

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 9, 2016

Firoz S. & Jabeen Vagh  
11010 Ranchitos Rd. NE  
Albuquerque, NM 87122

Project# 1001695  
16EPC-40008 Site Development Plan for Building Permit

### LEGAL DESCRIPTION:

The above action for Lots 31 and 32, Block 4, North Albuquerque Acres, Unit 3, zoned SU-2 for C-1, located on the NE corner of Signal Ave. and Louisiana Blvd., between Alameda Blvd. NE and Wilshire Ave. NE, containing approximately 1.5 acres. (C-19)  
Staff Planner: Catalina Lehner

PO Box 1293 On September 8, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1001695/16EPC-40008, a Site Development Plan for Building Permit, based on the following findings and subject to the following conditions of approval:

### Albuquerque FINDINGS:

1. This request is for a Site Development Plan for Building Permit for Lot 31 and Lot 32, Block 4, North Albuquerque Acres, Tract 2, Unit 3, an approximately 1.5 acre site at the NE corner of Signal Avenue and Louisiana Boulevard (the "subject site"). The applicant proposes to develop an approximately 5,700 square foot allergy clinic.
2. The subject site is located in the Developing Urban Area of the Comprehensive Plan and in the boundaries of the La Cueva Sector Development Plan (LCSDP).
3. The subject site is zoned SU-2/C-1 pursuant to the La Cueva Sector Development Plan (LCSDP). The SU-2/C-1 zone corresponds to the C-1 neighborhood commercial zone of the Zoning Code. The allergy clinic, considered an office use, is a permissive use.
4. The General SU-2 Regulations of the LCSDP apply to development on the subject site, in addition to Zoning Code minimum requirements. Approval of a site development plan and landscape plan by the Environmental Planning Commission (EPC) is required by the LCSDP.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the LCSDP, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request generally furthers the Comprehensive Plan's Community Identity & Urban Design

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Goal, which is “to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas and their communities and collections of neighborhoods.” The request mostly complies with the design regulations which create an identity for the LCSDP area, and therefore, the request contributes to creating the natural and built characteristics that make this part of the City identifiable as a distinct community.

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

A. Policy II.B.5a: The Established and Developing 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 result in development of an allergy clinic in an area characterized primarily by single-family homes, though there is some vacant land nearby. The vacant land to the south is planned for single-family homes. By adding an office use, the proposed development would generally contribute to a full range of land uses in the area.*

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

*The location and intensity of the proposed development would generally respect existing conditions. The design is required to comply with the design regulations in the La Cueva Sector Development Plan (LCSDP), which generally indicate what neighborhoods value and are meant to ensure compatibility of new development with existing conditions. Staff has not received any correspondence from neighbors as of this writing and is unaware of any opposition. More information on the view analysis would help ensure that scenic resources are respected.*

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

*The subject site is contiguous to existing urban facilities, infrastructure, and services. The proposed development would not compromise the integrity of existing neighborhoods, and is unlikely to adversely affect the residential uses to the east, south and southwest.*

D. Policy II.B.5i: 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 building is designed to be generally appropriate to the Plan area and complies with the LCSDP design standards regarding architecture. Items such as height variation, building materials, and colors provide quality.*

8. Regarding the La Cueva Sector Development Plan (LCSDP), the request generally furthers Guiding Land Use Principle 2 because it would add to the mix of services in the area and would help meet the needs of the area’s growing population. Principle 6 is also furthered. Alameda



Blvd. is just north of the subject site and the request is for a small-scale, non-residential use. The proposed building, at approx. 26 ft. high, would generally respect its surroundings. The request furthers Principle 8. Principle 9 is also furthered. The proposed development would be in harmony with the area because it would be required to comply with the Design Regulations and create identity for the area.

9. Conditions of approval are needed to create compliance with applicable design regulations and provide clarification.
10. The applicant notified the West La Cueva Neighborhood Association (NA), the Sonoma Homeowners Association (HOA) and the District 4 Coalition of NAs as required. Property owners within 100 feet of the subject site were also notified as required. Property neither recommended nor held. The applicant states that he was contacted by a representative of the West La Cueva NA, who had no objections. Staff received one phone inquiry in March 2016, but no correspondence, and is not aware of any opposition.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planner to ensure that all conditions of approval are met.
3. The subject site shall be replatted at the DRB.
4. Pedestrian Access & Circulation:
  - A. A 15 foot pedestrian sidewalk shall be provided along the entire entry façade (LCSDP 3R-4).
  - B. A pedestrian connection to the site adjacent north shall be provided (LCSDP 3R-5).
  - C. Pedestrian connections shall be at least 6 feet wide [§14-16-3-1(H), Off-Street Parking Regulations].
  - D. The pedestrian pathway shall show textured, colored concrete as required [§14-16-3-1(H), Off-Street Parking Regulations].
5. Walls:
  - A. The tan block shall be either split face or stucco over concrete masonry unit, but not unfinished tan block (LCSDP 10R-2).
  - B. Provide additional information to determine if the wall will be indented, offset or in serpentine



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form as required, and meet the requirement (LCSDP 10R-3).

- C. A feature shall be added to the perimeter wall to ensure that it complies with Zoning Ordinance § 14-16-3-19(D)(A), the layout subsection of the design regulations for walls, fences, and retaining walls.

6. Landscaping:

- A. Plants shall be added to the landscaping beds in the site's SE corner to meet the requirement for 75% coverage with living, vegetative materials [§ 14-16-3-10, Landscaping Regulations].
- B. The SE corner shall be labeled "drainage ponding area", and the inlet shown, to correspond to the grading and drainage plan.
- C. The Ash tree (allergenic) shall be replaced with another tree that is less allergenic.
- D. Juniper shall be listed as "female only".
- E. Landscape areas shall be depressed below grade.

7. Architecture:

Indicate how far the canopies extend and their function and ensure that they help provide an identifiable entrance (LCSDP 5R-7).

8. Public Space:

- A. The plaza/patio area shall be revised to have a minimum depth of at least 30 feet on one of its sides (LCSDP 8R-3).
- B. The plaza/patio area shall be dimensioned.

9. Views:

Provide a view analysis to identify views into and out of the site and indicate how these views will be protected within the site (LCSDP 11R-1).

10. Lighting:

A note shall be added to the site development plan to state that all outdoor light fixtures will have light and motion sensors and/or automatic timers (LCSDP 14R-4).

11. Signage:

- A. Design details and color(s) of the monument sign shall be specified.
- B. Clarify whether or not ground-mounted lighting is proposed for the monument sign.
- C. Specify the material(s) of the building mounted sign and ensure that it is not a plastic panel sign (LCSDP 9R-4).
- D. Add a note to specify that all signage must comply with LCSDP requirements.



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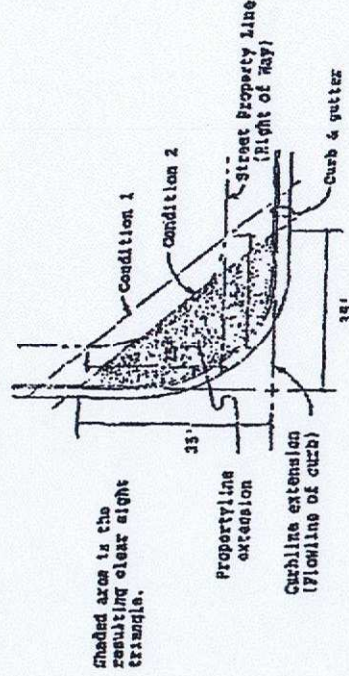
12. Grading & Drainage Plan:

- A. Curb notches on the landscaping plan and the grading and drainage plan shall be shown in the same locations.
- B. At least a couple of curb notches shall be added to the subject site's SW corner, in the direction of water flow.

13. Utility Plan: The note regarding fire hydrants on Sheet SP-1 shall be added to the Utility Plan.

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

- A. The minimum required length of a parking space is 18 feet, including overhang.
- B. Identify the right of way width, medians, curb cuts, and street widths on Louisiana Blvd. and Signal Ave.
- C. At ADA spaces, vehicles cannot overhang ADA ramps. Please provide wheel stops in the 18.5 ft. ADA parking spaces.
- D. Please detail and dimension all proposed sidewalk, ADA ramps and curb cuts to proposed development. Dimension distance from intersection of Louisiana Blvd. and Signal Ave. to proposed new curb cut entrance/exit.
- E. The ADA access aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- F. At ADA spaces, vehicles cannot overhang ADA ramps. Please provide wheel stops in the 18.5 ft. ADA parking spaces.
- G. Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
- H. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
- I. Please provide a sight distance exhibit (see the Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance). Please show this detail for the intersection of Louisiana Blvd. and Signal Ave.





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- J. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubs, but a curb 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
15. The following conditions from PNM shall be met:
- A. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
  - B. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:  
Mike Moyer- PNM Service Center, Phone: (505) 241-3697
  - C. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 23, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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).

**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.



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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,



~~TOP~~ Suzanne Lubar  
Planning Director

SL/CLL

cc: DAC Enterprises, Attn: Robert Romero, 1521 Edith Blvd. NE, Albuquerque, NM 87102  
Michael Gonzales, West La Cueva NA, 8201 La Milpita St. NE, Albuquerque, NM 87113  
Terry Daughton, West La Cueva NA, 8309 Calle Soquille NE, Albuquerque, NM 87113  
Shawn Marie Simmons, Sonora HOA, 6704 Tesoro Pl. NE, Albuquerque, NM 87113  
Maria Baca, Sonora HOA, 6800 Tesoro Pl. NE, Albuquerque, NM 87113  
Michael Pridham, District 4 Coalition, 6413 Northland Ave. NE, Albuquerque, NM 87109  
Robert Stetson, District 4 Coalition, 7112-154 Pan American Freeway NE, Albuquerque, NM 87109