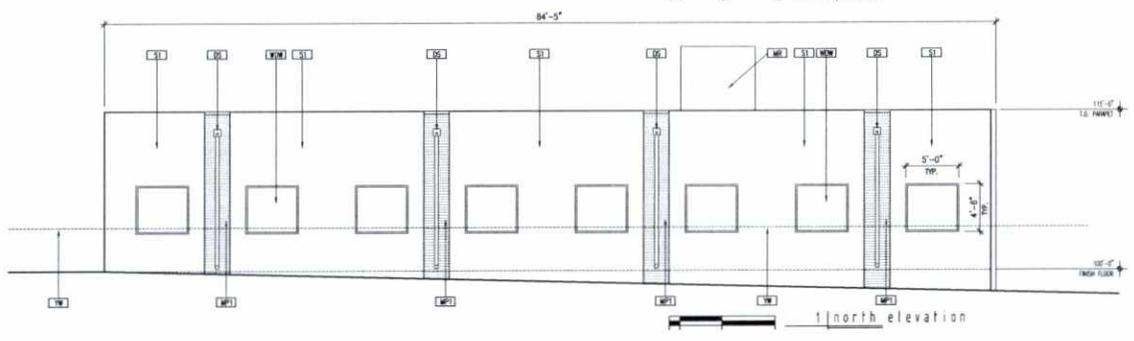
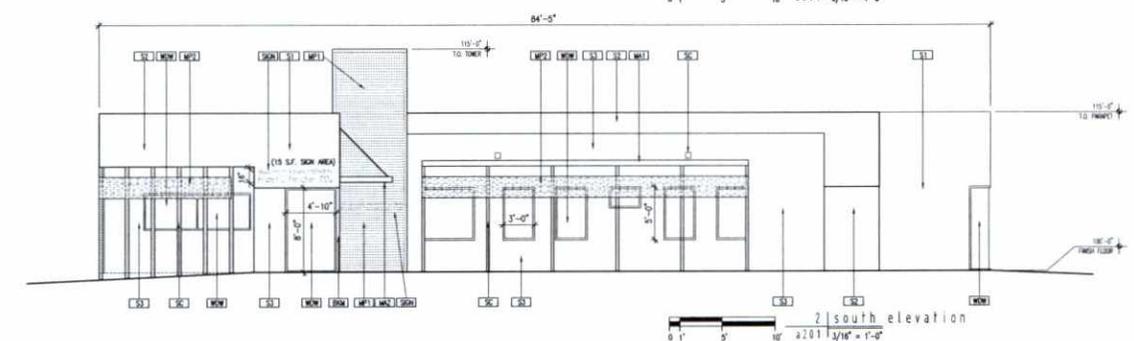
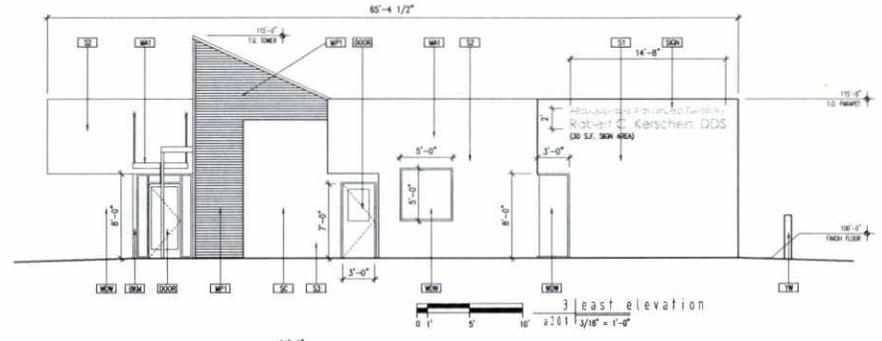
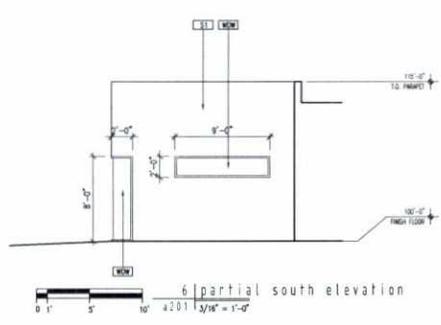
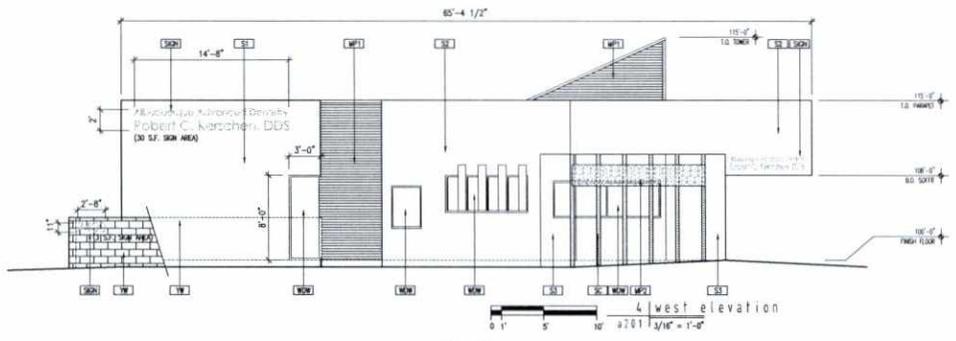
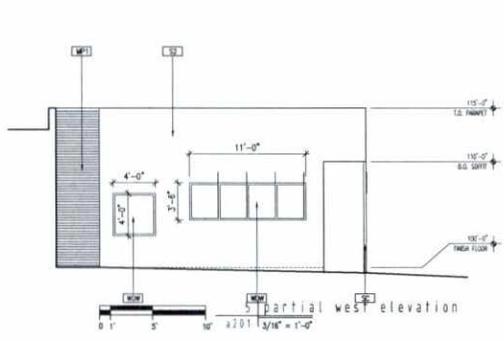
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CONCEPTUAL SITE UTILITY PLAN



date
3-11-16
sheet
C102 EPC SHEET 5



- KEYED NOTES**
- [S1] NEW SYNTHETIC STUCCO SYSTEM OVER LATH AND WOVEN SHIMMER, COLOR-LIGHT TAN
 - [S2] NEW SYNTHETIC STUCCO SYSTEM OVER LATH AND WOVEN SHIMMER, COLOR-DARK BLUE GRAY
 - [S3] NEW SYNTHETIC STUCCO SYSTEM OVER LATH AND WOVEN SHIMMER, COLOR-WHITE
 - [W1] CORRUGATED METAL PANELS, MATCH PANEL 28 GA. GALVALUME FINISH
 - [W2] POLYMERIZED METAL PANELS, SEE WALL SECTIONS
 - [W3] WINDOW FRAMES, SCHEDULE-GLOSS GLASS, SILVER FINISH
 - [W4] DOOR AND FRAME, FIBER, SCHEDULE-GLOSS GLASS, SILVER FINISH
 - [W5] WINDOW FRAMES, MATCH WINDOW FRAMES
 - [W6] WINDOW METAL TO MATCH WINDOW FRAMES
 - [W7] METAL TRIMMING, PAINT OFF WHITE COLOR
 - [W8] METAL TRIMMING, PAINT OFF WHITE COLOR
 - [W9] STEEL COLUMN, PAINT OFF WHITE COLOR
 - [W10] WARD WALL, SHOWN BASHED FOR CLARITY, SPLIT FACE BLOCK-TAN COLOR, 4" HIGH AT INSIDE FACE
 - [L1] LIGHT FIXTURE, SEE ELECTRICAL
 - [L2] 1/2" DEEP REVERSE CHANNEL METAL SIGN LETTERS-BLACK COLOR, SEE AS SHOWN
 - [L3] BRASS METAL LEADERSHIP AND BENEVOLENCE GALVALUME FINISH TO MATCH METAL PANELS, PROMISE OVERFLOW AT LEADERSHIP
 - [L4] BRASS METAL LEADERSHIP GALVALUME FINISH TO MATCH METAL PANELS

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ELEVATIONS



date
3-11-16
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A201 EPC SHEET 6