



Environmental Planning Commission

Agenda Number: 01
Project Number: 1006604
Case #: 16EPC- 40029
August 11, 2016

Staff Report

Agent	Rio Grande Engineering
Applicant	State Employees Credit Union
Request	Site Development for Building Permit
Legal Description	Lot G2 A1
Location	Montgomery Blvd, between Carlisle Blvd and the North Diversion Channel
Size	1.6 acres
Existing Zoning	SU-1 for C-2 uses
Proposed Zoning	Same

Staff Recommendation

APPROVAL of 16 EPC 40029 based on the Findings beginning on Page 9 and subject to the Conditions of Approval beginning on Page 11.

Staff Planner
Maggie Gould , Planner

Summary of Analysis

This is request for a Site Development Plan for Building Permit for an approximately 1.6 acre site located on Montgomery Boulevard, west of Carlisle Boulevard. The applicant proposes to develop a credit union with three drive through service windows.

The Site Development Plan for Building Permit is consistent with the previously approved Site Development Plan for Subdivision and is consistent with a preponderance of applicable goals and policies of the Established Urban Area of the Comprehensive Plan.

There are no Area or Sector development Plans for the site. The District 7 Coalition of Neighborhoods was notified; there are no recognized Neighborhood or Homeowner's Associations associated with the site.

A facilitated meeting was not recommended or requested. Staff has not received any public comment as of this writing.

Staff recommends approval with conditions.



City Departments and other interested agencies reviewed this application from 07/05/2016 to 07/15/2016
Agency comments used in the preparation of this report begin on Page 13.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU -1 for C-2 uses	Established Urban, no Area Plan or Sector Development Plans	Vacant
<i>North</i>	R-3		Multi-family
<i>South</i>	C-1(across Montgomery)		Commercial, service
<i>East</i>	SU-1 Church and Related Facilities		Institutional
<i>West</i>	C-2, (across the North Diversion Channel		Commercial/ retail

II. INTRODUCTION

Proposal

This is request for a Site Development Plan for Building Permit for an approximately 1.6 acre site located on Montgomery Boulevard, west of Carlisle Boulevard and adjacent to the North Diversion Channel. The applicant proposes to develop a 5,048 square foot credit union with three drive through service windows. The site is vacant.

EPC Role

The EPC is hearing this case because the site is zoned SU-1. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: Zoning Code §14-16-2-22(A)(1), the SU-1 zone and §14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) then City Council [Ref: Zoning Code §14-16-4-4-(A)(2)]. This is a quasi-judicial matter.

History/Background

The subject site was zoned SU-1 for Church and Related Facilities and was part the church site to the east until 2002 when the church sold off the parcel G2A , the subject site and the parcel to the east.. The parcel was rezoned to SU-1 for C-2 uses and divided into the Tract G-2 A-1, the subject site, and Tract G-2-A-2. EPC approved a Site Development Plan for Subdivision as part of this process (02 EPC 01688).

In 2007 the EPC approved a Site Development Plan for Building Permit for restaurant on the subject site (07 EPC 40029). If approved, this request will supersede the previous approval.

Context

The area is developed with a mix of commercial, service, office and multi-family uses. There are apartments to the north of the site, a car wash and church to the east and the North Diversion Channel and commercial and storage use. The bank use will be compatible with the existing uses in the area.

The site takes access from Montgomery Blvd. via a shared drive and access from Carlisle Blvd. via a 24 foot wide access easement.

The proposed use, credit union (bank) with drive thru, is allowed under the C-2 zone, (§14-16-2-17(A)(13)(c)), as long as the vehicle movement plan is approved by the City Traffic Engineer. The plan was reviewed by the Traffic Engineer and will be acceptable as long as all Traffic Conditions are addressed prior to DBR.

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 LRRS designates Montgomery Blvd as a Principal arterial.

The LRRS designates Carlisle Blvd (south of Montgomery Blvd.) as a Minor Arterial.

Comprehensive Plan Corridor Designation

Montgomery Boulevard is a Major Transit Corridor. The Major Transit Corridor makes transit and pedestrians the priority.

Trails/Bikeways

The North Diversion Channel Trail is on the west side of the channel from the subject site.

Transit

The 157 bus route stops along Montgomery Blvd. about 250 feet east of the site.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site is zoned SU-1 for C-2 uses. This zone allows both permissive and conditional of the C-2 zone. The C-2 zone allows a variety of office, commercial and residential uses.

The proposed use, credit union (bank) with drive thru, is allowed under the C-2 zone (§14-16-2-17(A)(13)(c)).

The site is subject to the requirements, including design standards, of the approved Site Development plan for Subdivision (project 1002330, 02 EPC 01688).

Albuquerque / Bernalillo County Comprehensive Plan

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

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

Land Use

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

Policy II.B5d is furthered because the proposed use will be similar to the existing uses, the proposed building will be of a similar height as adjacent the car wash and church and lower than the adjacent apartments; the Sandia Mountains are still visible over the existing buildings and so will be visible over the proposed building.

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

Policy II.B5e is furthered because the subject site has access to a full range of urban services and facilities, such as roads, water and sewer lines, electricity and city services, The proposed development will be a similar use and of a similar intensity to the surrounding area, There are no single family neighborhoods immediately adjacent to the site.

Policy II.B5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy II.B5i is furthered because the proposed credit union building and use will provide employment opportunities close to existing single family and multi-family development, but will not route traffic through the neighborhoods. The proposed use is not a generator of noise. The Site Development Plan for Subdivision restricts light poles on the site to 16 feet in height within 70 feet of residential areas.

Policy II.B5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

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

- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

Policy II.B5j is furthered because the subject site is located on a commercially zoned parcel and is within biking and walking distance of residential areas. There is both single family development and multifamily development near the site.

Policy II.B5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is currently vacant. Policy II.B5o is furthered because the development is likely to have a revitalizing impact because the proposed building and use will add a new employment and services in an older neighborhood.

Economic Development

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The Goal and Policy II.D.6a: are furthered because the proposed credit union will add employment opportunities in proximity transit, bike routes a good road network. These conditions will allow broad access to the site. The proposed use adds diversity to the mix of economic development in the area.

Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

Policy II.D.6b is furthered because the State Employees Credit Union is a New Mexico business, with branches in the Albuquerque and Santa Fe areas; the proposed development allows the expansion of this business.

Other Analysis

A Traffic Impact Analysis was not required for the proposed project because the site was studied previously. Transportation Comments do not indicate the need for further studies.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant proposes to construct a 5048 square foot credit union with drive up service lanes. The site is subject to the requirements, including design standards, of Site Development Plan for Subdivision (SPS).

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan and Site Development Plan for Subdivision (SPS).

Site Plan Layout / Configuration

The proposed use will be of a similar intensity and size as the nearby development. The proposed use, credit union with drive up service windows, is allowed permissively under the existing zoning.

The main entrance will face southeast and is located on the southeast corner on the building with a metal roof. These elements are consistent with the SPS requirement for a clearly defined entryway.

The drive up service windows will be located to the rear of the building. The SPS and zoning code do not address drive up windows placement or restrict the drive up service use..

The building is setback approximately 100 feet from Montgomery Boulevard, with parking distributed throughout the site..

The dumpster is located in the southwest corner of the site, away from the main building and the carwash and will be screened by a solid six foot wall as required by the SPS..

F.A.R

The SPS allows an F.A.R of .35. The SPS is not clear if the F.A.R is for each of the two tracts that are covered by the SPS or a total F.A.R. of the total acreage of the two tracts. The car wash buildings are approximately 3,957 square feet. If the FAR is for entire site, approximately 36,590 square feet of building would be allowed. The total square footage of the existing car wash buildings and the proposed credit union would be 9,005 square feet, well within the allowed F.A.R, if calculated for both tracts.

Approximately 23, 631 square feet would be allowed for the subject tract, if calculated as an individual tract. The proposed 5048 square foot building is within the allowed F.A.R.

Height

The height ranges from 16 feet 6 inches on the northern side of the building where the building meets the drive thru lane structure to 26 feet 2 inches at the top of the pitched roof.

The drive through structure is 13 feet 6 inches in height.

The SPS refers to the C-2 zone for height which buildings up 26 feet in height and additional height provided the building meets a 45 degree angle drawn from the internal property boundary and the centerline of the adjacent public right of way. The height of a pitched roof is measured as the average between the plate height and ridge of the roof, (see §14-16-1-5, definitions). The plate height is 22 feet 6 inches; the top of the roof is 26 feet two inches, the average would be 24 feet, 2 inches. This height would be allowed under the zoning.

Public Outdoor Space

The building will have a 10 foot wide front sidewalk and standard landscaping areas which could allow for people to congregate. . The SPS encourages plazas, but does not require them. The C-2 zone does not require public outdoor space for a project of this size.

Vehicular Access, Circulation and Parking

The site takes access from Montgomery Boulevard via an access shared with the property to the east and from a Carlisle Boulevard via an easement across the church site to the east.

The applicant proposes 31 parking spaces; required parking for an office use would 1 space for each 200 square feet of net leasable area (§ 14-16-3-1-(21), twenty-six spaces would be required for the proposed building. The site does not meet the minimum number of spaces to require screening walls (§ 14-16-3-1-(E)(4).

The applicant could take a 10% reduction because the site is within 300 feet of a transit route (§14-16-3-1 (E)(6); because the site is zoned SU-1, the EPC has discretion over parking.

Pedestrian and Bicycle Access and Circulation, Transit Access

The site is adjacent to the North Diversion Channel; there is a developed trail along the west side of the channel. The site has access to the trail from the sidewalk along Montgomery Boulevard and bridge over the channel. A six foot wide sidewalk will connect from the existing sidewalk along Montgomery to the new development.

A five space bicycle rack is proposed near the main entrance; this satisfies the requirements of the SPS and the Off Street Parking Requirements 14-16-3-1, where 1 bike space for each 20 car spaces is required.

Walls/Fences

There is an existing block wall along the north boundary of the site and existing safety rail fencing along a portion of Montgomery Boulevard; no new fencing is proposed.

Lighting and Security

The site plan shows a light pole fixture detail with a fixture slightly more than 16 feet in height. The SPS allows light poles of up to 20 feet in height as long as they are more than 70 feet from residential areas; within 70 feet of residential areas the allowed height is 16 feet. The location of poles will be verified prior to DRB sign off.

Landscaping

The site will contain a mixture of low and medium water use plants that are generally successful in the Albuquerque area.

The Zoning Code (14-16-3-10-G-(2) (b) allow street trees to be placed within 20 feet of the of the back of the curb of an abutting street when there is less than 3 feet of space between the curb and public sidewalk. The sidewalk along Montgomery is directly adjacent to a AMAFCA drainage channel and there is no room for street trees. The landscaping plan shows 3 trees in the parking area that meet this requirement. This is also consistent with the SPS.

The Zoning Code (§14-16-3-10) and the SPS require 75 % live plant coverage on 15% of the net lot area. The landscaping calculations will be verified prior to DRB submittal and additional plant material will be added if necessary. Two additional plant species will be required for the ground level plantings (§14-16-3-10(E)).

Grading, Drainage, Utility Plans

The site is relatively flat, with a grade change of approximately 3 feet from north to south. Storm water will be accommodated in a ponding area at the southwest corner of the site which discharges to the north diversion channel. There are existing storm drains in Montgomery Boulevard.

Architecture

The proposed building is well articulated on all sides with changes in color, material and plane. The building has stacked stone accents throughout and stacked stone on the main entryway. This meets the intent of the SPS to have the roof and wall color contrast, a distinct entryway and to have the colors be earth toned (note: the colors are shown on the color renderings but need to be added to the site plan sheets. See conditions).

Metal accents are allowed to bring out details.

The plan shows windows on the front façade as required by the SPS, both at the ground level and in the upper level.

Signage

One monument sign is proposed near the entry from Montgomery. The SPS allows a 40 square foot monument sign, not to exceed 4 feet in height. The monument sign shown on sheet 5 exceeds the height and square footage requirements and must be modified to meet the requirements.

Building mounted signage is allowed on up to 6% of the building façade.

The applicant proposes two approximately 45 foot building mounted signs on the east and south sides of the entry tower and one building mounted sign on the east facade of the building at approximately 45 square feet. A zia style logo is proposed on the front façade of the entry tower at approximately 16 square feet, 23 square feet would be allowed.

The south façade of the building is approximately 1,840 square feet, up to 110 square feet would be allowed.

The east façade of the building is approximately 2,360 square feet, up to 141 square feet of signage would be allowed. The building mounted signage is consistent with the SPS. Staff recommends that a note be added to the Site Development Plan for Building Permit stating the 6% requirement so that this requirement is clear for any future adjustments to signage.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

PNM expressed concern about the utility easement that runs through the center of the building. The applicant has discussed this with PNM and found that the easement does not contain any utilities. PNM confirmed this in an E-mail. The applicant could vacate the easement if PNM is willing

The majority of comments from Transportation have been addressed on the site plan; the applicant will coordinate with transportation regarding the shared access agreement and verify this requirement prior to DRB. The shared access is shown on the Site Development Plan for Building Permit, but transportation would like a recorded agreement.

The sidewalk connection to Montgomery Blvd. shown on the updated plan also addresses the comments from Long Range Planning.

Neighborhood/Public

The District 7 Coalition of Neighborhoods was notified; there are no recognized Neighborhood or Homeowner's Associations associated with the site.

A facilitated meeting was not recommended or requested.

Staff has not received any public comment as of this writing.

V. CONCLUSION

The request will allow the development of a State Employees Credit Union with three drive thru lanes. The request will add employment and service uses to the area and is consistent with the intent of the Comprehensive Plan to have employment and services located near residential uses without negatively impacting those residential uses.

FINDINGS – 16 EPC-40029 August 11, 2016 -Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Tract G2 a1 of the Montgomery Complex located on Montgomery Boulevard between Carlisle Boulevard and the North Diversion Channel and containing approximately 1.6 acres.
2. The request will allow the development of 5048 square foot credit union with drive thru lanes. The site is zoned SU-1 for C-2 uses, which allows both the permissive and conditional uses of the C-2 zones. The proposed banking and drive through uses are allowed under the existing zone.
3. The site is subject to the requirements of a previously approved Site Development Plan for Subdivision (02 EPC 01688)
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The Subject Site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The following policies are applicable:

A. Land Use

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

Policy II.B5d is furthered because the proposed use will be similar to the existing uses, the proposed building will be of a similar height as adjacent the car wash and church and lower than the adjacent apartments; the Sandia Mountains are still visible over the existing buildings and so will be visible over the proposed building.

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

Policy II.B5e is furthered because the subject site has access to a full range of urban services and facilities, such as roads, water and sewer lines, electricity and city services, The proposed development will be a similar use and of a similar intensity to the

surrounding area, There are no single family neighborhoods immediately adjacent to the site.

3. Policy II.B5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy II.B5i is furthered because the proposed credit union building and use will provide employment opportunities close to existing single family and multi-family development, but will not route traffic through the neighborhoods. The proposed use is not a generator of noise. The Site Development Plan for Subdivision restricts light poles on the site to 16 feet in height within 70 feet of residential areas.

4. Policy II.B5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

Policy II.B5j is furthered because the subject site is located on a commercially zoned parcel and is within biking and walking distance of residential areas. There is both single family development and multifamily development near the site.

5. Policy II.B5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

Policy II.B5o is furthered because the development is likely to have a revitalizing impact because the proposed building and use will add a new employment and services in an older neighborhood. The site is currently vacant.

B. Economic Development

1. The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The Goal and Policy II.D.6a: are furthered because the proposed credit union will add employment opportunities in proximity transit, bike routes a good road network. These conditions will allow broad access to the site. The proposed use adds diversity to the mix of economic development in the area.

2. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

Policy II.D.6b is furthered because the State Employees Credit Union is a New Mexico business, with branches in the Albuquerque and Santa Fe areas; the proposed development allows the expansion of this business.

6. The utility easement shown near the middle of the proposed building is no longer needed and may be vacated if PNM agrees to the vacation. The applicant will work with PNM on this process.
7. In 2007 the EPC approved a Site Development Plan for Building Permit for restaurant on the subject site (07 EPC 40029). This request supersedes the previous approval.
8. The District 7 Coalition of Neighborhoods was notified; there are no recognized Neighborhood or Homeowner's Associations associated with the site. A facilitated meeting was not recommended or requested. Staff has not received any public comment as of this writing.

RECOMMENDATION - 16 EPC-40029 August 11, 2016

APPROVAL of 16EPC-40029, a request for Site Development Plan for Building Permit, for Tract G2 a1 of the Montgomery Complex located on Montgomery Boulevard between Carlisle Boulevard and the North Diversion Channel and containing approximately 1.6 acres, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 16 EPC-40029 August 11, 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 landscaping plan shall be updated to show the square footage of plant material for each bed. Additional plants shall be added if needed. Two additional plant species shall be added to the ground level plants to comply with §14-16-3-10(E), Landscaping Regulations.

4. The monument sign shown on sheet 5 shall be altered to meet the requirements of the Site Development Plan for Subdivision. A note shall be added to the Site Development Plan for Building Permit stating that signage is allowed on up to 6% of the façade.
 5. Colors for the building shall be as approved by the EPC.
 6. The placement and height of light poles shall be clarified to ensure that poles within 70 feet of the residential area are no taller than 16 feet.
 7. The utility easement shown near the middle of the proposed building shall be vacated prior to or as part of the DRB submittal.
 8. All conditions from the City Engineer shall be addressed prior to DRB Submittal, including provision of motorcycle spaces if required.
 9. 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.
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***Maggie Gould
Planner***

Notice of Decision cc list:

Rio Grande Engineering	PO Box 93924	ABQ, NM	87199
State Employees Credit Union	813 Saint Michaels DR.	Santa Fe NM	87505

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Long Range Planning

- Needs a direct pedestrian connection to Montgomery Blvd. that is clearly marked with materials other than asphalt that minimizes vehicle / pedestrian conflicts.
- New sidewalk adjacent to Montgomery Blvd. needs to be constructed.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

City Engineer/Transportation Development:

- Please detail and dimension drive pad entrance/exit on Montgomery Blvd. Detail building entrances, sidewalks, drive pads and ADA ramps.
- Please list the width and length for all existing and proposed parking spaces.
- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
- 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)
- Show all drive aisle widths and radii on project site and entrance/exit on Montgomery Blvd.
- List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 ft. Landscape island radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
- Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details from Montgomery Blvd.
- Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details of ADA ramp.
- Design delivery vehicle route needs to be shown.

- Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
- 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.
- It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
- Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*). Please show this detail for entrance/exit on Montgomery Blvd.
- Please add the following note to the clear sight triangle: “Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”
- Please specify the City Standard Drawing Number when applicable.
- Please include a copy of your shared access agreement with the adjacent property owner.
- Please add a note on the plan stating “All improvements located in the Right of Way must be included on the work order.”
- 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.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

NM DOT has no Comments

WATER UTILITY AUTHORITY

Utility Services

1. 16EPC-40029 Site Development Plan for Building Permit
 - a. Request an availability statement. Request shall include fire marshal requirements.
 - b. The Utility Plan references waterline and sanitary sewer easements but does not indicate whether or not they are public or private.
 - c. Easement widths are incorrect per the plat associated with the record drawings.
 - d. Confirm if existing fire hydrant has a public waterline easement.
 - e. Need to indicate the existing public waterline easement onsite.

- f. Connection of both water service and fire line shall be taken from the onsite public waterline within the public waterline easement. Final determination will be per the availability statement.
- g. Utility Plan indicates sanitary sewer discharge into a private sanitary sewer located in the property to the east of the subject site. This requires maintenance agreement between the two property owners.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Need site plan to scale, w/all entrances/exits clearly marked w/dimensions, to verify refuse truck access. Shared entrance/exit off Montgomery Blvd NE is too sharp/tight of turn for truck. Need complete/detailed spec. sheet for proposed refuse enclosure built to COA minimum requirements.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objection to Site Plan for Building Permit. AMAFCA will review and approve the final grading plan that must show the drainage outfall and flow rate.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. An existing overhead distribution line and guy wire is located along the western boundary of the subject property on the east side of the Diversion Channel in easement. It is the applicant's obligation to abide by any conditions or terms of the distribution line easements.
2. Applicant is placing the building on top of a PNM easement for service to the adjacent property owner. This is not allowed. Applicant must meet with PNM prior to the hearing.
3. 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

4. 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.

Conditions for Approval for Project #1010902 Site Development Plan for Building Permit (affordable senior living single-story multi-family development) 16EPC-40028

1. An existing overhead distribution line is adjacent to the southern portion of the subject property west to east. 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