



**Environmental
Planning
Commission**

*Agenda Number: 06
Project Number: 1001206
Case #: 13EPC-40150
December, 12, 2013*

Staff Report

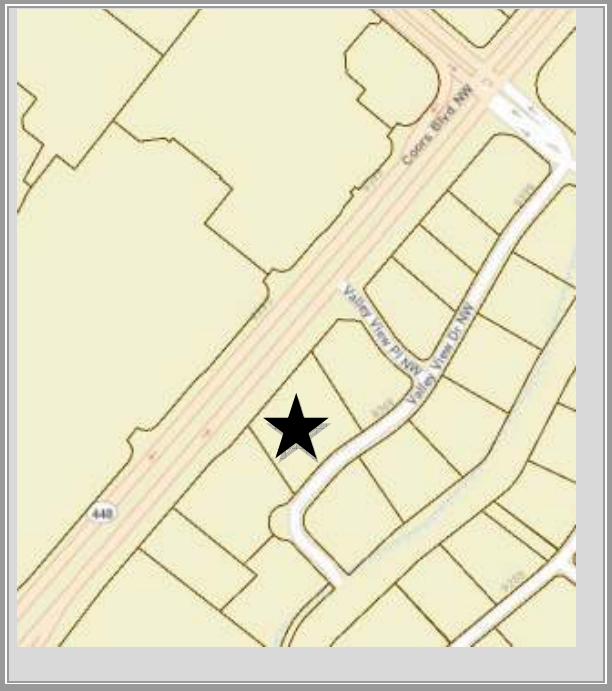
Agent	Tierra West
Applicant	Calibers Properties
Request	Site Development Plan for Building Permit
Legal Description	Tract 2A-1 Black Ranch
Location	Coors Blvd, Between Valley View Dr and Paseo del Norte
Size	Approximately 1.3 acres
Existing Zoning	SU-1 for C-1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor and an Indoor Shooting Range
Proposed Zoning	NO CHANGE

Staff Recommendation
APPROVAL/ of 13-EPC-40150, based on the Findings beginning on Page 14 , and subject to the Conditions of Approval beginning on Page 18.

Staff Planner

Maggie Gould, Planner

Summary of Analysis
 This is request for approval of a Site Development Plan for Building permit. The request completes the zone change approved by the EPC in August 2013. If a Site Development Plan for Building Permit is not approved, then the zoning is void.
 The applicant proposes to add 6,371 square feet to an existing commercial building in order to open an indoor shooting range. The applicant is asking for a hardship waiver to the view plane regulations of the Coors Corridor Plan (CCP). The applicant has provided adequate justification for the hardship request based on site constraints and compliance with the CCP to the extent possible.
 A facilitated meeting was held on November 25th. There is neighborhood concern about compliance with the view plane regulations.
 Staff recommends that the waiver be granted and that building be approved at the proposed height



City Departments and other interested agencies reviewed this application from 11/04/2013 to 11/15/13
 Agency comments used in the preparation of this report begin on Page 20.

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-1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor	Developing Urban West Side Strategic Plan Coors Corridor Plan	Former gas station and restaurant (Wendy's)
<i>North</i>	C-2	Same	Coors Boulevard, Retail
<i>South</i>	SU-1 for C-1 Permissive Uses and Hotel not to Exceed Two Stories and Restaurant with Full-Service Liquor	Same	Vacant, though Lot 2-A-2-C has an approved Site Development Plan for Building Permit (#1008886) for a nursing home
<i>East</i>	SU-1 for C-1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor, and O-1	Same	Strip mall retail
<i>West</i>	SU-1 for C-1 Permissive Uses and Hotel not to Exceed Two Stories and Restaurant with Full-Service Liquor	Same	Retail

II. INTRODUCTION

Proposal

This a request for review and approval of a Site development Plan for Building Permit for a 1.3 acre site located on Coors Blvd., near Paseo del Norte and Valley View Place NW. The applicant proposes to add 6,371 square feet to an existing 6, 162 square foot commercial building to create a new 12, 533 square foot shooting range. The site is a former gas station and fast food restaurant with drive-through service window. The gas pumps, underground storage tanks and gas pump canopy have been removed. The applicant has renovated the commercial building and is operating it as a retail business with guns, ammunition, clothing and other related items. The indoor shooting range would be added to this building.

The site is located in the Developing Urban Area of the Comprehensive Plan and is within the boundaries of the West Side Strategic Plan (WSSP) and the Coors Corridor Plan (CCP). The subject site is located in segment 3 of the Coors Corridor Plan. The subject site is adjacent to the Paseo Del Norte Community Activity Center per the Comprehensive Plan and the Paseo/Coors Community Activity Center per the WSSP.

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 request is a quasi-judicial matter.

History/Background

The subject site was annexed into the City in 2001 (01114-00556), was originally zoned SU-1 for C-2 and SU-1 for C-1 Permissive Uses and Hotel not to Exceed Two Stories and Restaurant with Full-Service Liquor (01110-00557), with a Site Plan for Subdivision (01128-00558). These cases cover 19 acres located on Coors between Paseo del Norte and Irving NW. A site Development Plan for Subdivision and a Site Development Plan for Building Permit were approved by the EPC in 2002 for Lots 2A and 3E-1(02EPC 001345). An addition to the commercial building was approved administratively in 2003(03AA-01976) In 2003 the zoning for Lots 2A and 3E-1 was amended (#1001206, 03EPC 00685) to SU-1 for C-1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor and a subsequent replat created Lot 2A-1, the subject site. The existing zoning “SU-1 for C-1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor and an Indoor Shooting Range”, was approved by the EPC in August of 2013. The Site Development Plan for Building Permit is heard by the EPC as a condition of that approval.

Context

The subject site is bordered by Coors Blvd. to the north, a retail strip to the east, and a music store and car rental to the west. To the south of the site are undeveloped land and the Corrales Main Canal. Part of the undeveloped land to the south includes Lot 2-A-2-C, Black Ranch, which is currently undeveloped; however in September 2011 a Site Development Plan for Building Permit (#1008886) for a nursing home was approved. South and east of the subject site there are single-family residential lots, some have been developed, and some remain vacant. West of Coors Boulevard is a retail area that includes a large retail facility (Target).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 Coors Boulevard NW as a Limited-Access Principal arterial, with a right-of-way of 156'. The Long Range Roadway System designates Paseo del Norte as an Urban Principal Arterial. Valley View Drive NW is a local street.

Comprehensive Plan Corridor Designation

Coors Boulevard is an Enhanced Transit Corridor.

Trails/Bikeways

There are no bicycle routes, lanes or trails directly adjacent to the subject site (along Valley View Drive). There is a proposed bicycle lane along Coors Boulevard.

Transit

Coors Boulevard is served by the following bus routes: #96 (Crosstown Commuter), # 155 (Coors), # 251 (Abq-Rio Rancho/Rail Runner Connection), #551 (Jefferson/Paseo del Norte Express), and #790 (Rapid Ride Blue Line). The closest bus stop is approximately 500 feet to the west, but is on the opposite side of Coors Boulevard. The closest bus stop on the east side of Coors Boulevard is just north of Irving, approximately 1,600 feet away.

Public Facilities/Community Services

Within one mile of the subject site are there four City parks, Eagle Ranch, Chantilly, Richland Hills and Piedras Marcadas. The subject site is approximately half a mile from the Rio Grande. See Public Facilities Map in the staff report for more information.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The SU-1 zone provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. Development on an SU-1 zone may “only occur in conformance with an approved site development plan” that is subject to EPC review.

The existing zoning “SU-1 for C-1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor and an Indoor Shooting Range”, was approved by the EPC in August of 2013. In a SU-1 zone, the zoning and the Site Plan for Building Permit are tied together. The proposed use is allowed under the current zone, but requires the Site Development Plan for Building Permit to be approved by the EPC in order to develop the use. If the Site Development Plan for Building is not approved, then the zoning is void. In this case the underlying zoning would revert to the previous zoning, “SU-1 for C-1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor”.

The site is within the Developing Urban area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan and the Coors Corridor Plan.

Definitions

Section 14-16-2-22 SU-1 Special Use Zone. This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

Site Development Plan for Building Permit. In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

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 Developing Urban by the Comprehensive Plan with a Goal 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:

Land Use

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 proposed development will be compatible with the existing development in the area. The lower building height will improve the view, the removal of the gas pumps and tanks improves the natural environment by preventing the possibility of spills. The removal of the car wash building opens a view window, providing a view to the Bosque and Sandias. This request furthers policy II.B.5.d

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 environments.

The proposed development will offer employment and services close to residential areas. The development is not directly adjacent to the residential development, so the impacts to the

residential will be minimal. The applicant has provided a noise study showing that the proposal will not increase the noise levels in the area. This request furthers policy II.B.5.i.

Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas...

The subject site is zoned for commercial use and has been since it was annexed into the City in 2001. The proposal also reuses an existing commercial building. This request furthers policy II.B.5.j.

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

The proposed building is lower than the existing adjacent buildings. This height may still block views, but the proposed design tries to comply with the view preservation goals of the underlying Sector Development Plan. This request partially furthers policy II.B.5.m

Air Quality

Goal: to improve air quality to safeguard public health and enhance the quality of life.

Policy II.C.1.b: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

This request adds an employment and service use near existing development and along a transit corridor. This request furthers policy II.C.1.b.

Policy II.C.1.e: Motor vehicle emissions and their adverse effects shall be minimized.

Policy II.C.1.f: Hydrocarbon emissions from gasoline handling processes shall be minimized.

This request reuses the site of a former gas station and drive through restaurant. According to the Trip Generation study provided by the applicant, the new use, shooting range, will generate less traffic than the previous use. The new development will not have gas pumps or underground tanks, so no gasoline handling will occur. This request furthers policies II.C.1.e and II.C.1.f. and the Air Quality goal.

Transportation & Transit:

Policy II.D.4.g – Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

An accessible pedestrian connection is provided to Coors. The request furthers policy II.D.4.g

Economic Development

Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.

Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with approximately 44% of the metro area housing, but only 28% of the jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.

Education

Goal: to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age and educational groups.

Policy II.D.7.a – A variety of opportunities for post-secondary and adult education and training shall be supported.

The proposed development will offer a new recreational and educational opportunity for the area. The existing Calibers center offers classes and training in gun safety and use. The goal and policy II.D.7.a are furthered by this request.

Westside Strategic Plan (WSSP) (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is in the Paradise Community, which includes the existing County subdivisions of Paradise Hills and those lands on both sides of Coors Boulevard to the Rio Grande. Most policies for the Paradise Community pertain to Community and Neighborhood Centers, transportation planning, and the Calabacillas and Piedras Marcadas arroyos. Those policies are not applicable to this request. The following policies for Paradise Community and the general plan area are applicable to the request:

Paradise Community Policy 3.8- The largest mix of land uses and the highest density shall develop in the Community and Neighborhood Centers. Multifamily housing, public facilities, educational and employment facilities, and other non-single family residential uses are appropriate along with commercial services in these areas.

The subject site is directly across Coors from the Paseo del Norte designated community activity center and directly adjacent to a number of commercially zoned properties. This site is outside of the activity center boundaries; however, it still contributes to the mix of land uses and opportunities in the area. This request partially furthers Paradise Community Policy 3.8.

WSSP Goal 10. The Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.

This request will allow the development of a facility that will provide new job and recreation opportunities on the west side. This request furthers WSSP Goal 10.

WSSP Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

This request will add to the mix of uses on the west side by providing employment, education and recreation opportunities not currently available west of the river. This has potential to reduce cross river trips. This request furthers WSSP objective 1.

WSSP Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

This request would add a new business and possible job opportunities in an existing commercial area, where development is appropriate. This request furthers WSSP Objective 8.

Coors Corridor Plan (CCP)(Rank 3)

The Coors Corridor Plan (CCP) was adopted in 1984 and revised in 1989. It provides detailed design guidelines for the development of Coors Boulevard and adjacent properties from Central Avenue north to State Road 528 (Alameda Boulevard). The plan emphasizes Coors Boulevard as a transit and pedestrian corridor. The subject property is in Segment 3 of the CCP, Western Trail to the Calabacillas Arroyo.

CCP General Policies, Section a

Policy 4 Existing Development: Existing Development should comply with the design guidelines as much as possible.

The proposed project adds to an existing building. The addition provides small signs, additional landscaping, design similar to the adjacent development and is lower than the existing building. This request furthers policy a.4.

CCP General Policies Section b. site planning and architecture

Policy 2. Building setback height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site and adjacent buildings or structures.

The proposed building is lower than the existing building and is setback from Coors. An accessible pedestrian connection is provided from the site to Coors. Vehicular access is provided from Valley View Drive and from the adjacent site. This request furthers policy b.2.

Policy b.4 Site landscaping: (staff paraphrases from text on page 92-93) this policy calls for landscaping that is appropriate to the area, logical and orderly, appropriately irrigated, appropriately scaled and compliant with the street tree ordinance.

The landscaping plan shows a palette of native and other low water plants. The design is orderly, with plants spaced regularly and variation in plant types. The site will be irrigated by a drip irrigation system and by rain water. Street trees are already planted along Coors and Valley View. This request furthers policy b.4

Policy b.6 Commercial sites: Commercial sites should be designed so that a portion of the building is located near the street and relates to the streetscape along Coors.

Although the building is not directly adjacent to Coors, there is an accessible connection to the existing sidewalk and the site entrance faces the street. This request partially furthers policy b.6.

Policy b.7 Access: Separate pedestrian and vehicle access should be provided. *Vehicular access is provided from Valley View drive and from the adjacent sites. There is a pedestrian connection to Coors and to Valley View. This request furthers policy b.7.*

Policy b. 10 architectural design: Architectural design should contribute to the enhancement of the visual environment of the Coors Corridor. *The proposed building will be lower than the adjacent buildings, improving the view. The landscaping plan shows a plant palette that will complement the area by adding a mix of native plants and plants commonly used in the area. The building has changes in color, articulation, height and massing that make it visually interesting. This request furthers policy b.10.*

Section c view preservation for corridor segments 3 and 4

Policy 1 view preservation: Unique views within and beyond the corridor in segments 3 and 4 east of Coors should be protected and enhanced. *The applicant is proposing a lower building than the surrounding structures and is removing the existing car wash building. This creates a view window to the Sandias and the Bosque.*

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

Section 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 in the Comprehensive Plan, Westside Strategic Plan and the Coors Corridor Plan.

The applicant proposes an approximately 6,400 square foot addition to an existing commercial building in order to develop a shooting range.

Hardship Waiver to the View Plane Regulations of the Coors Corridor Plan

The applicant is asking for a hardship waiver to the view preservation requirements for segments 3 and 4 of the Coors Corridor Plan, per the process outlined on page 111 of the plan.

"Hardship: The intent of all of the guidelines must be met. The burden is upon the applicant to demonstrate that the required building setbacks, height, and bulk cannot be reasonably attained on the specific site, because of the configuration, dimensions or configuration of that site;"

The Coors Corridor Plan establishes a view plane at four feet above the elevation of the east edge of the east driving lane of Coors Boulevard. This view plane then extends at a 90 degree angle to the eastern boundary of the Corridor (page 103, CCP). The intent of the view plane is to preserve views to the Sandia Mountains and Bosque. The plan allows a building to exceed the view plane by one

third of its height. In this case the view plane would be established at 5023.2 feet above sea level. The applicant proposes a building height of 16 feet 7 inches, an elevation of 5034.8. One third of the building height would be 5.5 feet. The finished floor elevation of the proposed building is 5018. The difference between the finished floor and the view is 5.2 feet. 5.5 feet, one third of the building height added to 5.2, the difference between the finished floor and the view plane equals 10 feet 7 inches, at an elevation of 5028.7.

The allowed height under the view regulations would be 10 feet 7 inches. The proposed building exceeds the allowed height by 6 feet. Most commercial buildings are 20-22 feet in height.

The applicant has tried to comply with the CCP by designing a lower building. The mechanical equipment is located on the ground, behind the building. This helps the building to achieve a lower height because the equipment is not roof mounted and will not add additional height to the building. The applicant also states that the existing building was deemed compliant with regulations at the time it was approved (02-EPC-01345). The staff report for this project does not discuss the view plane regulations. It contains a finding that states that the request "is in conformance with the Coors Corridor Plan by proposing signage that preserves views and is in compliance with portions of the Plan which require buildings to relate to the street scape area along Coors Boulevard by providing pedestrian access from Coors Boulevard." The staff report for the Grandma's Music site (tract A-2-A-2- 03-EPC-00511), adjacent and to the south of this site, contains the same framework. There is a similar finding and no discussion of the view plane in the staff report.

Also, Coors Boulevard was widened in 2012, moving the eastern edge of the eastern driving lane closer to the subject site. The closer driving lane changes the measurement of the view plane and ultimately requires a shorter building.

The applicant will remove the existing car wash building on the south side of the site, adjacent to the Grandma's music parking lot. This will open up a view corridor about 50 feet wide to the Sandias and the Bosque. This would meet the intent to preserve views to the Bosque and Sandias.

The area north of Paseo del Norte does not have the same topography as the area to the south. For example, at Coors and Montano the commercial sites are approximately 18 feet below the grade of Coors. This grade allows buildings of 26-30 feet to comply with the view regulations. The subject site is almost at the grade of Coors and cannot take advantage of the topography.

An update of the Coors Corridor Plan has been underway for several years. The area north of Paseo del Norte has been identified as an area where the view plane regulations, if strictly enforced, generally do not allow buildings at a regular height. The current draft of this plan proposes view windows, openings between the buildings, to provide views. This is similar to what would be provided by the space between the proposed building and the lot to the south. An analysis of key view areas from 2007 shows the subject as having 99% of the viewshed screened.

The applicant has tried to design a building that complies with the CCP to the extent possible, while still allowing a viable space for the shooting range.

Site Plan Layout / Configuration

The main building entrance faces west, towards Coors Boulevard, and is in the existing building. The proposed shooting range building will be a long rectangle, oriented north to south.

Parking is provided per the C-1 zone, 1 space per each 200 square feet of building for retail and service uses for the existing building and 1 space per lane for the shooting range. 46 spaces are required, the applicant is providing 51. Parking is in front of the building and at the rear.

The dumpster is currently located in the southeast corner of the site. The applicant is shifting the dumpster slightly to the south. The proposed materials for the dumpster meet the regulations of the applicable plans.

Public Outdoor Space

The existing 500 square foot plaza on the west side of the building will remain. Extensive new landscaping is provided on the south side of the site.

Vehicular Access, Circulation and Parking

There is full, direct access from Valley View drive. There is no direct access from Coors Boulevard; the site has access agreements with the adjacent properties. The fifteen foot wide drive aisle on the north side of the property will remain to provide one way access from the eastern portion of the site to the western portion of the site.

The cross access agreement is provided in the previously approved Site Development Plan for Building Permit(02-EPC-01345) and (03AA-01976). It is also noted in the covenants, restrictions and easements for, dated March 17, 2003 and recorded with the Bernalillo County Clerk on April 30th, 2013.

Pedestrian and Bicycle Access and Circulation, Transit Access

A five space bicycle rack is provided near the entrance, on the west side of the building. A six foot wide sidewalk connects the site to the existing sidewalk along Valley View Drive.

The applicant had added an accessible pedestrian ramp connecting to Coors, added the existing, accessible ramp at the front of the building to the site plan and will remove the valley gutter where it crosses the accessible path.

The nearest bust stop is across Coors, 182' from northwest corner of the property. Coors boulevard is an Enhanced Corridor and may have increased bus service in the future.

Walls/Fences

There are no new walls or fences proposed for this project. The existing retaining wall along Coors will remain.

Lighting and Security

The site has 5 existing light post and proposes 2 new ones. They will be standard 16 foot tall post with full cut-off fixtures. This meets the standard of the previously approved Site Development Plan.

Landscaping

There are existing street trees and shrubs along Coors Blvd and Valley View Dr. and an existing landscape strip along the north side of the property, between the drive aisle and the east parking area. The new development will add additional landscaping on the south side of the site, in the form of trees shrubs and grasses. This landscaped area also functions as a water harvesting area and is about 2 feet below the grade of the parking lot to the west. The plants are primarily low water use varieties, with a few medium water use varieties. All plants are appropriate for the Albuquerque climate. The total landscape required is 7,425 square feet, 13, 350 square feet are provided.

Grading, Drainage, Utility Plans

The site is relatively flat; there is an approximately 4 foot change in grade from west to east side across the site. The site drains from west to east. The flows are accommodated in the existing storm drainage system along Valley View drive. The landscaping area on the south side of the site acts as a water harvesting basin; this will improve the drainage system and provide an additional water source for the plants.

Architecture

The proposed building is flat roofed, rectangular building. The northwest façade has non-reflective metal awnings over panels, stuccoed to match the building. The architectural features of the existing buildings remain, and add to the character of the building. All facades have a change in materials, colors or articulation at regular intervals. The meets the requirements for commercial building per the zoning code and the intent of the Coors Corridor plan to have buildings achieve a human scale. The mechanical equipment is screened from view per the design requirements of the Coors Corridor Plan. The metal awnings are non-reflective, the building will be similar in color to the adjacent buildings, and the building will have a clear “sense of entry”, all in compliance with the architectural design guidelines in the Coors Corridor Plan.

Signage

The Site development Plan approved in 2002(02-EPC-01345) limited signage to no more than 6% of the façade for the fast food building. The applicant proposes 4 signs on the northwest elevation of the building. Over the entrance an 11 square foot sign with the Caliber’s logo and a 5.5 square foot sign reading, “SHOP LEARN PLAY” are proposed. A 42 square foot sign with the calibers logo is proposed for the for northwest end of the building and a 95 square foot sign for the side of the proposed new shooting range building. The total building façade is 3, 368 square feet. The total signage square footage is 148 square feet, about 4.3 percent of the façade. The signage does not face a residential area and will not be distracting to the existing traffic patterns.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

There no significant comments from Agencies. Several agency comments have been addressed through revisions from the applicant.

Neighborhood/Public

Property owners within 100 feet and the Paradise Hills Civic Association, Riverfronte Estates Neighborhood Association and the Westside Coalition of Neighborhoods were notified.

A facilitated meeting was held on November 25th, at the Taylor Ranch Community Center.

The primary concerns expressed by the attendees were view preservation and alcohol sales. The meeting minutes state that the neighborhood is not opposed to the use, but is concerned about the combination of alcohol and firearms and about blocking the views to the Bosque and Sandia Mountains.

The applicant has tried to design a lower building and will remove the existing car wash to open a view window towards the Bosque and Sandias. The applicant states that because of operational and safety issues the shooting range entrance should be at grade, so excavating to lower the building is not a good option.

The applicant states that it is prohibited to sell alcohol and firearms in the same building. 30-7-3 NMSA 1978, addresses firearms with liquor establishments and mostly prohibits firearms in places where alcohol is sold for on-premise consumption. The applicant does not plan to have alcohol sales on site, but would like to keep the use in case the building is ever re-developed. The applicant is willing to have no liquor sales on the premises be a condition of approval; however that would be a change in the zoning and cannot be a condition of the approval of this request.

After the facilitated meeting, the applicant provided additional color renderings of the project and will try to provide a color detail of the landscaping plan.

V. CONCLUSION

This is request for a Site Development Plan for Building Permit for a 1.3 acre tract, 2-A-1 Black Ranch Subdivision. The site is zoned SU-1 for C-1 uses, package liquor sales, restaurant with full service liquor and indoor shooting range. The zone change to add the shooting range use was approved by the EPC in August of 2013, (13-EPC-40130). This Site Development Plan for Building Permit is heard by the EPC as a condition of that approval.

This request is consistent with many of the policies in the Comprehensive Plan, including policies regarding economic development, redevelopment and air quality.

The request complies with several key policies of the West Side Strategic Plan, especially those policies regarding improving the jobs to housing balance and economic development.

Although the proposed building does not strictly comply with the view regulations of the CCP, the proposed building complies to the extent possible on this site.

The applicant is requesting a hardship waiver to the view plan regulations of the Coors Corridor Plan. Staff believes that the hardship is justified due the topography of site, the grade of the existing buildings, the proposed use, the low height of the proposed building, the ground mounted building equipment and the removal of the existing carwash building. The applicant also states the shooting range building must be at the same grade as the existing building so that the shooting range staff can safely monitor the range area.

The request meets the bulk of the design policies and regulations in the CCP, including the color, clear entryway, landscaping and screening of mechanical equipment.

For the previously approved zone map amendment, the applicant provided a trip generation comparison show that this shooting range use will generate about half the traffic that the previous fast food and gas station use generated, provided a noise study showing the noise from the proposed shooting range will not be greater than existing ambient noise levels along Coors and confirmed that the gas storage tanks had been removed from the site. These things help to make the request compatible with the existing development in the area.

There are neighborhood concerns regarding compliance with the view preservation regulations. The concerns include the height, style and a lack of space between the buildings. Staff has not received official comments from any of the neighborhoods at the time of this writing.

Staff is recommending that EPC grant the hardship waiver and approve the request. Minor conditions have been added to ensure compliance with applicable plans and policies.

FINDINGS - 13EPC-40150- December 12, 2013 Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for tract 2-A-1, Black Ranch subdivision, located on Coors Blvd. near Valley View drive and Paseo del Norte and containing approximately 1.3 acres.
2. In august of 2013, the EPC approved a zone change to SU-1 for C-1 Uses with Package Liquor within 500 Feet of a Residential Zone and Restaurants with Full-Service Liquor and an Indoor Shooting Range. The zone change to add the indoor shooting range is contingent upon getting the Site Plan for Building approved. If the the Site Plan for Building permit is not approve, the zone change will be void.
3. The applicant wishes to add to an existing building in order to construct an indoor shooting range. The proposed use is permissive, but requires a Site Development Plan for Building Permit in order to develop the use.
4. The applicant is requesting a hardship waiver to the view plan regulations of the Coors Corridor Plan. Staff believes that the hardship is justified due the topography of site, the grade of the existing buildings, the proposed use, the low height of the proposed building, the ground mounted building equipment and the removal of the existing carwash building.
5. The subject site is located in the Developing Urban Area of the Comprehensive Plan and within the area of the West Side Strategic Plan and Coors Corridor Sector Development Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and Coors Corridor Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. This request is consistent with many policies of the Albuquerque Bernalillo County Comprehensive Plan including:
 - a. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values..... The proposed development will be compatible with the existing development in the area. The lower building height will improve the view, the

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- removal of the gas pumps and tanks improves the natural environment by preventing the possibility of spills. This request furthers policy II.B.5.d
- b. Policy II.B.5.i: Employment and service uses shall be located ...
- The proposed development will offer employment and services close to residential areas. The applicant has provided a noise study showing that the proposal will not increase the noise levels in the area. This request furthers policy II.B.5.i.
- c. Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas...
- The subject is zoned for commercial use and has been since it was annexed into the City in 2001. The proposal also reuses an existing commercial building. This request furthers policy II.B.5.j.
- d. Policy II.B.5.m: Urban and site design which maintains and enhances unique vistas and improves the quality of the environment shall be encouraged.
- The proposed building is lower than the existing adjacent buildings. This height may still block views, but the proposed design tries to comply with the view preservation goals of the underlying Sector Development Plan. This request partially furthers policy II.B.5.m
- e. Air Quality Goal: to improve air quality to safeguard public health and enhance the quality of life.
- Policy II.C.1.b: Automobile travel's adverse effects on air quality shall be reduced..
- This request adds an employment and service use near existing development and along a transit corridor. This request furthers policy II.C.1.b.
- f. Policy II.C.1.e: Motor vehicle emissions and their adverse effects shall be minimized.
- Policy II.C.1.f: Hydrocarbon emissions from gasoline handling processes shall be minimized.
- This request reuses the site of a former gas station and drive-through restaurant. According to the Trip Generation study provided by the applicant, the new use will generate less traffic than the previous use. The new development will not have gas pumps or underground tanks, so no gasoline handling will occur. This request furthers policies II.C.1.e and II.C.1.f. and the Air Quality goal.
- g. Policy II.D.4.g – Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions. An accessible pedestrian connection is provided to Coors. This request furthers policy II.D.4.g
- h. Economic Development Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.
- i. Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with approximately 44% of the metro area housing, but only 28% of the jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.

- j. Education Goal: to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age and educational groups.

Policy II.D.7.a – A variety of opportunities for post-secondary and adult education and training shall be supported.

The proposed development will offer a new recreational and educational opportunity for the area. The goal and policy II.D.7.a are furthered by this request.

8. Policies of the West Side Strategic are furthered by this request including:

- a. Paradise Community Policy 3.8- The largest mix of land uses and the highest density shall develop in the Community and Neighborhood Centers. Multifamily housing, public facilities, educational and employment facilities, and other non-single family residential uses are appropriate along with commercial services in these areas.

The subject site is directly across Coors from the Paseo del Norte community activity center. Although this site is outside of the activity center boundaries, it still contributes to the mix of land uses and opportunities in the area. This request partially furthers Paradise Community Policy 3.8.

- b. WSSP Goal 10. The Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.
This request will allow the development of a facility that will provide new job and recreation opportunities on the west side. This request furthers WSSP Goal 10.

- c. WSSP Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.
This request will add to the mix of uses on the West side by providing employment, education and recreation opportunities not currently available west of the river. This has potential to reduce cross river trips. This request furthers WSSP objective 1.

- d. WSSP Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.
This request would add a new business and possible job opportunities in an existing commercial area, where development is appropriate. This request furthers WSSP Objective 8.

9. This request furthers policies of the Coors Corridor Plan, including:

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- a. CCP General Policies, Section a, Policy 4 Existing Development: Existing Development should comply with the design guidelines as much as possible. The proposed project adds to an existing building. The addition provides small signs, additional landscaping, design similar to the adjacent development and is lower than the existing building. This request furthers policy a.4.
 - b. CCP General Policies Section b. site planning and architecture Policy 2. Building setback height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site and adjacent buildings or structures. The proposed building is lower than the existing building and is setback from Coors. An accessible pedestrian connection is provided from the site to Coors. Vehicular access is provided from Valley View Drive and from the adjacent sites. This request furthers policy b.2.
 - c. Policy b.4 Site landscaping: (staff paraphrases from text on page 92-93) this policy calls for landscaping that is appropriate to the area, logical and orderly, appropriately irrigated, appropriately scaled and compliant with the street tree ordinance. The landscaping plan shows a palette of native and other low water plants. The design is orderly. The site will be irrigated by drip irrigation system and rain water. Street trees are already planted along Coors and Valley View. This request furthers policy b.4
 - d. Policy b.6 Commercial sites: Commercial sites should be designed so that a portion of the building. Is located near the street and relates to the streetscape along Coors. The building is not directly adjacent to Coors, however, there is an accessible connection to the existing sidewalk and the site entrance faces the street. This request partially furthers policy b.6.
 - e. Policy b.7 Access; Separate pedestrian and vehicle access should be provided. Vehicular access is provided from Valley View drive and from the adjacent sites. There is a pedestrian connection to Coors and to Valley View. This request furthers policy b.7.
 - f. Policy b. 10 architectural design: Architectural design should contribute to the enhancement of the visual environment of the Coors Corridor. The proposed building will be lower than the adjacent buildings. The landscaping plan shows a mix of native plants and plants commonly used in the area. The building has changes in color, articulation, height and massing that make it visually interesting. This request furthers policy b.10.
 - g. Section c view preservation for corridor segments 3 and 4 Policy 1 view preservation: Unique views within and beyond the corridor in segments 3 and 4 east of Coors should be protected and enhanced. The applicant is proposing a lower building than the surrounding structures and is removing the existing car wash building. This creates a view window to the Sandias and the Bosque.
10. The Site Development Plan for Building Permit generally complies with the intent of the regulations governing the site; minor conditions are added to address development requirements, development process and building materials.

11. A facilitated meeting was held on November 26, 2013. At this meeting neighbors expressed concern about the height and obstruction of views.

12. No official position has been received from any neighborhood as of this writing.

RECOMMENDATION – 13EPC 40150- December 12, 2013

APPROVAL of 13 EPC-40150, a request for Site Development Plan for Building Permit, for tract 2A-1, Black Ranch Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 13EPC 40150- December 12, 2013-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. All metal panels shall be non-reflective.

4. Conditions of Approval per recommendations from CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 - a. 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).
 - b. Prior to DRB approval, additional information/clarification must be provided regarding existing, proposed, and future conditions.
 - c. All requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.

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- d. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
 - e. Cross-access agreements shall be provided or obtained.
 - f. If the site currently drains to Valley View Drive, it should drain to Valley View Drive with this project.
5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
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Maggie Gould
Planner

Notice of Decision cc list:

Tierra West, LLC	5571 Midway Park Place NE	ABQ, NM	87109
Tom Anderson	10013 Plunket Dr. NW	ABQ, NM	87114
Maria Warren	5020 Russell NW	ABQ, NM	87114
Russ Sheets	9515 Kandace Dr. NW	ABQ, NM	87114
JoAnn McNeil	1610 Lyrria Rd. NW	ABQ, NM	87114
Candelaria Patterson	7608 Elderwood NW	ABQ, NM	87120
Harry Hendriksen	10592 Rio del Sole Ct. NW	ABQ, NM	87114

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed- The EPC may modify limitations on building heights per 14-16-2-22(D) of the Comprehensive City Zoning code.

Office of Neighborhood Coordination

Paradise Hills Civic Assoc. (R)

Riverfronte Estates NA (R)

Westside Coalition of NA's

11/4/13 – Recommended for Facilitation – siw

11/15/13 – Assigned to Kathleen Oweegon – th

11/18/13 – A Facilitated Meeting has been scheduled for Monday, November 25, 2013 from 6:30-8:30pm at the Don Newton Taylor Ranch Community Center, 4900 Kachina Street NW - siw

Long Range Planning

Proposed development should comply with the Coors Corridor Plan design overlay zone policies to the extent possible.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Transportation Development (City Engineer/Planning Department):

- Provide Cross-Access Agreements with adjacent lots to the north and south.
- Clarify pedestrian access route from southern parking lots to building entrance as well as from public sidewalk on Valley View Drive. Per DPM, a minimum of 6 ft ADA accessible sidewalk is required from the parking to the building entrance and from the public sidewalk to the building entrance.
- Proposed 2 ft valley gutter crosses the designated ADA pedestrian path. Demonstrate that the valley gutter will meet ADA criteria.
- No ADA ramp is proposed at HC access aisle to plaza/ entry area. Clarify ADA access.
- Details for the ADA signage and pavement markings provided on sheet C-5 do not meet current ADA criteria. Access aisles must be diagonally striped and "No Parking" painted at the end of stall and posted Sign must include the text "Violators will be towed".
- Provide dimension of angled parking stall length and angle of layout.
- South parking lot requires a minimum drive aisle of 24 ft and a 5 ft keyway at deadends.

- Directional signage, posted signs & pavement markings, are required on one-way vehicle orientation. Provide signage at egress points from existing drive thru lane and exit of northern lot to adjacent lot.
- Site Legend indicates “standard curb and gutter” to be installed. Please label where new curb and gutter is proposed and the height. Typically, curbing along public ROW is 8” and parking areas are 6”.

Hydrology Development (City Engineer/Planning Department):

- Why are you keeping the existing car wash building that blocks flows, if people will not be able to drive through it?
- If the site currently drains to Valley View Drive, it should drain to Valley View Drive with this project.

Transportation Planning (Department of Municipal Development):

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

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- NMDOT has no objections to allowing Building Permit

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

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

1. 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. Prior to DRB approval, additional information/clarification must be provided regarding existing, proposed, and future conditions.
3. All requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
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. Cross-access agreements shall be provided or obtained.
6. If the site currently drains to Valley View Drive, it should drain to Valley View Drive with this project.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

No comment or objection.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Project # 1001206 13EPC-40150 SITE DEVELOPMENT BUILDING PERMIT LOT 2A-1, BLACK RANCH, ZONED SU-1 FOR C-1 USES LOCATED ON VALLEY VIEW PLACE BETWEEN COORS BLVD AND PASEO DEL NORTE. APPROX 1.309 ACRES (C-13)	Adjacent and nearby routes	Route #96, Crosstown commuter route, Route #155, Coors Route and Route #790, Blue Line Rapid Ride, routes pass the site on Coors.
	Adjacent bus stops	Nearest bus stop serving the above-mentioned routes is located across the street 182' from northwest corner of the property
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Black Ranch, Lot 2A-1, is located on Valley View Pl between Coors Blvd and Paseo Del Norte. The owner of the above property requests approval of a Site Development Plan for Building Permit to allow for the development of a shooting range. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

The Mid-Region Metropolitan Planning Organization has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

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. 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 at www.pnm.com for specifications.