Environmental Planning Commission

Agenda Number: 04
Project Number: 1005517
Case #: 15EPC-40021
October 8, 2015

Staff Report

Agent	Tierra West
Applicant	Argus Jefferson Partners, LLC
Request	**Site Development Plan for Subdivision**
Legal Description	Lots 2-A-1 and 2-A-2, Tract B, Plat of Lots 2-A-1 and 2-A-2, Envirco Tract (being a replat of Lot 2-A, Tract B)
Location	On Jefferson Street NE, between Osuna Road NE and Ellison Street NE
Size	Approximately 7.2 acres
Existing Zoning	M-1 Light Manufacturing Zone
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of 15EPC-40021, based on the findings beginning on Page 14 and subject to the conditions beginning on Page 16.

Staff Planner
Catalina Lehner-AICP, Senior Planner

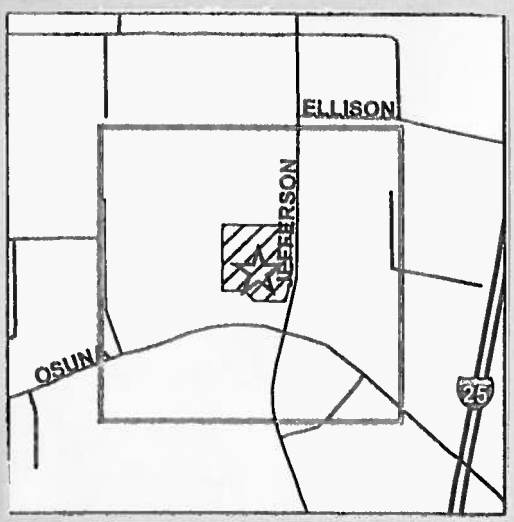
Summary of Analysis

The request is for a site development plan for subdivision (SPS) with design standards for an ≈7.2 acre site. The proposed SPS would consolidate two lots and create four new ones. The applicant envisions commercial uses, such as a bank and a fast-food restaurant, and an office use in the future. The request was deferred three times to work on access issues on the site's northern side.

The subject site is in the Established Urban area of the Comprehensive Plan and is in the Journal Center Major Activity Center. The North Valley Area Plan applies. Staff finds that the request generally furthers applicable Goals and policies. The required TIS has been completed.

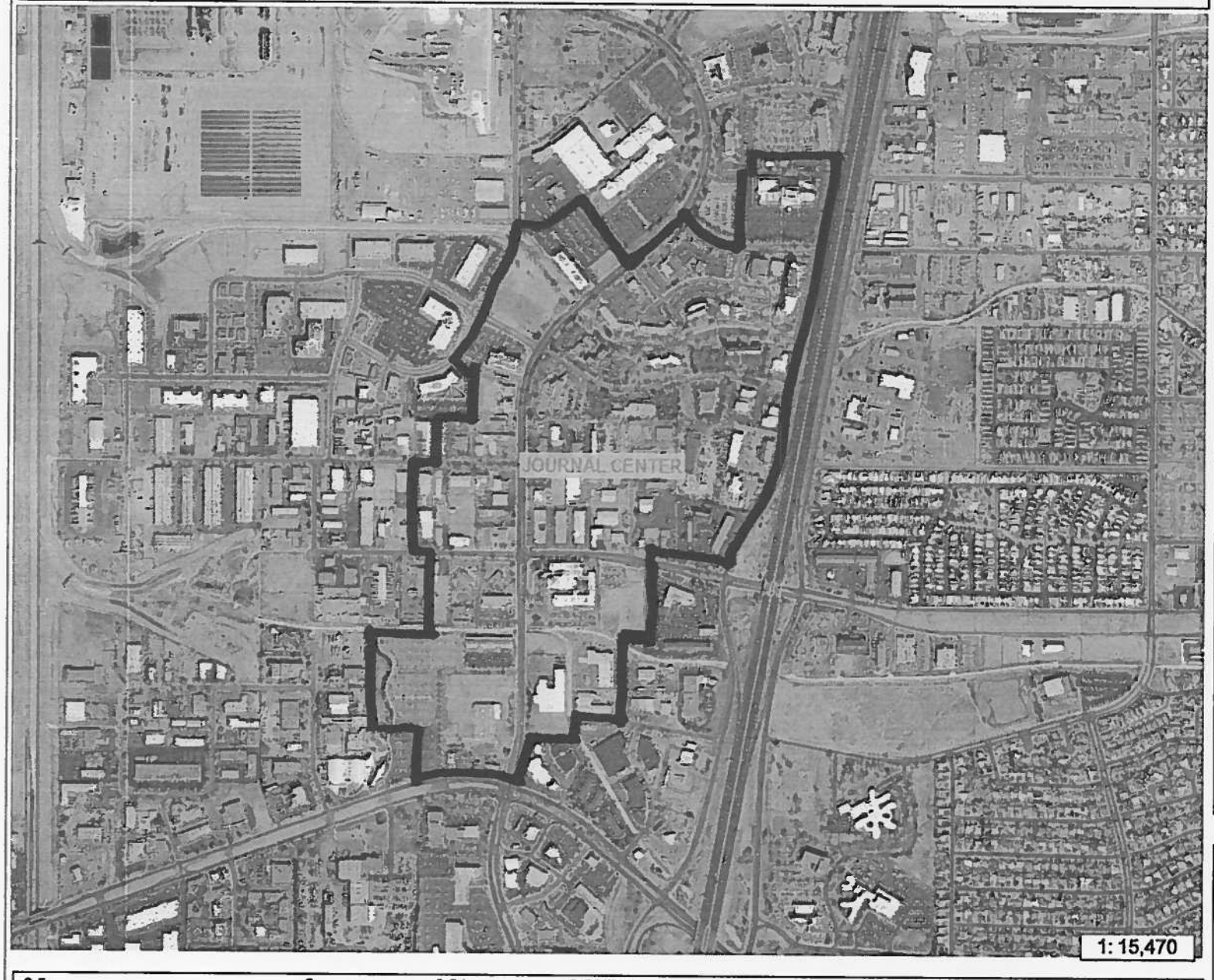
Neighbors and property owners were notified as required. Staff has not received any written comments as of this writing.

The applicant requests delegation of review authority to the DRB. Staff recommends approval subject to minor conditions.



City Departments and other interested agencies reviewed this application from 6/1/2015 to 6/12/2015.
Agency comments used in the preparation of this report begin on Page 19.

Journal Center Major Activity Center



Legend

- Comp Plan Community and Ma
- Municipal Limits
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

Notes

0.5 0 0.24 0.5 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
6/23/2015

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Project #1005517, EPC Oct. 2015

Legend

- Bernalillo County Parcels
- Municipal Limits
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

Notes

0.1 0 0.03 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
6/23/2015

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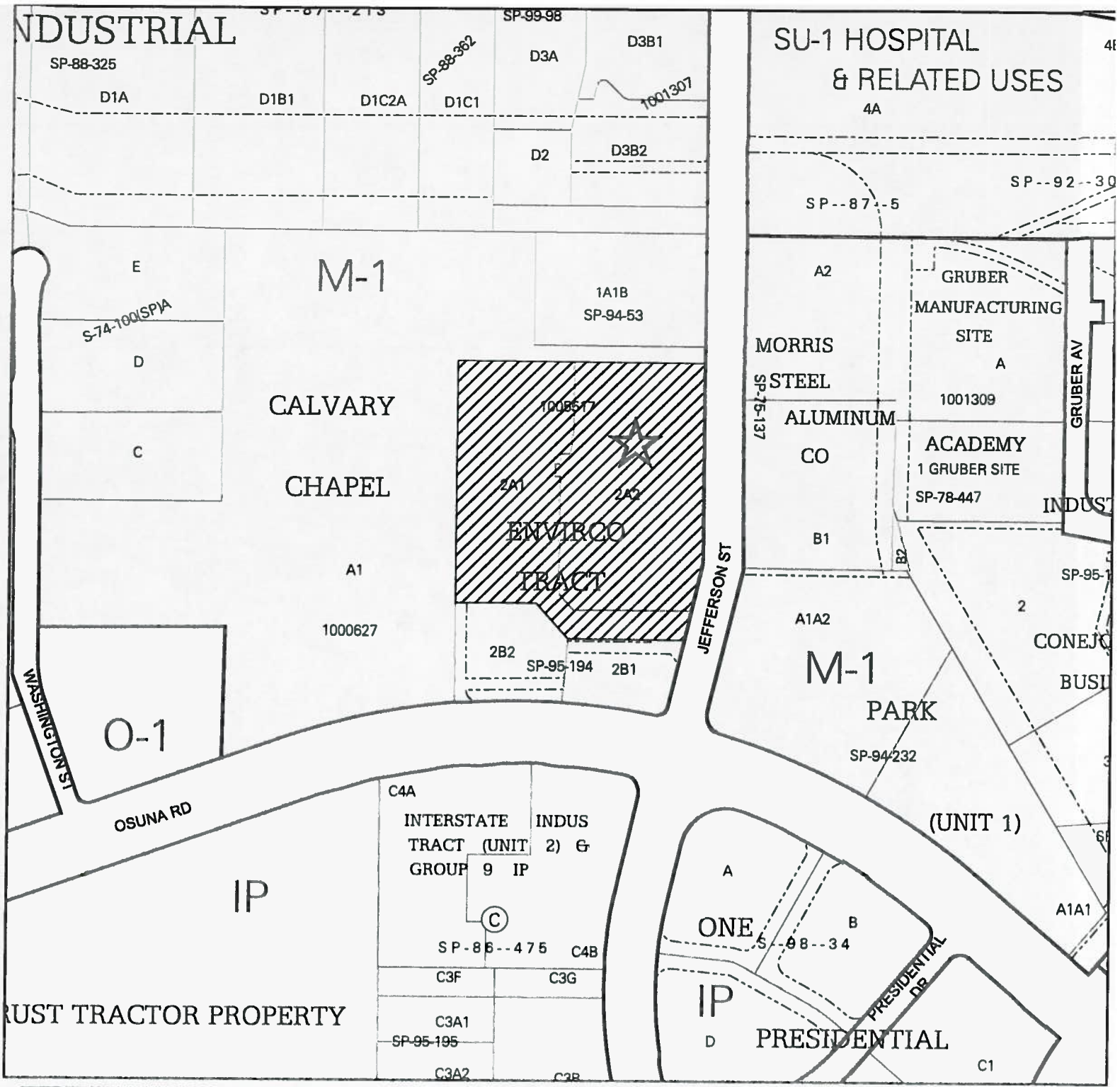
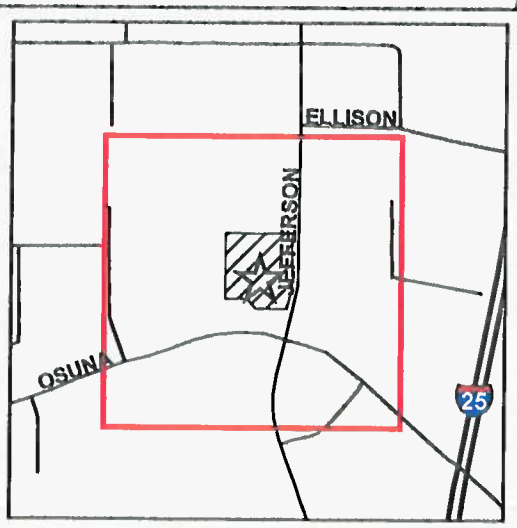


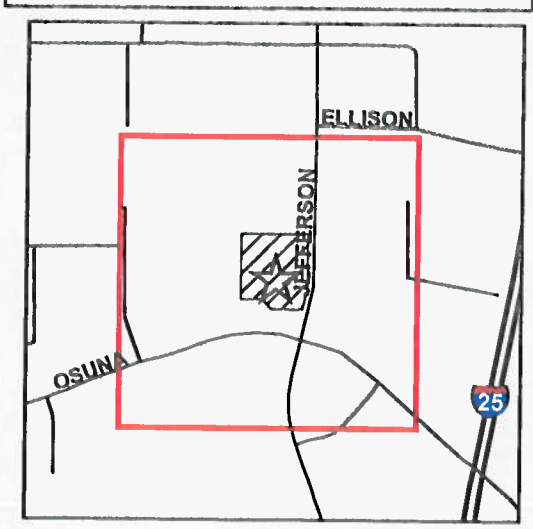


ZONING MAP

Note: Grey shading indicates County

1 inch = 300 feet

Project Number:
1005517
Hearing Date:
7-9-2015
Zone Map Page: E-17
Additional Case Numbers:
15EPC 40021



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

AGIS

1 inch = 300 feet

Project Number:
1005517
Hearing Date:
7-9-2015
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Additional Case Numbers:
15EPC 40021

Z--77---21
DRB-99-125
Z-87-16
Z-91-33
AX-117
EP-82-1
S-1503
Z-1658
AX-115
V-91-4
DRB-94-142
GRUBER AV
Z-82-95
ZA-92-309
DRB-94-143
AX-115
Z-1658
S-1503
JEFFERSON ST
AX-115
Z-1658
S-1503
Z-72-32
Z-78-45
Z-82-67
ZA-82-327
ZA-86-452
WASHINGTON ST
ZA-95-60
DRB-95-95
ZA-95-52
V-90-64
V-88-54
DRB-94-580
DRB-93-415
ZA-87-48
OSUNA RD
Z-81-92
ZA-99-330
V-96-124
RESIDENTIAL DR
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ZA-76-54
Z-90-69
DRB-93-238
Z-81-92-1
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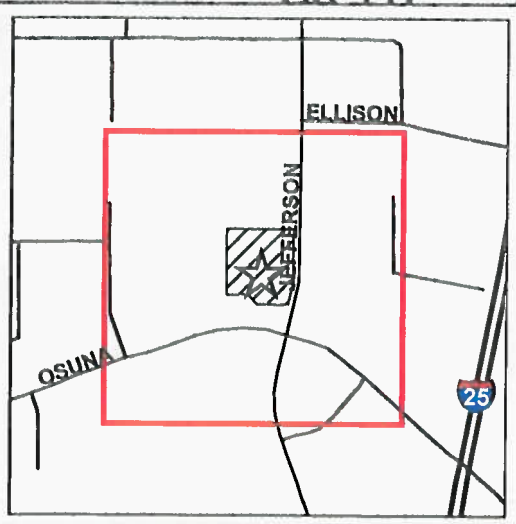
DRB-97-521
AX-117



HISTORY MAP

Note: Grey shading indicates County.

1 inch = 300 feet

Project Number: 1005517
Hearing Date: 7-9-2015
Zone Map Page: E-17
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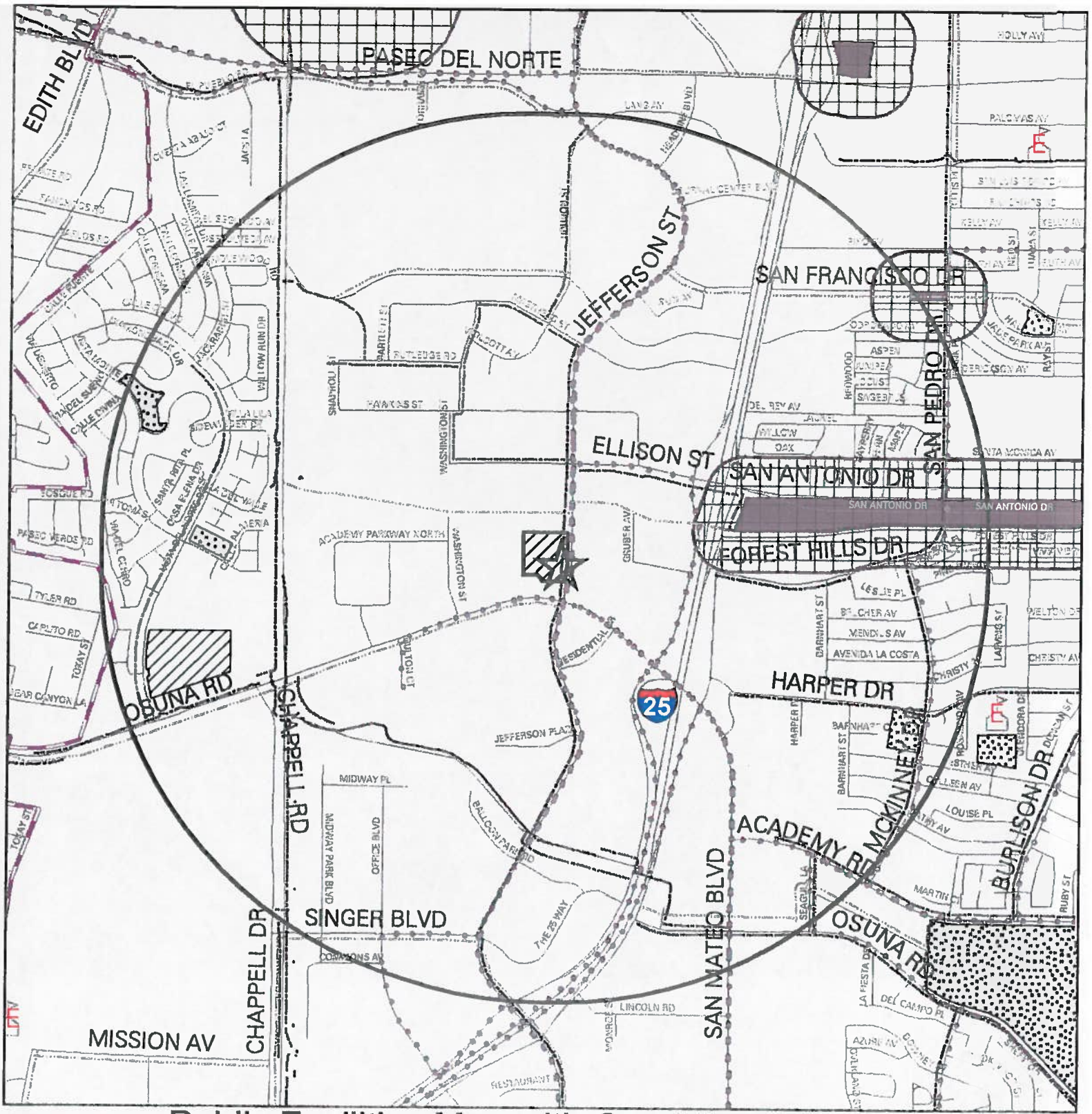

Public Facilities Map with One-Mile Buffer

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

Project Number: 1005517

0 0.5 1 Miles

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	M-1	Established Urban North Valley Area Plan	Vacant
North	M-1	Established Urban North Valley Area Plan	Church parking lot access, small offices
South	M-1, IP	Established Urban North Valley Area Plan	Fast-food restaurant, gas station with convenience store, office building
East	M-1	Established Urban North Valley Area Plan	Light manufacturing, small offices
West	M-1	Established Urban North Valley Area Plan	Church parking lot

II. INTRODUCTION

Request

The request is for a site development plan for subdivision, with design standards, for Lots 2-A-1 and 2-A-2, Tract B, Plat of Lots 2-A-1 and 2-A-2, Envirco Tract (being a replat of Lot 2-A, Tract B) approximately 7.2 acres (the "subject site"). The subject site is vacant and located on the western side of Jefferson St. NE, between Osuna Rd. NE and Ellison St. NE. A warehouse, which was demolished, previously existed on the subject site.

The proposed site development plan for subdivision would consolidate two lots and subdivide them to create four new lots. The applicant envisions various commercial uses, such as fast-food restaurants, banks and retail, and an office use on the subject site in the future. The three lots facing Jefferson St. NE would be pad sites and the western lot would contain the possible, future office building. A Traffic Impact Study (TIS) was required; land uses modeled including fast-food with drive-up service window, bank, retail and office. The subject site is zoned M-1 Light Manufacturing Zone.

The applicant is requesting delegation of review authority for future development to the Development Review Board (DRB). The DRB, instead of the EPC, would review future site development plans for building permit. Therefore, it is important that the design standards be clear and provide sufficient direction to facilitate DRB review. No site development plans for building permit are proposed at this time.

Environmental Planning Commission (EPC) Role

The EPC is required to hear site development plans for subdivision cases for sites that are greater than 5 acres in size, such as the subject site. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, an appeal would be heard by the Land Use Hearing Officer (LUHO), though the City Council would make the final decision. The request is a quasi-judicial matter.

Context

The subject site is now vacant. The warehouse that existed on the site was recently demolished. The subject site is located at the southern part of the Journal Center Major Activity Center. The area is characterized by a wide variety of office uses and small, supporting commercial uses. Warehousing and manufacturing uses are also in the area.

Adjacent west of the subject site is a row of mature trees that are part of the parking lot of a mega-church, which is located further west. To the south is a fast-food restaurant and a gas station with a small convenience store. The subject site is bounded on the east by Jefferson St. NE, across from which are more commercial services. To the north are other commercial services.

History

The subject site is a portion of a larger, approximately 168 acre area that was annexed in December 1966 (AX-115, see attachment). Zoning was established in January 1967 as M-1, for approximately 96 acres of the larger area, including the subject site (Z-1658). Though the actions were considered together, the zoning ordinance (136-1966) was published a little later to allow time for the associated plat to be recorded (S-1503). The boundaries of the approximately 96 acre area were roughly San Antonio-Santa Monica Avenues to the north (though these streets were not shown west of I-25), Osuna Rd. to the south, I-25 to the east and an unnamed road to the west.

The subject site was first developed sometime in the early 1980s and has been used as a storage manufacturing facility and as a truck facility. The warehouse that existed on the subject site was recently demolished.

No other history numbers pertain directly to the subject site. In 1995, a conditional use was approved for the convenience store at the NW corner of the Jefferson St./Osuna Rd. intersection (ZA-95-60). A letter from the Zoning Division indicates that the gasoline sales were a permissive use. Later in 1995, the gas station/convenience store was approved by the DRB (DRB-95-95).

Long Range Roadway System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. Jefferson St. NE is designated as an Urban Minor Arterial. Osuna Rd. is designated as an Urban Major Arterial. Ellison St. NE is a local street. The Long Range Bikeway Systems map indicates that a bicycle lane exists along Jefferson St. NE, and that a bicycle lane is proposed along Osuna Rd. NE.

The subject site is well-served by Transit. ABQ Ride Route 140-San Mateo, passes the subject site on Jefferson Rd. Route 140 has weekday and weekend service (including Sundays) and hours into the later evening. Route 551- Jefferson/Paseo del Norte Express, stops north of the subject site at the intersection of Jefferson Rd. and Masthead Rd. and has commuter hours. Route 251- Abq.-Rio Rancho Rail Runner Connection also passes the subject site. It also has commuter hours.

Public Facilities/Community Services

Few public facilities are located within a mile of the subject site. A few parks are about a mile away to the NW and SE.

» For more information, please refer to the Public Facilities Map (see attachment).

Design Standards

The purpose of design standards, which are associated with a site development plan for subdivision, is to create a framework to ensure that a development will further applicable City Plans, goals and policies. Design standards should create high-quality development and do more than re-iterate minimum Zoning Code requirements (see also Section VI of this report).

Typically, the EPC considers the specificity and completeness of design standards when deciding whether or not to delegate its approval authority for future development to the Development Review Board (DRB). Design standards need to be clear and measurable so they can function as a "check list" and facilitate review by the DRB.

III. ANALYSIS - Albuquerque Comprehensive Zoning Code

Definitions (Zoning Code §14-16-1-5)

Shopping Center Site. A premises containing five or more acres; zoned P, C-1, C-2, C-3, M-1, M-2, or a combination thereof; or a large retail facility; but excluding premises used and proposed to be used only for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing. Shopping center sites are subject to the shopping center regulations of the Zoning Code, § 14-16-3-2.

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

Zoning

The subject site is zoned M-1 Light Manufacturing Zone (Zoning Code 14-16-2-20). The M-1 zone "provides suitable sites for heavy commercial and light manufacturing uses" and allows most uses except for heavier manufacturing uses such as metal fabrication plants and manufacturing of chemicals, plastics, etc.

Regarding permissive uses, the M-1 zone refers back to "uses first listed as permissive and as regulated in the C-3 (heavy commercial) zone" and "uses permissive and as regulated in the IP (industrial park) zone" and then lists fifteen additional permissive uses.

Possible uses on the subject site, such as a bank, credit union or other office uses, are allowed permissively. However, note that a conditional use from the Zoning Hearing Examiner (ZHE) is required for drive-up fast-food uses in the M-1 zone.

IV. ANALYSIS –APPLICABLE PLANS, GOALS, POLICIES & REGULATIONS

A) Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Established Urban. The Goal of Developing and Established Urban Areas is "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment."

The request would result in development of some retail uses and a future office building, which generally would contribute to variety and maximum choice in the Jefferson Corridor area. The Jefferson Corridor area is part of Journal Center, which is a Major Activity Center. The design standards would generally help create quality development and create a visually pleasing built environment. The request generally <u>furthers</u> the Established Urban Goal.

Applicable policies include:

Land Use Policies-

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

The request would facilitate development of more retail uses, and an office use, in the Journal Center Area, which is characterized by a range of land uses including manufacturing, retail and service uses. Though in general the request would result in a fuller range of land uses, some would be similar to those already there. Therefore, the request <u>partially furthers</u> Policy II.B.5a-full range of urban land uses.

<u>Policy II.B.5d:</u> 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 location and intensity of the proposed, new development would generally respect conditions in the immediate area, which is primarily zoned M-1. The design standards would generally help ensure that new development respects scenic resources (by limiting FAR) and providing internal and external connectivity resources in the area, such as trails. Staff has not received any neighborhood comments as of this writing. The request <u>furthers</u> Policy II.B.5d-neighborhood values/natural environmental conditions.

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 and can be ensured.

The subject site is vacant and contiguous to a developed area that is served by existing urban facilities. No neighborhoods are nearby to be affected by development on the subject site. The request furthers Policy II.B.5e-new growth/urban facilities.

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

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

The future commercial and office development would be located on M-1 zoned land. Most potential commercial uses are allowed permissively, though a conditional use would be needed for restaurants with drive-up service windows. The subject site is located at the intersection of two arterial streets, but it is not a larger, area-wide shopping center or a neighborhood-oriented center. The request partially furthers Policy II.B.5j-location of new commercial development.

Policy II.B.5k: 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 operations.

The subject site is adjacent to Jefferson St. NE, a Minor Arterial, and is separated from Osuna Rd. NE, a Major Arterial, by two, relatively small lots. Transportation Staff provided comments that, when addressed, would help minimize harmful effects of traffic. The TIS indicates that there would be no significant, adverse effects on the nearby roadway system. The request furthers Policy II.B.5k- land/arterial streets/traffic effects.

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

The proposed architectural standards would require quality building materials and articulation, and would result in "modern" style buildings that would generally create quality. Generic franchise architecture is prohibited, so the buildings would be cohesive in terms of design. The request furthers Policy II.B.5l-quality design/new development.

Activity Centers

The Goal is to "expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its community."

The subject site is located in the Journal Center Major Activity Center (MAC), the boundaries of which are a designated in the Comprehensive Plan (see Figure 30). The most intense uses in the City are intended to be in MACs (ex. Downtown, Uptown and Cottonwood). The request would add economic activities, such as retail and eventually an office use, which could help reduce auto travel needs and urban sprawl, though the uses would not be as moderate or high density as desired in a MAC. The cost-effectiveness of City services would not be maximized to the extent that it could be. Overall, the request partially furthers the Activity Center Goal.

Policy II.B.7a: Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape urban form in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the center, and maximize cost-effectiveness of City services.

Retail and office uses are generally intended to be located in Activity Centers. However, the envisioned retail uses would be small and auto-oriented and the office building would be relatively low density and low in height compared to what is intended and allowed for a MAC according to Table 22 (ex. FARs of 1.0 and greater, 3 story and higher buildings). The request partially furthers Activity Center Policy II.B.7a.

Community Resource Management-Transportation and Transit

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

The design standards would create connectivity between individual lots and to outside of the development, which would generally help promote alternative transportation modes such as pedestrianism and bicycling, and thereby improve access to transit. Roadway capacity would be sufficient according to the TIS. The Transportation and Transit Goal is generally furthered.

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

The future drive-thru uses (modeled in the TIS) and the 90 foot minimum setbacks would complicate non-motorized travel conditions. However, the design standards require connectivity between individual lots and to outside of the development, which would help mitigate the development's auto-oriented nature somewhat. Transit Policy 4g is partially furthered.

Community Resource Management-Economic Development

Goal: To achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The request would result in some retail and service uses and an office use later, which would generate some jobs (mostly service jobs). More jobs, and greater economic diversity, would result if the subject site were to be developed according to the principles for a MAC (Comprehensive Plan, Table 22), since it is part of the Journal Center MAC. The request partially furthers the Economic Development Goal.

B) NORTH VALLEY AREA PLAN (NVAP) (RANK II)

The North Valley Area Plan was adopted in 1993 (Enactment 60-1993). The Plan generally encompasses the 28.5 square mile area south of the Bernalillo/Sandoval County line, north of Interstate 40, west of Interstate 25 and east of the Rio Grande. Of the total area, 4.01 square miles are within the corporate limits of the Village of Los Ranchos de Albuquerque and are not subject to the NVAP. Of the remaining area, 14.38 square miles are in the City of Albuquerque and 10.15 square miles are in unincorporated Bernalillo County. Specific boundaries (as of 1993) are shown on page 24. The subject site is located in the North I-25 sub-area of the NVAP (see Appendices, p. 45).

The NVAP establishes twelve overarching Goals (p. 5-6) and sets forth policies regarding land use and zoning for the area. Other policies provide guidance on air quality, wastewater, drainage, transportation, housing, village centers, community design, agriculture and rural character and implementation. The following Goals and policies apply to the request:

Goals and Issues

General Goal #6: To encourage quality commercial/industrial development and redevelopment in response to area needs in already developed/established commercial industrial zones and areas. To discourage future commercial/industrial development on lots not already zoned commercial/industrial (p. 6).

The subject site is located in an already developed/established commercial industrial area and is zoned M-1 Manufacturing Zone. The design standards would provide sufficient guidance to ensure quality development and redevelopment of the subject site, which was previously used for warehousing. The request furthers General Goal #6.

General Goal #11: To locate commercial and industrial development within the I-25 corridor and selected areas along the I-40 corridor, especially as an alternative to extensive lower valley commercial/industrial development (p. 6).

The request would result in commercial development within the I-25 corridor of the NVAP and therefore generally furthers General Goal #11.

Zoning & Land Use

Zoning & Land Use Policy 3: The City and County shall limit new strip commercial development and associated signage on valley arterials (Policy 3, p. 8).

- Subpolicy c: Promote commercial development and redevelopment of existing commercially zoned properties (p. 9).

  The request would result in redevelopment of the subject site, which is zoned M-1 for industrial use and previously contained a warehouse. Though many commercial uses are allowed, M-1 is considered an industrial zone. Subpolicy c is partially furthered.

  Village Center principles, an important part of the NVAP, include pedestrian attraction and accessibility, mixed use development and valley scale and character (p. 15). Village Center Principles "may be applied throughout the valley in all commercial development and redevelopment and especially along Fourth Street" (p. 134).

  Seven Village Centers are illustrated in the NVAP and are all west of Edith Blvd. The NVAP does not intend to preclude development of new Village Centers in addition to those illustrated, but it does seem that the focus of the Village Center principles is commercial development along Fourth and Twelfth Streets in what is commonly thought of as "the Valley", as opposed to the more industrial areas of the NVAP near I-25. Therefore, Staff did not apply the Village Center Principles or Policies to the request.

C) JOURNAL CENTER DOCUMENTS

Three documents pertain to Journal Center. Apparently written by Journal Center Corporation, the Journal Center Project Standards (no date) contain design standards regarding, for example, setbacks, landscaping, lighting, screening, etc. that are administered by a private Architectural Review Committee (ARC). All new construction, alterations or additions are subject to ARC approval, which must be obtained prior to building permit. The request is subject to ARC review, but these are private requirements and therefore are not discussed here.

The Park Development Standards, which apply to the approximately 315 acres annexed in 1980 and given IP Industrial Park Zoning, are development standards for the Journal Center Business-Industrial Park. The standards contain general and specific purpose statements and address building height, setbacks, signage, landscaping, screening, maintenance, and parking. Included are a landscape palette and roadway cross-sections. This document also lists allowed uses by category: Office/ Commercial/Research & Development, Industrial Class I and Industrial Class II. The request is subject to review using the Park Development Standards, but again these are private and not discussed here.

The Journal Center 2 Land Development Design Guidelines (2003) do not apply. The subject site is located south of Ellison Dr. NE, which is the southern boundary of the area to which the design guidelines apply.

V. ADDITIONAL ISSUES

Traffic Impact Study (TIS)

A TIS is required because the envisioned uses exceed the thresholds that trigger a TIS. Modeled land uses include approximately 84,300 sf of general office, 8,000 sf of retail/shopping center, 2,100 of

coffee/donut shop and 3,000 sf of bank with three drive-up windows. Nine intersections in the area were modeled. The TIS, completed May 28, 2015, concludes that there should be no significant adverse impact to the adjacent transportation system provided the recommendations in it are followed (see attachment).

Archaeology

Since the subject site is greater than 5 acres in size and a site development plan is proposed, the Albuquerque Archaeological Ordinance (Bill No. O-07-72) applies. The City Archaeologist issued a Certificate of No Effect because there are no significant archaeological sites in the area and because of extensive, previous land disturbance. A Certificate of Approval, dated May 15, 2015, was issued (see attachment).

VI. SITE DEVELOPMENT PLAN FOR SUBDIVISION (Sheet SP-1)

The site development plan for subdivision (Sheet SP-1) proposed the creation of four new lots. Lots 1 and 3 would have frontage along Jefferson St. NE. Lot 2 would not; the L shape of Lot 3 gives it all the frontage. Lot 4, the largest lot, would comprise approximately the western half of the subject site and be about twice the size of the other lots combined.

A new full-access entrance is proposed from Jefferson St. NE; this is the primary entrance point. Other full-access entrances are at the subject site's SW corner and on its northern side. A right-in, right-out access is proposed at the subject site's SE corner. Cross-access easements are indicated for all proposed entrances except for the primary entrance from Jefferson St. NE.

Zoning Code §14-16-1-5 defines a site development plan for subdivision as follows:

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

The proposed site development plan for subdivision complies with this definition because the abovementioned categories are listed and adequately addressed. Design standards are proposed (see Section V of this report).

The subject site is greater than 5 acres in size and is zoned M-1, so it's a shopping center (SC) site by definition. Pursuant to 14-16-3-2(B)(4), a shopping center site is allowed one free-standing sign for every 300 linear feet of frontage along an arterial. Jefferson St. NE is an arterial and the site measures approximately 615 linear feet, so two signs are allowed.

However, three signs are proposed. The primary entrance sign is located just north of the full-access intersection on Jefferson St. NE, and the secondary sign is located about 275 feet to the north. Another secondary entrance sign near is shown on the subject site's northern side, which fronts a

private access drive. The sign along the private access drive is not allowed pursuant to the SC regulations.

Grading & Drainage Plan

Though its topography varies, the subject site slopes generally upward from Jefferson St. toward the middle of the site, and then slopes generally downward toward the church parking lot. There is about 10 feet of grade difference.

Water generally flows from east to west. Two detention ponds are proposed along the site's western side. Retaining walls are not included with the Grading & Drainage plan, but are mentioned in the design standards as likely to be needed on the subject site's western perimeter. No retaining walls are proposed now, but would be required at the site development plan for building permit stage.

Utility Plan

An existing water line and sewer line runs north-south along the western side of where the former building used to be. New water lines and sewer lines would connect to these. There are eight existing easements. A fire hydrant exists on Osuna Rd. A new fire hydrant is shown near the middle of the subject site.

VII. SITE DEVELOPMENT PLAN FOR SUBDIVISION, DESIGN STANDARDS

Design standards create a framework to ensure that a development will further applicable City policies and contribute to making planning goals a reality. Design standards also establish parameters used to review future site development plan(s) for building permit, so it's important to ensure that they are clear, especially if delegation to the DRB is requested.

The design standards must comply with Zoning Code §14-16-3-2, the shopping center (SC) regulations, and other applicable Zoning Code regulations, although the idea is to go beyond minimum requirements—otherwise there is no need for design standards.

Design standards typically contain the following sections: Overall Goal/Theme, Site Elements, Pedestrianism, Parking, Setbacks, Landscape, Lighting, Walls/Fences, Utilities, Signage, Architecture and Process. The proposed design standards (see Sheets DS-01 and DS-02) are discussed below in brief, in the order presented.

DESIGN STANDARDS

I. Purpose & Intent:
The purpose is to provide a framework for designers to understand the development goals for the property. The intent is to create an aesthetically pleasing, pedestrian friendly development.

II. Setbacks & Building Height Limitations
The M-1 zone references the O-1 zone for setbacks. Maximum setback for buildings along Jefferson St. is 90 feet, which would allow two rows of parking between the building and the

street. Parking areas shall be setback 15 feet from the ROW. Though not City requirements, these large setbacks may be needed to conform to private Journal Center requirements.

III. Parking:
The parking standards require that parking areas be broken up into smaller areas and that the Zoning Code is followed. The General Parking Regulations, 14-16-3-1, are referenced. Staff suggests re-iterating the requirement that pedestrian pathways be clearly demarcated with a contrasting material (ex. textured concrete), which is required in Subsection 3-1(H)(1) but should be clearly stated for ease of review.

IV. Pedestrian Connections & Amenities:
Since the parking lot pedestrian connection requirements are listed here, it would be helpful for future reviewers to also list the requirement that a minimum 8 foot sidewalk is required along building facades pursuant to the General Building and Site Design Regulations for Non-Residential Uses [14-16-3-18(C)(1)].

Regarding amenities, note that outdoor seating is required for major facades that are greater than 100 feet in length [14-16-3-18(C)(3)].

V. Landscaping:
The proposed landscaping standards are detailed and would provide a varied plant palette and meet Zoning Code requirements. Water conserving turf is allowed. Juniper should be required to be female only pursuant to the Pollen Control Ordinance (9-12-5 ROA 1994).

VI. Walls & Fences:
These standards would provide sufficient screening and compatibility with the architectural standards. The standard regarding coordinating site ponding with landscaping design, found on the previous version of the design standards, was inadvertently removed and should be reinstated.

VII. Utilities:
The Utility Standards would minimize the visual impact of utilities on the subject site. The "should" in the introductory paragraph should be changed to "shall" to match the language in standards a, b and c.

VIII. Architecture:
The objective is to demonstrate a high-quality aesthetic character throughout the property. The architectural standards would achieve this by requiring a cohesive material and color palette among all buildings, requiring articulation and eliminating materials such as wood paneling and plain CMU.

IX. Lighting- OK

X. Signage

Staff recommends a minor change in wording for Standard f. Pursuant to the shopping center (SC) regulations, monument signs are allowed at the rate of 1 for each 300 feet of frontage on an arterial roadway. If there is 600 feet, two signs are allowed. They do not have to be spaced 300 feet apart as stated in the proposed standard, but must be placed along Jefferson Dr. because it is an arterial.

XI. Process:

Future site development plans for building permit would be delegated to the DRB for review.

VIII. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

City Departments and other agencies reviewed this application from 6/1/'15 to 6/17/'15. Transportation Planning Staff commented regarding following Traffic Circulation Layout requirements, providing copies of shared access agreements with adjacent properties and implementing the improvements in the TIS.

Transportation Staff from the Department of Municipal Development (DMD) note that the Osuna Road widening project will add new bike lanes in each direction, and that modification to the existing driveway on Osuna road appears to be necessary. DMD Staff also points out that the Osuna widening project consists of adding a new through lane in each direction, but there are essentially no changes to turning lane patterns or median openings that would help with TIS requirements. Agency comments begin on p. 19.

Neighborhood/Public

Three neighborhood organizations were required to be notified: the Alameda North Valley Association, the District 4 Coalition of Neighborhood Associations (NAs), and the North Valley Coalition. The applicant notified them as required (see attachments). Property owners within 100 feet of the subject site were notified by the City. As of this writing, Staff has not received any comments. A representative of the church to the west inquired about the request, but has not expressed any concern.

IX. CONCLUSION

This request is for a site development plan for subdivision, with design standards, for an approx. 7.2 acre site (the "subject site"). The subject site is vacant and located on the western side of Jefferson St. NE, between Osuna Rd. NE and Ellison St. NE, in the southern portion of the Journal Center Major Activity Center.

The proposed site development plan for subdivision would create four new lots. The applicant envisions various commercial uses and an office use in the future. The three lots facing Jefferson St. NE would be pad sites and the western lot would be possibly an office building. A Traffic Impact Study (TIS) and archaeological review were required.

The subject site is in the Established Urban area of the Comprehensive Plan. The North Valley Area Plan (NVAP) also applies. Overall, Staff finds that the request generally furthers applicable Goals and policies. Neighborhood organizations were notified as required. As of this writing, Staff has not received any comments.

The applicant is requesting delegation of review authority for future site development plans for building permit to the Development Review Board (DRB). Therefore, it is important that the design standards be clear and provide sufficient direction. No site development plans for building permit are proposed at this time.

Staff recommends minor conditions of approval for the purpose of clarification and finds that the proposed design standards are clear enough to warrant delegation to the DRB.

FINDINGS -15EPC-40021, October 8, 2015-Site Development Plan for Subdivision

1. The subject request is for a site development plan for subdivision, with design standards, for Lots 2-A-1 and 2-A-2, Tract B, Plat of Lots 2-A-1 and 2-A-2, Envirco Tract (being a replat of Lot 2-A, Tract B), an approximately 7.2 acre site located on the western side of Jefferson St. NE, between Osuna Rd. NE and Ellison St. NE (the "subject site").

2. The subject site, zoned M-1 Light Manufacturing Zone, is presently vacant. The previously existing warehouse was demolished. The applicant proposes to consolidate the two existing lots, subdivide them and create four new lots in order to develop commercial uses, such as a restaurant with a drive-up service window, a bank, and a possible office building.

3. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan and is located within the Journal Center Major Activity Center. The North Valley Area Plan (NVAP) also applies.

4. The Albuquerque/Bernalillo County Comprehensive Plan, the NVAP and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

5. Because the subject site is greater than 5 acres in size, it is a Shopping Center (SC) site by definition and is subject to the regulations of Zoning Code §14-16-3-2 and review by the Environmental Planning Commission (EPC).

6. The request generally furthers the Established Urban Goal of the Comprehensive Plan because it would result in development of some retail uses and a future office building, which generally would contribute to variety and maximum choice in the Jefferson Corridor area. The Jefferson Corridor area is part of Journal Center, which is a Major Activity Center. The design standards would generally help create quality development and create a visually pleasing built environment.

7. The request furthers the following, applicable Land Use policies in the Comprehensive Plan:

   A. <u>Policy II.B.5d</u>-neighborhood values/natural environmental conditions. The location and intensity of the proposed development would generally respect conditions in the immediate area, which is primarily zoned M-1. The design standards would generally help ensure that new development respects scenic resources by limiting FAR and providing internal and external connectivity. Staff has not received any comments as of this writing.

   B. <u>Policy II.B.5e</u>-new growth/urban facilities. The subject site is vacant and contiguous to a developed area served by existing urban facilities. No neighborhoods are nearby to be affected by development on the subject site.

C. Policy II.B.5k- land/arterial streets/traffic effects. The subject site is adjacent to Jefferson St. NE, a Minor Arterial, and is separated from Osuna Rd. NE, a Major Arterial, by two, relatively small lots. Transportation Staff provided comments that, when addressed, would help minimize harmful effects of traffic. The TIS indicates that there would be no significant, adverse effects on the nearby roadway system.

D. Policy II.B.5l-quality design/new development. The proposed architectural standards would require quality building materials and articulation, and would result in "modern" style buildings that would generally create quality. The buildings would be cohesive in terms of design and materials.

8. The request partially furthers the following Comprehensive Plan Goal and policy regarding Activity Centers:

A. Goal. The subject site is located in the Journal Center Major Activity Center (MAC), which is designated in the Comprehensive Plan (see Figure 30). The most intense uses in the City are intended to be in MACs (ex. Downtown, Uptown and Cottonwood). The request would add economic activities, such as retail and eventually an office use, which could help reduce auto travel needs and urban sprawl, though the uses would not be as moderate or high density as desired in a MAC. The cost-effectiveness of City services would not be maximized to the extent that it could be.

B. Policy II.B.7a- mixed use/transit and pedestrian access/cost-effectiveness of services. Retail and office uses are generally intended to be located in Activity Centers. However, the envisioned retail uses would be small and auto-oriented and the office building would be relatively low density and low in height compared to what is intended and allowed for a MAC according to Table 22 (ex. FARs of 1.0 and greater, 3 story and higher buildings). The cost-effectiveness of City services would not be maximized to the extent that it could be.

9. The request furthers the following applicable General Goals of the North Valley Area Plan (NVAP):

A. General Goal #6: The subject site is located in an already developed/established commercial industrial area and is zoned M-1 Manufacturing Zone. The design standards would provide sufficient guidance to ensure quality development and redevelopment of the subject site.

B. General Goal #11: The request would result in commercial development within the I-25 corridor of the NVAP.

10. Design standards are proposed for the entire, approximately 7.2 acre site. Delegation of approval authority to the Development Review Board (DRB) is requested.

11. A Traffic Impact Study (TIS) was required. The land uses modeled include fast-food with drive-up service window, banks, retail and office uses.

12. Since the subject site is greater than 5 acres in size and a site development plan is proposed, the Albuquerque Archaeological Ordinance (Bill No. O-07-72) applies. The City Archaeologist issued a Certificate of No Effect due to lack of significant archaeological sites in the area and extensive, prior land disturbance.

13. The affected neighborhood organizations are the Sungate Estates Homeowners Association (HOA), the South Valley Coalition of Neighborhood Associations (NAs), the SW Alliance of Neighbors (SWAN), and the Westside Coalition. The applicant notified them as required. As of this writing, Staff has not received any written comments. A representative of the church inquired about the request, but has not expressed any concerns.

RECOMMENDATION -15EPC-40021, October 8, 2015

APPROVAL of 15EPC-40021, a Site Development Plan for Subdivision for Lots 2-A-1 and 2-A-2, Tract B, Plat of Lots 2-A-1 and 2-A-2, Envirco Tract, (being a replat of Lot 2-A, Tract B), an approximately 7.2 acre site located on the western side of Jefferson Street NE, between Osuna Road NE and Ellison Street, zoned M-1, based on the preceding Findings.

CONDITIONS OF APPROVAL -15EPC-40021, October 8, 2015, Site Development Plan for Subdivision

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. Future site development plans for building permit shall comply with the design standards.

4. Site Development Plan for Subdivision:

   The monument sign proposed along the private drive, on the subject site's northern side, shall be removed because it is not allowed pursuant to Zoning Code 14-16-3-2, Shopping Center Regulations.

5. Design Standards—Clarification & Future Review:

   A. The requirement that pedestrian pathways be clearly demarcated with a contrasting material (ex. textured concrete) shall be stated [Subsection 3-1(H)(1), General Parking Regulations].

   B. The requirement for a minimum 8 foot sidewalk along building facades shall be listed [14-16-3-18(C)(1), General Building and Site Design Regulations for Non-Residential Uses].

   C. The requirement for outdoor seating for major facades greater than 100 feet in length shall be listed [14-16-3-18(C)(3), General Building and Site Design Regulations for Non-Residential Uses].

   D. Pursuant to the Shopping Center Regulations, Signage Standard F shall be clarified to indicate that monument signs are allowed at the rate of 1 for each 300 feet of frontage on an arterial roadway. The signs do not have to be spaced 300 feet apart as stated in the proposed standard.

   E. Instances of "should" in the Utilities introductory language and the Signage introductory language shall be changed to "shall" as to not contradict subsequent language in each section.

6. The following conditions from Transportation Planning Staff shall be met:

   A. Indicate that sufficient space within the site properties will be provided to accommodate required number of parking spaces for the proposed development. Traffic Circulation Layout requirements shall be followed as per the Development Process Manual, Chapter 23.

   B. Based on proposed site access locations, provide copies of all shared access agreements with adjacent properties.

   C. Show existing sidewalk facilities on Osuna and on Jefferson. Label existing driveway width for the westernmost driveway onto Osuna Road. Also, show all three existing driveways and respective driveway widths off of Osuna Road that are being utilized by the proposed development as indicated in the Traffic Impact Study dated May 28, 2015.

   D. A six-foot sidewalk from handicapped parking spaces and from existing sidewalk on public right-of-way to the proposed doorways for the new buildings will be required for the proposed development. All ADA accessibility guidelines shall apply for the proposed traffic circulation layout.

   E. Developer will be required to implement improvements that are recommended in the approved Traffic Impact Study.

   F. 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).

   G. 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).

7. The following conditions from PNM shall be met:

   A. PNM easements are located on the northwest portion of the property. It is the applicant's obligation to abide by any conditions or terms of those easements.

   B. On the Design Standards Sheet in the section entitled "Screening, Fencing and Walls" delete "Public Utility Structures" and insert the following language as an additional bullet:

   "Screening should 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."

   C. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances. Contact:

   Mike Moyer, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107

Catalina Lehner

Catalina Lehner, AICP
Senior Planner

cc: Tierra West, LLC. Attn: Vince Carrica, 5571 Midway Park Place NE, Albuquerque, NM 87109
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Lane NE, Albuquerque, NM 87113
Mark Rupert, Alameda North Valley Assoc., PO Box 10454, Albuquerque, NM 87184
Michael Pridham, District 4 Coalition of NAs, 6413 Northland Ave. NE, Albuquerque, NM 87109
Peggy Neff, District 4 Coalition of NAs, 8305 Calle Soquelle NE, Albuquerque, NM 87113
Kyle Silfer, North Valley Coalition, PO Box 70232, Albuquerque, NM 87197
David Wood, North Valley Coalition, 158 Pleasant NW, Albuquerque, NM 87107

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Office of Neighborhood Coordination

Alameda North Valley Association, District 4 Coalition of NAs, North Valley Coalition of NAs.

Long Range Planning

CITY ENGINEER

Transportation Development Services

Transportation Development (City Engineer/Planning Department):

A. Indicate that sufficient space within the site properties will be provided to accommodate required number of parking spaces for the proposed development. Traffic Circulation Layout requirements shall be followed as per the Development Process Manual, Chapter 23.

B. Based on proposed site access locations, provide copies of all shared access agreements with adjacent properties.

C. Show existing sidewalk facilities on Osuna and on Jefferson. Label existing driveway width for the westernmost driveway onto Osuna Road. Also, show all three existing driveways and respective driveway widths off of Osuna Road that are being utilized by the proposed development as indicated in the Traffic Impact Study dated May 28, 2015.

D. A six-foot sidewalk from handicapped parking spaces and from existing sidewalk on public right-of-way to the proposed doorways for the new buildings will be required for the proposed development. All ADA accessibility guidelines shall apply for the proposed traffic circulation layout.

E. Developer will be required to implement improvements that are recommended in the approved Traffic Impact Study.

F. 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).

Traffic Engineering Operations

Hydrology

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Per MRCOG's Interim Long Range Roadway System Map, Osuna Road is a Principal Arterial and Jefferson Street is a Minor Arterial. In proximity to this site Osuna Road is presently 4 lanes wide, but the City's DMD is in the process of widening the roadway to 6 lanes. Turning movements at the Osuna/Jefferson intersection and at the median openings on Osuna west of Jefferson are slated to remain relatively unchanged. Jefferson Street is a 4-lane undivided roadway that will not be altered with the widening of Osuna Road. Per MRCOG's Long Range Bikeway System Map, the Osuna Road widening project will add new bike lanes in each direction. Bike lanes presently exist on Jefferson across the frontage of this request.

The Site Development Plan for Subdivision calls for new full-access to be provided from Osuna Road to the SW corner of the subject property across the adjoining Lot 2-B-1, which is not a part and owned by others. Cross-hatching for the full-access measures 50 feet wide, yet the existing cross-access easement is only 25 feet wide, or one driving lane in each direction. This 25-foot width will not accommodate pedestrian access without expansion of the easement or modification to the vehicular ingress/egress arrangement. This is relevant because the Pedestrian Circulation Section of the Design Standards mandates a connection to Osuna Road. Modification to the existing driveway on Osuna road also appears to be necessary, or the easement needs to be widened, since the existing easement does not appear to line-up well with the existing driveway. This should be addressed before DMD reconstructs this existing driveway as part its Osuna Road widening work.

On page 3 of the applicant's approval request letter it states that "additional improvements are needed today at Osuna and Jefferson to relieve turning movement delays, and the City has designed improvements along Osuna to address most of these issues." The City's widening of Osuna consists of adding a new through lane in the east and west directions, but there are essentially no changes to the turning lane patterns at the Jefferson intersection, or at the median openings just to the west of the intersection.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- NMDOT has no comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

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

A. Label Indicate that sufficient space within the site properties will be provided to accommodate required number of parking spaces for the proposed development. Traffic Circulation Layout requirements shall be followed as per the Development Process Manual, Chapter 23.

B. Based on proposed site access locations, provide copies of all shared access agreements with adjacent properties.

C. Show existing sidewalk facilities on Osuna and on Jefferson. Label existing driveway width for the westernmost driveway onto Osuna Road. Also, show all three existing driveways and respective driveway widths off of Osuna Road that are being utilized by the proposed development as indicated in the Traffic Impact Study dated May 28, 2015.

D. A six-foot sidewalk from handicapped parking spaces and from existing sidewalk on public right-of-way to the proposed doorways for the new buildings will be required for the proposed development. All ADA accessibility guidelines shall apply for the proposed traffic circulation layout.

E. Developer will be required to implement improvements that are recommended in the approved Traffic Impact Study.

F. 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).

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

No objection to this request. *Informational comment: Jefferson has existing bike lanes w/good connectivity to Bear Arroyo Trail and North Diversion Channel Trail. Access to these primary trails provides good connectivity to other trails in the City Trail System.*

Open Space Division

OSD has reviewed and has the following comment. Within the Site Design Standards under "Public Outdoor Spaces/Pedestrian Amenities and Shading for Restaurant Development", clarify that "Open Space" refers to private open space for the patrons of the proposed development, not designated Major Public Open Space. Please change "Open Space" to read "private open space".

City Forester

POLICE DEPARTMENT/Planning

This project is in the North Valley Command. No Crime Prevention or CPTED comments concerning the proposed Site Development Plan for Subdivision request at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No Comment.

FIRE DEPARTMENT/Planning

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.

TRANSIT DEPARTMENT

Project # 1005517 **15EPC-40021** SITE PLAN FOR SUBDIVISION. FOR ALL OR PORTION OF LOTS 2-A-1 & 2-A-2 OF TRACT B PLAT OF LOTS 2-A-1 & 2-A-2, ENVIRCO TRACT, ZONED M-1, LOCATED ON JEFFERSON ST, BWEWEEN OSUNA RD AND ELLISON ST, CONTAINING APPROXIMATELY 7.1472 ACRES(S). (E-17)	Adjacent and nearby routes	Routes #140, San Mateo Route, #251, Rio Rancho-Abq-Railrunner connection commuter, and #551, Jefferson-Paseo Del Norte express commuter pass the site on Jefferson
	Adjacent bus stops	There is an existing bus stop, with shelter, located approximately 60' south from the northeast corner of the property, serving the above-mentioned routes.
	Site plan requirements	None
	Large site TDM suggestions	None.
	Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Project #1005517 15EPC-40021 SITE PLAN FOR SUBDIVISION	Envirco Tract, Lots 2-A-1 and 2-A-2 of Tract B Plat of Lots 2-A-1 and 2-A-2 Envirco Tract, which is located on Jefferson St NE between Osuna Rd and Ellison St. The property owner has requested approval of a Site Plan for Subdivision to allow for a commercial development. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. PNM easements are located on the northwest portion of the property. It is the applicant's obligation to abide by any conditions or terms of those easements.

2. On the Design Standards Sheet in the section entitled "Screening, Fencing and Walls" delete "Public Utility Structures" and insert the following language as an additional bullet:
"Screening should 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."

3. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances. Contact:

   Mike Moyer, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107

Figure 1: Looking NW at the subject site, from across Jefferson St. NE.

Figure 2: Looking W at the subject site, through the existing chain link fence. Note the buffer of mature trees on the site adjacent to the west.

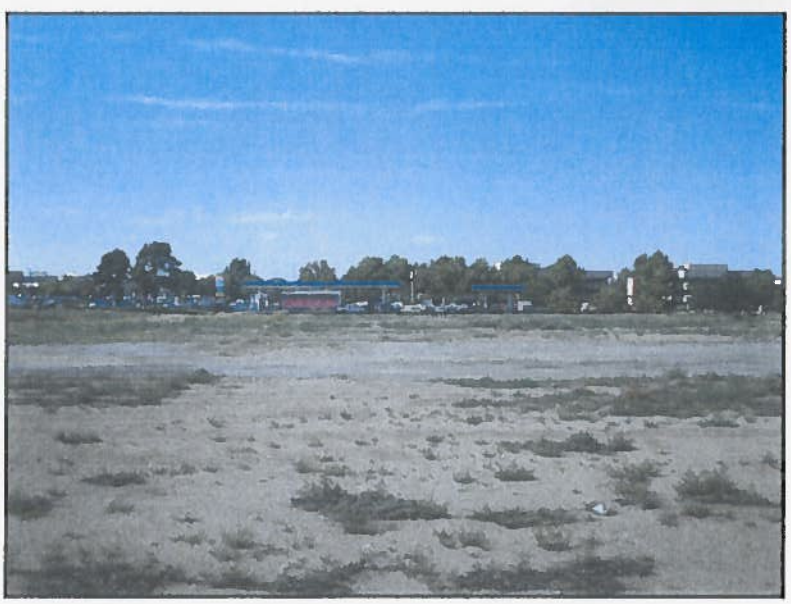

Figure 3: Looking S at the two commercial uses adjacent south of the subject site. An office building is further S, across Osuna Rd.

Figure 4: Looking SE across the subject site. This portion of the site has been recently disturbed relatively recently (note the smaller vegetation).

Figure 5: Looking E at the subject site. Photo taken from the parking lot of the adjacent church. Xeric vegetation has naturalized here.

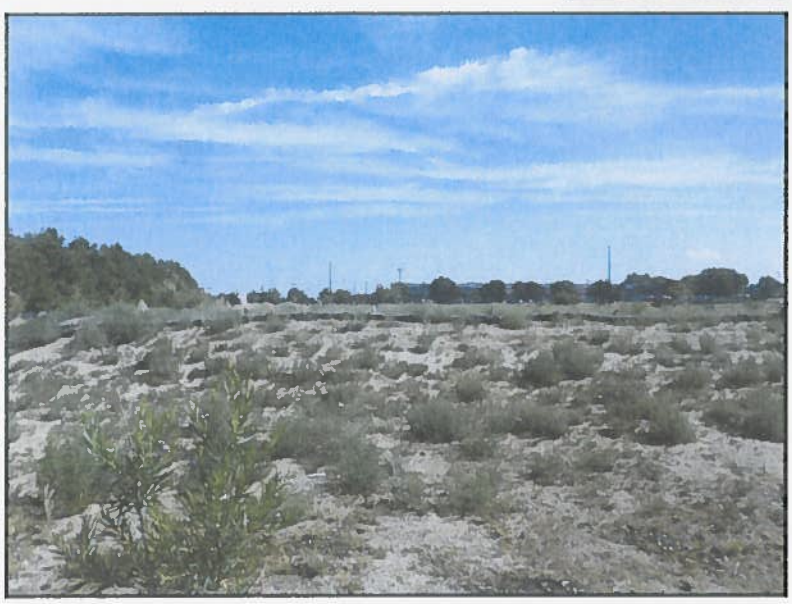

Figure 6: Looking N, across the subject site, through the existing chain-link fence. Photo taken from the parking lot of the adjacent fast-food restaurant. A naturalized Desert Willow is in the foreground.

HISTORY

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

September 11, 2015

Argus Jefferson Partners, LLC
Attn: Jeff Jesionowski
4700 Montgomery Blvd. NE, #200
Albuquerque, NM 87109

Project# 1005517
15EPC-40021 Site Plan for Subdivision

LEGAL DESCRIPTION:
The above action for Lots 2-A-1 and 2-A-2, Tract B, Plat of Lots 2-A-1 and 2-A-2, Envirco Tract (being a replat of Lot 2-A, Tract B), zoned M-1, located on Jefferson Street NE, between Osuna Road NE and Ellison Street NE, containing approximately 7.2 acres. (E-17)
Staff Planner: Catalina Lehner

PO Box 1293

On September 10, 2015, the Environmental Planning Commission (EPC) voted to DEFER Project #1005517/15EPC-40021, a Site Development Plan for Subdivision, based on the following findings:

Albuquerque

FINDINGS:

1. This request is for a site development plan for subdivision with design standards.

New Mexico 87103

2. The applicant requests a 30-day deferral to the October 8, 2015 EPC hearing in order to allow additional time to continue to coordinate access easements through adjacent parcels.

www.cabq.gov

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 25, 2015.** The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a $110.00 fee per case.

Sincerely,

for Suzanne Lubar
Planning Director

SL/CCL

cc: Argus Jefferson Partners, Attn: Jeff Jesionowski, 4700 Montgomery Blvd. NE #200, ABQ, NM 87109
Tierra West, LLC. Attn: Vince Carrica, 5571 Midway Park Place NE, Albuquerque, NM 87109
DPS, Attn: Chris Gunning, 7601 Jefferson NE, Suite 100, Albuquerque, NM 87109
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Lane NE, Albuquerque, NM 87113
Mark Rupert, Alameda North Valley Assoc., PO Box 10454, Albuquerque, NM 87184
Michael Pridham, District 4 Coalition of NAs, 6413 Northland Ave. NE, Albuquerque, NM 87109
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Kyle Silfer, North Valley Coalition, PO Box 70232, Albuquerque, NM 87197
David Wood, North Valley Coalition, 158 Pleasant NW, Albuquerque, NM 87107

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

August 14, 2015

Argus Jefferson Partners, LLC
Attn: Jeff Jesionowski
4700 Montgomery Blvd. NE, #200
Albuquerque, NM 87109

Project# 1005517
15EPC-40021 Site Plan for Subdivision

LEGAL DESCRIPTION:
The above action for Lots 2-A-1 and 2-A-2, Tract B, Plat of Lots 2-A-1 and 2-A-2, Envirco Tract (being a replat of Lot 2-A, Tract B), zoned M-1, located on Jefferson Street NE, between Osuna Road NE and Ellison Street NE, containing approximately 7.2 acres. (E-17)
Staff Planner: Catalina Lehner

PO Box 1293

On August 13, 2015, the Environmental Planning Commission (EPC) voted to DEFER Project #1005517/15EPC-40021, a Site Development Plan for Subdivision, based on the following findings:

Albuquerque

FINDINGS:

1. This request is for a site development plan for subdivision with design standards.

New Mexico 87103

2. The applicant requests a 30-day deferral to the September 10, 2015 EPC hearing in order to allow additional time to coordinate access easements through adjacent parcels.

www.cabq.gov

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **AUGUST 28, 2015.** The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

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SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a $110.00 fee per case.

Sincerely,

for Suzanne Lubar
Planning Director

SL/CLL

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CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

July 10, 2015

Argus Jefferson Partners, LLC
Attn: Jeff Jesionowski
4700 Montgomery Blvd. NE, #200
Albuquerque, NM 87109

Project# 1005517
15EPC-40021 Site Plan for Subdivision

LEGAL DESCRIPTION:
The above action for Lots 2-A-1 and 2-A-2, Tract B, Plat of Lots 2-A-1 and 2-A-2, Envirco Tract (being a replat of Lot 2-A, Tract B), zoned M-1, located on Jefferson Street NE, between Osuna Road NE and Ellison Street NE, containing approximately 7.2 acres. (E-17)
Staff Planner: Catalina Lehner

PO Box 1293

On July 9, 2015, the Environmental Planning Commission (EPC) voted to DEFER Project #1005517/15EPC-40021, a Site Development Plan for Subdivision, based on the following findings:

Albuquerque

FINDINGS:

1. This request is for a site development plan for subdivision with design standards.

New Mexico 87103

2. The applicant requests a 30-day deferral to the August 13, 2015 EPC hearing in order to allow additional time to work on the design standards.

www.cabq.gov

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JULY 24, 2015.** The date of the EPC's decision is not included in the 15-day period for filing an appeal and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

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Sincerely,

For Suzanne Lubar
Planning Director

SL/CCL

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David Wood, North Valley Coalition, 158 Pleasant NW, Albuquerque, NM 87107

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

Date February 7/67 Ax -115

THIS ANNEXATION HAS BEEN COMPLETED

The attached sketch shows the area which has been annexed by City Commission ~~Resolution~~ on Dec. 12/66, and zoning established by Ordinance # 9-1967, published on Jan. 27/67 (date) and which was considered by the Planning and City Commissions as Ax- 115 Z- 1658

If the area was platted simultaneously, the subdivision number is S- 1503. Other related cases, if any, are: . Please change your records accordingly.

Copies to:

CITY

1. City Engineer
2. Water Dept. Engineer
3. Building & Inspection
4. Fire
5. Police
6. Traffic
7. Health
8. Parks
9. Sanitation
10. Library
11. Land Agent
12. Finance Director
13. Tax Auditor
14. Legal
15. County Surveyor
16. Sheriff
17. County Assessor
18. County Manager
19. District Health
20. State Plumbing
21. Electrical Adm. Bd.
22. Revenue Bureau
23. Census Bureau A (2)
24. Census Bureau B (2)
25. Mt. States Inspection
26. Public Service Co (2)
27. M. S. Tel. & Tel. (2)
28. S. U. G. Co.
29. ~~Gordon Herkenhoff~~
30. Public Schools Supt.
31. Alb. Postmaster (6)
32. File (Z) (Ax) 115
33. Street Maintenance
34. State Highway Dept.
35. Margaret Holliday
36. Liquor Control Div.
37. County Treasurer
38.
39.
40.
41.
42.

AX-115

ZONING

§ 14-16-2-20 M-1 LIGHT MANUFACTURING ZONE.

This zone provides suitable sites for heavy commercial and light manufacturing uses.

(A) Permissive Uses.

(1) Uses first listed as permissive and as regulated in the C-3 zone (§ 14-16-2-18(A)).

(2) Uses permissive and as regulated in the IP zone.

(3) Antenna, without limit as to height.

(4) Automotive sales, rentals, service, repair, and storage, provided:

(a) The area meets all of the specifications for a parking lot as defined in this Zoning Code.

(b) Major automotive repair is conducted within a completely enclosed building.

(5) Automobile dismantling, provided:

(a) All activities are conducted in a completely enclosed building or are enclosed by a solid wall or fence at least six feet high.

(b) Inoperative automobile bodies may be stacked to a height that does not exceed the height of the required wall.

(6) Commercial agricultural activity and incidental structures. Animals permissive are cattle, horses, goats, and sheep, provided the number of head of cattle or horses does not exceed one for each 10,000 square feet of open lot area, or one sheep or goat for each 4,000 square feet of open lot area, or equivalent combination. Animals shall be so controlled that they cannot graze on any other premises. Animals under four months old are not counted.

(7) Emergency shelter, provided that the standards of § 14-16-3-13 of this Zoning Code are met.

(8) Manufacturing, assembling, treating, repairing, or rebuilding articles, except those conditional or otherwise limited in this zone or specifically listed as permissive or conditional in the M-2 zone, provided all manufacturing is conducted within a completely enclosed building.

(9) Incidental uses within a building, most of which is occupied by offices, including news, cigar or candy stand, personal-service establishment and the like, provided:

(a) The use is intended primarily for the use of occupants of the building.

(b) The use is limited to a maximum of 10% of the total floor area.

(10) Parking lot, as regulated in the 0-1 zone.

(11) Recycling bin as an accessory use on the site, as provided in § 14-16-3-15 of this Zoning Code.

(12) Sign, off-premise, as provided in the C-2 zone and § 14-16-3-5 of this Zoning Code, except:

(a) Size. Free-standing sign area of any one sign shall not exceed 672 square feet. An additional add-on sign area of 34 square feet is permitted.

(b) Height.

1. Sign height shall not exceed 29 feet except:

a. As provided in division 2. below; and

b. the height of an add-on sign may be up to but shall not exceed 34 feet.

2. Within 150 feet of a moving through lane of an Interstate Highway, excluding interchange ramps, the height of the highest point of the sign shall not exceed 29 feet, measured either from grade or from the elevation of the Interstate Highway at its closest point, except the height of an add-on sign may be up to but shall not exceed 34 feet, measured in the same way.

(13) Sign, on-premise, as provided in the C-2 zone and in § 14-16-3-5 of this Zoning Code.

(14) Storage structure or yard for equipment, material or activity incidental to a specific construction project, provided it is of a temporary nature and is moved after the specific construction project is completed, or work on the project has been dormant for a period of six or more months, and further provided that it is limited to a period of one year, unless the time is extended by the Planning Director.

(15) Trailer sales, rentals, service, repair, and storage, provided:

(a) Paving shall be maintained level and serviceable. The lot must be graded and surfaced with one of the following:

1. Gravel: Two inches of compacted gravel (3/8 inch to one inch size) at least 1/2 inch of which shall be maintained on the surface; gravel shall be kept off of the right-of-way; or

2. A hard surface superior to division 1. above.

(b) A fence or wall which prevents vehicles from extending beyond the property line shall be erected.

(c) A solid wall or fence at least six feet high shall be erected on sides which abut land, other than public right-of-way land, in a residential zone. However, if the wall or fence plus retaining wall would have an effective height of over eight feet on the residential side, the Zoning Hearing Examiner shall decide the required height; such decision shall be made by the same process and criteria required for a conditional use.

(16) The following uses, provided all activities are conducted within a completely enclosed building and provided that noxious fumes, odors, or dust shall not be emitted from the premises:

(a) Blacksmith shop.

(b) Poultry or rabbit live storage or killing and dressing.

(17) Uses which must be conducted in a completely enclosed building or within an area enclosed on all sides by a wall or fence at least six feet high which is maintained in a state of good repair and which must be solid when it faces or abuts land not zoned C-2, C-3, M-1, or M-2:

(a) Concrete or cement products manufacturing, batching plant, processing of stone.

(b) Gravel, sand, or dirt removal, stockpiling, processing, or distribution.

(c) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities.

(B) Conditional Uses.

(1) If so approved, the following uses may be conducted in an area not completely enclosed by a wall or fence:

(a) Air separation plant not otherwise allowed as a permissive use.

(b) Animal raising, other than those animals which are permissive in this section.

(c) Building material storage or sales.

(d) Concrete or cement products manufacturing, batching plant, processing of stone.

(e) Contractor's equipment storage, or contractor's plant.

(f) Feed or fuel storage or sales.

(g) Gravel, sand, or dirt removal activity, stockpiling, processing, or distribution.

(h) Rental, sales, display, and repair of operative contractor's and heavy farm equipment.

(i) Salvage yard for storage and sale of used material provided the yard is enclosed on all sides by a solid wall or fence at least six feet high.

(j) Truck terminal, tractor, trailer, or truck storage, including maintenance facilities.

(2) Community residential corrections program: up to 15 client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.

(3) Community residential program for substance abusers with up to 15 client residents, provided that the standards of § 14-16-3-12 of this Zoning Code are met.

(4) Public utility structure which is not permissive.

(5) Retailing which is not permissive, provided retailing shall not include the sale of alcoholic drink for consumption off premises within 500 feet of a pre-elementary, elementary or secondary school, a religious institution, a residential zone, a city owned park or city owned major public open space if the alcoholic drink is in a broken package or in the following package except the retailing of alcoholic drink, for on or off premise consumption, within 500 feet of a community residential program or hospital for treatment of substance abusers, is prohibited pursuant to § 14-16-3-12(A)(11) ROA 1994 and further provided that such sales shall not include:

(a) distilled spirits, as defined in the New Mexico Liquor Control Act, in any package that contains less than 750 milliliters;

(b) beer, as defined in the New Mexico Liquor Control Act, in any single container; and

(c) fortified wines with a volume of alcohol of more than 13.5 percent.

(6) Uses or activities in a tent, if the uses or activities are listed elsewhere in this section, provided there is sufficient paved off-street parking available on the premises to meet parking requirements for all uses on the premises, including the activity in the tent, and provided that the City Fire Marshal [i.e., the Chief of the Fire Prevention Bureau] or his authorized representative gives prior approval of the tent as meeting the requirements of Chapter 14, Article 2, Fire Code.

(7) Wireless Telecommunications Facility, Roof-Mounted, up to 20 feet above the parapet of the building on which it is placed, provided that the requirements of § 14-16-3-17 of this Zoning Code are met.

(C) Height.

(1) Structure height up to 36 feet is permitted at any legal location. The height and width of the structure over 36 feet high shall fall within a 45° plane drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed a height of 120 feet.

(2) Exceptions to the above are provided in § 14-16-3-3 of this Zoning Code, and, for sign height, as provided in the C-2 zone.

(D) Lot Size. No requirements.

(E) Setback. Setback shall be as provided in the O-1 zone.

(F) Off-Street Parking. Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

(G) Large Retail Facility Regulations. Any site containing a large retail facility, as defined in § 14-16-1-5 of the Zoning Code, is subject to special development regulations. The large retail facility regulations are provided in § 14-16-3-2 of the Zoning Code.

('74 Code, § 7-14-25) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 13-1977; Am. Ord. 26-1977; Am. Ord. 74-1977; Am. Ord. 38-1978; Am. Ord. 34-1981; Am. Ord. 74-1985; Am. Ord. 41-1987; Am. Ord. 3-1990; Am. Ord. 12-1990; Am. Ord. 47-1990; Am. Ord. 2-1991; Am. Ord. 43-1991; Am. Ord. 22-1997; Am. Ord. 9-1999; Am. Ord. 11-2002; Am. Ord. 42-2004; Am. Ord. 4-2005; Am. Ord. 43-2005; Am. Ord. 23-2007; Am. Ord. 19-2010)

APPLICATION INFORMATION

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- X Major subdivision action
- ___ Minor subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- X for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment/Approval (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation

V
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

P
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D
- ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100
ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Argus Jefferson Partners, LLC Jeff Jesionowski PHONE: 505-855-7602
ADDRESS: 4700 Montgomery Blvd. NE Suite 200 FAX: 505-837-0633
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: jeff@amcdevelopment.net
Proprietary interest in site: ___ List all owners: ___

DESCRIPTION OF REQUEST: EPC-Site Development Plan for Subdivision

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. ___ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. LT 2-A-1 & 2-A-2 of Tract B Plat of Lots 2-A-1 & 2-A-2 Block: ___ Unit: ___
Subdiv/Addn/TBKA: Envirco Tract
Existing Zoning: M-1 Proposed zoning: M-1 MRGCD Map No ___
Zone Atlas page(s): E-17-Z UPC Code: 101706228445410108/101706231145410107

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1005517

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? N/A
No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): 7.1472 acres
LOCATION OF PROPERTY BY STREETS: On or Near: Jefferson Street
Between: Osuna Rd and Ellison St
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE ___ DATE 05/28/2015
(Print Name) Ronald R. Bohannan Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 4/2012

☐ INTERNAL ROUTING
☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
15EPC-40021	SPS		$385.00
	CMF		$50.00
	ADV		$75.00
			$
			$
			Total $510.00

Hearing date July 9, 2015

5-28-15
Staff signature & Date

Project # 1005517

141.16F

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)**

- x 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- x 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.
- x Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- x Zone Atlas map with the entire property(ies) clearly outlined
- 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
- x Completed Site Plan for Subdivision and/or Building Permit Checklist
- x Sign Posting Agreement
- 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

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)**

- __ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- __ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
- __ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
- __ Site Plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ 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 Subdivision and/or Building Permit Checklist
- __ Traffic Impact Study (TIS) form with required signature
- __ Fee (see schedule)
- __ 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.

Ronald R. Bohannan
Applicant name (print)

Applicant signature / date

Form revised November 2010

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

Application case numbers
15-EPC-40021
___-___-___
___-___-___

5-28-15
Planner signature / date

Project #: 1005517

Argus Jefferson Partners, LLC
4700 Montgomery Blvd. NE #200
Albuquerque, NM 87109
(505) 259-0991

May 21, 2015

City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87102

Subject: Zone Change and Site Plan for Subdivision approval for approximately 7.21 acres of land located at 6701 Jefferson Ave (NWC Jefferson and Osuna)

Ladies and Gentlemen:

Please allow this letter to serve as authorization for Ron Bohannan and Tierra West, LLC, to represent Argus Jefferson Partners, LLC, the subject property's owner in all matter concerning the above actions before the City of Albuquerque's Environmental Planning Commission and Development Review Board.

You may call or email me if you have any further questions.

Sincerely,

Jeffrey Jesionowski
Managing Member

CC: Scott Throckmorton
John Sedberry
Ron Bohannan

gw

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

May 28, 2015

Mr. Peter D. Nicholls, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: SITE DEVELOPMENT PLAN FOR SUBDIVISION LT 2-A-1 & TRACT 2-A-2 OF TRACT B PLAT OF LOTS 2-A-1 & 2-A-2 ENVIRCO TRACT (BEING A REPLAT OF LOT 2-A TRACT B) CONTINAING 7.1472 ACRES ZONE ATLAS PAGE E-17-Z

Dear Chairman Nicholls:

Tierra West, LLC, on behalf of Argus Jefferson Partners LLC, requests approval for Site Development Plan for Subdivision for Lots 2-A-1 & 2-A-2 of Tract B of Lots 2-A-1 & 2-A-2, Envirco Tract, a commercial development property located in the North I-25 corridor. In addition, we are requesting all future Site Plan for Building Permits be delegated to the Development Review Board (DRB) for approval based upon the design guidelines contained in the application. The site is over 5 acres in size and under a single ownership and as such falls under the Shopping Center Regulations of the Zoning Code requiring approval by the EPC

Site Location and History

The project site is located at 6701 Jefferson Avenue; on the west side of Jefferson Boulevard, north of Osuna Road. The site was the former location of a storage manufacturing facility that had many different uses in its lifetime. Located in the North I-25 corridor the site was developed in the late 1980's and early 1990's as a truck facility and has since been used off and on as many different retail and M-1 uses.

The old existing building was vacated before the recession and remained empty until 2014. The building had outlived its useful life and was demolished in 2014. The current owners are knowledgeable of the local markets and know that the North I-25 Corridor is a highly desirable area for both retail and office. With the age of the building outliving its useful life the owners have set out to revamp the property and integrate it into the community and surrounding business.

Their intent is to develop retail pads for restaurants, banks and general retail and develop the rear (or western portion) of the property as multistory office use. The intent is to allow for flexibility in the development of the center while also moving forward with development to get the site ready for new users. While office vacancy is still high in the metro area, the North I-25 Corridor has potential for a high end office and "mixed" use.

Site Orientation

The surrounding property and uses developed around the old warehouse. As such the adjoining properties did not provide the normal pedestrian connections or traffic circulation that the City needs to integrate the property. West of the site is a mega church that has large services through the weekend and some weekday evenings and then multiple services on Sunday. North of the site is an existing office complex that has full access off of Jefferson and provides alternate access (gated) to the mega church to the west. East and across Jefferson is a steel manufacture and warehouse as well as a small office complex. The developments to the south of the site consist of two retail sites, i.e., a fast food restaurant and service station. This project has access rights over and through those properties.

The proposed development will consist of a multistory office building on the rear or western portion of the site, with banking, restaurants, and general retail along Jefferson or the property's frontage along Jefferson. The intent is to provide uses that are currently needed in the corridor. Several users are in negotiation for the project.

Design Guide Lines

The proposed development is planned for a high quality center to consist of multistory office on the rear or western portion of the site, banking, restaurants, and general retail along the property's frontage along Jefferson as previously mentioned.

Design guidelines were prepared by Dekker/Perich/Sabatini (DPS) to reflect the intent of the project and to establish the minimum standards for the project. The guidelines pull the entire project together into a cohesive design and functioning center. These guidelines address all aspects of the development. We believe that the design guidelines will ensure a well planned development and on these guidelines we are asking that future Site Plan for Building Permits application be delegated to the Development Review Board (DRB).

Elevations and Signage

The proposed development will consist of a multistory office building on the rear or western portion of the site, as well as pad development along Jefferson. The design guidelines also take into consideration the building elevations and signage on the center. The project proposes high quality materials throughout the project that reflect contemporary design of the corridor; specifically the North I-25 corridor.

For the center's signage we have primary and secondary signage on the property. The primary signage is located in the middle as shown on the Site Plan for Subdivision. All other entrances will contain secondary signs.

Drainage

The proposed development has historically drained to the west and north across the mega church site and parking lot. We will continue to drain towards those directions. The City recently approved a modification to the Drainage Ordinance that requires the initial flow of storm water to be managed. The Drainage Conceptual plan requires the use of Low Impact Development techniques such as bio swales, water harvesting and routing through landscaping on the project. This site will incorporate the LID approach and will reduce the historic drainage from the site by capturing the first 0.44 inches of rainfall from the site.

All future Site Plan for Building Permits will be required to submit a detail grading and drainage plan for Building Permit at the time those properties are developed.

Traffic Impacts and Proposed Improvements

The Traffic Impact Analysis and Traffic Impact Study were prepared for the proposed development. A scoping meeting was held with Traffic and the scope prepared with the City's standard methods for calculating the impact. A copy was sent to the Traffic Engineer to review. Generally, the traffic in the area is congested during the PM peak hour. This development will impact the area but is also providing relief along Jefferson Boulevard.

The site plan shows that the portion of Jefferson (fronting the project) will be expanded to allow for turning lanes with a signal located at Driveway A. We propose to install a new signalized access at this midblock location that will allow the center, the office development to the north and the mega church signalized access to Jefferson.

The expansion of Jefferson through this reach allows the turning movements needed to increase the capacity of Jefferson both in the north and south direction. The signal also allows traffic to exit and enter the site in a controlled environment that reduces the backup that occurs today. Additional

improvements are needed today at Osuna and Jefferson to relieve turning movement delays. The City has designed improvements along Osuna to address most of these issues.

We believe these improvements will improve the traffic in the area and will mitigate the increase in trips and traffic generated by this development.

Conclusion

We request Site Plan for Subdivision Approval for the 7.4 acre site located near Jefferson and Osuna in the North I-25 Corridor. We believe that sufficient detail on the Design Guidelines provides guidance on the development and request that future Site Plan for Building Permits be delegated to the DRB for future approvals. We believe the development of this site will benefit the community and provides a better built environment for the region and improves the overall traffic circulation for the area.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, P. E.

Enclosure/s

cc: Jeff Jesionowski
Scott Throckmorton
John Sedberry

JN: 2014065
RRB/VP/jg/djb

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West, LLC **DATE OF REQUEST:** 5 / 28 / 15 **ZONE ATLAS PAGE(S):** D/E-17

CURRENT:

ZONING M-1

PARCEL SIZE (AC/SQ. FT.) _____

LEGAL DESCRIPTION:

LOT OR TRACT # Lot 2-A-1 BLOCK # _____

SUBDIVISION NAME Envirco Tract

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [ ]: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN:

SUBDIVISION* [X] AMENDMENT [ ]

BUILDING PERMIT [ ] ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

OF UNITS: See below

BUILDING SIZE: See Below (sq. ft.)

84,342 S.F. General Office Building

8,000 S.F. Retail Commercial Building

2,100 S.F. Coffee / Donut Shop

Bank with 3 Drive-in Windows

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

APPLICANT OR REPRESENTATIVE Terry Q Bra DATE 05/28/2015

(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 [X] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [X] 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.***

TRAFFIC ENGINEER

05-28-15
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** ___/___/___ _____ _____
-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised January 20, 2011

T/S Front-end text

Envirco Tract (Osuna Rd. / Jefferson St.)
TRAFFIC IMPACT STUDY

STUDY PURPOSE

The study is being conducted in conjunction with a request for approval of a commercial development plan for the property located on the north side of Osuna Rd. west of Jefferson St. The purpose of this study is to identify the impact of the Development on the adjacent transportation system, and to make recommendations to mitigate any significant adverse impact on the adjacent transportation system resulting from the implementation of the project. This report is being prepared to meet the requirements of the City of Albuquerque Transportation Development Section in association with the development of the proposed project associated with this site plan.

STUDY PROCEDURES

A scoping meeting was held with City of Albuquerque staff on April 30, 2015 (Jeanne Wolfenbarger) prior to beginning the Envirco Tract study to discuss scope and methodology to be utilized within that report.

The resulting basic procedure followed in this study is described as follows:

1) Calculate the generated trips for the proposed office / commercial development consisting of a proposed 2,010 S.F. of coffee/donut shop w/ drive-thru window, a drive-in bank w/3 windows, 8,000 S.F. of shopping center and an 84,340 S.F. office building. (See Appendix Pages A-8 thru A-12).
2) Calculate trip distribution for the newly generated trips by this development. The commercial trips shall be distributed based on population data within a two-mile radius of the proposed site and the office trips based on population citywide. Socioeconomic data will be based on the Mid-Region Council of Governments' data. (See Appendix Pages A-13 thru A-24).
3) Determine Trip Assignments for the newly generated trips based on the results of the Trip Distribution Analysis and logical routing to and from the site. (See Appendix Pages A-16 thru A-18 and A-23 thru A-24).
4) Obtain AM Peak Hour and PM Peak Hour turning movement traffic counts at the intersection of Ellison St. / Jefferson St., Osuna Rd. / Jefferson St., Calvary Dr. / Jefferson St., existing driveways along Osuna (west driveway, middle driveway, and Valero driveway), and Driveway "A" / Jefferson St. (across from the proposed main entrance). (See Appendix Pages A-96 thru A-102).
5) Calculate Historic Growth Rates for each of the approaches to the intersections targeted for analysis where the historic data was available. Historic Growth Rates were calculated using Mid-Region Council of Governments Traffic Flow Maps for the years 2004 thru 2013. (See Appendix Pages A-25 thru A-31).
6) Determine 2017 NO BUILD intersection volumes by growing the data from the existing traffic counts at the calculated historic growth rate to the analysis year. There are no recently approved projects to be added to these volumes. (See Appendix Pages A-32 thru A-51).

7) Add in data from Trip Assignments Maps and Tables to the 2017 NO BUILD Volumes to obtain 2017 BUILD Volumes for this project. Additionally, a 30% passby trip reduction was applied to the commercial trips. (See Appendix Pages A-32 thru A-51).
8) Provide signalized and unsignalized intersection analyses for the following intersections:

INTERSECTION	TYPE CONTROL	NO BUILD	BUILD
Osuna Rd./ Jefferson St. (1)	Traffic Signal	2017	2017
Ellison St. / Jefferson St. (2)	Traffic Signal	2017	2017
Calvary Dr. / Jefferson St. (3)	Stop Sign	2017	2017
Driveway "A" / Jefferson St. (4)	Stop Sign	2017	2017
Osuna Rd. / West Dr. (5)	Stop Sign	2017	2017
Osuna Rd. / Middle Dr. (6)	Stop Sign	2017	2017
Osuna Rd. / Valero Dr. (7)	Stop Sign	2017	2017
Driveway "B" / Jefferson St. (8)	Stop Sign	2017	2017
Driveway "C" / Jefferson St. (9)	Stop Sign	N/A	2017

PREVIOUS RELATED TRAFFIC IMPACT STUDIES

There were no previously approved Traffic Impact Studies to be added to this study.

GENERAL AREA CHARACTERISTICS

Surrounding land uses include commercial in the vicinity of Osuna Rd. / Jefferson St. and residential uses farther west on Osuna Rd. and east of I-25. The project is at the northwest corner of Osuna Rd. / Jefferson St.

AREA STREET NETWORK

Osuna Rd. is classified as an Existing Urban Principal Arterial roadway on the Current Roadway Functional Classification System for the Albuquerque Metropolitan Planning Area. It is currently a paved urban four-lane facility with raised medians and curbs and gutters on both sides of the street. There is a planned CIP improvement project that will widen Osuna Rd. to six lanes sometime in 2016. The posted speed limit on Osuna Rd. is 40 M.P.H.

Ellison Rd. (east of Jefferson St.) is classified as an Existing Urban Collector roadway on the Current Roadway Functional Classification System for the Albuquerque Metropolitan Planning Area. It is an urban-type four lane paved roadway with no raised medians west of Jefferson St. San Antonio Rd. (Ellison east of Jefferson) is a divided highway. The posted speed limit on Ellison Rd. is 35 M.P.H.

Jefferson St. is classified as an Existing Urban Minor Arterial roadway on the Current Roadway Functional Classification System for the Albuquerque Metropolitan Planning Area. It is currently a paved urban four-lane facility with raised medians and curbs and gutters on both sides of the street. The posted speed limit on Jefferson St. is 35 M.P.H.

There are several Suntran bus routes in the area. Route 140/141 runs on San Mateo Blvd. from the VA Hospital north & west to Jefferson St. then north to the Balloon Fiesta Park Every half hour. The weekend route goes north only to Ellison Rd. before looping back south. Route

EXISTING LEVELS OF SERVICE

The Highway Capacity Manual defines Level of Service (LOS) for signalized intersections in terms of average controlled delay per vehicle as follows:

LOS A	10.0" or less	Most Vehicles do not stop
LOS B	10.1 to 20.0"	Some Vehicles stop
LOS C	20.1 to 35.0"	Significant number of vehicles stop
LOS D	35.1 to 55.0"	Many vehicles stop.
LOS E	55.1 to 80.0"	Limit of acceptable delay.
LOS F	> 80.0"	Unacceptable delay.

The Highway Capacity Manual defines Level of Service (LOS) for unsignalized intersections in terms of average controlled delay per vehicle also. However, the thresholds for the various levels of service for unsignalized intersections vary from that of signalized intersections. The following table summarizes the thresholds for various levels of service at unsignalized intersections:

LOS A	0 to10.0"
LOS B	10 to 15"
LOS C	15 to 25"
LOS D	25 to 35"
LOS E	35 to 50"
LOS F	> 50"

Level of Service D is generally considered acceptable in urban areas and is the desirable base condition for analysis in a traffic study. In addition to consideration of the overall level-of-service of the signalized intersection, the levels-of-service of each individual movement should be considered also.

Existing Levels-of-Service were not calculated for this study. Instead, the 2017 NO BUILD and the 2017 BUILD Conditions were evaluated. The 2017 NO BUILD analysis should closely approximate the existing levels-of-service for this analysis.

PROPOSED DEVELOPMENT

The development plan is comprised of proposed office and commercial uses consisting of approximately 84,340 S.F. of office floor space, 8,000 S.F. of shopping center, a drive-thru bank w/3 windows and a 2,100 S.F. coffee shop w/drive-thru. The land uses utilized for this analysis should be representative of the type of uses that will result from the proposed development. Should the development occur in such a manner that the actual number of trips generated significantly exceed that projected in this study, the City of Albuquerque may require an updated Traffic Impact Study.

Access is provided into the proposed facility via a number of full-access and restricted driveways accessing Osuna Rd. and Jefferson St. The overall access to the project is as depicted on the Conceptual Site Development Plan on Page A-3 of this study. There are three existing unsignalized intersections onto Osuna Rd. to the west of Jefferson St. The West Drive is a full access intersection while the Middle & Valero Drives are right-in, right-out only. Driveways "A","B" and "C" will access Jefferson St. Driveway "B" is an existing right-in, right-out only driveway that will be shared with the Valero Gas Station. Driveway "A" is

proposed to be a full access driveway aligned with an existing driveway on the east side of Jefferson St. Driveway "C" is proposed as a right-in, right-out only driveway.

There is cross access with the adjacent properties to the south of this project. Therefore, the three existing driveways along the north side of Osuna Rd. west of Jefferson may be utilized to access this project also.

TRIP GENERATION

Projected trips were calculated from data in the Institute of Transportation Engineers Trip Generation report (9th Edition, 2008). Trips for the development were determined based on land uses projected to be associated with the site plan for this property.

The resulting number of trips generated for the proposed development is summarized in the following table:

Envirco Tract (Osuna Rd. / Jefferson St.)

Trip Generation Data (ITE Trip Generation Manual - 9th Edition)

USE (ITE CODE)		24 HR VOL.	A. M. PEAK HR.		P. M. PEAK HR.	
DESCRIPTION		*GROSS*	*ENTER*	*EXIT*	*ENTER*	*EXIT*
Summary Sheet	Units					
Shopping Center (820)	8.00	1,315	21	13	53	57
Drive-In Bank (912)	3	418	17	11	49	51
Coffee/Donut Shop w/ Drive Thru Window (937)	2.10	1,719	108	103	45	45
General Office Building (710)	84.34	1,153	147	20	29	144
Subtotal		**4,605**	**293**	**147**	**176**	**297**

NOTE: Red numbers are subject to pass-by trip rate.

Retail Commercial Trips Subject to Pass-by Trips		3,452	146	127	147	153
Pass-by Trips	30%	*(1,036)*	*(44)*	*(38)*	*(44)*	*(46)*
Net New Retail Commercial Trips		2,416	102	89	103	107
New Office Trips		1,153	147	20	29	144
Total Trips Adjusted for Pass-by		**3,569**	**249**	**109**	**132**	**251**

(Also, see Pages A-8 thru A-12 in the Appendix of this report for Trip Generation Worksheets and Summary Table). Note that there is a passby trip adjustment to the commercial trips of 30%.

The operation of Driveway "C" based on projected 2017 AM and PM Peak Hour BUILD Volumes in this report is acceptable. Driveway "C" is proposed as a right-in, right-out unsignalized driveway.

It should be noted that Levels of Service (LOS) for unsignalized intersections cannot be compared directly with Levels of Service for signalized intersections. LOS for unsignalized intersections is based on reserve capacity, which is converted to generalized levels of delay; LOS for signalized intersections is based on actual delay in seconds..

LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Average Delay (secs)	Level-of-Service
≤ 10	A
> 10 and ≤ 15	B
> 15 and ≤ 25	C
> 25 and ≤ 35	D
> 35 and ≤ 50	E
> 50	F

Generally speaking, a Level-of-Service D or better is an acceptable parameter for design purposes.

CONCLUSIONS

This analysis was conducted using the following methodology: Trip Generation was established using the Institute of Transportation Engineers' (ITE's) Trip Generation Manual (9th Edition). Generated Trips were distributed proportionately based on the Population Data Analysis Subzones within a 2-mile radius of the site for commercial and citywide for office; growth rates of background traffic volumes was established based on a ten year history of Average Weekday Traffic Volumes published by the Mid-Region Council of Governments; and the intersection analyses were performed in accordance with the 2010 Highway Capacity Manual utilizing Synchro 8 software. The Traffic Impact Study showed a moderate increase in traffic congestion for the adjacent transportation network based on 100% buildout of the proposed project.

In summary, the proposed development of the Envirco Tract at the northwest corner of Osuna Rd. / Jefferson St. will present no significant adverse impact to the adjacent transportation system provided that the following recommendations are followed:

RECOMMENDATIONS

FROM IMPLEMENTATION YEAR (2017) ANALYSIS

- Design and construction of the proposed development should be such that adequate site distances are maintained at all proposed driveways and intersections, and at existing intersections contingent to this site.

- Access to the project should be via a number of restricted and full access unsignalized driveways on Osuna Rd. and Jefferson St. as depicted on the preliminary site development plan on Page A-3 in the Appendix of this report.
- Driveway "A" on Osuna Rd. should be constructed as a full access unsignalized intersection aligned with an existing driveway on the east side of Jefferson St. approximately 430 feet north of Osuna Rd. (centerline to centerline).
- Calvary Dr. / Jefferson St. marginally meets the Peak Hour Signal Warrant based on daily traffic volumes generated by the proposed Envirco Tract development. It is recommended that the existing intersection of the Calvary Driveway / Jefferson St. be signalized.
- A northbound and southbound left turn lane is recommended for Jefferson St. at the Calvary Driveway. The northbound and southbound left turn lanes should be constructed to the maximum length possible based on field / design constraints.
- Driveway "C" should be constructed as a right-in, right-out only driveway on Jefferson St. approximately 130 feet south of the Calvary Driveway (centerline to centerline).
- Driveway "B" on Jefferson St. and the three existing driveways along Osuna Rd. shall be maintained and operated as they exist.
- Design and construction of public improvements in public right-of-way associated with the Envirco Tract Development shall meet the requirements of the City of Albuquerque Development Process Manual, current edition.

City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
Planning Department
Suzanne Lubar, Director

Richard J. Berry, Mayor **Robert J. Perry, Chief Administrative Officer**
June 5, 2015

SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation
Project Number(s): **1005517**
Case Number(s):
Agent: **Tierra West, LLC**
Applicant: **Argus Jefferson Partners, LLC**
Legal Description: **LT 2-A-1 Tract B Plat of Lots 2-A-1 & 2-A-2, Envirco Tract (Replat of Lot 2-A Tract B)**
Zoning: **M-1**
Acreage: **7.14 acres**
Zone Atlas Page: **E-17**

CERTIFICATE OF NO EFFECT: Yes __X__ No _____

CERTIFICATE OF APPROVAL: Yes _____ No _____

TREATMENT PLAN REVIEW:
DISCOVERY:

SUPPORTING DOCUMENTATION:
SITE VISIT: n/a

RECOMMENDATION(S):

- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance)*** **.**

MFSchmader
Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist

NOTIFICATION &
NEIGHBORHOOD INFORMATION

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

May 19, 2015

Jaimie Garcia
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
E-Mail: jgarcia@tierrawestllc.com

Dear Jaime:

Thank you for your inquiry of **May 19, 2015**requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) – LOT 2-A-1, TRACT B PLAT OF LOTS 2-A-1 AND 2-A-2, ENVIRCO TRACT (BEING A REPLAT OF LOT 2-A, TRACT B) LOCATED ON OSUNA ROAD NE BETWEEN JEFFERSON STREET NE** zone map **E-17.**

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this submittal and the contact names are as follows:

SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.

Please note that according to *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.

"ATTACHMENT A"

(EPC SUBMITTAL) – LOT 2-A-1, TRACT B PLAT OF LOTS 2-A-1 AND 2-A-2, ENVIRCO TRACT (BEING A REPLAT OF LOT 2-A, TRACT B) LOCATED ON OSUNA ROAD NE BETWEEN JEFFERSON STREET NE zone map **E-17.**

ALAMEDA NORTH VALLEY ASSN. "R"
***Steve Wentworth**, 8919 Boe Ln. NE/87113-2328 897-3052 (h)
Mark Rupert, P.O. Box 10454/87184 792-0942 (h)

DISTRICT 4 COALITION OF N.A.'S
***Michael Pridham**, 6413 Northland Ave. NE/87109 321-2719 (h) 872-1900 (c)
Peggy Neff, 8305 Calle Soquelle NE/87113 977-8903 (h)

NORTH VALLEY COALITION
***Kyle Silfer**, P.O. Box 70232/87197 265-5840 (h) 918-0978 (c)
David Wood, 158 Pleasant NW/87107 221-2626 (c)

***President of NA/Coalition**

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

May 28, 2015

Mr. Steve Wentworth
Alameda North Valley Assn.
8919 Boe Ln. NE
Albuquerque, NM 87113

RE: SITE DEVELOPMENT PLAN FOR SUBDIVISION
LOTS 2-A-1 & 2-A-2
ZONE ATLAS: E-17-Z

Dear Mr. Wentworth:

Attached for your use/file is our request to the EPC chair dated May 28, 2015. This request is for approval of a Site Development Plan for Subdivision for Lots 2-A-1 and 2-A-2, Envirco Tract, consisting of 7.1472 acres, zoned M-1 for a commercial development property that is currently vacant.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

cc: Mark Rupert, Alameda North Valley ASSN.
Michael Pridham, District 4 Coalition of N.A.'s
Peggy Neff, District 4 Coalition of N.A.'s
Kyle Silfer, North Valley Coalition
David Wood, North Valley Coalition

JN: 2014065
RRB/vpc/jg

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Mr. David Wood
North Valley Coalition
158 Pleasant NW
Albuquerque, NM 87107

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Mr. Mark Rupert
Alameda North Valley Assn.
P.O. Box 10454
Albuquerque, NM 87184

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Mr. Kyle Silfer
North Valley Coalition
P.O. Box 70232
Albuquerque, NM 87497

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Ms. Peggy Neff
District 4 Coalition of N.A.'s
8305 Calle Soquelle NE
Albuquerque, NM 87113

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Mr. Steve Wentworth
Alameda North Valley Assn.
8919 Boe Lane NE
Albuquerque, NM 87113-2328

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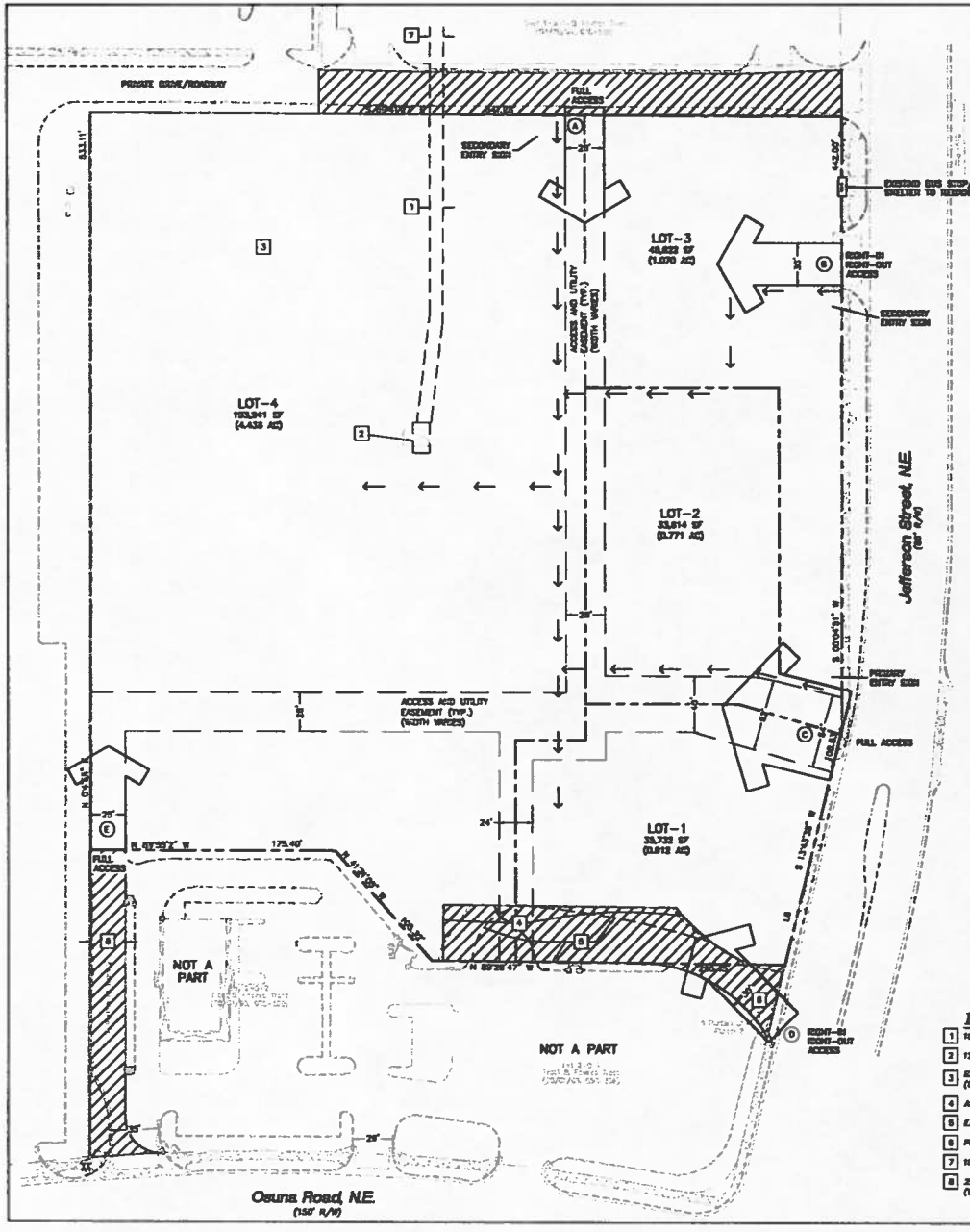
Total Postage & Fees	$ 7.19

PERFECTLY LEGAL CPU MAY 28 2015 ALBUQUERQUE, NM 87109

Mr. Michael Pridham
District 4 Coalition of N.A.S
6413 Northland Ave. NE
Albuquerque, NM 87109

REDUCTIONS



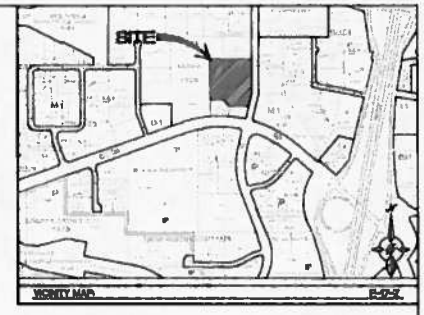
GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- STREET LIGHTS
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING SIDEWALK
- CROSS ACCESS EASEMENT
- (B) BOUNDARY DESIGNATION
- PROPOSED VEHICULAR AND PEDESTRIAN ACCESS POINTS
- PEDESTRIAN AND BICYCLE CONNECTION/CIRCULATION



SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE
The site consists of approximately 7.15 acres and is located in the North I-25 corridor. It is bounded to the west by developed church property, to the north by existing developed lot with parking and office) property, to the east by Jefferson Street and on the south by existing retail developments.

EXISTING AND PROPOSED USES
The Site is zoned M-1 (Light Manufacturing Zone). The Site does not lie within a Sector Development Plan Area.

Development of the property can only occur through an approved site development plan as required by Section 14-16-3-22 M-1 Light Manufacturing Zone of the Comprehensive Zoning Code. Activities allowed on the site must correspond to those enumerated in the M-1 zone.

APPLICABLE PLANS
City of Albuquerque/Bernalillo County Comprehensive Plan (Part II).

North Valley Area Plan.

PEDESTRIAN AND VEHICULAR ENGRESS AND EGRESS
Vehicular Access and Circulation - The applicant is requesting three accesses to Jefferson Street to the east in addition to one access onto off the adjacent existing private drive to the north and the existing access off Osuna Road as an existing ingress/egress easement through the adjacent tract. Final design and location of these access points will be determined by future Site Development Plans for Building Permit.

Transit - The property is currently served by transit facilities on Jefferson Street including an existing bus stop/shelter that is to remain.

Bicycle Facilities - There are existing bicycle lanes along Jefferson Street which provide connectivity to Bear Canyon Trail and North Diversion Channel Trail. Bicycle lanes will be added by the City on Osuna Road under the Osuna Road Widening Project.

Continuous bicycle connections through parking areas will be provided from the adjacent City bike lanes to onsite bicycle parking facilities at each building.

Pedestrian Facilities - Internal sidewalk and pedestrian facilities will be designed consistent with the design guidelines included in the site plan and future site plans for building permits. Existing public sidewalks along Jefferson and Osuna Road will remain or be adjusted as development occurs within the site.

Pedestrian connections from offsite and between buildings shall be encouraged by providing continuous pedestrian walkways through parking areas and at the site perimeter.

BUILDING HEIGHTS AND SETBACKS
Buildings shall not exceed the heights as specified in the O-1 Zone Dry reference from Section 14-16-3-22 of the Comprehensive Zoning Code. Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26 feet shall fall within 45° angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline.

Minimum Setbacks Are
Front = 5 ft
Corner side yard = 5ft
Junction of Alleyway/Alley and a public side walk = 11ft

MAXIMUM F.A.R./DENSITY
Buildings within Lots 1, 2 and 3 shall not exceed a maximum F.A.R. of 0.5. Buildings within Lot 4 shall not exceed a maximum F.A.R. of 1.0.

LANDSCAPE PLAN
Landscape plans shall be submitted with future Site Plans for Building Permit and shall be consistent with the Water Conservation Landscaping and Water Waste Ordinance and Pollen Control Ordinance.

Easement Notes

1. 10' PNM EASEMENT (940-180, 08/02/94)
2. 12' X 22' PNM EASEMENT (940-180, 08/02/94) (MODIFIED BY 07C-127, 05/18/07)
3. BLANKET SURFACE DRAINAGE EASEMENT ON LOT 2-A-1, FOR THE BENEFIT OF LOT 2-A-2 (07C-127, 05/18/07)
4. ACCESS EASEMENT AGREEMENT (BK. 95-21, PG. 6309-6315, 08/08/95)
5. EASEMENT AGREEMENT (BK. 95-8, PG. 1118-1134, 04/12/95)
6. PRIVATE EGRESS & EGRESS EASEMENT & LANDSCAPE EASEMENT (940-180, 08/02/94)
7. 10' UNDERGROUND ELECTRIC EASEMENT (C20-120, 12/10/92)
8. 25' PRIVATE EGRESS/EGRESS, SANITARY SEWER EASEMENT AND PRIVATE DRAINAGE EASEMENT (940-180, 08/02/94)

SITE INFORMATION

LEGAL DESCRIPTION:	LOT 2-A-1 AND LOT 2-A-2 ENARO TRACT
EXISTING ZONING:	M-1
LOT AREA:	7.1472 ACRES
ADDRESS:	6701 JEFFERSON STREET, N.E.

PROJECT NUMBER _____

APPLICATION NUMBER _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), Board of Commissioners, and the Findings and Conditions to the EPC/BOC Notification of Decision are attached.

_____ is an infrastructure list required? ( ) Yes ( ) No If Yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

NO.	DATE	REVISION	BY
2	7/13/15	ADDRESS ADDITIONAL COMMENTS	MC
1	6/24/15	ADDRESS INITIAL COMMENTS	MC

REVISIONS

ENGINEER'S SEAL	6701 JEFFERSON ST, NE	DRAWN BY DY
	SITE DEVELOPMENT PLAN FOR SUBDIVISION	DATE 7/13/15
	TERRA WEST, LLC 8571 MONAY PARK PLACE NE ALBUQUERQUE, NM 87113 (505) 823-3100 www.terrawestllc.com	2014023-SPSB
		SHEET # SP-1
VINCENT R. CARRICA P.E. #18213		JOB # 2014023

DESIGN STANDARDS

I. PURPOSE & INTENT

The purpose of these Design Standards is to provide a framework for designers to understand the vision and development goals for the property, and assist them in decision making to achieve the vision and goals. The intent of these standards is to create an aesthetically pleasing, pedestrian friendly, mixed use development that adds office space and supporting retail / restaurant establishment amenities to the Journal Center area. Intended uses include a multi-story office building, with retail, restaurant establishment, and bank pads along Jefferson Street.

a. Goals:

i. Aesthetic treatments and material selection that provides consistency in design across the entire property.

ii. A pedestrian friendly environment that provides pleasant outdoor spaces for users and achieves a 'park once and walk' outcome.

b. Permissive and conditional uses shall be as allowed under the M-1 Zone of the City of Albuquerque's Code of Ordinances.

c. All Design Standards are intended to meet or exceed the requirements of the City of Albuquerque's Code of Ordinances.

II. SETBACKS & BUILDING HEIGHT LIMITATIONS

Although the underlying site zoning is M-1, the site is surrounded by development that consists primarily of office and retail uses. M-1 zoning references O-1 for setbacks, therefore, the setbacks and building heights shall be similar to those in O-1 zone and the nearby Journal Center area.

a. Building setbacks shall conform to the requirements of the O-1 Zone, by reference from Section 14-16-2-20, M-1 Zone of the City of Albuquerque's Code of Ordinances except as noted below.

i. Buildings on lots along Jefferson Street shall be setback not more than 90 feet from the public right-of-way in order to limit the amount of parking between the buildings and the street.

b. Landscape setbacks shall conform to the requirements of Section 14-16-3-10 of the City of Albuquerque's Code of Ordinances except as noted below.

i. Parking areas along Jefferson Street shall be setback 15 feet from the public right-of-way to provide space for screening of parked cars through the use of plant materials or low walls. Where parking areas or driveways are not parallel with the street, the setback shall be an average of at least 15 feet.

c. Building heights shall be as allowed under Section 14-16-2-15, O-1 Zone of the City of Albuquerque's Code of Ordinances.

III. PARKING

In order to support the goal of creating a pedestrian friendly environment, careful attention shall be given to parking area design. To lessen its visual impact, parking shall be broken into a series of smaller areas, and views of parking from off-site shall be interrupted with screening materials.

a. Off-street parking areas, including space size, aisle widths, pedestrian pathways, and screening, shall comply with Section 14-16-3-1 of the City of Albuquerque's Code of Ordinances.

i. Parking areas shall be designed to include a 6 foot wide minimum pedestrian connection to buildings.

ii. Parking shall be placed behind buildings or screened from surrounding neighborhoods by means of 2.5 to 3 foot high walls and / or landscaping. Walls shall be architecturally cohesive with surrounding buildings.

b. Bicycle parking shall comply with Section 14-16-3-1(B) of the City of Albuquerque's Code of Ordinances.

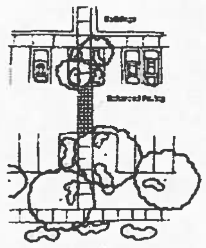
i. To encourage non-vehicular travel, provisions for convenient on-site secure bicycle parking shall be provided near building entrances.

c. Motorcycle parking shall comply with Section 14-16-3-1(C) of the City of Albuquerque's Code of Ordinances.

d. Building orientation shall allow for clear visibility of the main entry from parking areas and pedestrian connections.

e. Grading & drainage design of parking areas shall comply with Chapter 22 of the City of Albuquerque's Code of Ordinances, and shall incorporate low impact development principles.

i. Parking islands shall allow flow of water as a water harvesting device and as required to maintain proper drainage of the site.



IV. PEDESTRIAN CONNECTIONS & AMENITIES

Pedestrian connectivity plays a major role in providing a pleasing environment. The following requirements are intended to help meet the property's goal of creating a pedestrian friendly atmosphere.

a. Pedestrian connections within parking lots shall comply with Section 14-16-3-1(H) of the City of Albuquerque's Code of Ordinances.

i. Pedestrian movement from off-site and between buildings shall be encouraged by providing continuous pedestrian connections through parking areas and at the site's perimeter.

ii. Parking areas shall include pedestrian connections to all buildings within the approximately seven (7) acre site.

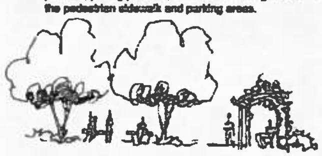
iii. Shade provided with trees or shade structures shall be provided at pedestrian connections to enhance the pedestrian experience.

b. A minimum 200 square feet of public space shall be provided at each restaurant establishment for outdoor seating or gathering. Public spaces for multiple restaurant establishments may be combined into one with a total area equal to 200 square feet per establishment.

i. Public space or outdoor seating shall have areas of shade and be adjacent to landscape areas including trees or shrubs per Section 14-16-3-18(C)(4) of the City of Albuquerque's Code of Ordinances.

ii. Shade provided may include shade sails, canopies, canvas umbrellas at tables, trees, or planting materials significant enough to provide shade and refuge from the sun.

iii. Areas designated for public space or seating shall be defined with landscape elements, low seat walls, benches, planters, paving patterns, or materials distinguishable from the pedestrian sidewalk and parking areas.



V. LANDSCAPING

The site development landscape shall serve to enhance the visual aesthetic of the site and aid in reinforcing the street presence and pedestrian experience. The intent is to provide year round color and interest and reflect the natural environment of New Mexico landscape. A clear theme and image for the development shall be enforced throughout by consistent paving materials, plantings, signage, etc.

a. Street trees shall be provided as per the Street Tree Ordinance (6-6-2-1 et seq., Street Tree Ordinance) of the City of Albuquerque's code of ordinances.

b. A minimum of 15% of the net site area shall be devoted to landscape materials.

c. Gravel, mulch, cobble, bark, and other similar materials are acceptable as a top dressing for the landscape areas.

d. Gravel shall be a 1-1/2" maximum, the color to be consistent with across the entire property.

e. All plant material shall be maintained by the Owner in a living, attractive condition. All areas shall be free of weeds.

f. Minimum plant material sizes at the time of installation shall be:
   i. Canopy Trees - 2" Caliper
   ii. Evergreen Trees - 10' Minimum height
   iii. Accent Trees - 2" Caliper
   iv. Shrubs and Groundcovers - 1 gallon minimum

g. Landscape plans shall comply with the City's Water Conservation Ordinance and Pollen Ordinance.

h. Drought tolerant species shall be used at landscape areas. Live plant materials shall cover a minimum of 75% of landscape areas at maturity.

i. An automatic underground irrigation system is required to support all site landscaping. The system shall be designed to avoid over-spraying onto wall, buildings, fences, sidewalks, etc. Irrigation components shall be checked periodically to ensure maximum efficiency.

j. The irrigation system serving landscaped areas shall be a fully automated system with centralized computer controls.

k. Landscape beds shall be at grade to promote water harvesting.

l. Landscape Plans shall be designed using plants selected from the following palette:

LARGE TREES	
Accolade Elm	Ulmus hybrid "Accolade"
Afghan Pine	Pinuseldarica
Austrian Pine	Pinusnigra
Chinese Pistache	Pistaciachinensis
Escarpment Oak	Quercus fusiformis
Japanese Pagoda Tree	Sophora japonica
Modesto Ash	Fraxinusvelutina "Modesto"
Purple Robe Locust	Robiniapseudoacacia "Purple Robe"
Raywood Ash	Fraxinusvelutina "Raywood"
Rio Grande Cottonwood	Populuswislizenii
Texas Red Oak	Quercusbuckleyi
SMALL TREES	
Chaste Tree	Vitexagnus-castus
Desert Willow	Chilopsislinearis
Golden Rain Tree	Koelreuteriapaniculata
New Mexico Olive	Forestieraneomexicana
Oklahoma Redbud	Cercisreniformis
Sensation Maple	Acer negundo "Sensation"
SHRUBS	
Apache Plume	Fallugiaparadoxa
Bird of Paradise	Caesalpiniagilliesii
Blue Rubber Rabbitbrush	Ericamerianauseosus "Blue"
Buffalo Juniper	Juniperus
Creeping Mahonia	Mahoniarepens
Damianita	Chrysactiniamexicana
Dark Knight Blue Mist Spirea	Caryopteriaclandonensis "Dark Knight"
Black Knight Butterflybush	Buddleia davidii "Black Knight"
Dwarf Fragrant Sumac	Rhusaromatica "Gro-low"
Fernbush	Chamaebatiariamillefolium
Littleleaf Mountain Mahogany	Cercocarpusintricatus
Moonlight Scotch Broom	Cytisusscoparius "Moonlight"
Pawnee Buttes Western Sand Cherry	Prunusbesseyii "Pawnee Buttes"
Thompson Broom	Baccharis hybrid "Starn Thompson"
Threeleaf Sumac	Rhus trilobata
Turpentine Bush	Ericamerialaricifolia
Winter Gem Boxwood	Buxus japonica "Winter Gem"
GRASSES	
Blonde Ambition Blue Grama Grass	Bouteloua "Blond Ambition"
Blue Avena Grass	Helictotrichonsempervirens
Deergrass	Muhlenbergiarigens
Giant Sacaton	Sporobolus wrightii
Indian Grass	Sorghastrumnutans
Karl Foerster Feather Reed Grass	Calamagrostisacutiflora "Karl Foerster"
Native Wonder Grass Blend	50% Buchloedactyloides/ 50% Boutelouagracilis
Mexican Feathergrass	Nassellatenuissima
Prairie Dropseed	Sporobolusheterolepis
The Blues Bluestem	Schizachyriumscoparium "The Blues"
Variegated Reed Grass	Calamagrostisacutiflora "Overdam"
ACCENTS	
Beargrass	Nolinamicrocarpa
Broadleaf Yucca	Yuccabaccata
Desert Spoon	Dasylirionwheelerii
Parry's Agave	Agaveparryi
Prickly Pear Cactus	Opuntiaengelmannii
Red Yucca	Hesperaloeparviflora
PERENNIALS	
Autumn Sage varieties	Salvia greggii varieties
Blanketflower species	Gaillardia species
Butterfly Weed	Asclepias species
Catmint species	Nepeta species
Germander species	Teucrium species
Desert Zinnia	Zinnia grandiflora
Whirling Butterfly species	Gauralindheimeri varieties
Hyssop species	Agastache species
Lavender species	Lavandula species
May Night Sage	Salvia nemerosa
Penstemon species	Penstemon species
Poppy Mallow	Callirhoeinvolucrata
Rocky Mountain Columbine	Aquilegia caerulea
Tickseed species	Coreopsis species
Turkish Speedwell	Veronica liwanensis
Yarrow species	Achillea species
VINES	
Chinese Wisteria	Wisteriachinensis
Trumpet Vine	Campsisradicans

VI. WALLS & FENCES

Screening of less attractive areas such as parking and utility items, as well as management of grade changes that exceed simple slopes, shall be accomplished through the use of walls and fences that are designed to be an integral part of the project's overall aesthetic.

a. Parking shall be screened from public rights-of-way by means of 2.5 to 3 foot high walls and / or landscaping. These walls shall be architecturally cohesive with surrounding buildings.

b. Trash receptacles, mechanical equipment, and loading docks shall be screened from public streets through the use of solid walls, solid fences, berms, or dense evergreen foliage.

i. Trash enclosures shall be consistent with the architectural theme and materials of adjacent buildings.

ii. All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure which is large enough to contain all trash generated between collections.

iii. Trash enclosures shall have solid, opaque gates as tall as the enclosure.

c. Walls and fences shall be at least as tall as the objects they are intended to screen and shall not exceed 8 feet high.

d. All screening devices shall be in compliance with the City of Albuquerque DPM's Clear Sight Triangle regulations.

e. All mechanical equipment shall meet the screening requirements of Section 14-16-3-18(C)(6) of the City of Albuquerque's Code of Ordinances.

i. All mechanical equipment shall be screened from public

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

6701 JEFFERSON NE
ALBUQUERQUE, NM

REVISIONS

DRAWN BY	CG
REVIEWED BY	CG
DATE	05/27/2015
PROJECT NO.	15-P034 / 15-0073

DRAWING NAME

SITE DEVELOPMENT PLAN FOR SUBDIVISION DESIGN STANDARDS

SHEET NO.

DS01

DESIGN STANDARDS (continued)

view by materials of the same nature as the adjacent buildings.

f. Walls and fences shall comply with Section 14-16-3-19 of the City of Albuquerque's Comprehensive Zoning Code.

g. Perimeter walls shall include openings at all pedestrian connections to ensure convenient access to adjacent tracts.

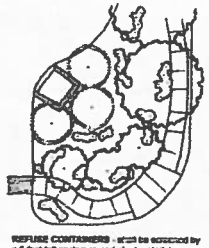
h. The use of razor ribbon, razor wire, barbed wire, chain link fencing with or without slats, cyclone fencing or unfinished cold CMU is prohibited.

i. Acceptable wall & fence materials include but are not limited to:
   i. stucco over concrete masonry units (CMU)
   ii. split face block
   iii. brick
   iv. stone
   v. curved interlock blocks
   vi. tubular steel, wrought iron bars, or other grill work

j. The finish of walls & fences shall be attractive and compatible with the building materials of adjacent buildings on the site.

k. The site is fairly level, but will likely require some retaining at the west perimeter adjacent to the Calvary parking lot.
   i. Retaining walls are permitted, but they must be shown and approved on the Site Development Plan for Building Permit.
   ii. Retaining walls, seat walls, or elements intended to compensate for a slope in the site, shall avoid long unarticulated expanses of wall. Walls shall have varied setbacks of at least one foot with planes not running in one continuous direction for more than fifty feet without a change in height or setback.
   iii. Pedestrian sidewalks and landscape shall be integrated into these locations where applicable to allow for pedestrian access through elevation changes within the site.

l. Grading and Drainage plans must comply with the City of Albuquerque's Drainage Ordinance.
   i. All measures shall be taken to provide public safety at pond locations.



REFUSE CONTAINERS - shall be screened by a 6 foot tall enclosure and plant materials

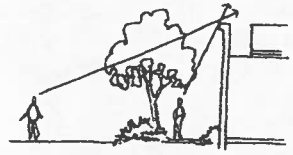
VII. UTILITIES

To ensure the overall aesthetic quality of the property and natural environment, the visual impact of utilities and equipment should be minimized by the following:

a. All new electrical distributions lines shall be placed underground.

b. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

c. When an above-ground backflow prevention device is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used on the adjacent buildings. If prefabricated enclosures are used, they shall be appropriately screened from view with walls and/or landscaping.



MECHANICAL SCREENING - should be screened from public view

VIII. ARCHITECTURE

Architectural design of buildings and site features shall demonstrate a high quality aesthetic character throughout the property and shall respond to climate, views, solar access, and aesthetic considerations.

a. All development shall comply with General Building & Site Design Regulations for Non-Residential Uses of the City Zoning Code (14-16-3-18).

b. Architectural Style
   i. The development shall provide a cohesive material and color palette among all buildings.
   ii. All buildings shall be "modern" in design.
   iii. Historical references to traditional New Mexico styles shall be a modern interpretation of those styles.
   iv. Generic franchise architecture is prohibited.

c. Articulation
   i. Buildings shall have a variety of structural forms to create visual character and interest.
   ii. Long unarticulated facades shall be avoided. Facades shall have varied front setbacks, with wall planes not running in one continuous direction for more than 100 feet without a change in architectural treatment such as offset, material, or fenestration.
   iii. Massing elements shall be reinforced with color variation or material distinctions.

d. Materials
   i. The architectural expression of all buildings shall reflect modern design with the use of materials appropriate to the New Mexico climate.
   ii. Individual building elements shall be of excellent design and quality materials such as:
      1. Metal wall panels
      2. Porcelain tile
      3. Natural stone panels
      4. Concrete
      5. Rammed earth
      6. Glass
      7. Stucco or Exterior Insulation & Finish System
      8. Brick or decorative concrete masonry units
   iii. The following external building materials shall be prohibited:
      1. Engineered wood paneling
      2. Vinyl or plastic siding
      3. Plain concrete masonry units
   iv. All glazing shall be clear and neutral in color. Reflective, deeply colored, and patterned glazing is prohibited.
   v. Canopies, trellises, and awnings shall be of durable materials such as metal, corrugated metal, or steel.
   vi. Colors shall include light to medium earth tones with accent colors in limited areas.
      1. No more than one accent color shall be used per building.
      2. The use of contrasting colors for shade elements or awnings is encouraged.

IX. LIGHTING

To enhance safety, security and visual aesthetics, daytime and night-time appearance of lighting design and fixtures shall be considered. The primary design objective of site lighting shall be to maximize public safety without impacting the adjacent properties, buildings, or roadways with unnecessary glare or reflection.

a. All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the City of Albuquerque's Comprehensive Zoning Code.

b. Lighting fixtures shall conform to the requirements of the State of New Mexico Night Sky Protection Act.

c. All free-standing lights shall be of consistent design throughout the site.

d. High pressure sodium & cobra-head type lighting fixtures are not permitted.

e. Light fixtures shall be located on Site Development Plans for Building Permit

f. The height of street lights and off-street parking areas lights shall not exceed 26 feet.

g. All lights shall be a shielded source to prevent spillage onto adjoining properties or the public right-of-way.

h. Pedestrian lighting shall not exceed 12 feet in height.

i. Tree canopy lighting may be used to accent and enhance pedestrian connections.

j. Exterior elevations of buildings fronting the public right-of-way may be feature lighted to enhance the identity of the building

LIGHTING - should be shielded source, with the height [illegible]

X. SIGNAGE

Signage and graphicsshould create a sense of arrival to the development and provide visual continuity between the various lots and their uses.

a. Signage shall comply with the Section 14-16-3-5 General Sign Regulations of the City of Albuquerque's Code of Ordinance.

b. Free standing signs shall be designed so as not to require any external bracing, angle supports, guy wires or similar devices for support.

c. No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights.

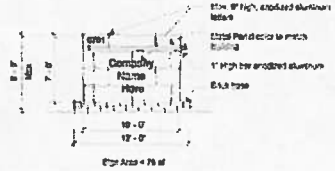
d. Signs shall not overhang into the public right-of-way or extend above the building roof line.

e. Off-premise signs and portable signs are prohibited.

f. Monument signs shall comply with Section 14-16-3-2(B)(4). One monument sign is permissable for 300 feet of street frontage and permissable at points of entry from Jefferson greater than 300 feet. These signs shall be coordinated to have the same appearance (height, size, color, material, text height, style etc.) at all locations.

g. Building mounted signs shall have contrasting colors from the background and text height and font that ensures readability.

h. No building mounted sign shall intrude upon architectural features including windows, columns, or canopies or decorative features.



SIGNAGE - should be coordinated with building and forms

XI. PROCESS

Site Development Plans for Building Permit shall be delegated to the Development Review Board and shall be consistent with the Design Standards established by the Site Development Plan for Subdivision.

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

PROJECT

6701 JEFFERSON NE
ALBUQUERQUE, NM

REVISIONS
1 03/26/2015 PLANNING COMMENTS
2 04/13/2015 PLANNING COMMENTS
3
4

DRAWN BY	GG
REVIEWED BY	CO
DATE	05/27/2015
PROJECT NO.	15-P034 / 15-0073

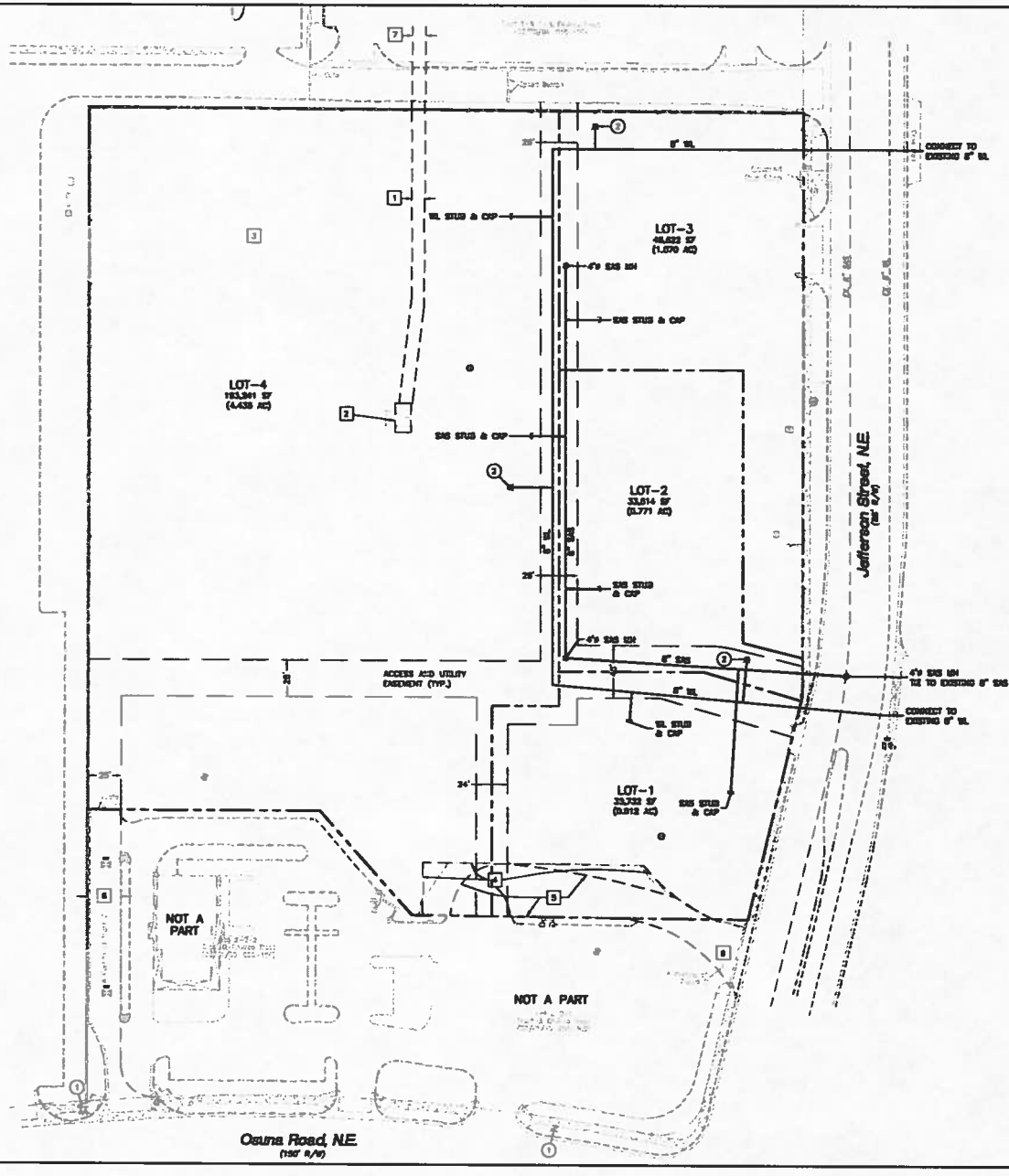
DRAWING NAME

SITE DEVELOPMENT PLAN FOR SUBDIVISION DESIGN STANDARDS

SHEET NO.

DS02

OF



Easement Notes

1. 10' PNM EASEMENT (94C-180, 08/02/94)
2. 12' X 22' PNM EASEMENT (94C-180, 08/02/94) (MODIFIED BY 07C-127, 05/18/07)
3. BLANKET SURFACE DRAINAGE EASEMENT ON LOT 2-A-1, FOR THE BENEFIT OF LOT 2-A-2 (07C-127, 05/18/07)
4. ACCESS EASEMENT AGREEMENT (BK. 95-21, PG. 6308-6315, 09/06/95)
5. EASEMENT AGREEMENT (BK. 95-9, PG. 1118-1134, 04/12/95)
6. PRIVATE INGRESS & EGRESS EASEMENT & LANDSCAPE EASEMENT (94C-180, 08/02/94)
7. 10' UNDERGROUND ELECTRIC EASEMENT (C20-120, 12/10/82)
8. 25' PRIVATE INGRESS/EGRESS, SANITARY SEWER EASEMENT AND PRIVATE DRAINAGE EASEMENT (94C-180, 08/02/94)

KEYED NOTES

1. EXISTING FIRE HYDRANT
2. PROPOSED FIRE HYDRANT

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- 24" SD — STORM SEWER LINE
- 8" SAS — SANITARY SEWER LINE
- 8" WL — WATERLINE
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING INLET
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GAS VALVE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE

N

GRAPHIC SCALE

40 20 0 20 40

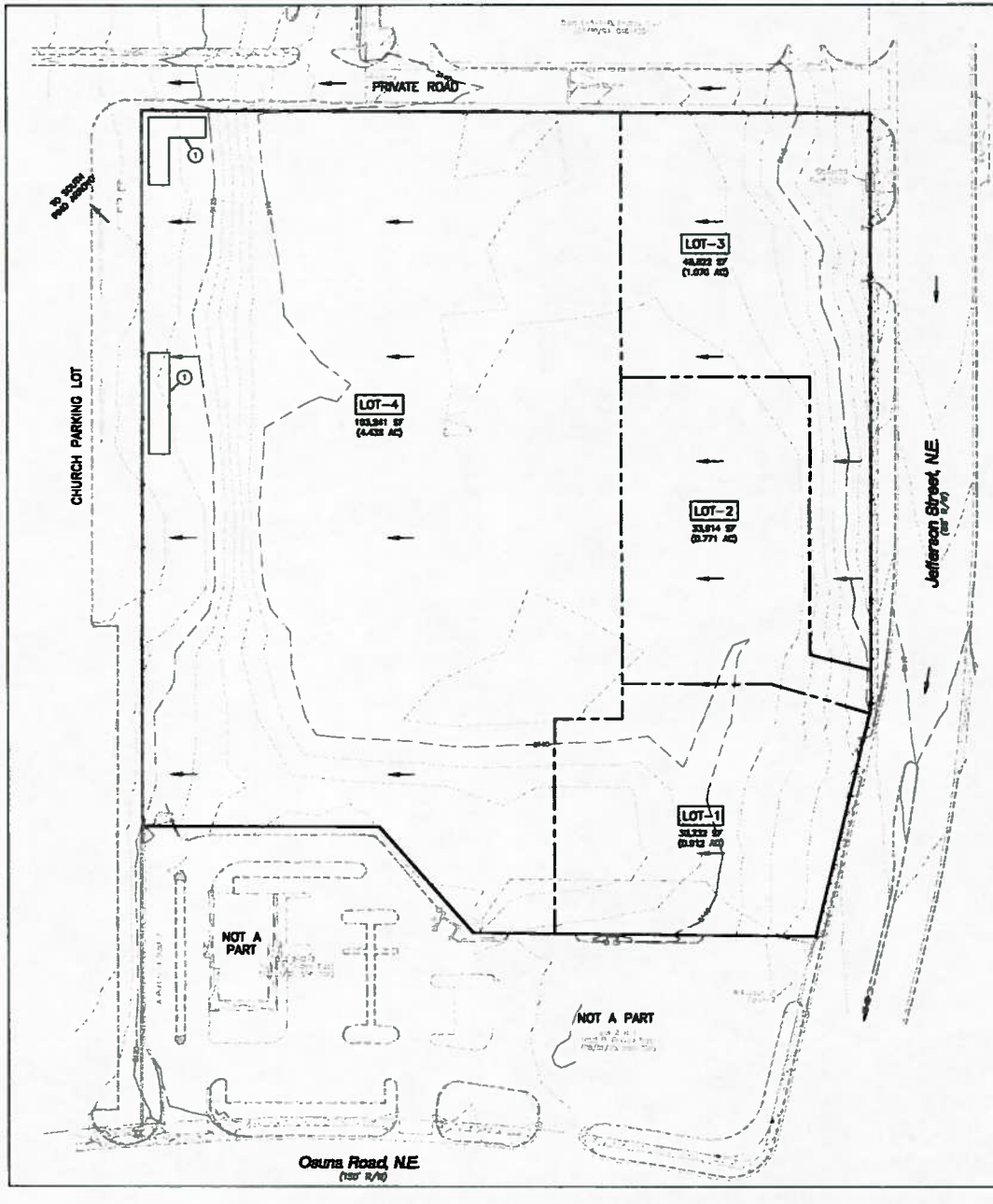
SCALE: 1"=40'

CAUTION
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OWNERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

REV.	DATE	REMARKS	BY
2	7/13/15	ADDRESS ADDITIONAL COMMENTS	VC
1	6/24/15	ADDRESS INITIAL COMMENTS	VC

REVISIONS

ENGINEER'S SEAL	6701 JEFFERSON ST, NE	DRAWN BY DY
	CONCEPTUAL MASTER UTILITY PLAN	DATE 7/13/15
		2014025-WUE
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.TierraWestLLC.com	SHEET # MU-1
VINCENT P. CHURCH P.E. #16313		JOB # 2014025



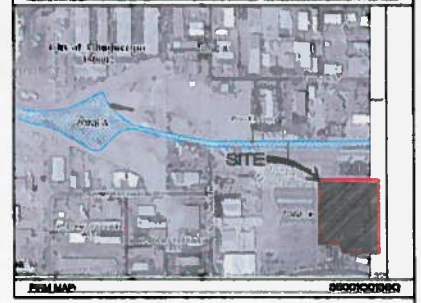
LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION

KEYED NOTES

1. DRAINAGE POND

VICINITY MAP

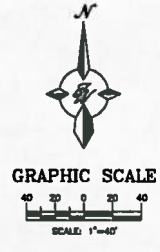


FIRM MAP

DRAINAGE SCHEME

EXISTING CONDITIONS:
THE SITE WAS THE FORMER LOCATION OF A STORAGE MANUFACTURING FACILITY. THE SITE AS PREVIOUSLY DEVELOPED DRAINED VIA SURFACE FLOW TO THE WEST INTO THE ADJACENT MEDA CHURCH PARKING LOT. THE FLOWS WERE CONVEYED IN THIS PARKING LOT TO AN OUTFALL TO THE NORTH TO THE SOUTH PINO ARROYO WHICH DRAINS TO THE NORTH DIVERSION CHANNEL.

PROPOSED CONDITIONS:
THE SITE WILL BE DEVELOPED TO CONTINUE THE EXISTING DRAINAGE PATTERNS BY CONVEYING RUNOFF VIA SURFACE FLOW FROM EAST TO WEST ACROSS THE SITE WITH RUNOFF CONVEYED TO THE ADJACENT CHURCH PARKING LOT AND NORTH TO THE SOUTH PINO ARROYO. THE CITY'S NEWLY ADOPTED LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS IN THE AMENDED DRAINAGE ORDINANCE WILL BE INCORPORATED INTO THE INDIVIDUAL GRADING AND DRAINAGE PLANS SUBMITTED AS EACH LOT IS DEVELOPED.



NO.	DATE	REMARKS	BY
2	7/13/18	ADDRESS ADDITIONAL COMMENTS	VC
1	6/24/18	ADDRESS INITIAL COMMENTS	VC

REVISIONS

ENGINEER'S SEAL	6701 JEFFERSON ST, NE	DRAWN BY DY
	CONCEPTUAL GRADING AND DRAINAGE PLAN	DATE 7/13/18
		2014025-CDE
	TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.TierraWestLLC.com	SHEET # GR-1
VINCENT P. CARRIDA P.E. #18213		JOB # 2014025