



**Environmental
Planning
Commission**

**Agenda Number: 2
Project Number: 1001386
Case #: 13EPC-40154
January 9, 2014**

Staff Report

Agent	Myers, Oliver and Price, P.C.
Applicant	Youth and Family Centered Services of New Mexico, Inc.
Requests	Site Dev. Plan for Building Permit
Legal Description	Tracts 22-A and 22-B-1, Corona del Sol Subdivision
Location	5310 Sequoia Rd. NW, between Coors Blvd. and Vista Grande Dr.
Size	Approximately 8.11 acres SU-1 PRD Student Housing, Psychiatric Treatment Facility and Senior Citizen Apartment
Existing Zoning	Complex (Tract 22-A) and SU-1 for Transitional Living and Related Uses (Tract 22-B-1)

Staff Recommendation

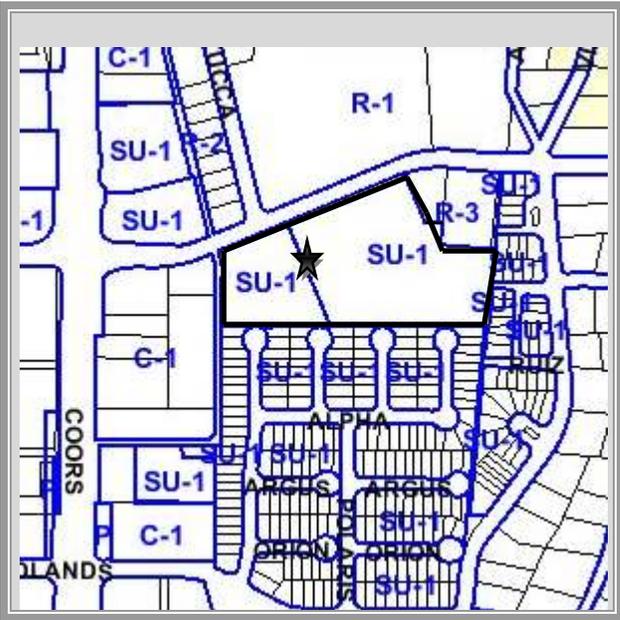
APPROVAL of Case 13EPC-40154 based on the Findings beginning on Page 12, and subject to the Conditions of Approval beginning on Page 15.

**Staff Planner
Chris Glore, Planner**

Summary of Analysis

This request is for a Site Development Plan for Building Permit (SPBP) for construction of a 44,200 sq. ft. Residential Treatment Facility and related improvements on approximately 8.11 acres located at 5310 Sequoia Rd. NW, between Coors Blvd. and Vista Grande Dr. The Vista Grande Neighborhood Association, the West Bluff Neighborhood Association, the Grande Heights Neighborhood Association, the Westside Coalition of Neighborhood Associations, and adjacent residents were notified. A Facilitated Meeting was offered and was declined.

The request is consistent with or furthers a preponderance of the applicable policies of the Comprehensive Plan, the West Side Strategic Plan and the Coors Corridor Plan.



City Departments and other interested agencies reviewed this application from 12/1/2013 to 12/12/2013. Agency comments used in the preparation of this report begin on Page 19.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 PRD Student Housing, Psychiatric Treatment Facility and Senior Citizen Apartment Complex and SU-1 for Transitional Living and Related Uses	Established Urban Area; West Side Strategic Plan Coors Corridor Plan	Youth Psychiatric Health Facility
North	R-1 R-2	Established Urban Area; West Side Strategic Plan Coors Corridor Plan	Public Park Multi-Family Residential
South	SU-1 for RT Use	Established Urban Area; West Side Strategic Plan Coors Corridor Plan	Single-Family Attached Residential
East	R-3 SU-1 PRD 10 DU/AC	Established Urban Area; West Side Strategic Plan Coors Corridor Plan	Multi-Family Residential Single-Family Attached Residential
West	C-1	Established Urban Area; West Side Strategic Plan Coors Corridor Plan	Retail and Service

II. INTRODUCTION

Proposal

This request is for a Site Development Plan for Building Permit (SPBP) for Tracts 22-A and 22-B-1, Corona del Sol subdivision (the “subject site”). The subject site contains approximately 8.11 acres of land and is located at 5310 Sequoia Rd. NW, between Coors Blvd. and Vista Grande Dr. The subject site is within the boundaries of the Rank II Westside Strategic Plan and the Rank III Coors Corridor Plan.

This SDPB request would retain virtually all of the existing development on Tracts 22-A and 22-B-1, and would also allow construction of additional new building area, three landscaped outdoor sports facilities, and changes to the on-site circulation for vehicles and pedestrians. Proposed construction consists of 44,200 sq. ft. of new building space as a Residential Treatment Facility (RTF) for youth on Tract 22-B-1, and removal of approximately 5,960 sq. ft. of existing building space. Interior renovation of the existing two-story (former dormitory) buildings will provide new space for outpatient services and program administration. The proposed SPBP would also result in the removal of approximately 25 parking spaces and the addition of 43 parking spaces for a net gain of 18 spaces on the subject site. Existing vehicular access from Sequoia Rd. would remain in the same locations. Ten-foot high security fencing is also proposed, internal to the subject site.

The site is currently under two zoning designations, SU-1 PRD Student Housing, Psychiatric Treatment Facility and Senior Citizen Apartment Complex (Tract 22-A); and SU-1 for Transitional Living and Related Uses (Tract 22-B-1).

Two Site Development Plan for Subdivision (SPS) requests were previously approved for the subject site. The first, approved in 1989, was for design standards and minor construction in conjunction with a Zone Change request for Tract 22-A (Z-89-50). The second SPS was approved in 1994 for Tract 22-B and Tract 22-C (Z-94-15), which were combined into one lot (Tract 22-B-1) by subsequent platting action. As required with an SU-1 Zone, the Site Development Plan for Subdivision applications provided building size (footprint) and uses, design standards, height limits, and requirements for landscaping, signage and parking.

The most recent Site Development Plan for Building Permit approval by the EPC was in April, 2004 for Tract 22-A, adding approximately 8,059 sq. ft. of new building space. Through an administrative action in 2012, the Site Development Plan for Building Permit for Tract 22-B-1 was amended to allow construction of two new 2,500-sq.-ft. buildings, referred to as Group Homes.

EPC Role

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

History

On July 20, 1989, the EPC voted to approve a zone map amendment for Tract 22-A, from SU-1 PRD to SU-1 PRD for Student Housing, Psychiatric Treatment Facility, and Senior Citizen Apartments Complex (Z-89-50). Concurrently, the EPC approved a Site Development Plan for Subdivision and a Site Development Plan for Building Permit for the site.

On March 19, 1992 the EPC approved a zone map amendment from SU-1 PRD (125 DU) for Senior Citizen Housing to SU-1 PRD (141 DU) for Senior Citizen Housing on the eastern parcel, currently Tract 22-B-1 (Z-92-13). A Site Development Plan was concurrently approved by the EPC for construction of approximately 72,355 sq. ft. in new buildings over two phases, following renovation of an existing building as Phase I. All of the building space was planned for senior housing. None of the approved new construction occurred.

On January 20, 1994, the EPC approved a zone map amendment from SU-1 PRD for Senior Citizen Housing to SU-1 for Transitional Living and Related Facilities, a Site Development Plan for Subdivision and a Site Development Plan for Building Permit for a change in uses and construction of approximately 9,152 sq. ft. of new building space on the 5.28-acre eastern portion of the site, currently Tract 22-B-1 (Z-94-015). An appeal of the EPC decision was filed by an area property owner, citing concerns with the proposed use, however the appeal was withdrawn prior to a public hearing before the City Council's LUPZ Committee.

On April 15, 2004, the EPC voted to approve a Site Development Plan for Building Permit (Project #1003220 04EPC-00107) for construction of 8,059 sq. ft. of additional building space and 23

parking spaces added to the Desert Hills facility for expansion of treatment programs. All of the approved new construction occurred on the western parcel, currently Tract 22-A.

On October 10, 2012, the City approved an Administrative Amendment (Project #1001386 12AA-10081) to add to the site plan construction of 5,000 square feet of new building area in two group homes for facility residents, an existing 1,200 square foot metal building and an 18-space parking lot. These additions were planned and implemented on the easterly portion of the site, Tract 22-B-1.

Context

The subject site is located in the west side of Albuquerque, in an area where almost all of the land has been developed. To the north, across Sequoia Rd, is a public park and apartments. To the east is an apartment complex. To the south and southeast are residential townhouse and duplex subdivisions. Along Coors Blvd. west of the site is strip commercial development including retail, service, and restaurant uses. Commercial uses are concentrated around the intersection of Sequoia Rd. and Coors Blvd., with the highest commercial intensity southwest of the intersection.

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 Blvd. as Principal Urban Arterial but does not designate Sequoia Rd. east of Coors Blvd. West of Coors Blvd. Sequoia Rd. is designated as a Collector.

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

Trails/Bikeways. Per the Long-Range Bicycle System map, Vista Grande Dr. is a designated bicycle route. Sequoia Rd. west of Vista Grande Dr. is designated with a future bicycle lane.

Transit. ABQ Ride Routes 790, 96 and 156 pass by Sequoia Rd. along Coors Blvd. The 96 and 790 are express service routes operating between the Northwest Transit Center and the northeast quadrant of the city only during peak hours on weekdays.

Public Facilities/Community Services

The area is moderately well served with public facilities and services. There are six developed parks within a one-mile radius. A fire station is located adjacent to the park north of Sequoia Rd. For more specific information, see the attached Public Facilities Map.

III. ANALYSIS

This is a request for a SPBP for Tracts 22-A and 22-B-1, Corona del Sol Subdivision (the ‘subject site’). The subject site contains approximately 8.11 acres and is located at 5310 Sequoia Rd. NW, between Coors Blvd. and Vista Grande Dr. §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 accompanying SPBP for conformance with applicable goals and policies of the Comprehensive Plan, the Westside Strategic Plan and the Coors Corridor Plan.

Applicable Ordinances, Plans and Policies

Albuquerque / Bernalillo County Comprehensive Plan

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

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

Analysis of Policy Consistency

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

Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

Neighborhood values are respected with the SPBP for a new single-story RTF building, located within one block of Coors Blvd. The proposed building would represent facility expansion of in-patient and out-patient programming, compared to the current facility, adding 20 patient beds and approximately 20 new jobs. The increase in program intensity would not generate additional vehicle trips over the threshold for a required Traffic Impact Study, and the additional trips would be expected to use Sequoia Rd. to and from Coors Blvd. The design standards established by the existing SPS regulations for Tracts 22-B-1 and 22-A – for architecture, wall materials, landscaping, lighting and signage – would be met with the proposed SPBP and thereby provide neighbors with the same level of development aesthetics. The proposed building architecture would reflect design of the recently-constructed group homes on the site, and the SPBP would result in completion of site landscaping. Staff finds the request furthers Policy II.B.5.d.

Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The SPBP request would result in construction of a new building on a vacant portion of the existing facility site. The surrounding residential areas have been predominantly built-out for over 20 years, and a full range of urban utilities and services are available in the vicinity. The new building proposed would be single-story construction, located at the rear of the site

adjacent to existing single-story residential, and would not adversely impact the integrity of the surrounding residential neighborhoods. Staff finds the request furthers Policy II.B.5.e.

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

The SPBP request would result in construction of new building space and approximately 20 new jobs. The new construction and renovation of existing buildings for expanded outpatient care would generate approximately 37 and 43 additional AM and PM peak hour vehicle trips, respectively. None of the additional trips would need to utilize residential streets surrounding the site, as direct access to the facility from Coors Blvd. is via Sequoia Rd. Site lighting will utilize down-directed fixtures for parking lots to keep light on-site. New outdoor sports fields would replace existing fields and parking lots. Night games in the soccer field would increase the amount of light and noise generated on the site when games occur, however impacts on surrounding residential uses would be mitigated by the intervening RTF building on the property. Staff finds the request furthers Policy II.B.5.i.

Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The proposed new construction would utilize façade materials consistent with newer existing buildings on the site (the Group Homes), and would complement the design of existing older buildings to be retained and renovated. The request would be consistent with the design standards of the approved SPS's for the subject site. The SPBP proposes a landscape plan to complete the existing site landscaping, currently limited to the immediate surroundings of existing buildings, and the proposed new outdoor sports areas. Staff finds the request furthers Policy II.B.5.l.

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

Development at this site would improve the visual quality of the property, which is currently dominated by the 2-story former dormitory buildings along the Sequoia Rd. frontage, and the un-landscaped southeast area of the property. The approved SPS's regulate building architecture, lighting, landscaping and signage at the subject site. The SPBP elevations demonstrate architectural style consistent with the SPS design themes, and compatible with surrounding development including the adjacent residential developments and the Group Homes on the subject site. The proposed building construction and landscaping would 'finish' undeveloped areas of the facility and thereby improve the quality of the visual environment. Staff finds the request furthers Policy II.B.5.m.

Rank II Plans

The West Side Strategic Plan was first adopted in 1997. The Plan encompasses properties generally bounded by Sandoval County on the north, the Rio Puerco Escarpment on the west, the Atrisco

Grant line on the south, and the Rio Grande River/Coors Blvd. on the east. The purpose of the Plan was to “provide a framework of strategic policies within which to manage future growth and development on Albuquerque’s west side.”

Analysis of Policy Consistency

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

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

The subject site is within the Ladera Community of the West Side Strategic Plan (WSSP). It is not within a designated Community or Neighborhood Activity Center. Thus the proposed SPBP would increase the intensity of the existing institutional use on a site located outside of a designated Activity Center. The subject site is close to the designated Coors/I-40 Community Activity Center at the west side of the intersection of Coors Blvd. and Sequoia Rd. Staff finds the request partially furthers Policy 1.1.

Policy 3.23: Location of commercial services, multi-family development and public facilities shall be encouraged on the western side of the Ladera Community or its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

The subject site is not within a designated Neighborhood Activity Center. However, the commercial area west of the Sequoia Rd. and Coors Blvd. intersection is a designated Community Activity Center, and the subject site is within walking distance of the retail and restaurant uses around the Sequoia Rd. and Coors Blvd. intersection and transit service along Coors Blvd. Therefore, walking to and from Coors Blvd. would be potentially attractive to facility employees and visitors. Staff finds the request furthers Policy 3.23.

Policy 4.6:

Height

The Uniform Development Code and design guidelines prepared as a follow up to this Plan would look at height standards that reinforce the urban form desired for the West Side. Community Centers, Neighborhood Centers, and the Regional Center would be areas of higher density, with taller buildings encouraged. Outlying areas would have more lower density, clustered development, generally with lower buildings.

The site is not within a designated Center. The proposed new building will be single story, 17 feet in height. Staff finds the request furthers Policy 4.6 – Height.

Lighting

A relatively “dark sky” is a desirable part of the West Side lifestyle. Although this area will develop as a primarily urban area, “dark sky” objectives will be established and achieved. This does not mean that lighting will be eliminated or unduly restricted. Vehicular and pedestrian safety must be the primary concern at all times. Careful design to prevent unnecessary “light pollution” is the desired effect. Pedestrian scale lighting in residential and commercial areas (including parking lots) is strongly encouraged in preference to large “cobra head” street lights.

The proposed parking lot lighting would consist of 30-foot tall poles with down-directed and shielded fixtures. “Cobra head” street lights would not be used. While the fixture design would limit light spill the 30-foot tall poles would not be pedestrian scale. Staff finds the request partially furthers Policy 4.6 – Lighting.

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

The requested SPBP represents infill development in that it will occur on a vacant portion of the otherwise developed site. The subject site is located within walking distance of the public transit service along Coors Blvd. and the retail and restaurant uses around the Coors Blvd. and Sequoia Rd. intersection, thereby making walking and biking to and from Coors Blvd. potentially attractive to facility employees and visitors. Staff finds the request furthers Policy 4.10.

Rank III Plans

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

Analysis of Policy Consistency

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

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

The segment of Coors Blvd. near the Sequoia Rd. intersection is not designated as a public view site within the Coors Corridor Plan. The proposed new building construction would be single-story, with intervening buildings in place between it and Coors Blvd., and would not adversely impact any public views from Coors Blvd. toward the Sandia Mountains or Manzano Mountains. Staff finds the request does not conflict with Policy 1.7.

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

Sequoia Rd. west of Vista Grande is designated by the Long-Range Bicycle System map for a future bicycle lane. The requested SPBP would include some reconstruction of ingress/egress from Sequoia Rd. Existing sidewalks fronting the property are adequate and there would likely be no adverse impact on bicycle travel along Sequoia Rd. resulting from the proposed construction. Staff finds the request does not conflict with Policy 1.8.

Policy 3.5: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.

Sequoia Rd. between Coors Blvd. and Vista Grande does not currently exhibit problematic traffic circulation except at the Sequoia Rd. and Coors Blvd. intersection. The NMDOT has requested traffic analysis for the Sequoia Rd. and Coors Blvd. intersection as part of the review process for this request. While the proposed construction would represent some intensification of the current institutional use of the property and approximately 20 new jobs, generating approximately 37 and 43 additional AM and PM peak hour vehicle trips respectively, the projected traffic generated by the request did not trigger the City Traffic Impact Study criteria of 100 peak hour vehicle trips and would not likely result in any adverse impacts on environmental conditions. The SPBP would be consistent with all design guidelines contained within the two approved SPS documents covering the site. Staff finds the request furthers Policy 3.5.

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

The proposed new building construction would be single-story. The exterior design of the new construction would be consistent in façade design and materials with the group housing buildings recently constructed on the property and would be complementary to the other existing buildings within the facility. The request would be consistent with the adopted design regulations of the approved Site Plan for Subdivisions for the site. The request would not adversely impact the natural landscape. Staff finds the request furthers Policy 4.a.3.

Policy 4.a.4: Existing development should comply with the design regulations and guidelines as much as possible.

The request would result in complete development of the site, including a new building, renovation of existing buildings, new outdoor sports facilities, vehicle and pedestrian circulation, and landscaping. Overall, the design of the new construction would be consistent with the design guidelines of the two adopted SPS documents for the property, and would improve the appearance of buildings and landscaping on the site. Staff finds the request furthers Policy 4.a.4.

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

The new construction with the SPBP request would be an expansion of facilities for youth treatment programs and would provide new building architecture consistent with newer existing buildings and approved SPS design standards. Vehicle and pedestrian circulation would be improved and integrated into the overall campus. New construction areas would primarily be toward the rear of the property and behind existing buildings in some views from the street frontage. New building height would be 17 ft., compatible with existing, surrounding residential development. Staff finds the request furthers Policy 4.b.2.

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

The proposed SPBP would landscape or re-landscape much of the campus, including areas around new building and parking areas, the southern and eastern site perimeter and areas between existing buildings. A new play area and three activity yards would be added adjacent to existing buildings. Southern and eastern site perimeter landscaping would add evergreen trees planted in clusters within a planter area to provide screening for adjacent residents. The SPBP landscaping plan meets the requirements of the Zoning Code including groundcover, tree size, and tree spacing. Staff finds the request furthers Policy 4.b.4.

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

The SPBP shows an on-site pedestrian circulation network, with sidewalks adjacent to but not within parking areas connecting the existing and proposed buildings, and connecting the buildings with parking areas and the soccer field and activity yards. Staff finds the request furthers Policy 4.b.7.

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

The SPBP shows lighting of outdoor areas with 30-foot tall poles, incorporating down-directed lighting and fixture 'shields' that would keep lighting from spilling over onto adjacent properties. The intervening new building would also help to limit any off-site lighting spill. The light poles would all be at least 100 feet from property boundaries with SU-1 RT Use. Staff finds the request furthers Policy 4.b.9.

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

New building construction would occur on the rear of the site, and primarily behind existing buildings and outdoor sports facilities and would therefore be in the background in limited view points into the property from Sequoia Rd. The architectural elevations and landscape

plan in the SPBP would improve the visual quality of the subject property, a site located within the Coors Corridor. Staff finds the request furthers Policy 4.b.10.

Conclusion of Policy Analysis

Staff finds the proposed SPBP furthers, or does not conflict with, a preponderance of the relevant policies of the Comprehensive Plan, Westside Strategic Plan, and Coors Corridor Plan. The SPBP partially furthers Westside Strategic Plan Policy 1.1, as the proposed SPBP would increase the intensity of the institutional use on a site not within a designated Community or Neighborhood Activity Center. perimeter landscaping would add evergreen trees. However, the landscaping plan should be revised to show trees no farther than 100 feet from any new parking space, and at least ten feet in height or two-inch caliper at the time of planting, as required by the Zoning Code.

ANALYSIS – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Site Plan Layout / Configuration

Use. The proposed new construction will represent an increase in operational intensity of the current institutional use of the property, generating approximately 37 and 43 additional AM and PM peak hour vehicle trips respectively. The projected traffic generated by the request did not trigger the City Traffic Impact Study criteria. The request would reconfigure the existing parking areas and add 18 parking spaces.

Lot Size. The two existing tracts comprising the SPBP site total approximately 8.11 acres. No change to the site size or lot line orientation is proposed.

Open Space. The SPBP proposes to add a building footprint of 44,200 sq. ft. and remove 5,960 sq. ft. of existing building space, resulting in a total of 89,800 sq. ft. of building space on the site. As shown on the SPBP landscape plan, there would be approximately 69,950 sq. ft. of landscaped areas once the planned improvements were implemented, excluding building courtyards and connecting pathways, for approximately 27% of the net lot area. Existing landscaped area is approximately 28,300 sq. ft., therefore approximately 41,650 sq. ft. of formal landscape area would be added.

Vehicular and Pedestrian Access, Circulation and Parking

Vehicular access into the subject site from Sequoia Rd. would be via a two-way drive adjacent to the east property line, to the southern portion of the site where new construction would occur. There are other existing ingress/egress drives from Sequoia Rd., including two adjacent to the existing building on the west side of the site, and a 20-foot wide alley parallel to the western site boundary. All access to the new RTF would require vehicles and pedestrians to pass through gates to a drop-off and building entrance at the front. Access to the new facility and existing group homes from the parking lot east of the gymnasium would also require access through gates.

With the proposed SPBP, on-site pedestrian circulation would be re-configured. A grid system of concrete sidewalks would connect the new building to the existing buildings, and all of the outdoor sports facilities to the buildings and parking areas on-site.

Several parking areas would be added, and 18 spaces removed for a sports field, as part of the overall site improvements under the SPBP. The proposed 120-bed RTF would require 31 parking spaces per the Zoning Code §14-16-3-1(A) requirement of one space per four residents (clients), plus one space, for a community residential program use. New parking areas would yield a total of 57 spaces including two accessible spaces, the required minimum number of accessible spaces for 31 new spaces.

Lighting and Security

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

Landscaping

The SPBP landscape plan indicates there is an existing landscape area of approximately 28,300 sq. ft., approximately 11 percent of the net lot area. Proposed landscaping is 69,950 sq. ft. for approximately 27 percent of the net lot area including 13,600 sq. ft. (19%) in turf area. Zoning Code §14-16-3-9 requires a minimum of 15% of net lot area in landscaping. The SPBP meets the landscape requirements of the Zoning Code including Buffer Landscaping/Screening and Off-Street Parking Area Landscaping. Evergreen trees of ten feet in height would be planted in clusters and spacing of about 15 ft. on-center along the east perimeter and part of the south perimeter of the site.

Spacing of new trees would be clustered somewhat, with a maximum of 35 feet on-center between trees along the site perimeter. Two street trees are to be provided along Sequoia Rd. where new parking would be added.

Conceptual Utility Plan

The conceptual utility plan shows new connections for water, sewer, and fire line into the property, from Sequoia Rd. The site plan and review comments from PNM indicate that there are existing utility easements along the south and east site perimeters, abutting the proposed new building. There are no permanent improvements, beyond landscaping, proposed within any of the utility easements.

Architecture

The building elevations, on SPBP Sheets A.1.1 – A.1.4, demonstrate façade detailing and massing with articulation and variation in surface treatment, providing four-sided architecture. The building massing shown provides a regularity of texture changes between masonry elements and glazing. The articulation breaks up the facades and provides visual interest from the interior circulation and parking areas and, although some distance away, from Sequoia Rd. The architecture of the proposed building is consistent with the approved Site Development Plan for Subdivision Design Guidelines and the design of the recently-completed group housing buildings.

VI. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

These comments have been discussed herein and some addressed as recommended conditions of approval. Planning has requested revisions to the Landscape Plan for compliance with Zoning Code standards. The NMDOT has requested additional traffic analysis for the Sequoia Rd. and Coors Blvd. intersection.

The PNM expressed concern regarding placement of the proposed building up to the edge of the 10-foot public utility easement on the southern border of the subject site, and planting trees within the easement. The applicant has revised the site plan to move the entire building north by five feet, adding width for access to the public utility easement and moving trees out of the utility easement.

Neighborhood/Public

Representatives from the Vista Grande Neighborhood Association, the West Bluff Neighborhood Association, the Grande Heights Neighborhood Association, the Westside Coalition of Neighborhood Associations, and property-owners within 100-feet of the subject site were notified. A facilitated meeting was offered to adjacent residents but was not considered to be necessary.

VII. CONCLUSION

This request is for a Site Development Plan for Building Permit for approximately 8.11-acres of land located at 5310 Sequoia Rd. NW, between Coors Blvd. and Vista Grande Dr. NW. A new 44,200-sq. ft. Residential Treatment Facility building, with new parking and site landscaping, is proposed.

The request furthers a preponderance of the applicable policies of the Albuquerque / Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the Coors Corridor Plan. Exceptions are a partial furthering of Strategic Plan Policy 1.1 that calls for increasing the intensity of a public facility when located within a Community or Neighborhood Activity Center; and Strategic Plan Policy 4.6: regarding pedestrian scale lighting.

The Vista Grande Neighborhood Association, the West Bluff Neighborhood Association, the Grande Heights Neighborhood Association, the Westside Coalition of Neighborhood Associations and adjacent property owners were all notified and there is no known opposition to the request.

FINDINGS – 13EPC-40124 – September 12, 2013 – Site Development Plan for Building Permit

1. This request is for a Site Development Plan for Building Permit for Tracts 22-A and 22-B-1, Corona del Sol subdivision, containing approximately 8.11-acres of land located at 5310 Sequoia Rd. NW, between Coors Blvd. and Vista Grande Dr. (the “subject site”).
2. The subject site is zoned SU-1 PRD Student Housing, Psychiatric Treatment Facility and Senior Citizen Apartment Complex (Tract 22-A) and SU-1 for Transitional Living and Related Uses (Tract 22-B-1).

3. The proposed new construction is a 44,200 sq. ft. Residential Treatment Facility for youth, and outdoor sports facilities, with parking areas and landscaping.
4. The subject site is in the Established Urban Areas of the Comprehensive Plan. Additional applicable plans are the Westside Strategic Plan and the Coors Corridor Plan. The proposal must also comply with the Zoning Regulations and General Regulations of the Zoning Code.
5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. This Site Development Plan for Building Permit meets all requirements regarding architecture, lighting, and landscaping of the adopted Site Development Plan for Subdivision for Tract 22-A, Corona del Sol subdivision (Z-89-50) and of the adopted Site Development Plan for Subdivision for Tract 22-B-1, Corona del Sol subdivision (Z-94-015).
7. The Site Development Plan for Building Permit **request furthers or is consistent with** the following Comprehensive Plan policies:

Policy II.B.5.d: Development respects neighborhood values, environmental conditions and resources. Proposed construction of a new building and landscaping would be in accordance with the design standards established by two SPS documents. The increase in program intensity would not generate additional vehicle trips over the threshold for a required Traffic Impact Study.

Policy II.B.5.e: New growth in areas where vacant land is contiguous to urban facilities and services and where the integrity of neighborhoods can be ensured. The request would result in a new building on a site where utilities and services are available. The single-story construction would not adversely impact the surrounding neighborhoods.

Policy II.B.5.i: Employment and service uses sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential streets. The new building would not generate traffic on residential streets, with direct access to Coors Blvd. via Sequoia Rd. Night games in the soccer field would increase light and noise, however impacts would be mitigated by intervening buildings.

Policy II.B.5.l: Quality and innovation in design in all new development, appropriate to the Plan area. The façade materials would be consistent with existing buildings, and with the SPS design standards for the site. The landscape plan would complete site landscaping.

Policy II.B.5.m: Design improves the quality of the visual environment. The development will improve visual quality of the property, following SPS design regulations and compatible with surrounding development.

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

Policy 3.23: Commercial services, multi-family development and public facilities encouraged on the western side of the Ladera Community in Neighborhood Centers. The site is not within a Neighborhood Activity Center. The site is within walking distance of transit along Coors Blvd. and retail and restaurant uses around the Sequoia Rd. intersection.

Policy 4.6: Height Community Centers, Neighborhood Centers would be areas of higher density, with taller buildings. Outlying areas would have lower density with lower buildings. The site is not within a designated Center. The new building will be single story.

Policy 4.10: Promote land uses in support of bicycle, pedestrian, and public transportation. The SPBP development site is within walking distance of transit along Coors Blvd. and retail and restaurant uses around the Sequoia Rd. intersection.

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

Policy 1.1: Thirteen distinct Communities shall constitute the urban form of the West Side. The proposed SPBP would increase the intensity of the institutional use, on a site not within a Community or Neighborhood Activity Center.

Policy 4.6: Lighting Careful design to prevent unnecessary “light pollution” is the desired effect. Pedestrian scale lighting (including parking lots) is strongly encouraged. Parking lot lighting would utilize down-directed and shielded fixtures, however the 30-foot tall poles would not be ‘pedestrian scale.’

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

Policy 1.7: Public view sites shall be provided at appropriate locations along Coors Boulevard. Coors Blvd. near Sequoia Rd. is not a public view site. The building would not adversely impact public views.

Policy 1.8: Roadway design shall provide for pedestrian and bicycle traffic located off Coors Blvd. Sequoia Rd. is a Comprehensive Plan future bicycle route. The ingress/egress from Sequoia Rd would not adversely impact bicycle travel.

Policy 3.5: Development compatible with the roadway function, environmental concerns, and design guidelines. The request would represent intensification of the institutional use, however the projected traffic did not trigger the City Traffic Impact Study criteria. The SPBP would be consistent with approved SPS design standards.

Policy 4.a.3: New development should be in accordance with the design regulations and guidelines. The façade design and materials will be consistent with buildings recently built, and will meet applicable design regulations of the SPS’s regulating the site.

Policy 4.a.4: Existing development should comply with design regulations and guidelines. The design of the subject site would be improved with implementation of the proposal.

Policy 4.b.2: Buildings to provide a pleasing and functional relationship to the roadway, the site, and adjacent or related buildings. The new construction would expand facilities for youth treatment programs and be integrated into the overall campus.

Policy 4.b.4: Landscaping design should be complementary to the site and to the corridor. Site perimeter landscaping would add evergreen trees for screening and landscaping would occur on currently un-landscaped areas of the site. The landscaping plan would meet the requirements of the Zoning Code.

Policy 4.b.7: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not use driveways as walkways. The on-site pedestrian network would be with a system of sidewalks connecting parking areas, sports fields, and buildings.

Policy 4.b.9: Site area lighting should be designed to minimize glare on public right-of-way or adjacent premises. Lighting of outdoor areas would incorporate down-directed lighting and fixture 'shields' to prevent light spillover.

Policy 4.b.10: Architectural design should contribute to the visual environment of the Coors Corridor. New construction would occur primarily behind existing buildings and outdoor sports facilities. The architectural elevations and landscape plan would improve the visual quality of the subject property.

RECOMMENDATION – 13EPC-40154 – January 9, 2014 – Site Development Plan for Building Permit, Tracts 22-A and 22-B-1, Corona del Sol Subdivision 5310 Sequoia Rd. NW, between Coors Blvd. and Vista Grande Dr.

APPROVAL of 13EPC-40154, a request for Site Development Plan for Building Permit, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL –13EPC-40154 – January 9, 2014 – Site Development Plan for Building Permit

1. Approval of this request supersedes any and all Site Development Plan for Building Permits previously approved for the subject site including, but not necessarily limited to, the Site Development Plan for Building Permit for Tract 22-A (Z-89-50), the Site Development Plan for Building Permit for Tracts 22-B and 22-C (Z-92-013), the Site Development Plan for Building Permit for Tract 22-B-1 (Z-94-015), the Site Development Plan for Building Permit for Tract 22-A (Project #1003220 04EPC-00107), and the Administrative Amendment to the Site Development Plan for Building Permit on Tract 22-B-1 (Project #1001386 12AA-10081). The approved SPS for Tract 22-A (Z-89-50) and the approved SPS for Tract 22-B-1 (Z-94-15) remain in effect.
2. 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.

3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
4. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
5. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards / requirements.
6. Prior to DRB approval, additional information/clarification must be provided regarding existing, proposed, and future conditions.
7. Prior to DRB approval, complete additional evaluation of the traffic impacts to the intersection of NM 45 (Coors Blvd.) and Sequoia Road to identify any offsite improvements needed on the state roadway system. The Traffic Study shall include, but not limited to, the need for modifications to the existing traffic signal and/or intersection geometry.
8. All requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
9. Details of perimeter fencing shall be provided in the SPBP, including height, materials and color and location relative to existing fences.
10. The following note shall be added to the General Notes on sheet C1.1 and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
11. Provide Cross-Access Agreements between Tract 22- A and Tract 22-B-1.
12. Provide additional drainage information as requested with the DRB submittal.

***Chris Glore
Planner***

Notice of Decision cc list:

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Attachments

1. Additional Staff information:
 - a. Photographs
 - b. Notice of Decision EPC Z-89-50, July 21, 1989
 - c. Notice of Decision EPC Z-94-15, January 21, 1994
2. Application:
 - a. Cover Page
 - b. TIS form
 - c. Authorization letter
 - d. Justification letters
3. Neighborhood info/input
 - a. ONC letter
 - b. Applicant letter & certified mail receipts
4. Site Plan reductions

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

- Details of perimeter fencing should be provided in the SPBP, including height, materials and color and location relative to existing fences.
- The Landscaping Plan shall be revised to depict all internal sidewalks to be constructed at a minimum six foot width.
- The Landscaping Plan shall be revised to show all trees a minimum of ten feet in height or two-inch caliper at time of planting.

Zoning Enforcement

- Reviewed, no comments

Office of Neighborhood Coordination

Project# 1001386

13EPC-40154 AMEND SITE DEVELOPMENT PLAN - BLD PRMT

Vista Grande NA (R)

West Bluff NA (R)

Grande Heights NA

Westside Coalition of NA's

12/2/13 – Recommended for Facilitation – siw

12/3/14 – Assigned to Jessie Lawrence – th

12/18/13 – A “No Meeting” Report issued by Jessie Lawrence - siw

Long Range Planning- No comments received.

Metropolitan Redevelopment - No comments received.

CITY ENGINEER

Transportation Development:

- Provide Cross-Access Agreements between Tract 22- A and Tract 22-B-1.
- Clarify pedestrian access route from parking lots to building entrance as well as from public sidewalk on Sequoia Rd. Per DPM, a minimum of 6 ft ADA accessible sidewalk is required from the parking to the building entrances and from the public sidewalk to the building entrance. Proposed sidewalks appear to all be 5 ft wide.
- Details for the ADA signage and pavement markings not provided. Current ADA criteria stipulate 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”
- Signs, fencing and landscaping can not interfere with the sight distance at entrances or points of vehicular access. Please add the following note to the General Notes on sheet C1.1 and Landscaping Plan: “Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”

- Proposed modification to vehicular entrance on Sequoia Rd. does not indicate ADA curb ramps. The entrances must be built to current DPM and ADA requirements.

Hydrology Development:

- For site plan approval at DRB, build upon the conceptual grading and drainage plan presented here to include a comparison of the capacity of the 18” line on Tract 22A to proposed flows in the 18” line as well as quantify additional flows to Sequoia Road to aid in the determination whether an additional inlet is required in Sequoia Rd.

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

- 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).
- Prior to DRB approval, additional information/clarification must be provided regarding existing, proposed, and future conditions.
- All requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
- Provide Cross-Access Agreements between Tract 22- A and Tract 22-B-1.
- Please add the following note to the General Notes on sheet C1.1 and Landscaping Plan: “Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”
- See NMDOT comments regarding NM 45.
- Provide additional drainage information discussed above with the DRB submittal.

DEPARTMENT OF MUNICIPAL DEVELOPMENT

Transportation Planning:

- Per the Long Range Bikeway Systems Map, Sequoia Rd. is identified as an existing bike route between Yucca Dr. and Vista Grande Dr. No further comment regarding roadway system facilities.

Traffic Engineering Operations: - No comments received.

Street Maintenance: - No comments received.

WATER UTILITY AUTHORITY

Utility Services – No adverse comments.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division – No comments received.

Environmental Services Division – No comments received.

PARKS AND RECREATION

Planning and Design

- No comments.

Open Space Division – No comments received.

POLICE DEPARTMENT/Planning

- **EPC 1001386** - This project is in the Northwest Area Command.
- Recommend the installation of a **video surveillance system**. Cameras should be positioned to view all property vehicle and pedestrian access points, building entrances, common and activity areas, walkways, parking lots and the proposed perimeter security fence line. Each camera should be monitored and recorded for real-time and historical use.
- Proposed **landscaping** should take into consideration the ability to provide natural surveillance of all areas of the property, especially once plantings become mature. Trees should not be positioned immediately adjacent to proposed exterior lighting. The mature tree canopy will eventually reduce the lights effective illumination. All low-level bush variety plantings should be maintained no higher than three feet from the ground and should not obstruct visibility to parking lots, walkways and building entrances. Further, suggest not planting any landscaping adjacent to the proposed security fence line. An open space buffer should be established along the fence line.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division - No comments received.

FIRE DEPARTMENT/Planning - No comments received.

TRANSIT DEPARTMENT

Project # 1001386 13EPC-40154 AMEND SITE DEVELOPMENT PLAN BUILDING PERMIT LOTS 22-A & 22-B-1, CORONA DEL SOL SUBDIVISION ZONED SU- 1 PRD STUDENT HOUSING, APARTMENT COMPLEX & SU-1 TRANSITIONAL LIVING RELATED SERVICES LOCATED ON SEQUOIA RD BETWEEN COORS BLVD AND BISTA GRANDE DR. APPROX 8.11 ACRES (G-11)	Adjacent and nearby routes	Route #96, Crosstown commuter route, Route #155, Coors Route and Route #790, Blue Line Rapid Ride, routes pass near the site on Coors.
	Adjacent bus stops	Nearest bus stops serving the above-mentioned routes in both directions are located on Coors within 1000’ from the northwest corner of the property. Bus stops already have Rapid Ride shelters.
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY – No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

- Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS - No comments received.

MID-REGION COUNCIL OF GOVERNMENTS – No comments received.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT – No comments received.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

- The NMDOT requests additional evaluation of the traffic impacts to the intersection of NM 45 (Coors Blvd.) and Sequoia Road to identify any offsite improvements needed on the state roadway system. The Traffic Study shall include, but not limited to, the need for modifications to the existing traffic signal and/or intersection geometry.

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 located along the south side and east side of the subject property and within the eastern portion of the property. Any potential encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use. The proposed building location is sited immediately adjacent to PNM's existing overhead distribution line and will restrict PNM's access to its facilities which is unacceptable. It will be necessary for the applicant to contact PNM's New Service Delivery (call Mike Moyers, 241-3697) prior to the EPC hearing to coordinate electric service regarding this project to examine potentially shifting the proposed location of building on the site adjacent to the existing overhead distribution line to allow for PNM access. Any relocation, changes or realignment regarding existing electric utilities will be done at the developer's expense. In some cases, relocation or changes to existing facilities may not be feasible due to physical limitations, land use or safety clearance constraints. PNM will review all technical needs, issues and safety clearances for its electric power systems.

In addition, the applicant will need to examine the location of proposed tree placement and height at maturity with regard to electric facilities in order to ensure sufficient safety clearances and to avoid interference with the existing electric distribution 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 at www.pnm.com for specifications.