



**Environmental
Planning
Commission**

*Agenda Number: 4
Project Number: 1008519
Case #: 12EPC-40068
November 8, 2012*

Staff Report

Agent	Bohannon Huston, Inc.
Applicant	Cheddar's / Foremark Real Estate
Request	Site Development Plan for Building Permit
Legal Description	Tract A-1-C-1-A, Cryer Subdivision
Location	South Bound I-25 Frontage Rd. between Montano and Jefferson
Size	A 2.06-acre portion of the 5.5-acre site
Existing Zoning	SU-1 for C-3 & IP Uses
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of Case 12EPC-40068 based on the Findings beginning on Page 9, and subject to the Conditions of Approval beginning on Page 11.

Staff Planner
Carrie Barkhurst, Planner

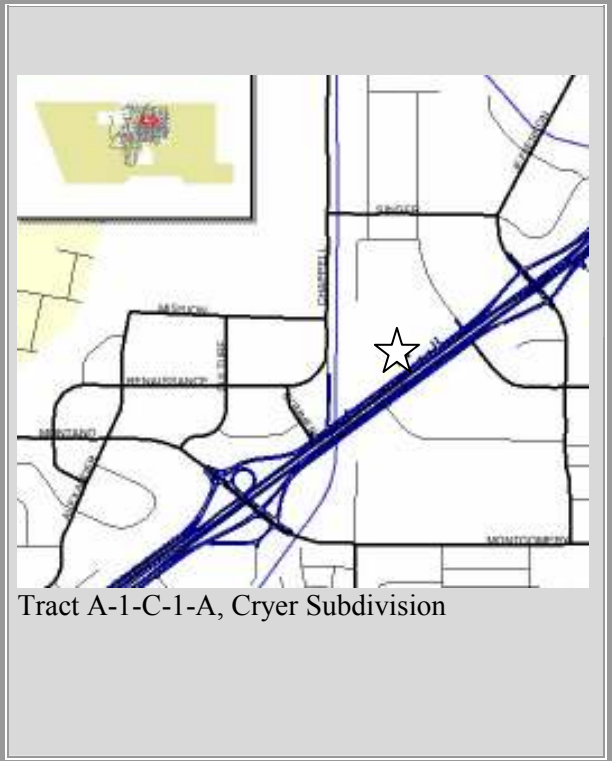
Summary of Analysis

The request is for approval of a Site Development Plan for Building Permit, which will rescind and replace the existing site development plan. The subject site is a currently vacant parcel located on the Southbound I-25 Pan American Frontage Road. The applicant proposes to develop a restaurant with full service liquor sales as Phase I, a 2-acre portion of the site. Future development of the remainder of the 5.5-acre parcel will return to the EPC for review. The requested use is permissive under the existing zoning.

The subject site is in the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan also applies. The proposal generally meets the applicable policies and requirements of the Comprehensive Plan, the North Side Area Plan, and the City Zoning Code. Staff recommends minor changes to improve compliance with site plan requirements and agency concerns.

The North Valley Coalition was notified of the request. There is no known opposition to this request.

Staff recommends approval subject to conditions.



City Departments and other interested agencies reviewed this application from 10/1/2012 to 10/12/2012. Agency comments used in the preparation of this report begin on Page 15.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for C-3 & IP Uses	Established Urban; North Valley Area Plan	Vacant (formerly Automobile Sales)
<i>North</i>	SU-1 for C-3 & IP Uses	Established Urban; North Valley Area Plan	Commercial Retail (Movie Theater; Restaurant)
<i>South</i>	I-25 ROW; M-1	Established Urban	Commercial/Industrial (Woodworking; Storage)
<i>East</i>	SU-1 for C-3 & IP Uses	Established Urban; North Valley Area Plan	Commercial Retail (Restaurant with Liquor)
<i>West</i>	SU-1 for C-3 & IP Uses; M-1; SU-1 for C-1 Uses	Established Urban; North Valley Area Plan	Commercial/Utilities (Restaurant; Electric Substation)

II. INTRODUCTION

Proposal

The proposal is for a Site Development Plan for Building Permit (SPBP) for a 2.06 acre portion of Tract A-1-C-1-A, Cryer Subdivision. The 5.5-acre tract of land is located on Southbound Pan American Freeway Frontage Road between Jefferson Blvd. and Montañó Rd. The subject site is zoned SU-1 for C-3 and IP Uses. The proposed development is for a restaurant with full service liquor. The proposed use is permissive in the current zoning. No uses are specified for the Phase II portion of the lot beyond what is allowed through the SU-1 for C-3 and IP Uses zoning. Future development in the remainder of the lot would return to the EPC for review.

EPC Role

The Environmental Planning Commission (EPC) has decision-making authority for the site plan approval, per §14-16-2-22(A)(1) of the Zoning Code.

Context

The subject site is in the Established Urban Area of the Comprehensive Plan and within the boundaries of the North Valley Area Plan. There is no applicable Sector Plan. The subject site is a vacant automobile dealership, which will be demolished and replaced with the proposed development. There is an existing office and retail center located north and east of the subject site (Jefferson Commons). The Renaissance Major Activity Center is located approximately ¼-mile southwest of the subject site. There is an AMAFCA channel along the northern side of the property, which feeds into the North Diversion Channel, just west of the site.

History

On February 8, 1990, the Planning Director approved administratively the current site development plan for use as an automobile sales office and lot (Z-75-29-1). The present request would rescind and replace the existing site development plan.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The Long Range Roadway System designates Pan American Freeway Frontage Road as an Urban Interstate, which is within the New Mexico Department of Transportation jurisdiction. The Comprehensive Plan designates this as an Express Corridor. Express Corridors are designed to quickly and efficiently move vehicles.

There is an existing bicycle trail ¼-mile southwest of the subject site, along the North Diversion Channel. There are proposed bicycle lanes along Jefferson, Chappell Road, and Montano. No bicycle facilities are planned along the Pan American Freeway Frontage Road.

ABQ Ride Routes 251, ABQ-Rio Rancho/Rail Runner Connection, and 551, Jefferson / Paseo del Norte Express, pass within ¼-mile of the subject site. Both are limited-service routes funded by Rio Metro Regional Transit District.

Public Facilities/Community Services

There is one elementary school and two City parks located within 1-mile of the site. For more specific information, see the Public Facilities Map.

III. ANALYSIS

Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-1 for C-3 and IP Uses. The SU-1 zone “provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.” Development at this location is required to have a site development plan, in accordance with the SU-1 zoning.

The proposed use is permissive under the current zoning, and no zone change is requested. The C-3 zone “provides suitable sites for C-2 uses, wholesale commercial uses, and some light industrial uses which cause no vibration discernible beyond the premises.” The IP zone “provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan.”

Site Development Plan for Building Permit

The request is for approval of a Site Development Plan for Building Permit. §14-16-3-11 of the Zoning Code states, “...Site Development Plans are expected to meet the requirements of

adopted city policies and procedures.” As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies of the Comprehensive Plan and the North Valley Area Plan.

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; ***Staff Analysis is in Bold Italics***

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

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.

The site plan respects existing social, cultural, and environmental resources, and the new use will have a minimal impact on the existing development in the area. The proposed site development plan and EPC review and approval will ensure a high quality built environment. 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 site is well-served with existing roads and infrastructure. The site has full access to urban facilities and services. The subject site is infill redevelopment in an existing office and commercial center. The integrity of existing neighborhoods will not be impacted because there are no nearby neighborhoods and the proposed use is consistent with existing zoning and land uses. The request furthers Policy II.B.5.e.

Transportation and Transit: The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system, efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Although the development is primarily geared towards vehicular access, the area is served by infrastructure for multiple modes of transportation. An additional restaurant at this location will serve the concentration of nearby office uses. The site is located conveniently off the I-25 frontage road, and has excellent access to the road network. The request is consistent with Transportation and Transit Goal II.D.4.

Policy g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The parking areas are broken up into small parking fields, which may improve the pedestrian experience. There is a 6-foot wide pedestrian walkway around the entire building perimeter, except for at the dumpster location. The request is generally consistent with Policy II.D.4.g.

North Valley Area Plan (Rank II)

The North Valley Area Plan was adopted in 1993. The Plan generally encompasses the 28.5 square mile area south of the Bernalillo/Sandoval County line, north of Interstate 40, west of Interstate 25 and east of the Rio Grande. Of the total area, 4.01 square miles are within the corporate limits of the Village of Los Ranchos de Albuquerque and are not subject to the NVAP. Of the remaining area, 14.38 square miles are in the City of Albuquerque and 10.15 square miles are in unincorporated Bernalillo County. Specific boundaries (as of 1993) are shown on page 24 of the Plan.

The NVAP establishes twelve overarching Goals (p. 5-6) and sets forth policies regarding land use and zoning for the area. Other policies provide guidance on air quality, wastewater, drainage, transportation, housing, village centers, community design, agriculture and rural character and implementation. The following Goal and policy were cited by the applicant as applicable to the request:

Land Use Goal 2.b is to “preserve and enhance the environmental quality of the North Valley Area by *controlling growth* and maintaining low density development.” (p. 5).

The request proposes to develop a restaurant along the I-25 commercial corridor. The site is zoned SU-1 for C-3 and IP, which requires a site development plan. The site plan will control growth at this location, therefore, this request is consistent with NVAP Land Use Goal 2.d.

Land Use Goal 6 is to “encourage quality commercial/industrial development and redevelopment in response to area needs in already developed established commercial industrial zones and areas. To discourage future commercial/industrial development on lots not already zoned commercial/industrial.” (p. 6).

This property is currently zoned SU-1 for C-3 and IP, which allows commercial, industrial and manufacturing land uses. The request proposes redevelopment in an established commercial area. This request furthers Land Use Goal 6 by providing commercial redevelopment in an appropriate location. The redevelopment of this site will improve the aesthetics and the vitality in the area.

Land Use Goal 11 is to “locate commercial and industrial development within the I-25 corridor, and selected areas along the I-40 corridor, especially as an alternative to extensive lower valley commercial/industrial development.” (p. 6).

The subject site is within the I-25 corridor, and is a redevelopment opportunity for existing commercial / industrial property. This request furthers Land Use Goal 11.

Preferred Scenario Land Use Plan: The subject site is located near the south eastern boundary of the North Valley Area Plan. The Plan anticipated that the area in which the subject site is located would develop with Large Scale Community and Regional Commercial uses.

The Preferred Land Use Scenario Land Use Plan, found on page 37, shows the area around the subject site as large scale community and regional uses, which currently characterize the area. The proposed development is consistent with the Preferred Land Use Plan.

Site Plan Layout / Configuration

The proposed development is compatible with surrounding development. It is similar to other restaurants along the same corridor, and it is generally complements the other uses in the area - movie theater, hotel, and office. The building faces the frontage road, where customers will predominantly use to access the site. The parking is distributed in small parking fields around the building, and the overall site layout is designed to accommodate future users on the remainder of the 5.5-acre site.

The main building height is 20'-9". The front entrance façade is slightly higher, at 23'-4.5". This height is consistent with the requirements of the C-3 zone, which allows heights up to 26-feet. The building is setback 147-feet from the Frontage Road, and setback 77-feet from the private access road. The setback requirements for the C-3 zone require a minimum of 5-feet and 11-feet from the junction of a driveway. The proposed site plan is consistent with the minimum requirements; there are no maximum setbacks. The dumpster is located at the rear of the building, and it is screened with an architecturally compatible gate.

Public Outdoor Space

There is no public outdoor space requirement in the C-3 or IP zones. The site plan includes a 55 square foot outdoor seating area with two benches. Additional outdoor dining or gathering space would be desirable, but was not proposed.

Vehicular Access, Circulation and Parking

The site has two vehicular access driveways – one from the Frontage Road and the other from a private driveway. These two access points are designed to serve the entire 5.5-acre development. The current request proposes two-way vehicular circulation around all sides of the building.

The Phase I development, the current request, is designed to have double-loaded parking on the northeast and southwest sides of the building, with an additional row of parking on the northwest and southeast sides of the building. The generally small, distributed parking areas may improve the ease of pedestrian access. However, the front parking area does not have a conveniently located pedestrian route to the front of the building. There are 2-foot wide concrete areas on both parking islands, and it is unclear if they are intended to serve as a pedestrian access route. If so, they should be enlarged to 6-feet.

Provided off-street parking does not meet the minimum number of spaces required in the General off-street parking regulations §14-16-3-1; however, parking requirements for SU-1 zoned properties are "as required" by the EPC. Restaurants with full service liquor are required to provide parking at the rate of "one space per three persons of permitted fire occupancy load." The site plan indicates the restaurant occupancy load is 563 occupants. According to the calculation shown, 188 parking spaces are required and 178 spaces have been provided.

Staff notes that the occupancy load was calculated for the entire building square footage. Typically space that is not "occupied" is excluded, i.e., aisles and storage areas. The kitchen and waiting areas should be calculated at the appropriate rates. Staff finds that the amount of parking provided is determined to be adequate by the tenant, and it is likely to accommodate the actual occupant load. Staff recommends revision to the occupancy load calculation as a condition of approval.

Pedestrian and Bicycle Access and Circulation, Transit Access

The dedicated pedestrian route from the Frontage Road and front parking area is not likely to be useful for most patrons who park in the front parking area. It could serve people accessing future Phase II uses at this site if a continuous pedestrian walkway were provided across the site where there is currently shown a 2-foot landscape strip. This connection route would be useful if there is a sidewalk connection along the Frontage Road.

Walls/Fences

The request does not include any walls or fences.

Landscaping

The Landscape Plan is shown on four sheets 1) overview, 2) building planting detail, 3) landscape specifications and details, and 4) irrigation specifications and details. The level of detail is far greater than is typically shown or required.

The Landscape Plan, Sheet 2-A, is scaled incorrectly. It should be resized to match the scale shown, 1" = 20', which is consistent with the overall site plan layout. The plant list is lacking symbols that correspond to the layout plan. Code Enforcement has commented that these should be added.

The shade trees include Chitalpa, Desert Willow, Honey Locust, Big Tooth Maple, and Vitex. The groundcover includes low water use and native grasses and shrubs. There is a small amount of "seasonal color" plant specified near the building entrance, which would change and is selected by the Owner. There is a significant amount of established landscaping and mature trees, which should be preserved to the extent possible. Staff recommends this as a condition.

The Landscape Plan includes 32,143 sf of landscape areas, which is 40% of the site (33% on-site and 77% off-site). Of the required landscaping areas, 15% of the net site area, there is 78% coverage of live, vegetative material. This is consistent with the General Landscaping Regulation, which requires a minimum of 75% ground coverage of required landscaping areas. The landscape plan provides an adequate number of parking lot trees and street trees, as well as a

berm that screens the parking lot from the Frontage Road, pursuant to §14-16-3-10(G)(1), (2), and (3).

Lighting and Security

The site plan indicates six 30-foot tall site lighting fixtures to illuminate the parking areas. The site plan should include a detail of the fixture type, and include a note that requires compliance with Zoning Code §14-16-3-9, Area Lighting Regulations.

Grading, Drainage, Utility Plans

The grading and drainage plan is shown at a scale of 1" = 40'. This scale was approved because the drainage plan includes improvements to the entire 5.5-acre site, while the other plans only addressed the 2.06-acre Phase I development. The proposed drainage flow is via surface flow across the site to the northwest corner where there is free discharge into the AMAFCA channel. A temporary drainage diversion berm is proposed along the northwestern property line, to protect the adjacent utility structure from stormwater and erosion from the subject site.

The utility plan proposes extension of a waterline and sewer line from the Frontage Road along the northwestern boundary of the site. The utilities are proposed in the common access driveway that will serve all three parcels proposed in future phases.

Architecture

The building architecture is shown on Sheets 5 and 6, which do not have sheet titles. Staff recommends labeling these sheets as "Architectural Elevations," and numerically as Sheet 5 and 6. The building facades consist of grey chalk limestone, "Old Chicago Brick," painted EIFS, copper accents the entrance, and stained cedar and cedar shake roofing. There is extensive glazing on the northwest side of the building, with smaller amounts of windows with awnings on the southeast and southwest sides.

The northeast and southwest sides of the building are 119'-10", and therefore must comply with the General Building and Site Design Regulations for major façades and façades 100 feet or greater [§14-16-3-18(C)(2)]. The design provides articulation distributed along the length of the façade with windows, doors, and awnings along over 50% of the façade length.

The architectural elevations are lacking detail, which is required for enforcement of the site plan. The major features, including doors and windows, must be dimensioned, as well as the major vertical elements along each façade. The building materials must specify the common name for the colors used, including the color and material used for the dumpster enclosure gates.

Signage

The signage plan is shown on Sheets 7, 8, 9, and 10. Staff recommends labeling these sheets as "Signage Plan" and numerically numbering. Two building-mounted signs are proposed over the main entrance. They total 70 SF, which is acceptable in the C-3 zone.

One free-standing sign is proposed, with spaces for two tenant signs. The total sign face area is 199.3 SF. The C-3 zone allows free-standing signs to be up to 300 square feet if the sign is within

200 feet of a moving lane of a freeway and is visible from the freeway; in addition to the regular limits on numbers of signs, there shall be no more than one sign this large per business, §14-16-2-17(A)(10)(c)d.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

The Public Service Company of New Mexico, AMAFCA, and the City Engineer have some conditions that must be met prior to DRB approval. Those are noted in the Agency Comments, beginning on page 14.

If this request is approved, the applicant will be required to get final sign-off by the DRB.

Neighborhood/Public

Property-owners within 100' and the North Valley Coalition were notified. A facilitated meeting was neither offered nor requested. There is no known opposition to the request.

V. CONCLUSION

The request is for approval of a Site Development Plan for Building Permit for Tract A-1-C-1-A, Cryer Subdivision, which will rescind and replace the existing site development plan. The subject site is a currently vacant parcel located on the Southbound I-25 Pan American Frontage Road. The applicant proposes to develop a restaurant with full service liquor sales as Phase I of a 5.5 acre site. Future development of the remainder of the parcel will return to the EPC for review. The site is zoned SU-1 for C-3 and IP Uses; the requested use is permissive under the existing zoning.

The subject site is in the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan also applies. The proposal generally meets the applicable policies and requirements of the Comprehensive Plan, the North Side Area Plan, and the City Zoning Code.

There is no known opposition to this request. Staff recommends approval subject to conditions.

FINDINGS – 12EPC-40068 – November 8, 2012 – Site Development Plan for Building Permit

1. This is a request for Site Development Plan for Building Permit for a 2.06-acre portion of Tract A-1-C-1-A, Cryer Subdivision, located on Southbound Pan American Freeway I-25 Frontage Road, and containing approximately 5.5 acres.
 2. The applicant proposes to demolish the existing automobile sales office and construct a restaurant with full service liquor, with all related site improvements.
 3. The request will rescind and replace the existing site development plan.
 4. The subject site is zoned SU-1 for C-3 and IP Uses. The proposed use, restaurant with full service liquor, is permissive under the current zoning.
 5. The subject site is in the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan also applies.
 6. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
 7. The request complies with most applicable Zoning Code Regulations and Site Development Plan Checklist Items. However, there are some instances of non-compliance, including area lighting details, and vehicular and pedestrian access. The conditions of approval address the inconsistencies.
1. Regarding the intent of the Comprehensive Plan, the request furthers the following goal and policies:
 - a. Policy II.B.5.d - location, intensity, and design of new development and neighborhood values: The site plan respects existing social, cultural, and environmental resources, and the new use will have a minimal impact on the existing development in the area. The proposed site development plan and EPC review and approval will ensure a high quality built environment.
 - b. Policy II.B.5.e - New growth contiguous to existing services: The site has full access to urban facilities and services. The subject site is infill redevelopment in an existing office and commercial center. The integrity of existing neighborhoods will not be impacted

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- because there are no nearby neighborhoods and the proposed use is consistent with existing zoning and land uses.
- c. Transportation and Transit Goal - Provide a balanced circulation system to meet mobility and access needs: Although the development is primarily geared towards vehicular access, the area is served by infrastructure for multiple modes of transportation. An additional restaurant at this location will serve the concentration of nearby office uses. The site is located conveniently off the I-25 frontage road, and has excellent access to the road network.
 - d. Policy II.D.4.g - Pedestrian opportunities shall be promoted for safe and pleasant non-motorized travel conditions: The parking areas are broken up into small parking fields, which may improve the pedestrian experience. There is a 6-foot wide pedestrian walkway around the entire building perimeter, except for at the dumpster location.
2. Regarding the intent of the North Valley Area Plan, the request is consistent with the following goals and policies:
- a. Land Use Goal 2.b - preserve and enhance the environmental quality: The request proposes to develop a restaurant along the I-25 commercial corridor. The site is zoned SU-1 for C-3 and IP, which requires a site development plan. The site plan will control growth at this location.
 - b. Land Use Goal 6 - encourage quality commercial/industrial development in already developed established commercial industrial zones and areas: The request proposes redevelopment in an established commercial area.
 - c. Land Use Goal 11 - locate commercial and industrial development within the I-25 corridor: The subject site is within the I-25 corridor, and is a redevelopment opportunity for existing commercial / industrial property.
 - d. Preferred Scenario Land Use Plan - Large Scale Community and Regional Commercial uses: The Preferred Land Use Scenario Land Use Plan, found on page 37, shows the area around the subject site as large scale community and regional uses, which currently characterize the area. The proposed development is consistent with the Preferred Land Use Plan.
8. Code Enforcement has indicated that the amount of parking provided is not consistent with the requirements of §14-16-3-1. Staff finds that the tenant has determined the amount of parking provided to be adequate, and it is sufficient to accommodate the actual occupant load. The EPC has discretion over parking requirements in the SU-1 zone.
9. The subject site is adjacent to property that is owned and/or managed by the New Mexico Department of Transportation (NMDOT), the Public Service Company of New Mexico

(PNM), Albuquerque Metropolitan Arroyo Flood Control Association (AMAFCA), and a privately owned access road. The applicant has demonstrated coordination with NMDOT and the adjacent property-owner. The request will be required to demonstrate approval by the adjacent property-owners, where applicable.

10. Property-owners within 100' and the North Valley Coalition were notified. A facilitated meeting was neither offered nor requested. There is no known opposition to the request.

RECOMMENDATION – 12EPC-40068 – November 8, 2012 – Site Development Plan for Building Permit

APPROVAL of 12EPC-40068, a request for Site Development Plan for Building Permit, for Lots 10 and 11, Block 15, Perea Addition, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 12EPC-40068 – November 8, 2012 – 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 subject site is adjacent to property that is owned and/or managed by the New Mexico Department of Transportation (NMDOT), the Public Service Company of New Mexico (PNM), Albuquerque Metropolitan Arroyo Flood Control Association (AMAFCA), and a privately owned access road. The applicant has demonstrated coordination with NMDOT and the adjacent property-owner. The request will be required to demonstrate approval by the adjacent property-owners, where applicable.

4. Additional Dimensions and Corrections Required, Sheet 1.

- a. Dimensions for the dumpster enclosure on Sheet 1 shall be added.
- b. Dimensions for the sidewalk on the southeast side of the building shall be added.
- c. The dimension shown on the sidewalk on the southwest side of the building shall be corrected.
- d. The number of parking spaces in the front parking island shall be corrected.
- e. The number of provided standard parking stalls in the Site Summary shall be corrected.

5. Parking.

- a. The occupancy load calculation shall be revised to reflect the different occupancy loads within the building.
- b. A note shall be made on the Site plan that 12"x18" signs mounted a min of 48" AFG will be provided for the disabled and motorcycle spaces.

6. Pedestrian Access.

- a. There are 2-foot wide concrete areas on both parking islands in the southeast parking area, and it is unclear if they are intended to serve as a pedestrian access route. If so, they shall be enlarged to 6-feet wide.
- b. A continuous pedestrian walkway could serve people accessing future Phase II uses at this site if provided across the southwest side of the site where there is currently shown a 2-foot landscape strip. This connection route shall be provided if there is a sidewalk required along the Frontage Road.

7. Landscaping.

- a. The plant legend on the landscape plan needs to include "symbols" next to botanical names of the plants.
- b. There is a significant amount of established landscaping and mature trees, which should be preserved to the extent possible.
- c. It appears that the proposed landscaping plan and pole light placement are in conflict with each other. Recommend situating large tree variety plantings away from proposed light placement.

- 8. Lighting.** The site plan shall include a detail of the fixture type, and include a note that requires compliance with Zoning Code §14-16-3-9, Area Lighting Regulations.

9. **Refuse Enclosure.** The refuse enclosure design is disapproved. Solid Waste shall review and approve the design.

10. **Architectural Elevations.**

- a. The major features, including doors and windows, shall be dimensioned, as well as the major vertical elements along each façade. The building materials shall specify the common name for the colors used, including the color and material used for the dumpster enclosure gates.
- b. The building architecture is shown on Sheets 5 and 6. These sheets shall be labeled as “Architectural Elevations,” and numbered.

11. **Signage.**

- a. The signage plan is shown on Sheets 7, 8, 9, and 10. These sheets shall be labeled as “Signage Plan,” and numbered.
- b. The building mounted signs shown on Sheet 7 shall be dimensioned with the overall height and width.

12. Conditions of approval from City Engineer, Municipal Development and NMDOT include:

- a. NMDOT correspondence, coordination, and approval will be required for I-25 frontage infrastructure improvements and access modifications.
- b. All proposed Access Easements will need to be completed for Development Review Board (DRB) approval.
- c. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements which will also include the following: parking areas of 100 spaces or more, the end aisles need to be raised island; the internal radii's need to be 15 feet to accommodate cars and 25 feet to accommodate turns by Refuse, Fire, and larger service vehicles.
- d. Provide/label/detail all dimensions, classifications and proposed infrastructure for on-site.
- e. All easements need to be shown and labeled on Site Plan.
- f. NMDOT approval is required for the grading at the entrance of the frontage road.
- g. The drainage outfalls to an AMAFCA facility, therefore AMAFCA approval is required.
- h. A berm shall be placed on the western edge property line to restrict storm water flows from leaving the site, directing these flows to the existing storm drain inlet.

13. Conditions of approval from the Public Service Company of New Mexico:

- 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.
 - b. There is an existing overhead electric distribution line along the east side of the property facing Interstate 25. It will be necessary for the applicant to coordinate with PNM's New Service Delivery Department regarding proposed tree species, tree placement and height at maturity, sign location and height, and lighting height in order to ensure sufficient safety clearances and to avoid interference with the existing facilities.
 - 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 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.
 - d. PNM Switchyard is experiencing runoff from this property which is destroying our gravel surfacing in the yard.
 - e. PNM would like to coordinate with the developer regarding lighting design and other improvements that could be mutually beneficial.
 - f. PNM would like to have access to the east side of the North Station and would like to work with the owner to solve this issue.
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***K. Carrie Barkhurst
Planner***

Notice of Decision cc list:

Paul Wymer, Bohannon Huston, Inc., 7500 Jefferson St., Albuquerque, NM 87109
Cheddar's Restaurant, 8235 Douglas Ave., Suite 945, Dallas, TX 75225
Chris Catechis, 5733 Guadalupe Trail NW, Albuquerque, NM 87107
David Wood, 158 Pleasant NW, Albuquerque, NM 87107

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Provide parking lot light pole detail with elevation.

The plant legend on the landscape plan needs to include "symbols" next to botanical names of the plants.

Provided off-street parking does not meet the minimum number of spaces required in the General off-street parking regulations 14-16-3-1; however, parking requirements for SU-1 zoned properties are "as required" by the EPC. Motorcycle parking spaces are to be calculated in addition to the number of required off-street parking spaces, they should not be counted as part of the required automobile and light truck spaces. A note should be made on the Site plan that 12"x18" signs mounted a min of 48" AFG will be provided for the disabled and motorcycle spaces.

Office of Neighborhood Coordination

No Neighborhood and/or Homeowner Association to notify – siw

North Valley Coalition

Long Range Planning

The proposed use is allowed under the existing zone.

Metropolitan Redevelopment

Amendment to Site Development Plan for Building Permit. The subject property is not within a Redevelopment Area, and therefore Metropolitan Redevelopment Section staff have no comments on this application.

CITY ENGINEER

Transportation Development Services

Site Development Plan for Building Permit Amendment:

- NMDOT correspondence, coordination, and approval will be required for I-25 frontage infrastructure improvements and access modifications.
- All proposed Access Easements will need to be completed for Development Review Board (DRB) approval.
- A six feet wide pedestrian path is required from public right-of-way to the building.
- Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements which will also include the following: parking areas of 100 spaces or more, the end aisles need to be raised island; the internal radii's need to be 15

feet to accommodate cars and 25 feet to accommodate turns by Refuse, Fire, and larger service vehicles.

- Provide/label/detail all dimensions, classifications and proposed infrastructure for on-site.
- All easements need to be shown and labeled on Site Plan.

Hydrology

Site Development Plan for Building Permit Amendment:

- NMDOT approval is required for the grading at the entrance of the frontage road.
- The drainage outfalls to an AMAFCA facility, therefore AMAFCA approval is required.
- A berm will be placed on the western edge property line to restrict storm water flows from leaving the site, directing these flows to the existing storm drain inlet as shown on the exhibit below.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

Traffic Engineering Operations

Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

Street Maintenance

No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Amendment to the Site Development Plan for Building Permit include:

1. NMDOT correspondence, coordination, and approval will be required for I-25 frontage infrastructure improvements and access modifications.
2. All proposed Access Easements will need to be completed for Development Review Board (DRB) approval.
3. A six feet wide pedestrian path is required from public right-of-way to the building.
4. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements which will also include the following: parking areas of 100 spaces or more, the end aisles need to be raised

island; the internal radii's need to be 15 feet to accommodate cars and 25 feet to accommodate turns by Refuse, Fire, and larger service vehicles.

5. Provide/label/detail all dimensions, classifications and proposed infrastructure for on-site.
6. All easements need to be shown and labeled on Site Plan.
7. NMDOT approval is required for the grading at the entrance of the frontage road.
8. The drainage outfalls to an AMAFCA facility, therefore AMAFCA approval is required.
9. A berm shall be placed on the western edge property line to restrict storm water flows from leaving the site, directing these flows to the existing storm drain inlet.

WATER UTILITY AUTHORITY

Utility Services – No comments received.

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 Valley Area Command.

- It appears that the proposed landscaping plan and pole light placement are in conflict with each other. Recommend situating large tree variety plantings away from proposed light placement.

- Suggest adding an exterior video surveillance camera system to the plan. Cameras should be positioned to cover all vehicle access points, parking lots, loading areas, walkways, maintenance and common areas. Each camera should be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Disapproved having Question on refuse location call for detail 681-2766.

FIRE DEPARTMENT/Planning – No comments received.

TRANSIT DEPARTMENT – No comments received.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY – No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objection to requested action. AMAFCA has met with the owner's engineer and conveyed the following requirements for discharge to AMAFCA's Vineyard Channel: 1) The amount of stormwater discharge from the site may be restricted. 2) A new storm drain outfall may be installed in the channel through a license with AMAFCA, but it will not be required. 3) The interim drainage swale or any other conveyance to the channel must be maintained so that stormwater flows to the channel through the existing pipe outfall. AMAFCA does not want uncontrolled discharge over the side of the channel. 4) A debris screen or other stormwater quality control feature will be required. 5) AMAFCA will coordinate approval of final plans with the City Hydrologist.

ALBUQUERQUE PUBLIC SCHOOLS

The owner of the above property requests an Amended Site Development Plan for Building Permit, to allow for the existing Credit Union Auto Sales facility be developed into a Cheddar's Restaurant. This will have no adverse impacts the APS district.

MID-REGION COUNCIL OF GOVERNMENTS – No comments received.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT – No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. 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.
2. There is an existing overhead electric distribution line along the east side of the property facing Interstate 25. It will be necessary for the applicant to coordinate with PNM's New Service Delivery Department regarding proposed tree species, tree placement and height at maturity, sign location and height, and lighting height in order to ensure sufficient safety clearances and to avoid interference with the existing facilities.
3. 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 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.

4. PNM Switchyard is experiencing runoff from this property which is destroying our gravel surfacing in the yard.
5. PNM would like to coordinate with the developer regarding lighting design and other improvements that could be mutually beneficial.
6. PNM would like to have access to the east side of the North Station and would like to work with the owner to solve this issue.