



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: May 18, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1005482***
07EPC-00430 EPC Site Development Plan-
Building Permit

Stonebridge Investment Group
6500 Hanover Rd. NW
Albuq. NM 87121

LEGAL DESCRIPTION: for all or a portion of Tracts 2 & 3, **Mira Mesa Estates**, zoned C-2 (SC), located on HANOVER NW, between 64TH ST. NW and 68TH ST. NW, containing approximately 5 acres. (J-10) Anna DiMambro, Staff Planner

On May 17, 2007 the Environmental Planning Commission voted to approve Project 1005481/07EPC 00430, a request for approval of a site development plan for building permit, for Tracts 2 and 3, Mira Mesa Estates, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for Tracts 2 and 3, Mira Mesa Estates, located on Hanover NW between 64th and 68th and zoned C-2 (SC). The site is approximately 5.0 acres and is currently vacant. The applicant is proposing to construct three single-story buildings on the site to house a mixture of retail and service uses.
2. The subject site is located within the area designated Established Urban by the Comprehensive Plan and is within the boundaries of the West Side Strategic Plan.
3. This request furthers Developing and Established Urban policies of the Comprehensive Plan:
 - a. The location, intensity, and design of this development respect existing neighborhood values, the natural environment, and scenic and other resources (Policy d).
 - b. The subject site located contiguous to existing urban facilities and services. Site plan review will ensure the integrity of the existing neighborhoods (Policy e).
 - c. This request proposes employment and services uses and is located to complement residential areas. Site plan review will ensure minimization of the effects of noise, lighting, pollution, and traffic on the residential environment (Policy i).

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- d. This request is appropriate to the Plan area and incorporates some interesting design features (Policy 1).
4. This request furthers Comprehensive Plan Policy a for Economic Development by proposing new employment opportunities that will accommodate a wide range of occupational skills and salary levels.
5. This request furthers applicable policies of the West Side Strategic Plan:
 - a. This request is not for a strip commercial development, but rather for a clustered development (Policy 1.3).
 - b. This request proposes development of an employment center (Policy 1.6).
 - c. This request proposes new commercial development in the Atrisco Park Community (Policy 3.33).
 - d. This request creates jobs south of I-40. The proposed business center will aid small business development efforts and could function as a business incubator. It is located near the Atrisco Business Park (Policy 3.88).
 - e. This request complies with the Design Guidelines of the West Side Strategic Plan (Policy 4.6).
6. There is no known neighborhood or other opposition to this request. The Los Volcanes Neighborhood Association has submitted a letter of support for this development.

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 applicant shall demonstrate how the Water Management Goal, Section II.D.2 of the Comprehensive Plan, is furthered.
4. The applicant shall demonstrate how the Energy Management Goal, Section II.D.3 of the Comprehensive Plan, is furthered.
5. Recommended conditions from City Engineer, Municipal Development, Water Authority, and NMDOT:

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- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- b. For two-way operation, consideration should be given to creating one main 30' wide site drive with 25' curb return radii that accesses the site. If two site drives are desired, drives should be 25' minimum in width and 50' apart, flowline to flowline, with 15' curb return radii minimum but 25' desirable. In addition, if one-way operation is desired then the drives should be 22' wide maximum and signed and marked accordingly.
- c. At truck delivery entrance/exit, drives should be 22' minimum width with 25' curb return radii minimum for one-way operation. Sign and mark accordingly. Provide truck turning radius information (i.e. design vehicle) to verify.
- d. As shown on the site plan, delete one-way markings and signing of main site drives and drive aisles as parking is perpendicular and drive aisles are 24' wide (typical for two-way operation). If one-way operation is desired, then drive aisles should be 22' maximum and parking should be self enforcing angled parking (see DPM).
- e. Delete parking spaces adjacent to and at rear of buildings on south side of site. 20' minimum clear distance to be maintained at all times for one-way operation, fire and solid waste access. Sign and provide pavement markings delineating one-way drive aisle.
- f. Provide truck turning radius information for delivery areas at overhead doors (i.e. turning templates, for design vehicles, on site plan).
- g. Drives on opposite sides of the street need to be offset at least 50' or centerlines need to be within 15' of each other. May be adjusted, if affected drives are exit or enter only (check with Traffic Engineer).
- h. Site plan shall comply and be designed per DPM Standards.
- i. There is an existing FEMA floodplain on this site. All buildings on this site must adhere to flood hazard regulations.

6. Pedestrian amenities:

- a. Relocate public outdoor space outside to the north end of the parking lot between Business Units 4 and 5.
- b. Revise square footage calculation of public outdoor space.
- c. Provide seating adjacent to major facades at the rate of one seat per 25 feet of façade.

7. Walls:

- a. The west sidewall of the site shall have two 30-foot openings to allow connectivity when the adjacent Tract 1 develops. The locations of the openings shall be acceptable to the city's Traffic Engineer and reciprocal cross access easements are also necessary.

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- b. The wall separating the residential uses from the subject site shall be a maximum of 8' high as measured from the residential side. Height up to 10' is a conditional use and must receive approval from the Zoning Hearing Examiner.
 - c. The retaining wall shall be of split-face CMU with the split-facing on the residential side. The party wall above the retaining wall shall be of split-face CMU with the split-facing alternating between the residential side and the subject site.
8. Provide parking screening along Hanover per the requirements of 14-16-3-1 (F)(4).
9. Provide bicycle racks convenient to southern building.
10. Lighting:
 - a. Add a note to the lighting details specifying that all lighting will be in compliance with 14-16-3-9.
 - b. The monument sign shall not be uplit. The applicant shall use sign lighting that meets the intent of the New Mexico Night Sky Protection Act.
11. Low growing groundcover shall be located in the planting strip between the sidewalk and Hanover road. This and all other planting areas shall achieve 80% live ground coverage at maturity.
12. Dumpster number and location shall comply with Solid Waste Management division requirements.
13. Revise Key Note 15 on page A100 to read "Mechanical equipment to be screened by parapet."
14. Typographical errors:
 - a. Hanover shall be spelled correctly and consistently on all sheets. MW shall be replaced with NW on pages C100 and C101.
 - b. Use proper form of the word "than" in the last Note on page L100.
 - c. The number of parking spaces provided shall be revised on page L100.
 - d. Correct Proposed Conditions narrative on page C100. Replace "The natural lying along..." with "The natural low-lying area along..."
 - e. Incorporate Tract 3 into narrative on page C100.
15. The applicant shall correct colors indicated on the site development plan to match those indicated in color renderings.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JUNE 1, 2007** IN THE MANNER DESCRIBED BELOW. 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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Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,


for Richard Dineen
Planning Director

RD/AD/ac

cc: Design Plus LLC, 2415 Princeton Dr. NE, Albuquerque, NM 87107
Max Garcia, Los Volcanes, 6619 Honeylocust Ave. NW, Albuquerque, NM 87121
Ben Sandoval, Los Volcanes, 6516 Honeylocust Ave. NW, Albuquerque, NM 87121
Rich Cederberg, Piedras Marcadas NA, 9304 Drolet NW, Albuquerque, NM 87114
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