

**City of Albuquerque
Planning Department
Inter-Office Memorandum**

TO: Jack Cloud, DRB Chair

FROM: Carrie Barkhurst, Planner

SUBJECT: Project # 1009325

DATE: September 12, 2012

On August 13, 2012, the Environmental Planning Commission approved Project #1009325 / 12EPC-40044 and 12EPC-40045, an Amendment to Site Development Plan for Subdivision and a Site Development Plan for Building Permit for Tract D-1, Bulk Land Plat Tracts H-1 and D1, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc, zoned SU-1 for Mixed Use Detailed in project 1009325, located on McMahan between Pinon Verde and Bandelier containing approximately 1.6 acres.

The applicant has satisfied the EPC conditions of approval for the Amendment to Site Development Plan for Subdivision and the Site Development Plan for Building Permit. I have requested that the applicant demonstrate coordination with NM Gas Company and PNM during the DRB process, to ensure that the street trees and landscaping are consistent with the conditions of those easements.

Compliance with conditions 7.a through 7.i should be verified with the City Engineer. If you have any questions regarding this case, please do not hesitate to call me at 924-3879.

Thank you.

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 13 2012

RECEIVED

AUG 14 2012

Rio Rancho Eagle, LLC
Attn: Doug Armintrout
7519 Brooklyn Ave. NE
Seattle, WA 98115

Project #1009325

12EPC-40044 Site Development Plan for
Building Permit

12EPC-40045 Amend Site Development Plan for
Subdivision

LEGAL DESCRIPTION:

for Tract D-1, Bulk Land Plat Tracts H-1 & D-1,
Lands of Zolin/Kunath, Tres Esquinas, LLC and
Curb Inc., located on McMahan, between Pinon
Verde Rd. and Bandelier Dr., containing
approximately 1.61 acres.

Carrie Barkhurst, Staff Planner

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

On August 9, 2012, the Environmental Planning Commission voted to **APPROVE** Project 1009325/12EPC-40044, a request for a Site Development Plan for Building Permit and 12EPC-40045 an Amendment to the Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions of Approval:

FINDINGS - 12EPC-40045, Amendment to Site Plan for Subdivision:

1. This is a request for an amendment to the Site Development Plan for Subdivision that is applicable to Tract D-1, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc., located on McMahan Blvd. between Bandelier Dr. NW and Piñon Verde Dr. NW, containing approximately 1.6 acres.
2. The applicant has requested to modify the design standards relating to setbacks, location of drive aisles and parking areas, and clustering of buildings to indicate that they do not apply to Tracts C and D (which have been replatted into the present Tract D-1).

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10. The request to remove the Design Standards relating to parking and drive aisles between the building and internal streets for the subject site has been adequately justified. The location of the existing drive pad and the need for a covered drop-off area cannot be accommodated through alternate site layouts that are consistent with the Design Standard. The applicant has partially met the intent of the Design Standard by not placing parking or drive aisles between the building and McMahon Blvd.
11. The applicant has not met the Design Standard for a public plaza around which buildings can be clustered. If the requirement of clustered buildings is removed, the Planning Department recommends that the requirement for a public plaza also be removed on the same basis, but that the private patios remain.
12. Property owners within 100 feet of the subject site, Skies West NA, and the Westside Coalition of NAs were notified. A facilitated meeting was not recommended. A letter of support was received from Presbyterian Healthcare Services and there is no known opposition to the request.

CONDITIONS OF APPROVAL - 12EPC-40045, Amendment to Site 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. A new note shall be added to the Site Design, General Design Standards, 2nd Bullet, related to provision of public plazas that states: "Not Applicable to Tracts C & D."
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- c. Policy II.B.5.e - development in areas where vacant land is contiguous to existing or programmed urban facilities and services. The development is proposed on vacant land served by existing infrastructure.
 - d. Policy II.B.5.i - employment and service uses shall be located to complement residential areas. The proposed development will add 14 new jobs in an area that is zoned for office uses and is adjacent to a neighborhood activity center. The use should not have any adverse impacts on the adjacent residential neighborhood.
 - e. Policy II.B.5.k - land adjacent to arterial streets shall be planned to minimize harmful effects of traffic. The request provides accesses to both adjacent local streets and has no direct connection to McMahan. Vehicular access and circulation for the development are designed to coordinate with adjoining properties. Sidewalks and trails will be completed, providing an improved multi-modal connection to the adjacent residences.
8. The request generally furthers the following policies of the West Side Strategic Plan:
 - a. Policy 1.5 - pedestrian and bicycle access to key activity areas. The bicycle lane, bike path, and pedestrian improvements connect the development to the adjacent Neighborhood Activity Center.
 - b. Policy 4.10 - promote land use and urban patterns whose design enhance public mobility and promote alternatives to single occupant vehicle use. The site design provides pedestrian access and amenities.
 - c. Policy 3.4 - neighborhood commercial, public and quasi-public uses and other uses appropriate for such Centers shall be encouraged. The development is adjacent to a Neighborhood Activity Center, and proposes a use that complements the existing commercial uses.
9. The request generally furthers the following objective and policies of the Westside/McMahan Land Use & Transportation Guide (Enactment No. 117-1 999):
 - a. Policy 4(C) - provide safe and efficient pedestrian movements to enhance mobility within the corridor. The proposed site development plan provides connections to the bicycle and pedestrian facilities identified in the Guide. Adequate bicycle and pedestrian connections have been provided within and across the subject site, although the site is required to provide colored, stamped concrete surface for the walkways in the drive aisles.
10. The request complies with the Unser Design Overlay Zone signage regulations.

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- b. The SPSD Design Standards state: "Individual site lighting standards shall blend with the architectural character of the building and other site fixtures." Light standard details shall be provided and shall demonstrate compliance with this standard.
- c. The proposed parking lot lighting in the east of the building is in direct conflict with large variety tree plantings. The location of the tree and/or light pole shall be modified where conflict exists.

6. Landscaping:

- a. The applicant shall consult with NM Gas Company to determine their policies for landscaping in a utility easement. The Vitex Trees shall be relocated if they conflict with the underground gas line.
- b. The minimum tree size at the time of planting shall be 2" caliper or 10 feet in height. The legend shall be revised to reflect this minimum planting size.
- c. The height and canopy spread of the Chinese Pistache shall be verified. The plant sizes shown on the landscape plan are not consistent with the 60 foot canopy described in the plant legend.
- d. The landscape plan may be adjusted such that the amount of live vegetative plant material is equal to at least 11.25% of the site.

7. Conditions of Approval from the City Engineer, Municipal Development, and NMDOT:

- a. Per BHI's Master Drainage Study for the Unser/McMahon Area dated 2001, this site is to drain to McMahon Blvd not to Piñon Verde Road as shown on the conceptual grading plan. This should be addressed when submitting to DRB.
- b. Please show proposed pedestrian and vehicular access points.
- c. Provide an overall internal circulation layout scheme.
- d. The classification and size of design vehicle needs to be provided for the turning templates shown on site plan.
- e. All internal radiuses need to accommodate vehicle traffic, Refuse, fire, and larger service vehicles.
- f. A second, do not enter, sign and pavement markings will need to be provided at exit of one way access drive.
- g. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site Plan.
- h. Site plan shall comply and be in accordance with DPM (Development Process Manual) and ADA standards/ requirements.

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ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), 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 thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

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.

Sincerely,



for

Suzanne Lubar
Acting Director, Planning Department

SL/CB/mc

cc: Michael Balaskovits, Bohannon Huston, Inc., 7500 Jefferson St NE, Abq, NM 87109
Tom Skopayko, 10523 Taurus Ct. NW, Albuquerque, NM 87114
Hiram Cruz, 10515 Taurus Ct. NW, Albuquerque, NM 87114
Gerald C. Worrall, 1039 Pintatubo Pl. NW, Albuquerque, NM 87120
Candelaria Patterson, 7608 Elderwood NW, Albuquerque, NM 87120

September 4, 2012

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Planning Department
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office: 505.924.3860

Re: Liberty Dialysis – Rio Rancho
CKA Project #11098-01
COA Project # 1009325

To Whom It May Concern:

This letter is in response to the EPC Official Notice of Decision dated August 9, 2012. I have structured this letter stating your comments first, followed by my response in bold italics. My response is as follows:

Conditions of Approval- 12EPC-40045, Amendment to Site 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 be 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.

Acknowledged.

2. Prior to application submittal to the DRB, the application shall meet with the staff planner to ensure that all conditions of approval are met.

Acknowledged. A meeting was held between Paul Wymer of Bohannon Huston and Carrie Barkhurst on August 31, 2012 to review the changes.

3. A new note shall be added to the Site Design, General Design Standards, 2nd Bullet, related to provision of public plazas that states: "Not Applicable to Tracts C & D."

The note has been added as requested.

Carrie -
please review for
compliance w/ EPC
conditions; this is
to be heard by DRB
Wed Sept 12
TA - JLC

CKA Response: Colored and stamped concrete surfaces have been added at all pedestrian walkways cross

5. Lighting and Security:

- a. All site lighting within 100 feet of a residential zone shall be a maximum height of 16 feet. The legend shall be revised to reflect compliance with the Zoning Code §14-16-3-9.

CKA Response: Legend has been updated to indicate site lighting is to be mounted at 16 feet above finished grade.

- b. The SPSD Design Standard State: 'Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.' Light standard details shall be provided and shall demonstrate compliance with this standard.

CKA Response: See attached standard light fixture for this building.

- c. The proposed parking lot lighting in the east of the building is in direct conflict with large variety tree plantings. The location of the tree and/or light pole shall be modified where conflicts exists.

CKA Response: Acknowledged, conflicts between lighting and landscape have been resolved.

6. Landscaping:

- a. The applicant shall consult with NM Gas Company to determine their policies for landscaping in a utility easement. The Vitex Trees shall be relocated if they conflict with the underground gas line.

The Landscape Sheet 2 has been revised by relocating the Vitex to avoid this conflict.

- b. The minimum tree size at the time of planting shall be 2" caliper or 10 feet in height. The legend shall be revised to reflect this minimum planting size.

Tree sizes have been changed to be 2" caliper minimum.

- c. The height and canopy spread of the Chinese Pistache shall be verified. The plant sizes shown on the landscape plan are not consistent with the 60' canopy described in the plant legend.

The Chinese Pistache canopies have been modified to more accurately depict a realistic coverage size for Albuquerque.

- d. The landscape plan may be adjusted such that the amount of the live vegetative plant material is equal to at least 11.25% of the site.

- h. Site Plan shall comply and be in accordance with DPM (Development Process Manual and ADA standards/requirements).

CKA Response: The site plan has been designed to adhere to the applicable standards, variations from the standards have been addressed with the appropriate agency and a common resolution agreed upon.

- i. All easements need to be shown and labeled on Site Plan

CKA Response: All easement information shown on the Site Plan was incorporated from the ALTA/ASCM survey performed by Surv-Tek, Inc. dated April 5, 2012.

8. Conditions of Approval from the City Engineer, Municipal Development, and NMDOT:

- a. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

Acknowledged.

- b. The developer should contact PNM's New Services 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.

Acknowledged.

- c. 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 numbers 5-6 feet of clearance on the remaining three sides for safe operation, maintenance, and repair purposes. Please refer to the PNM electric service guide for specifications.

Acknowledged.

If you have any questions, or if I can be of any assistance, please do not hesitate to contact me.

Sincerely,



Michael Balaskovits, P.E.
Project Manager
Community Development & Planning

MB/tms

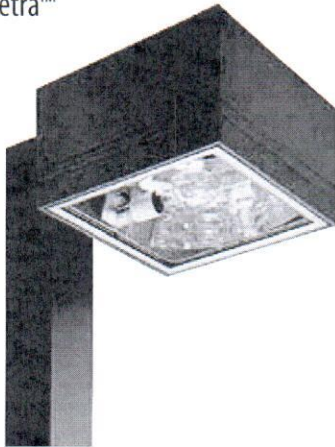
cc: Sarah Less, Christopher Kidd and Associates, LLC

PRODUCT INFORMATION

Specification

KSE

Symmetra™



Intended Use
For car lots, street lighting or parking areas.

Construction
Housing: Rugged, heavy-gauge, extruded aluminum housing. Square shape, seam-welded and internally sealed for weathertight integrity.

Doorframe: Natural anodized, extruded aluminum doorframe sealed to housing by silicone closed-cell gasket and secured with one quarter-turn closing screw. Can be hinged from any of the four sides.

Finish: Standard finish is dark bronze polyester powder.

Additional architectural colors and striping available, see www.lithonia.com/archcolors.

Optics
Anodized, segmented reflectors for uniformity and control. Reflectors are tool-less, rotatable and interchangeable. Five cutoff distributions available: R2 (roadway), R3 (asymmetric), R4SC (forward throw, sharp cutoff), R4W (wide, forward throw) and R5S (symmetric).

Lens: 0.125" thick, impact-resistant tempered glass.

Electrical
Electrical components mounted to heavy-gauge plate to maximize heat

dissipation and structural integrity. Ballast: All ballasts are 100% factory tested. High reactance, high power factor for 150W and below. Constant wattage autotransformer 175W and above. MH: 150W and below are standard with pulse-start ignitor technology. Super CWA Pulse Start ballasts, 88% efficient and EISA legislation compliant, are required for 151-400W (must order SCWA option) for U.S. shipments only. CSA, NOM or INTL required for probe start shipments outside the U.S.

Socket: Horizontally oriented, mogul-base porcelain socket for 175W and above, medium

base for 150W and below, with copper alloy, nickel-plated screw shell and center contact. UL Listed 1500W-600V, 4KV pulse rated.

Installation
Mounting: Extruded 4" aluminum arm for square pole mounting, shipped in fixture carton as standard. Optional mountings available.

Listings
UL Listed (standard). CSA Certified or NOM Certified (see Options). UL Listed for wet locations.



ORDERING INFORMATION For shortest lead times, configure products using **bolded options**.

Example: KSE1 150M R3 277 SP09 LPI

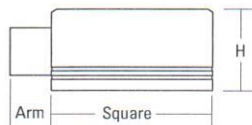
Series	Lamp type ¹	Distribution ¹	Voltage	Ballast	Mounting
KSE1	High pressure sodium ²	320M ⁴	120	(blank) Magnetic ballast	Ships included
KSE2	Metal halide	350M ^{4,5}	208 ⁸	CWI Constant wattage isolated ¹⁰	SP04 4" arm for square pole ¹¹
	70S	400M ⁸	240 ⁹	SCWA Super CWA ballast	RP04 4" arm for round pole ¹²
	100S	Metal halide ceramic ⁴	277		WB04 4" arm for wall
	150S	150M ³	347		SP09 9" arm for square pole
	250S	200M ⁴	480 ⁹		RP09 9" arm for round pole
	400S	100MHC ²	480 ⁹		WB09 9" arm for wall
		150MHC	23050HZ ¹⁰		
					Ships separately ^{12, 13}
					KMA External mast arm adaptor
					DA12P 12" degree arm for pole
					DA12WB 12" degree arm for wall
					KTMB Twin mounting bar

Options	Finish	Lamped
Ships installed	(blank) Dark bronze (std.)	LPI Lamp included
SF Single fuse, 120V, 277V, 347V	DBL Black	L/LP Less lamp
DF Double fuse, 208V, 240V, 480V	DGC Charcoal gray	
EC Emergency circuit ¹⁴	DMB Medium bronze	
QRS Quartz restrrike system ⁴	DNA Natural aluminum	
PER NEMA twist-lock receptacle only ¹⁵	DWH White	
KW1 Kilowatch 120V control ¹⁶	CR Enhanced corrosion resistance	
KW4 Kilowatch 277V control ¹⁶	CRT Non-stick protective coating (black)	
CSA Meets Canadian standards		
NOM Meets Mexican standards (consult factory)		
INTL Available for MH probe start shipping outside the U.S.		
Ships separately ¹²		
PE1 NEMA twist-lock PE (120V-240V)		
PE3 NEMA twist-lock PE (347V)		
PE4 NEMA twist-lock PE (480V)		
PE7 NEMA twist-lock PE (277V)		
SC Shorting cap for PER option		
HS House-side shield ¹⁶		
VG Vandal guard ¹⁶		

ADDITIONAL INFORMATION For additional product information, visit www.lithonia.com.

SERIES	CONFIGURATIONS	
	LAMP TYPE	DISTRIBUTION
KSE1	70S, 100S, 100M, 100MHC, 150S, 150M, 150MHC, 175M, 200M	R2, R3, R4SC
KSE2	250S, 250M, 320M, 350M, 400S, 400M	R2, R3, R4SC, R4W, R5S

Drawings are for dimensional detail only and may not represent actual mechanical configuration. Dimensions are shown in inches (centimeters) unless otherwise noted.



	KSE1	KSE2
EPA:	1.3 ft ² (.12m ²)	1.9 ft ² (.18m ²)
Square:	15-3/4 (40.0)	19 (48.3)
Height:	8-3/4 (22.2)	11 (27.9)
Max. weight:	26.6 lbs (12.1 kg)	39.9 lbs (18.1 kg)

Notes

- Specify lamp type and distribution. See Configurations table.
- Not available with SCWA.
- Universal, mogul base lamp allows KSE to be available with SCWA.
- Must be ordered with SCWA.
- Must use ED28 lamp.
- Not applicable with L/LP.
- Not available KSE1.
- Must specify CWI for use in Canada.
- Optional multi-tap ballast (120V, 208V, 240V, 277V). In Canada 120V, 277V, 347V; ships as 120V/347V.
- Consult factory for available wattages.
- Use 9" arm when mounting two luminaires at 90°.
- May be ordered as an accessory.
- Must specify finish.
- Maximum allowable wattage lamp included.
- Photocell not included.
- Available with 150S, 250S and 400S only.
- Prefix with fixture name and size. VG: KSE1VG, KSE2VG. HS: KSE1HS, KSE2HS (for use with R2 or R3).