



**Environmental
Planning
Commission**
Supplemental Staff Report

Agenda Number: 04
Project Number: 1005280
Case #: 16EPC-40080, 40081
April 13, 2017

Agent	Martin Grummer
Applicant	JMD, McMahon, LLC
Request	Site Development Plan for Building Permit, Site Development Plan for Subdivision Amendment
Legal Description	Lots 2,4, 5, 6a, 7a,8, and 9 of McMahon Market Place
Location	Near the SE corner of the intersection of Unser Boulevard. NW and McMahon Boulevard NW
Size	14 acres
Zoning	SU-1/C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption

Staff Recommendation

APPROVAL of Case 16EPC-40080, 40081 based on the Findings beginning on Page 1, and subject to the Conditions of Approval beginning on Page 4.

Staff Planner
Cheryl Somerfeldt

Summary of Analysis

This request was continued from the March 9, 2017 hearing to allow the commission more time to consider the case.

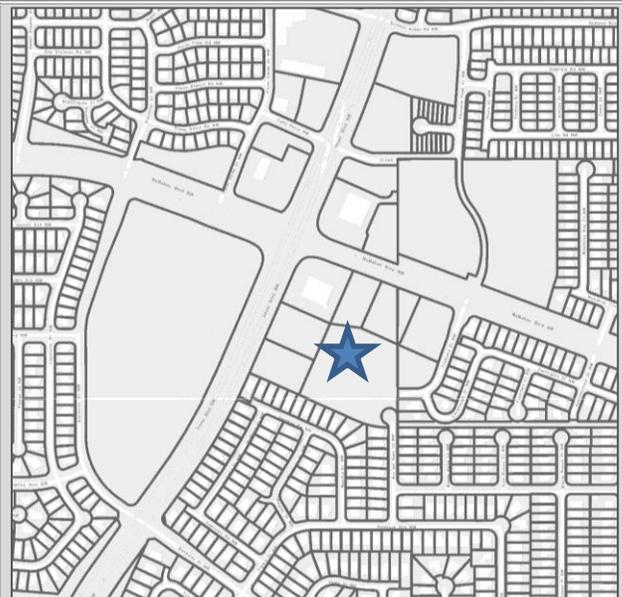
This is a two part request for a Site Development Plan for Subdivision Amendment and a Site Development Plan for Building Permit for Lots 2, 4, 5, 6a, 7a, 8, and 9 of the McMahon Market Place. The subject site is vacant.

The applicant proposes a 2,108 sf fast-food restaurant with a drive-up service window on Lot 4, a 2,160 sf tap room, and 2,387 sf of retail shops on Lot 5, and parking and landscaping on Lots 6a, 9b, and 9d. A pedestrian trail, landscaping, and parking will be constructed on the southern edge of the site plan on Lot 9.

The subject site is located within the boundaries of the Established Urban Area of the Comprehensive Plan, the West Side Strategic Plan, and the Unser Boulevard Design Overlay Zone.

The Tuscany Neighborhood Association and the Westside Coalition were notified. A facilitated meeting was held January 11, 2017.

The request generally furthers applicable goals and policies. Staff recommends approval subject to conditions.



**I. FINDINGS – 16EPC-40081 – APRIL 13, 2017 – SITE DEVELOPMENT PLAN FOR
SUBDIVISION AMENDMENT**

1. This is a request for a Site Development Plan for Subdivision Amendment for the site described as McMahon Market Place accompanied by the Site Development Plan for Building Permit 16EPC-40080.
2. The request for a Site Development Plan for Subdivision Amendment is for the approximately 14-acre subdivision of the McMahon Market Place shopping center at the southeastern corner of the intersection of Unser Boulevard NW and McMahon Boulevard NW.
3. A Site Development Plan for Subdivision with design standards (Project #1005280), signed off by the DRB in 2009, controls the McMahon Market Place. The original design standards applied to all 9 lots of the original McMahon Market Place.
4. Five tracts have been developed thus far and contain a retail pharmacy on Lot 3, a strip of small retail shops on Lot 2, and two fast-food restaurants (Lots 1 and 7a), and a fitness club under construction on Lot 8.
5. The applicant is requesting an Amendment to the Site Development Plan for Subdivision in order to re-design the layout of the remaining lots, add a fourth drive-up service window to the subdivision, deviate from the approved elevations, and amend other elements in the McMahon Market Place design standards.
6. Lots 5, 6a, and 9 will be re-platted before proceeding with building permits. The original platting for a road alignment which did not occur creates an unusual existing lot configuration for Lots 6 and 6a. Lot 9 will be re-platted into Lots 9a, 9b, 9c, and 9d to have four separate buildings with parking dispersed. The main access to the subject lots is off of McMahon Boulevard NW. Lot 9 will also be accessed from the southwestern entrance point off of Unser Boulevard NW and from Fineland Drive.
7. The subject site is zoned SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption. A fast-food restaurant with a drive-up service window is permissive under the current zoning along with a tap-room and retail stores. Although a drive-up service window is a conditional use in a straight C-1 zone, the SU-1 for C-1 uses zone allows for both permissive and conditional uses.
8. The subject site is in the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan. The West Side Strategic Plan, the Westside-McMahon Land Use & Transportation Guide, and the Unser Boulevard Design Overlay Zone. The subject site is under the jurisdiction of the City of Albuquerque Zoning Code. All of the former are incorporated herein by reference and made part of the record for all purposes.

9. The following Comprehensive Plan policies are applicable:
- A. Policy II.B.5a - full range of urban land uses is partially furthered The request would add another fast-food restaurant to the area, which is characterized by a range of land uses such as retail (gym, animal clinic, pharmacies and fast-food restaurants) and residential uses. Two other fast-food restaurants are located in the shopping center so the request would not contribute to more land use diversity.
 - B. Policy II.B.5d - neighborhood values/environmental conditions/ other concerns is furthered. The subject site is located in an existing shopping center site that is subject to design standards, which were established to respect neighborhood values and conditions of the area. There is no known neighborhood opposition as of this writing. The proposed new development would be appropriate in terms of its location, intensity, and carrying capacities. Recreational and social resources are supported through the added multi-use trail and proposed outdoor gathering spaces.
 - C. Policy II.B.5.e - new growth/urban facilities/neighborhood integrity is furthered. The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would not disrupt neighborhood integrity.
 - D. Policy II.B.5l-quality design/new development is furthered. Although the architecture deviates from the design standards significantly, the architecture is innovative and contemporary and uses the earth-tone colors and materials that are generally appropriate for the plan area. The architecture of the tap-room/retail building combines design elements from the original design standards and the fast-food restaurant.
 - E. Policy II.D.4.g- pedestrian opportunities/safe, pleasant conditions is partially furthered. Pedestrian pathways are proposed in the locations shown on the approved Site Development Plan for Building Permit. A pedestrian pathway / multi-use trail on Lot 9d is proposed to run along the southern boundary of the subject site and leads from Unser Boulevard to the residential neighborhood, and a pedestrian pathway / multi-use trail is proposed to run along the east side of the drive-up service window. To an extent this mitigates the automobile orientation of the development. However, drive-thru uses are auto-oriented by their nature, making safe and pleasant pedestrian opportunities difficult to integrate. The subject drive-up service window is located on the east side of the fast-food restaurant which causes a conflict between the fast-food restaurant and the tap-room/retail shops, not allowing for the safe flow of pedestrians.
 - F. The Transportation and Transit Goal in the Comprehensive Plan is furthered. The proposed fast-food drive-up service window restaurant is auto-oriented and the site has suitable access to the road network. The area is currently underserved by transit. There are bicycle lanes and a multi-use trail on Unser Boulevard and McMahon Boulevard which can connect to the pathway adjacent to the residences shown on the Site Development Plan for Building Permit.

10. The following policies of the West Side Strategic Plan (WSSP) are applicable:
- A. WSSP Policy 1.1 is furthered: The request would result in development of a commercial use in a designated activity center, the McMahan/Unser Neighborhood Center, which will continue to be surrounded by residential development. The proposed non-residential development would occur in a designated center.
 - B. WSSP Policy 1.5 is partially furthered: The subject site is in the McMahan/Unser Neighborhood Center. A pedestrian pathway / multi-use trail is proposed for Lots 9c and 9d to connect the residential neighborhoods to Unser Boulevard along the southern edge of the subject site. Pedestrian access between buildings and through the parking lot areas, however, could be improved especially due to the proposed drive-up service window lane which hinders pedestrian access between the buildings.
 - C. WSSP Policy 3.4 (Seven Bar Ranch) is furthered: The McMahan/Unser Neighborhood Center contains non-residential uses and serves many surrounding subdivisions, such as the Tuscany and Skies West neighborhoods. The request proposes additional commercial uses in a shopping center along with pedestrian and bicycle access. The request furthers WSSP Policy 3.4.
11. The request complies with Sections 4(A), 4(A)(2) and 4(C) of Enactment 117-1999, The Westside-McMahan Land Use and Transportation Guide. The proposed fast-food restaurant with drive-up service window is a C-1 use, and C-1 “Low Commercial” uses are envisioned at this location (WSSP, p. 140, 4A and 4A2). The request proposes pedestrian connections to Unser Boulevard through a trail along the subject site’s southern boundary. This will help contribute to “safe and efficient” pedestrian movements (4C).
12. A facilitated meeting was held on January 11, 2017. Overall, neighbors were positive about the proposed project. Concerns included hours of operation, the wall between the subject site and the adjacent Tuscany subdivision, and most noticeably the need for a traffic light at McMahan Boulevard and Fineland Drive. The affected neighborhood organizations are the Tuscany Neighborhood Association (NA) and the Westside Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified.
13. Conditions of approval are needed to improve compliance and provide clarity.

II. RECOMMENDATION – 16EPC-40081 – APRIL 13, 2017 – SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT

APPROVAL of 16EPC-40081, a request for a Site Development Plan for Subdivision Amendment for McMahan Market Place, based on the preceding Findings and subject to the following Conditions of Approval.

**III. CONDITIONS OF APPROVAL –16EPC-40081 – APRIL 13, 2017 – SITE DEVELOPMENT
PLAN FOR SUBDIVISION AMENDMENT**

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. A re-platt is required to reflect the lot configuration shown on the Site Plan for Subdivision prior to approval by the DRB.
4. Signage must comply with the Unser Boulevard Design Overlay Zone and the City of Albuquerque C-1 Zone regulations. Reduce the signage area of the proposed freestanding monument sign on Unser Boulevard to be 75 square feet. Reduce the signage area of the proposed freestanding monument sign on McMahan Boulevard to 100 square feet, and limit freestanding signs to one sign per premises for each street frontage at least 100 feet wide; therefore one new sign is permitted on McMahan Boulevard.

PLANNING - Zoning Enforcement

5. All refuse enclosures must have sanitary drain for food services.
6. Do not plant anything next to enclosures that will create an overhang. Shown on pg.L1.1
7. Need site plan to scale with dimensions to verify safe refuse truck access. Pg. A1.1

CITY ENGINEER - Transportation Development

16EPC-40081 Amended Site Development Plan for Subdivision

8. Clarify limits of amendment and include buildings when possible.
9. Infrastructure and/or ROW dedications may be required at DRB.
10. All work within the public ROW must be constructed under a COA Work Order.
11. Retail/Office/Restaurant on lot 6a does not appear to have a 6 foot pedestrian connection.

Utility Services - ABCWUA:

16EPC-40081 Amended Site Development Plan for Subdivision

12. The proposed subdivision shall maintain existing Water Utility Authority Easements.

13. Shared use of private sanitary sewer requires a shared maintenance agreement or covenant that is in place prior to approval.
14. Currently there exists onsite infrastructure. Any proposed line relocation will need to be coordinated with Utility Development. All public easements shall be in place prior to relocation.

FIRE DEPARTMENT/Planning

15. This project was reviewed and more information is needed. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit. This shall be a deferred submittal.

V. FINDINGS – 16EPC-40080 – APRIL 13, 2017 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

1. This is a two part request for a Site Development Plan for Building Permit for the site described as McMahon Market Place accompanied by the Site Development Plan for Subdivision Amendment 16-EPC-40081.
2. This is a request for a Site Development Plan for Building Permit for Lots 2, 4, 5, 6a, 7a, and the proposed Lots 9c, and 9d of the McMahon Market Place.
3. The subject lots for the Site Development Plan for Building Permit, Lots 4, 5, 6a, and 9, of the McMahon Market Place, are currently undeveloped. Two new buildings are proposed for Lots 4 and 5. The applicant proposes to develop a 2,108 square foot fast-food restaurant with a drive-up service window on Lot 4, a 2,108 square foot tap-room and 2,387 square feet of retail shops on Lot 5, parking on Lot 6a, and landscaping, parking, and an 8-foot pedestrian pathway / multi-use trail on Lot 9. Only the parking for Lot 6a is being constructed under this Building Permit.
4. Lots 5, 6a, and 9 will be re-platted before proceeding with building permits. The original platting for a road alignment which did not occur creates an unusual existing lot configuration for Lots 6 and 6a. Lot 9 will be re-platted into Lots 9a, 9b, 9c, and 9d to have four separate buildings with parking dispersed. The main access to the subject lots is off of McMahon Boulevard NW. Lot 9 will also be accessed from the southwestern entrance point off of Unser Boulevard NW and from Finland Drive.
5. The subject site is zoned SU-1 for C-1 uses including grocery store with package liquor sales incidental to that use, restaurant with full-service liquor for on-premise consumption. A fast-food restaurant with a drive-up service window is permissive under the current zoning along with a tap-room and retail stores. Although a drive-up service window is a conditional use in a straight C-1 zone, the SU-1 for C-1 uses zone allows for both permissive and conditional uses.
6. The subject site is in the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan. The West Side Strategic Plan, the Westside-McMahon Land Use & Transportation Guide, and the Unser Boulevard Design Overlay Zone. The subject site is under the jurisdiction of the City of Albuquerque Zoning Code. All of the former are incorporated herein by reference and made part of the record for all purposes.

7. The following Comprehensive Plan policies are applicable:

- D. Policy II.B.5a - full range of urban land uses is partially furthered The request would add another fast-food restaurant to the area, which is characterized by a range of land uses such as retail (gym, animal clinic, pharmacies and fast-food restaurants) and residential uses. Two other fast-food restaurants are located in the shopping center so the request would not contribute to more land use diversity.
- E. Policy II.B.5d - neighborhood values/environmental conditions/ other concerns is furthered. The subject site is located in an existing shopping center site that is subject to design standards, which were established to respect neighborhood values and conditions of the area. There is no known neighborhood opposition as of this writing. The proposed new development would be appropriate in terms of its location, intensity, and carrying capacities. Recreational and social resources are supported through the added multi-use trail and proposed outdoor gathering spaces.
- F. Policy II.B.5.e - new growth/urban facilities/neighborhood integrity is furthered. The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would not disrupt neighborhood integrity.
- G. Policy II.B.5l-quality design/new development is furthered. Although the architecture deviates from the design standards significantly, the architecture is innovative and contemporary and uses the earth-tone colors and materials that are generally appropriate for the plan area. The architecture of the tap-room/retail building combines design elements from the original design standards and the fast-food restaurant.
- H. Policy II.D.4.g- pedestrian opportunities/safe, pleasant conditions is partially furthered. Pedestrian pathways are proposed in the locations shown on the approved Site Development Plan for Building Permit. A pedestrian pathway / multi-use trail on Lot 9d is proposed to run along the southern boundary of the subject site and leads from Unser Boulevard to the residential neighborhood, and a pedestrian pathway / multi-use trail is proposed to run along the east side of the drive-up service window. To an extent this mitigates the automobile orientation of the development. However, drive-thru uses are auto-oriented by their nature, making safe and pleasant pedestrian opportunities difficult to integrate. The subject drive-up service window is located on the east side of the fast-food restaurant which causes a conflict between the fast-food restaurant and the tap-room/retail shops, not allowing for the safe flow of pedestrians.
- I. The Transportation and Transit Goal in the Comprehensive Plan is furthered. The proposed fast-food drive-up service window restaurant is auto-oriented and the site has suitable access to the road network. The area is currently underserved by transit. There are bicycle lanes and a multi-use trail on Unser Boulevard and McMahon Boulevard which can connect to the pathway adjacent to the residences shown on the Site Development Plan for Building Permit.

8. The following policies of the West Side Strategic Plan (WSSP) are applicable:
 - J. WSSP Policy 1.1 is furthered: The request would result in development of a commercial use in a designated activity center, the McMahon/Unser Neighborhood Center, which will continue to be surrounded by residential development. The proposed non-residential development would occur in a designated center.
 - K. WSSP Policy 1.5 is partially furthered: The subject site is in the McMahon/Unser Neighborhood Center. A pedestrian pathway / multi-use trail is proposed for Lots 9c and 9d to connect the residential neighborhoods to Unser Boulevard along the southern edge of the subject site. Pedestrian access between buildings and through the parking lot areas, however, could be improved especially due to the proposed drive-up service window lane which hinders pedestrian access between the buildings.
 - L. WSSP Policy 3.4 (Seven Bar Ranch) is furthered: The McMahon/Unser Neighborhood Center contains non-residential uses and serves many surrounding subdivisions, such as the Tuscany and Skies West neighborhoods. The request proposes additional commercial uses in a shopping center along with pedestrian and bicycle access. The request furthers WSSP Policy 3.4.
9. The request complies with Sections 4(A), 4(A)(2) and 4(C) of Enactment 117-1999, The Westside-McMahon Land Use and Transportation Guide. The proposed fast-food restaurant with drive-up service window is a C-1 use, and C-1 “Low Commercial” uses are envisioned at this location (WSSP, p. 140, 4A and 4A2). The request proposes pedestrian connections to Unser Boulevard through a trail along the subject site’s southern boundary. This will help contribute to “safe and efficient” pedestrian movements (4C).
10. A facilitated meeting was held on January 11, 2017. Overall, neighbors were positive about the proposed project. Concerns included hours of operation, the wall between the subject site and the adjacent Tuscany subdivision, and most noticeably the need for a traffic light at McMahon Boulevard and Fineland Drive. The affected neighborhood organizations are the Tuscany Neighborhood Association (NA) and the Westside Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified.
11. Conditions of approval are needed to improve compliance and provide clarity.

VI. RECOMMENDATION – 16EPC-40080 – APRIL 13, 2017 –SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

APPROVAL of 16EPC-40080 a request for a Site Development Plan for Building Permit for Lots 2, 4, 5, 6a, 7a, and a portion of Lot 9 in McMahon Market Place, based on the preceding Findings and subject to the following Conditions of Approval.

**VII. CONDITIONS OF APPROVAL –16EPC-40080 – APRIL 13, 2017 – 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 request shall comply with the amended design standards in the site development plan for subdivision for McMahan Market Place.
4. A re-platt is required to reflect the lot configuration shown on the Site Plan for Subdivision prior to approval by the DRB.
5. Signage must comply with the Unser Boulevard Design Overlay Zone and the City of Albuquerque C-1 Zone regulations. Reduce the signage area of the proposed freestanding monument sign on Unser Boulevard to be 75 square feet. Reduce the signage area of the proposed freestanding monument sign on McMahan Boulevard to 100 square feet, and limit freestanding signs to one sign per premises for each street frontage at least 100 feet wide; therefore one new sign is permitted on McMahan Boulevard.
6. Specify a range of colors after earth-tones such as rust color, light tan, and bronze since earth-tones can be any color.
7. Provide a face-on detail for the site walls to ensure compatibility with the design standards. A color from the design standards should be specified.
8. Add the dimensions for the outdoor patio spaces onto the site plan.
9. Provide additional screening between the proposed drive-up service window and the proposed serpentine pedestrian pathway.
10. Specify the type and color of the gravel mulch on the landscape plans. Show curb notches for supplemental irrigation on the landscaping plan and in the same location on the grading and drainage plan.
11. Specify the color(s) for the refuse enclosure walls and gates.

PLANNING - Zoning Enforcement

12. All refuse enclosures must have sanitary drain for food services.

13. Do not plant anything next to enclosures that will create an overhang. Shown on pg.L1.1

14. Need site plan to scale with dimensions to verify safe refuse truck access. Pg. A1.1

CITY ENGINEER - Transportation Development

15. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

16. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

17. Include a building for each site location or phase for building permit.

The following comments need to be addressed prior to DRB:

18. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.

19. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

20. Please identify the location of handicap signs on site plan.

21. Show all drive aisle widths and radii. Some dimensions are not shown.

22. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.

23. For drive through facilities the minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet).

24. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show detail and location of posted signs.

25. Parking spaces cannot cross over lot lines.

26. Please identify pedestrian path's widths onsite and at building frontages.

27. Please provide a landing after the handicap ramps to access the buildings. (Handicap ramps can be reduced in size from the 9 foot ramp to provide space for the landing. Also handicap stalls can be 18 feet in length.)

Utility Services - ABCWUA:

28. Prior to approval, request for serviceability letter at the link below. The submittal shall include approved fire marshal requirements from the County Fire Marshal's office.
http://www.abcwua.org/Availability_Statements.aspx
29. The property is located outside of the Adopted Service Area and will require a Service Connection Agreement approved by the Water Authority Board (1 month) prior to approval.

FIRE DEPARTMENT/Planning

30. This project was reviewed and more information is needed. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit. This shall be a deferred submittal.



**Cheryl Somerfeldt
Planner**

Notice of Decision cc list:

Martin Grummer, 331 Wellesley Place NE, Albuquerque, NM 87106

JMD, McMahon, 2325 San Pedro NE, Albuquerque, NM 87110

Harry Hendriksen, Westside Coalition of NAs, 10592 Rio Del Sol NW, Albuquerque, NM 87114

Janelle Miller Johnson, Tuscany NA, P.O. Box 6270, Albuquerque, NM 87197

Rene Horvath, Westside Coalition of NAS 5515 Palomino Drive NW, Albuquerque, NM 87120

VIII. AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

- A. All refuse enclosures must have sanitary drain for food services.
- B. Do not plant anything next to enclosures that will create an overhang. Shown on pg.L1.1
- C. Need site plan to scale with dimensions to verify safe refuse truck access. Pg. A1.1

Office of Neighborhood Coordination (ONC)

- A. The affected Neighborhood Associations and Coalitions are: Tuscany Neighborhood Association and the Westside Coalition of Neighborhood Associations.
- B. This project was forwarded to Tyson Hummell for facilitation on January 3, 2017.
- C. Assigned to David Gold on January 1, 2017
- D. Facilitated meeting was held on Wednesday January 11, 2017 at 6:00pm in the NW Area Substation, 10401 Cibola Loop NW.

Long Range Planning

No adverse comments.

Metropolitan Redevelopment Agency

No adverse comments.

CITY ENGINEER

Transportation Development

- A. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
- B. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
- C. Include a building for each site location or phase for building permit.
- D. The following comments need to be addressed prior to DRB:

16EPC-40080 Amended Site Development Plan for Building Permit

- A. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown.
- B. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the

parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

- C. Please identify the location of handicap signs on site plan.
- D. Show all drive aisle widths and radii. Some dimensions are not shown.
- E. List radii for all curves shown; for passenger vehicles, the minimum end island radius for passenger vehicles is 15 ft. Radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
- F. For drive through facilities the minimum drive through lane width is 12 feet with a 25 foot minimum radius (inside edge) for all turns. (A 15 foot radius can be used with an increase in lane width to 14 feet).
- G. One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress. Please show detail and location of posted signs.
- H. Parking spaces cannot cross over lot lines.
- I. Please identify pedestrian path's widths onsite and at building frontages.
- J. Please provide a landing after the handicap ramps to access the buildings. (Handicap ramps can be reduced in size from the 9 foot ramp to provide space for the landing. Also handicap stalls can be 18 feet in length.)

16EPC-40081 Amended Site Development Plan for Subdivision

- A. Clarify limits of amendment and include buildings when possible.
- B. Infrastructure and/or ROW dedications may be required at DRB.
- C. All work within the public ROW must be constructed under a COA Work Order.
- D. Retail/Office/Restaurant on lot 6a does not appear to have a 6 foot pedestrian connection.

Hydrology Development

No comments received.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

This site fronts onto Unser Boulevard, which is a Regional Principal Arterial per MRCOG's 2040 Long Range Roadway System Map, under the jurisdiction of NMDOT. Refer to NMDOT comments for more information.

Traffic Engineering Operations

No comments received.

WATER UTILITY AUTHORITY

Utility Services

ABCWUA Comment:

- A. Prior to approval, request for serviceability letter at the link below. The submittal shall include approved fire marshal requirements from the County Fire Marshal's office.
 - a. http://www.abcwua.org/Availability_Statements.aspx
 - b. The property is located outside of the Adopted Service Area and will require a Service Connection Agreement approved by the Water Authority Board (1 month) prior to approval.
- B. 16EPC-40081 Amended Site Development Plan for Subdivision
 - c. The proposed subdivision shall maintain existing Water Utility Authority Easements.
 - d. Shared use of private sanitary sewer requires a shared maintenance agreement or covenant that is in place prior to approval.
 - e. Currently there exists onsite infrastructure. Any proposed line relocation will need to be coordinated with Utility Development. All public easements shall be in place prior to relocation.

PARKS AND RECREATION

Planning and Design

Reviewed, no adverse comments.

Open Space Division

No comments received.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

No comments received.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No comments received.

FIRE DEPARTMENT/Planning

This project was reviewed and more information is needed. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit. This shall be a deferred submittal.

TRANSIT DEPARTMENT

This property is proximate to the Unser Boulevard Enhanced Transit Corridor. It is located directly on fixed route 155, and a stop pair for Route 155 is immediately west of the site on McMahan Boulevard. These stops are not affected by the proposed project.

There are no objections.

BERNALILLO COUNTY

No comments received.

New Mexico Department of Transportation

NMDOT has no comments.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impact to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

No adverse comments.

For informational purposes:

- A. Both McMahan NW and Unser Blvd NW are Intelligent Transportation System (ITS) Corridor. Please consult with the reviewing agency's Traffic Engineering and/or ITS Department.
- B. Both McMahan NW and Unser Blvd NW are functionally classified as Existing Principal Arterials.
- C. The Long Range Bikeway System identifies an existing paved trail along McMahan Blvd NW and along Unser Blvd NW.
- D. McMahan Blvd NW is a limited access facility. Please contact Dave Pennella at 724-3621 or dpennella@mrcog-nm.gov with any questions about access control.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no further comments based on information provided to date.