

March 30, 2017

Ms. Karen Hudson, Chair  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87102

**RE: Letter of Justification for Site Development Plan for Building Permit**  
**Legal Description: Lot 10-A-1, Fountain Hills Plaza Subdivision**  
Zone Atlas Page C-12

Dear Ms. Hudson:

Mullen Heller Architecture, on behalf of THR Properties, LLC, requests approval of a Site Development Plan for Building Permit for the development of a 1.06 acre site on the northwest corner of Paseo del Norte NW and Eagle Ranch Road NW. The current zoning of the property is SU-1 for PDA to include C-3 Uses. The legal description of the property is Lot 10-A-1, Fountain Hills Plaza Subdivision.

This site is located within the Fountain Hills Plaza development, which was approved by the EPC in 2005, 05EPC-00022. However, this property was excluded from the EPC submittal and related Design Guidelines & Standards. As a result, and as the property is zoned SU-1, we are requesting review and approval of this project by the EPC.

#### **Project Description**

The proposed project is a new 10,585sf two-story dental office with an underground parking garage on a currently undeveloped site. This project is adjacent to a site (Tract H) that was designed and constructed for the same owners as this one. That property was included in the 2005 Fountain Hills Plaza EPC approval and subsequently was approved by the Design Review Board in 2014. That project is very similar in size and scope to this one; a two-story dental office with an underground garage and related on-grade parking. Please refer to the attached site plan that shows the previous project in relation to proposed project.

The proposed use for this project is a dental office, which is permissive in a C-2 zone, through the C-3 zone.

The proposed building height is 32'-0". Building height on this property is limited by the O-1 zone, which states "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. To protect solar access, a structure over 26 feet may not exceed the northern boundary of these 45° planes, but may be sited in any other direction within planes drawn at a 60° angle from the same boundaries or centerline." As demonstrated on the Exterior Elevations, the building falls within the required 45° angle plane from the centerline of Eagle Ranch Road as well as the southern boundary.

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### **Design Character**

The design of the proposed project follows the standard set forth in the adjacent project, which is a dental office, as well.

The building is sited along Eagle Ranch Blvd. to take advantage of the spectacular views of the Sandia Mountains and locates the parking internal to the site away from view from the street.

The Design Guidelines & Standards for Fountain Hills Plaza note that buildings should incorporate "Southwestern Characteristics with a Contemporary Southwestern Expression." While this project is not subject to those Guidelines, the massing of the proposed design follows a traditional southwestern style; structural forms fused together for varied facades along each side of the building. Windows on each façade vary to express the interior function; i.e. punched windows at private rooms and ribbon windows at the more open areas.

Material selections follow the Guidelines, as well, with the majority of the building being stucco with accents of stone all within the 'earth tones' color range.

### **Phasing**

The project is proposed to be built in one phase.

### **Easements**

As part of the development on the adjacent property, Tract H, a blanket perpetual easement for drainage, parking, construction access, ingress and egress across this property, Lot 10-A-1, was recorded on 3/31/15.

Additionally, the properties adjacent to both Lot 10-A- 1 and Tract H are subject to a 25' wide floating access, water and sanitary sewer for the benefit of Tract H as part of the original EPC approval in 2005.

### **Grading and Drainage**

The concept for the grading and drainage for this project will incorporate the drainage concept from Tract H, as well. The majority of storm water from Tract H to the south will be captured by a drain inlet on that property and piped to a pond on the north end of this property.

Storm water for this property will also be captured by a drain inlet and piped to the same pond.

### **Landscaping**

The landscaping concept for this development follows the original submittal's design standards by using a variety of plant materials. This is enforced on the Landscape Plan by the placement of trees which line the perimeter of the site and vehicular drives, and by shrubs that create visual interest throughout the development.

The landscaping installed along Eagle Ranch Road will be continued on this project to create a comprehensive appearance along the street.

### **Vehicular Circulation & Traffic Impact**

Vehicular access to the site will be via the current asphalt drive off of Nunzio Avenue NW constructed during the previous project. That drive will remain as is and service both

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buildings. Parking areas are set back from the internal property lines the required 10'. The parking lot is broken up by landscape islands, per the Design Standards & Guidelines.

Vehicular access to the underground parking garage will be by the drive that serves the existing underground parking garage on the adjacent property. This will provide a direct route to the staff parking underground and clearly delineate all on-grade parking in front of the building for customers.

#### **Utilities**

All proposed wet utilities (water and sewer) will come off taps in Nunzio Ave. Power will be fed from the electrical transformer on the adjacent property which was sized for future expansion.

#### **Signage**

Building mounted signage shall be limited to 9% of the façade to which it is applied. Calculations noting the area of the façade and the percentages allowed are indicated on the building elevations. Building mounted signage will also be limited to individually illuminated channel letters, for a more refined, polished aesthetic.

#### **Lighting**

The proposed development will incorporate various building mounted lights and parking lot pole lights, which will comply with the New Mexico Night Sky Protection Act. The proposed parking lot pole lights will match the height and style of the existing site to again, create a comprehensive development.

Notes complying with the maximum height of light poles, shielding, etc. are provided on the submittal package.

#### **Summary**

While this project is not subject to the Fountain Hills Plaza Design Guidelines & Standards as approved by the EPC in 2005, many of those regulations have been incorporated into this project's site and building design. The proposed use is, also, consistent with the approved zoning and uses of the adjacent properties.

The owners of the current dental office on Tract H and this proposed project have a significant interest in the success of the Fountain Hills Plaza development. By continuing the same quality set forth in the previous project they are setting the standard and are the impetus for future development with Fountain Hills Plaza.

Thank you for your consideration of this project.

Sincerely yours,

**Mullen Heller Architecture PC**



Douglas Heller, AIA, LEED AP

Attachment: Overall Site Plan, dated 3/30/17

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NUNZIO AVE NW N.W.

PROPOSED 2-STORY DENTAL CLINIC WITH UNDERGROUND PARKING & NEW SURFACE PARKING

EXISTING 2-STORY DENTAL CLINIC WITH UNDERGROUND PARKING & SURFACE PARKING TO REMAIN

EAGLE RANCH ROAD N.W.

PASEO DEL NORTE N.W.

38.29  
1.21  
2 BY 3

SMILES FOR KIDS DENTAL OFFICE - PHASE II  
3.30.17

