



Environmental Planning Commission

Agenda Number: 3
Project Number: 1009952
Case #: 14EPC-40005
March 13, 2014

Staff Report

Agent	BDA Architecture
Applicant	Daniel Levenson
Requests	Site Dev. Plan for Building Permit
Legal Description	Lot 6 Plat of Lots 1-7 Lowe's Subdivision
Location	NW corner of Coors Blvd. intersection with Old Airport Ave.
Size	Approximately 0.839 acre
Existing Zoning	SU-1 for C-2 Uses/IP Permissive Uses/R-3 Permissive Uses
Proposed Zoning	No change

Staff Recommendation

APPROVAL of Case 13EPC-40005 based on the Findings beginning on Page 13, and subject to the Conditions of Approval beginning on Page 16.

Staff Planner
Chris Glore, Planner

Summary of Analysis

This request is for a Site Development Plan for Building Permit (SPBP) for construction of a new 8,466 sq. ft. commercial building and related improvements on approximately 0.839 acre. A deviation from parking standards of the Zoning Code is also requested. The Westside Coalition of Neighborhood Associations, and adjacent residents were notified. There is no known opposition to the request.

The request furthers or is consistent with a preponderance of the applicable policies of the Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, and the design guidelines of the Seven Bar Ranch Sector Plan.



City Departments and other interested agencies reviewed this application from 2/3/2014 to 2/14/2014. Agency comments used in the preparation of this report begin on Page 19.

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	SU-1 for C-2 Uses/IP Permissive Uses/R-3 Permissive Uses	Established Urban Area; West Side Strategic Plan Coors Corridor Plan Seven Bar Ranch Sector Plan	Vacant
North	SU-1 for C-2 Uses/IP Permissive Uses/R-3 Permissive Uses	Established Urban Area; West Side Strategic Plan Coors Corridor Plan Seven Bar Ranch Sector Plan	Commercial
South	SU-1 for C-2 Uses	Established Urban Area; West Side Strategic Plan Coors Corridor Plan Seven Bar Ranch Sector Plan	Commercial
East	SU-1 for C-1 and Restaurant With Full Service Liquor	Established Urban Area; West Side Strategic Plan Coors Corridor Plan Seven Bar Ranch Sector Plan	Commercial
West	SU-1 for C-2 Uses/IP Permissive Uses/R-3 Permissive Uses	Established Urban Area; West Side Strategic Plan Coors Corridor Plan Seven Bar Ranch Sector Plan	Commercial

II. INTRODUCTION

Proposal

This request is for a Site Development Plan for Building Permit (SPBP) for Lot 6 Plat of Lots 1-7 Lowe’s Subdivision (the “subject site”). The subject site contains approximately 0.839 acre of land and is located at the southwest corner of the Coors Blvd. intersection with Old Airport Ave. The subject site is within the boundaries of the Rank II Westside Strategic Plan, and the Rank III Coors Corridor Plan and Seven Bar Ranch Sector Development Plan. The site is currently zoned SU-1 for C-2 Uses/IP Permissive Uses/R-3 Permissive Uses and is not requested for change.

This SPBP request would allow construction of approximately 8,466 sq. ft. of new building area, site landscaping, and on-site circulation for vehicles and pedestrians. The proposed SPBP would also result in the construction of 36 parking spaces, while the Zoning Code parking space requirement for the veterinary clinic and retail space would be 42 spaces. Vehicular access would be from a driveway internal to the subdivision along the northern boundary of the subject site; there would be no direct vehicular access at Coors Blvd. or Old Airport Ave.

Several SPBP requests were previously approved for the subject site as part of a larger development area. Approval of a SPBP by the EPC in July, 2001 was for approximately 179,700 sq. ft. of new building space on a 16-acre site. Through administrative actions in 2006 and 2007, the SPBP was amended to allow construction of new commercial pad buildings.

EPC Role

The EPC is the approval body for site development plans that are required by the SU-1 Special Use Zone, §14-16-2-22. The EPC will be the final decision-making body for the proposals unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)].

History

On October 30, 1998 an Annexation Agreement was entered into (AX-97-3) by Ordinance (O-98-92) for approximately 26.87 acres in northwest Albuquerque at the intersection of Coors Blvd. and Alameda Blvd. Bernalillo County had previously approved a 360,000 sq. ft. retail/commercial development for the property. Upon annexation, the City assigned the property Zoning of SU-1 for C-2 Uses/IP Permissive Uses/R-3 Permissive Uses (Z-97-18 and Z-97-106).

On July 19, 2001, the EPC voted to approve a Site Development Plan for Subdivision (SPS) for approximately 36 acres known as the Riverwalk Marketplace. Concurrently, the EPC approved a SPBP for an approximately 179,700 sq. ft. commercial development, including a home improvement center, on 16 acres of the property (01EPC-00742 and 01EPC-00743 Project No. 1001275).

On February 21, 2008 the EPC voted to approve a SPBP request for commercial pad development on Lot 5, adjacent to the north of the subject site (08EPC-400004) within the boundaries of the Riverwalk Marketplace.

Administrative Amendments to the SPS (Project No. 1001275) were approved in June and December of 2006, and in February, May and September of 2007, for circulation and signage revisions within the larger commercial center.

Context

The subject site is located in the west side of Albuquerque. To the north, along Coors Blvd. to Alameda Blvd are commercial uses, primarily restaurants. To the east are vacant land and a restaurant. To the south and west are commercial uses including retail, service, and restaurants. Commercial uses are concentrated around the intersection of Alameda Blvd. and Coors Blvd., with the highest commercial intensity south of the intersection.

Transportation System

The Metropolitan Transportation Plan (MTP) Current Roadway Function map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The MTP map designates Coors Blvd. as Principal Urban Arterial and designates Old Airport Ave. an Urban Collector.

Trails/Bikeways. Per the MTP Long-Range Bicycle System map, Coors Blvd. near Alameda Blvd. is designated as a proposed bicycle lane.

Comprehensive Plan Corridor Designation. Coors Blvd. is a Major Transit Corridor, which is “designed to optimize public transit and move large numbers of people in a very timely and efficient manner.”

Transit. ABQ Ride Routes 790, 96 and 155 travel along Coors Blvd. south of Alameda Blvd. The 790 is a Rapid Ride route with limited stops, and the 96 is an express service route operating only during peak hours on weekdays.

Public Facilities/Community Services

There are six developed parks within a one-mile radius. A fire station is located adjacent to the park north of Sequoia Rd. For more specific information, see the attached Public Facilities Map.

III. ANALYSIS

This is a request for a SPBP for Lot 6 Plat of Lots 1-7 Lowe’s Subdivision (the ‘subject site’). The subject site contains approximately 0.839 acre and is located at northwest corner of Coors Blvd. intersection with Old Airport Ave. Zoning Code §14-16-3-11 states, “...Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” As such, staff has reviewed the accompanying SPBP for conformance with applicable goals and policies of the Comprehensive Plan, the Westside Strategic Plan, the Coors Corridor Plan and the Seven Bar Ranch Sector Development Plan (SDP).

Applicable Ordinances, Plans and Policies

Albuquerque / Bernalillo County Comprehensive Plan

The Comprehensive Plan, the Rank I planning document for the City, contains goals and policies that provide a framework for development and service provision. The Plan’s goals and policies serve as a means to evaluate development proposals such as this.

The subject site is located in the area designated Established Urban by the Comprehensive Plan. The Established Urban Area includes most of the developed City, places well established with urban development. The Established Urban Area is subject to policies of Comprehensive Plan Section II.B.5.

Analysis of Policy Consistency

Note: Comprehensive Plan Policy text is in regular font; *staff’s analysis is in bold italics.*

Policy II.B.5.d: 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.

Neighborhood values are respected with the SPBP for a new single-story commercial building, located adjacent to Coors Blvd. The proposed building would provide space for a veterinarian and retail store or service provider within a substantially-developed commercial area. The proposed SPBP must meet the design standards established by the existing SPS regulations for architecture, landscaping, site amenities and signage with and thereby provide neighbors with the same level of development aesthetics as exists in the commercial center overall. The proposed building architecture would reflect design of the recently-constructed commercial developments in the surrounding area. Staff finds the request furthers Policy II.B.5.d.

Policy II.B.5.e: 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 SPBP request would result in construction of a new building on a vacant parcel of land at the periphery of a commercial center. A full range of urban utilities and services are available in the vicinity. The new building proposed would be single-story construction, and would not adversely impact the integrity of residential neighborhoods east of Coors Blvd. Staff finds the request furthers Policy II.B.5.e.

Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential streets.

The SPBP request would result in construction of new building space along a corridor of pad commercial development. Traffic generated by the site activities would utilize Coors Blvd. and Old Airport Ave. and would remain outside of residential neighborhoods. Staff finds the request furthers Policy II.B.5.i.

Policy II.B.5.l: 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 new construction would utilize façade and roofing materials consistent with southwestern design and would complement the design of existing buildings along this portion of Coors Blvd. and within the Lowe's center. The request would be consistent with the design standards of the approved SPS for the subject site and would be consistent with the applicable design standards of the Coors Corridor Sector Development Plan. Staff finds the request furthers Policy II.B.5.l.

Policy II.B.5.m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Development at this site would improve the visual quality of the property, which is currently a vacant property along the Coors Blvd. and Old Airport Ave. frontages. The SPBP elevations demonstrate architectural style compatible with surrounding development including the commercial pad developments along Coors Blvd. near the Alameda Blvd. intersection. The

proposed building construction and landscaping would ‘finish’ one of the last undeveloped sites along this portion of Coors Blvd. and thereby improve the quality of the visual environment. Staff finds the request furthers Policy II.B.5.m.

Rank II Plans

The West Side Strategic Plan was first adopted in 1997. The Plan encompasses properties generally bounded by Sandoval County on the north, the Rio Puerco Escarpment on the west, the Atrisco Grant line on the south, and the Rio Grande River/Coors Blvd. on the east. The purpose of the Plan was to “provide a framework of strategic policies within which to manage future growth and development on Albuquerque’s west side.”

Analysis of Policy Consistency

Note: West Side Strategic Plan Policy text is in regular font; *staff’s analysis is in bold italics.*

Policy 1.1: Thirteen distinct Communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

The subject site is within the Seven Bar Ranch Community of the West Side Strategic Plan (WSSP), within the designated West Side Regional Center. Thus the proposed SPBP would increase the intensity of commercial use on a site located within the Regional Center. Staff finds the request furthers Policy 1.1.

Policy 3.2: Multifamily development and non-residential development are appropriate in and near the Regional Center. These uses shall develop consistent with the clustered concepts described in this Plan, rather than as strip commercial. Single-family residential development shall be prohibited in the Regional Center.

The proposed SPBP would increase the availability of commercial retail and service uses on a site located within the designated Regional Center. Staff finds the request furthers Policy 3.2.

Policy 3.3: Development of the Regional Center shall be inclusive of mixed uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development.

The proposed SPBP would provide pedestrian linkages from the proposed building to sidewalks along Coors Blvd. and to sidewalk along the internal access road on the northern site perimeter, but would not connect to sidewalk along Old Airport Ave. Staff finds the request partially furthers Policy 3.3.

Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.

The requested SPBP represents infill development in that it would occur on a vacant site within the developed commercial center. The subject site is located within walking distance of the sidewalks and public transit service along Coors Blvd., thereby making walking and biking to and from Coors Blvd. potentially attractive to facility employees. Staff finds the request furthers Policy 4.10.

Rank III Plans

COORS CORRIDOR

The Coors Corridor Plan was first adopted in 1984. The Plan has been amended several times since then, in 1989, 1995 and 2003. North of I-40, the Plan encompasses most of the properties fronting the east and west sides of Coors Blvd. and not under an “R” zoning designation. The Corridor Plan establishes policies, regulations and guidelines for development.

Analysis of Policy Consistency

Note: Coors Corridor Plan Policy text is in regular font; *staff’s analysis is in bold italics.*

Policy 1.7: Public view sites shall be provided at appropriate locations along Coors Boulevard and within the corridor as suggested on the recommended land use plans.

The west side of Coors Blvd. near Alameda Blvd. is not a designated public view site. The proposed building construction would therefore not adversely impact public views. Staff finds the request does not conflict with Policy 1.7.

Policy 1.8: Where appropriate, roadway design shall provide for pedestrian and bicycle traffic and horse trails. Preferably, bicycle trails and horse trails will be located off Coors Blvd.

The proposed SPBP shows all vehicle access for the site would be from an internal drive accessing commercial pad sites south of Alameda Blvd., including the subject site. The shared access drive connects to Old Airport Ave. There would be no direct access to Coors Blvd. Staff finds the request furthers Policy 1.8.

Policy 4.a.1: Appropriate and pleasing visual impressions within the corridor should be established and preserved.

Overall, the design of the new construction would be consistent with the design guidelines of the adopted SPS for the property, and would improve the appearance of the site. Staff finds the request furthers Policy 4.a.1.

Policy 4.a.3: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines.

The proposed new building construction would be single-story. The exterior design of the new construction would be consistent in façade design and materials with the adopted design regulations of the Coors Corridor Plan and the approved SPS for the site. The request would not adversely impact the natural landscape. Staff finds the request furthers Policy 4.a.3.

Policy 4.b.2: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site, and to adjacent or related buildings and structures.

The proposed SPBP shows building setbacks of approximately 84 ft. from the property line along Coors Blvd., including a 35-foot landscape setback required by the Coors Corridor Plan for all development along this portion of Coors Blvd. The setback would be consistent with the setbacks of existing restaurant buildings along the same section of Coors Blvd. The building height and bulk would also be consistent with the design of free-standing commercial buildings in the site vicinity. A 3-foot high block wall is shown at the edge of parking as required for screening of parking along Coors Blvd. Staff finds the request furthers Policy 4.b.2.

Policy 4.b.3: There should be a landscaped street yard along the entire frontage of properties adjacent to Coors Blvd.

Policy 4.b.4: Landscaping design and improvements should be complementary to the individual site and to the overall appearance of the corridor in accordance with the design regulations and guidelines.

The proposed SPBP would landscape the entire site frontage on Coors Blvd. to a depth of 35 ft. and the site perimeter adjacent to Old Airport Ave. Southern and eastern site perimeter landscaping would add trees at two-inch caliper at the time of planting, as required by the Zoning Code. Tree spacing proposed would meet the landscaping requirements of the approved SPS. Staff finds the request furthers Policy 4.b.3 and Policy 4.b.4.

Policy 4.b.5: Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

The proposed SPBP places all parking in front of buildings relative to Coors Blvd. However, the 35-foot wide landscape setback is maintained, and a three-foot wall would partially screen parking in views from along Coors Blvd. Staff finds the request partially furthers Policy 4.b.5.

Policy 4.b.6: Commercial sites, such as shopping centers, should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape along Coors Boulevard.

As noted above, the proposed SPBP places all parking in front of buildings relative to Coors Blvd. The building's south façade would be within approximately six feet of the southern property line, along Old Airport Ave., and a screen wall for the parking lot is proposed along the Coors Blvd. site frontage. Staff finds the request partially furthers Policy 4.b.6.

Policy 4.b.7: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not use driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized.

The SPBP shows on-site pedestrian circulation with sidewalks connecting the proposed building to Coors Blvd. and the access drive adjacent to the north of the site. The individual commercial pad developments along this segment of Coors Blvd. are connected directly via the access drive, which also has a separate sidewalk outside of vehicular travel lanes. Staff finds the request furthers Policy 4.b.7.

Policy 4.b.9: Site area lighting, including parking lot lighting, should be carefully designed and located so as to minimize glare on any public right-of-way or adjacent premises.

The SPBP shows lighting of outdoor areas would incorporate fixtures on maximum 20-foot high poles, which would be a height similar to the overall building height. Per the approved SPS light fixtures must be 'shoebox' type and down-directed to prevent light spillover. Staff finds the request furthers Policy 4.b.9.

Policy 4.b.10: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

The new building would be behind landscape buffers and parking in views into the property from Coors Blvd. The architectural elevations and landscape plan in the SPBP would be complimentary to existing commercial pad development nearby, and would generally improve the visual quality of a site located within the Coors Corridor. The south elevation of the proposed building would be approximately 141 ft. 9 inches in length and would include façade features to break up the mass as required by Zoning Code §14-16-3-18 (D). Staff finds the request furthers Policy 4.b.10.

Policy 4.c.1: Unique views within and beyond the Coors Corridor area east of Coors Blvd. should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor.

Coors Blvd. near the Alameda Blvd. intersection is designated by the Coors Corridor Plan as a view corridor on the east side of the roadway. The proposed new building construction would be located along the west side of Coors Blvd. and would not adversely impact any public views from Coors Blvd. toward the Sandia Mountains or West Mesa. Staff finds the request does not conflict with Policy 4.c.1.

SEVEN BAR RANCH SECTOR PLAN

The Seven Bar Ranch Sector Development Plan (SDP) was first adopted in 1985, and was amended in 1994, 2005 and 2007. The SDP established six categories of land use for the included area, including residential, employment/office, commercial, parks and open space, school, and town center. The land use designation for the subject site and vicinity is SU-1 for C-2 Uses.

The approved SDP establishes design guidelines required for development. The architectural design required of all development within Seven Bar consists of three elements:

Element 1: Preservation of a ground plane adjacent to the street right-of-way which is defined by a consistent style of landscaping integrating the public streetscape and public open space system with private landscaped areas.

The SPBP landscape plan indicates a 35-foot deep landscape setback from Coors Blvd. with trees and shrubs of generally low water-using plants, consistent with the plantings along Coors Blvd. north of the site. Staff finds the request is consistent with Element 1.

Element 2: Consistent treatment of vertical building planes with regard to color, material, architectural details and trim materials, or conformance with an indigenous architectural style.

The SPBP building elevations depict a southwestern architectural style with articulated building planes on the north and east sides. The south elevation of the building would be approximately 141 ft. 9 inches in length and as required by Zoning Code §14-16-3-18 (D) would provide façade features to break up the mass. Staff finds the request is consistent with Element 2.

Element 3: Consistency of major architectural elements such as roof-line, articulation of building fenestration, and articulation of massing.

The SPBP building elevations show a southwestern architectural style with sloping roof on part of the building, and regular window and door openings on the north, east and west sides of the building. Staff finds the request is consistent with Element 3.

In addition, there are general design guidelines for non-residential development:

Guideline: Appropriately scale building massing, articulation and materials to the relative scale of the site;

The SPBP building elevations depict articulated building planes on the north and east sides. The north and east elevations of the building would provide façade features to break up the mass, as would the south elevation in compliance with Zoning Code §14-16-3-18 (D). Staff finds the request is consistent with this guideline.

Guideline: Provide for defined pedestrian linkages and building entry points;

The proposed SPBP would provide pedestrian linkages from the building to sidewalks along Coors Blvd. and to sidewalk along the internal access road, but would not connect to sidewalk along Old Airport Ave. Staff finds the request is partially consistent with this guideline.

Guideline: Integrate the landscaping type of adjacent street right-of-way with landscaping designs on site;

The SPBP landscape plan indicates a 35-foot deep landscape setback from Coors Blvd. with trees and shrubs of generally low water-using plants, consistent with the plantings along Coors Blvd. north of the site. Staff finds the request is consistent with this guideline.

Conclusion of Policy Analysis

Staff finds the proposed SPBP furthers, or does not conflict with, a preponderance of the applicable policies of the Comprehensive Plan, Westside Strategic Plan, and Coors Corridor Plan. The SPBP partially furthers WSSP Policy 3.3 as the proposed SPBP would provide pedestrian linkages from the building to sidewalks along Coors Blvd. and along the internal access road but does not show a connection to Old Airport Ave. The SPBP partially furthers Coors Corridor Plan Policy 4.b.5 and Policy 4.b.6 as all parking would be in front of buildings relative to Coors Blvd.; however, the 35-foot wide landscape setback is maintained, and a three-foot wall would partially screen parking. The SPBP partially furthers Seven Bar Ranch SDP design guidelines regarding Element 3 as the south building elevation requires articulation.

ANALYSIS – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Site Plan Layout / Configuration

Use. The proposed new construction will represent an increase in commercial retail and service activity on the perimeter of the Lowe’s commercial center. The projected traffic generated by the request did not trigger the City Traffic Impact Study criteria.

Lot Size. The existing lot comprising the SPBP site is approximately 0.839 acre. No change to the site size or lot line orientation is proposed.

Open Space. The SPBP proposes to add a building footprint of 8,466 sq. ft. of building space on the site. As shown on the SPBP landscape plan, there would be approximately 13,024 sq. ft. of landscaped areas, for approximately 29% of the net lot area. The Zoning Code and approved SPS require 15%.

Vehicular and Pedestrian Access, Circulation and Parking

Vehicular access into the subject site from Old Airport Ave. would be via a two-way drive adjacent to the north property line, and a 28-foot eight-inch wide access driveway shared with the existing commercial development to the north.

With the proposed SPBP, on-site pedestrian circulation would include two sidewalks, one connecting to Coors Blvd. and one connecting from the proposed building through the parking area to an existing sidewalk to the north.

Surface parking would be in two areas, one with 17 spaces between the proposed building and Coors Blvd., and the second 19 spaces adjacent to the north side of the proposed building. The proposed 4,500 sq. ft. animal clinic and 3,966 sq. ft. of commercial tenant space would require 42 parking spaces per the Zoning Code §14-16-3-1(A) requirement of one space per 200 sq. ft. of retail and service uses. Proposed parking would be a total of 36 spaces provided including three accessible spaces (three are required), 6 total spaces less than the Zoning Code requirement. A deviation to required parking is requested with this SPBP request; the subject property is zoned SU-1 and therefore the EPC can determine the off-street parking requirement for a development per Zoning Code §14-16-2-22(C).

Lighting and Security

Two exterior pole-mounted lighting fixtures would be 20 feet in height, within the parking lot. Zoning Code §14-16-3-9 sets a maximum height of 30 feet for light poles, or 16 ft. if located within 100 ft. of a residential zone. Any accent or porch lighting must also be consistent with the Zoning Code §14-16-3-9.

Landscaping

The SPBP landscape plan indicates there would be landscape area of approximately 13,024 sq. ft., approximately 29 percent of the net lot area including 12,724 sq. ft. of gravel ground cover. Zoning Code §14-16-3-10 requires a minimum of 15 percent of net lot area in landscaping. The SPBP meets the landscape requirements of the Zoning Code. The SPS landscaping requirement of trees no more than 25 feet on center along Coors Blvd. and Old Airport Rd. is met by the SPBP.

Conceptual Utility Plan

The utility plan shows new connections for water and sewer into the property, from the access road on the north of the property. The site plan and review comments from PNM indicate that there is an existing utility easement along the east site perimeter, between Coors Blvd. and the proposed new building. There are no permanent improvements, beyond landscaping, proposed within the utility easement.

Architecture

The building elevations, on SPBP Sheets A.201 and A.202, demonstrate façade detailing and massing with articulation and variation in surface treatment, on three of the four building elevations. On the north and east elevations the building massing would provide a regularity of texture changes between masonry elements and glazing. The architecture of the proposed building is generally consistent with the approved SPS design guidelines and the design of surrounding commercial buildings. However, the façade articulation is largely absent from the west facade.

VI. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

These comments have been discussed herein and some addressed as recommended conditions of approval. Long Range Planning commented in support of the requested parking deviation as the veterinary clinic is not as intensive of a use as regular retail space. Transportation Planning requested a condition requiring cross-access agreements between the subject site and Lot 5 to the north.

Neighborhood/Public

Representatives from the Westside Coalition of Neighborhood Associations, and property-owners within 100-feet of the subject site were notified. A facilitated meeting was neither offered nor requested.

VII. CONCLUSION

This request is for a Site Development Plan for Building Permit for an 8,466 sq. ft. commercial building, with parking areas and landscaping, on Lot 6 Plat of Lots 1-7 Lowe's Subdivision containing approximately 0.839 acre of land located at the northwest corner of the intersection of Coors Blvd. and Old Airport Ave.

The request furthers a preponderance of the applicable policies of the Albuquerque / Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan and the Seven Bar Ranch Sector Development Plan. Exceptions are a partial furthering of the following:

West Side Strategic Plan Policy 3.3 as the proposed SPBP would provide pedestrian linkage to sidewalk along Coors Blvd. but not to sidewalk along Old Airport Ave.

Coors Corridor Plan Policy 4.b.5 and Policy 4.b.6, as the SPBP places all parking in front of buildings relative to Coors Blvd., however, landscape setback is maintained and a parking screen wall is proposed.

The Westside Coalition of Neighborhood Associations and adjacent property owners were all notified and there is no known opposition to the request.

FINDINGS – 14EPC-40005 – March 13, 2014 – Site Development Plan for Building Permit

1. This request is for a Site Development Plan for Building Permit for Lot 6 Plat of Lots 1-7 Lowe's Subdivision containing approximately 0.839 acre of land located at the northwest corner of the intersection of Coors Blvd. and Old Airport Ave. (the "subject site").
2. The subject site is zoned SU-1 for C-2 Uses/IP Permissive Uses/R-3 Permissive Uses.
3. The proposed new construction is an 8,466 sq. ft. commercial building, with parking areas and landscaping.

4. The subject site is in the Established Urban Areas of the Comprehensive Plan. Additional applicable plans are the Westside Strategic Plan, the Coors Corridor Plan, and the Seven Bar Ranch Sector Development Plan. The proposal must also comply with the Zoning Regulations and General Regulations of the Zoning Code.
5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Coors Corridor Plan, Seven Bar Ranch Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. This Site Development Plan for Building Permit meets all requirements regarding architecture, lighting, and landscaping of the adopted Site Development Plan for Subdivision for Lot 6 Plat of Lots 1-7 Lowe's Subdivision (01EPC-01EPC-00742 and 01EPC-00743 Project No. 1001275).
7. The Site Development Plan for Building Permit **request furthers or is consistent with** the following Comprehensive Plan policies:

Policy II.B.5.d: Development respects neighborhood values, environmental conditions and resources. *Design standards established by the existing SPS would be met with the proposed SPBP, and thereby the same level of design as exists in the commercial center overall.*

Policy II.B.5.e: New growth in areas where vacant land is contiguous to urban facilities and services and where the integrity of neighborhoods can be ensured. *A full range of urban utilities and services are available in the vicinity. The new building would not adversely impact the integrity of residential neighborhoods.*

Policy II.B.5.i: Employment and service uses sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential streets. *The construction would be along a corridor of pad commercial development, and traffic would remain outside of residential neighborhoods.*

Policy II.B.5.l: Quality and innovation in design in all new development, appropriate to the Plan area. *The façade and roofing materials would complement the design of existing buildings along Coors Blvd. and within the Lowe's center. The request would be consistent with the design standards of the approved SPS.*

Policy II.B.5.m: Design improves the quality of the visual environment. *The SPBP architectural style would follow SPS design regulations, and would therefore be compatible with surrounding development along Coors Blvd. near the Alameda Blvd. intersection.*

8. The Site Development Plan for Building Permit **request furthers** the following Rank II Westside Strategic Plan policies:

Policy 1.1: Thirteen distinct Communities shall constitute the urban form of the West Side. Communities shall develop with higher density (in Community and Neighborhood Centers), surrounded by lower density. *The subject site is within the designated West Side Regional Center and commercial uses would be increased within the designated Regional Center.*

Policy 3.2: Multifamily development and non-residential development are appropriate in and near the Regional Center. *The proposed SPBP would increase the availability of commercial retail and service uses on a site located within the designated Regional Center.*

Policy 4.10: Promote land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation. *The development would occur on a vacant site within walking distance of other commercial development and the sidewalks and public transit service along Coors Blvd.*

9. The Site Development Plan for Building Permit **request partially furthers** the following Rank II Westside Strategic Plan policies:

Policy 3.3: Development of the Regional Center inclusive of mixed uses, and multi-modal transportation. Connections must be provided with all new development. *The proposed SPBP would provide pedestrian linkages to sidewalks along Coors Blvd. and to sidewalk along the internal access road, but not to sidewalk along Old Airport Ave.*

10. The Site Development Plan for Building Permit **request furthers or does not conflict with** the following Rank III Coors Corridor Plan policies:

Policy 1.7: Public view sites shall be provided at appropriate locations along Coors Boulevard.

Policy 4.c.1: Unique views east of Coors Boulevard should be protected and enhanced.

The west side of Coors Blvd. near Alameda Blvd., where the subject site is located, is not a public view site. The building would not adversely impact public views.

Policy 1.8: Roadway design shall provide for pedestrian and bicycle traffic located off Coors Blvd. *All vehicle access for the site would be from an internal drive accessing commercial pad sites south of Alameda Blvd., including the subject site.*

Policy 4.a.1: Appropriate and pleasing visual impressions within the corridor should be established and preserved.

Policy 4.a.3: New development should be in accordance with the design regulations and guidelines.

Exterior design would be required to be consistent with the adopted design regulations of the approved SPS.

Policy 4.b.2: Buildings to provide a pleasing and functional relationship to the roadway, the site, and adjacent or related buildings. *The proposed SPBP setback is consistent with the setbacks of existing restaurant buildings along the same section of Coors Blvd. The building height and bulk would also be consistent with free-standing commercial buildings in the site vicinity.*

Policy 4.b.3: Landscaped street yard along the entire frontage of Coors Blvd.

Policy 4.b.4: Landscaping design complementary to the site and overall appearance of the corridor.

The proposed SPBP would landscape the site frontage on Coors Blvd. to a depth of 35 ft., and on Old Airport Ave. Tree spacing would meet the requirements of the approved SPS.

Policy 4.b.7: Separate pedestrian and vehicular access should be provided. Pedestrian access shall not use driveways as walkways. *The SPBP shows on-site pedestrian circulation with sidewalks connecting the building to Coors Blvd. and the access drive adjacent to the north.*

Policy 4.b.9: Site area lighting should be designed to minimize glare on public right-of-way or adjacent premises. *Lighting of outdoor areas would be required to incorporate down-directed fixtures on maximum 20-foot high poles, which would prevent light spillover.*

Policy 4.b.10: Architectural design should contribute to the visual environment of the Coors Corridor. *The architectural elevations would provide façade features to break up the mass as required by the Zoning Code.*

11. The Site Development Plan for Building Permit **request partially furthers** the following Rank III Coors Corridor Plan policies:

Policy 4.b.5: Off-street parking facilities should be located to the rear of sites.

Policy 4.b.6: Commercial sites should be designed so building is located near the street.

The SPBP places all parking in front of buildings relative to Coors Blvd. However, landscape setback is maintained and a parking screen wall is proposed.

12. The Site Development Plan for Building Permit **request is consistent with** the following Rank III Seven Bar Ranch Sector Development Plan guidelines:

Element 2: Consistent treatment of vertical building planes with regard to color, material, architectural details and trim materials. *The SPBP building elevations depict a southwestern architectural style with articulated building planes on the north and east sides. The building elevations would generally provide façade features to break up the mass as required by the Zoning Code.*

Element 3: Consistency of major architectural elements such as roof-line, articulation of building fenestration, and articulation of massing. *The SPBP building elevations show a sloping roof on part of the building, and regular window and door openings on the north, east and west sides. Additional window openings should be provided on the south elevation.*

13. Proposed parking would be a total of 36 spaces provided including three accessible spaces (meeting the requirement), a total of 9 spaces less than the Zoning Code required number of spaces. A deviation to required parking is requested with this SPBP; the subject property is zoned SU-1 and the EPC can determine the off-street parking requirement for a development within the SU-1 zone per Zoning Code §14-16-2-22(C).

RECOMMENDATION – 14EPC-40005 – March 13, 2014 – Site Development Plan for Building Permit

APPROVAL of 14EPC-40005, a request for Site Development Plan for Building Permit, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL –14EPC-40005 – March 13, 2014 – Site Development Plan for Building Permit

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 Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
4. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
5. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
6. Provide Cross-Access Agreements.
7. Add the following note to the General Notes on sheet C1.1 and Landscaping Plan: “Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”
8. All requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
9. The EPC approves the request for a parking space total of 36 spaces provided including three accessible spaces, as part of a development within the SU-1 zone per Zoning Code §14-16-2-22(C).

***Chris Glore
Planner***

Notice of Decision cc list:

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Attachments

1. Additional Staff information:
 - a. Notice of Decision November 14, 2001
 - b. Notice of Decision February 21, 2008
2. Application:
 - a. Cover Page
 - b. TIS form
 - c. Authorization letter
 - d. Justification letters
3. Neighborhood info/input
 - a. ONC letter
 - b. Applicant letter & certified mail receipts
4. Site Plan reductions

CITY OF ALBUQUERQUE AGENCY COMMENTS

Zoning Enforcement

- Pedestrian walkways minimum width 6' 14-16-3-1(H)((1))
- Provide variance approval for parking space reduction

Office of Neighborhood Coordination

14EPC-40005 SITE DEVELOPMENT - BUILDG PRMT

No Neighborhood and/or Homeowner Associations

Westside Coalition of NA's

Long Range Planning

- Established Urban, Westside Strategic Plan Coors Corridor Plan, Seven Bar Ranch, The zoning code requirement for parking for medical or dental office is 5 spaces per doctor. Would this be similar? The proposed parking reduction seems reasonable for the use.

Metropolitan Redevelopment - No comments received.

CITY ENGINEER

Transportation Development:

- Reveiwed 3rd revision received 2/28/14, no comments.

Conditions of approval for the proposed Site Development – Building Permit:

Conditions of approval for the proposed Site Development – Building Permit shall include:

1. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
2. Provide Cross-Access Agreements
3. Please add the following note to the General Notes on sheet C1.1 and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

Hydrology Development:

- No adverse comments.

DEPARTMENT OF MUNICIPAL DEVELOPMENT

Transportation Planning:

- Coors Blvd. (NM 448) is a NMDOT-owned and maintained facility in front of this site. Per the Long Range Bikeway System Map, Coors Blvd. is to contain on-street bicycle lanes in the vicinity of this site, yet a well-defined bicycle lane does not presently exist on the west side of the roadway fronting this site. There are no other comments on roadway system facilities.

Traffic Engineering Operations: - No comments received.

Street Maintenance: - No comments received.

WATER UTILITY AUTHORITY

Utility Services

- No adverse comments.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division – No comments received.

Environmental Services Division – No comments received.

PARKS AND RECREATION

Planning and Design

- No comments.

Open Space Division – No comments received.

City Forester – No comments received.

POLICE DEPARTMENT/Planning

- This project is in the Northwest Area Command.
- No Crime Prevention or CPTED comments concerning the proposed Site Development Plan For Building Permit request at this time due to inadequate information provided about exterior lighting placement vs. proposed landscaping and video surveillance system plans. And, no Crime Prevention or CPTED comments concerning the proposed reduction of parking spaces.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division - No comments received.

FIRE DEPARTMENT/Planning - No comments received.

TRANSIT DEPARTMENT

Project # 1009952 14EPC-400005 SITE DEVELOPMENT – BUILDING PRMT. LOT 6, LOWES SUBSIVISION ZONES SU-1 FOR C-2 LOCATED ON COORS BETWEEN AIRPORT AVE. AND NM 528. APPROX 0.8634 AC) (B-14)	Adjacent and nearby routes	None.
	Adjacent bus stops	None.
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY – No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

- Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Project #1009952 14EPC-40005 SITE DEVELOPMENT- BUILDG PRMT	Lowes Subdivision , Lot 6, is located on Coors Blvd NW between Airport Ave NW and NM 528. The owner of the above property requests approval of a Site Development Plan to allow for the development of a veterinary clinic. This will have no adverse impacts to the APS district.
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MID-REGION COUNCIL OF GOVERNMENTS – No comments received.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT – No comments received.

NEW MEXICO DEPARTMENT OF TRANSPORTATION

- The NMDOT has no objections to the site amendment. There are several items that will need to be addressed as the project is designed. The proposed sidewalk shown within the state right-of-way shall meet ADA criteria as defined in the US Access Board Proposed Guidelines for Pedestrian Facilities in the Public Right-of-Way. Any landscape and drainage impacts to state right-of-way shall need review by NMDOT. The NMDOT does not allow any development advertisement and/or signs within state right-of-way.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- 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