



**Environmental
Planning
Commission**

**Agenda Number: 4
Project Number: 1004677
Case #: 13EPC-40139 & 40140
October 10, 2013**

Staff Report

Agent	Mullen Heller Architecture, PC
Applicant	Rembe Country Club, LLC
Requests	Site Development Plan for Subdivision Amendment; Site Development Plan for Building Permit
Legal Description	Tract A-1-A Laguna Sub; MRGCD Tract Map 38 Tract 129A & 129-B-1-A; Lot B-1 Block 3 Huning Castle Addn; Tracts A & B Lands of H B & Calvin Horn
Location	SW Corner of Central Avenue SW and Laguna Boulevard SW
Size	Approximately 3.37 acres
Existing Zoning	SU-2/CLD
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of 13EPC 40140, site development plan for subdivision amendment, based on the Findings beginning on Page 17, and subject to the Conditions of Approval beginning on Page 19.

APPROVAL of 13EPC 40139, site development plan for building permit, based on the Findings beginning on Page 20, and subject to the Conditions of Approval beginning on Page 22.

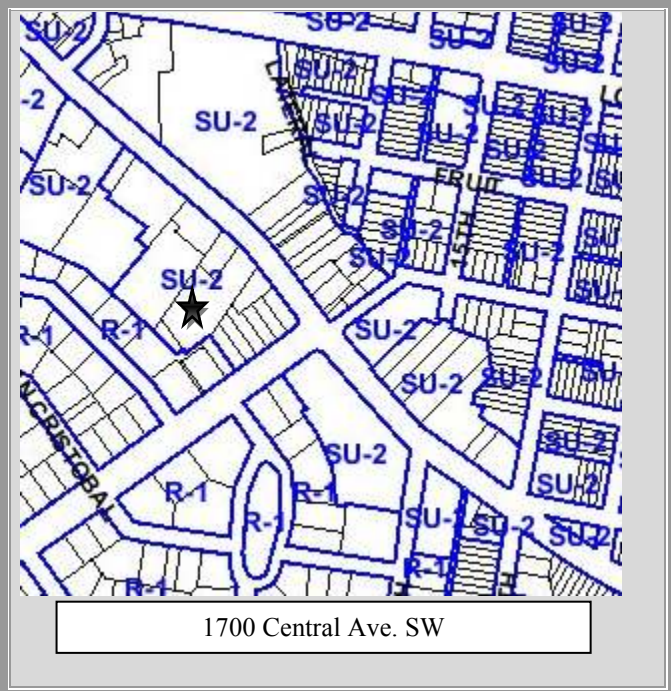
**Staff Planner
Chris Glore, Planner**

Summary of Analysis

This dual request is for Tract A-1-A Laguna Sub; MRGCD Tract Map 38 Tract 129A & 129-B-1-A; Lot B-1 Block 3 Huning Castle Addn; Tracts A & B Lands of H B & Calvin Horn. The subject site is within the Huning Castle & Reynolds Addition Sector Plan and is zoned SU-2 CLD and R-1. The applicant proposes re-platting into five lots, Lots 1-5 of Country Club Subdivision, and design standards for refurbishing three existing buildings construction of two new building.

Adjacent residents, the Downtown Neighborhood Association, the Huning Castle Neighborhood Association, and the North Valley Coalition were notified. Opposition to the height of one proposed building was expressed. That building has been removed from the request.

The requests are consistent with applicable policies of the Comprehensive Plan and the objectives of the Huning Castle & Reynolds Addition Sector Plan.



Agency comments used in the preparation of this report begin on Page 25.

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-2/CLD	Established Urban; Huning Castle & Raynolds Addition Sector Plan; Central Avenue Streetscape Master Plan	Mostly vacant, 3 existing buildings to remain
North	DNASDP-CC	Established & Central Urban; Huning Castle & Raynolds Addition Sector Plan; Downtown Neighborhoods Sector Development Plan	School, Commercial, Single- family Residential
South	R-1	Established Urban, Huning Castle & Raynolds Addition Sector Plan	Single-family Residential
East	SU-2/CLD	Established Urban; Huning Castle & Raynolds Addition Sector Plan	Attached Residential (Town Houses)
West	SU-2/CLD	Established Urban; Huning Castle & Raynolds Addition Sector Plan	Commercial

II. INTRODUCTION

Proposal

This is a two-part request: an Amendment to the Site Development Plan for Subdivision (SPS) with design guidelines that govern an approximately 3.37-acre site, and a Site Development Plan for Building Permit (SPBP) for a portion of the SPS Amendment site located on the south side of Central Avenue, between San Pasquale Avenue and Laguna Boulevard, the “subject site”. The 3.37-acre SPS site is described as Tract A-1-A Laguna Sub; MRGCD Tract Map 38 Tract 129A & 129-B-1-A; Lot B-1 Block 3 Huning Castle Addn; Tracts A & B Lands of H B & Calvin Horn.

The SPS Amendment designates re-platting of all of the SU-2 CLD zoned property into five lots, described as Lots 1-5 of Country Club Subdivision. The new lots will range in size from 0.22 acre to 1.63 acres. The existing 0.13-acre R-1 lot is described as Tract A-1-A Laguna Subdivision.

The subject site under the SPS Amendment will be developed in two phases. The first phase will consist of refurbishing Existing Buildings A, B & C (partially complete) and construction of

proposed Buildings 1 & 2. Building 2 in the first phase has been requested to be delegated to the DRB for final sign off approval without additional review by the EPC. Development in the southern portion of the site will occur under a future phase, with a Site Development Plan for Building Permit review by the EPC.

This SPBP request is for five buildings, including the three existing buildings, and two proposed buildings of mixed use, including office, residential and commercial. The development will provide approximately 22,000 square feet of commercial space and 25 residential units. New construction will consist of approximately 6,400 square feet of office space and 13,200 square feet of retail/restaurant space. The current zoning is SU-2 CLD (Commercial/Low Density Apartments) zoning, specific to the Huning Castle & Raynolds Addition Sector Development Plan, and is not requested for change.

The three existing buildings are adjacent to Central Avenue. Two of the existing structures, which are referred to as the Horn Oil Company buildings, are listed on the State Register of Historic Places. The existing buildings will be renovated for commercial purposes, including potential restaurants with outdoor dining, in this mixed use development.

There is an existing site development plan for subdivision (SPS) governing the subject site that was approved in November 2007 and amended three times since then. This request will rescind the original SPS and place the 3.37-acre subject site under the amended SPS.

The subject site is located within the area designated Established Urban by the Comprehensive Plan and within the boundaries of the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan. The site fronts Central Avenue, and therefore the Central Avenue Streetscape Urban Design Master Plan also applies. The subject site is not located within a designated Comprehensive Plan Activity Center, and is between the Old Town Community Activity Center to the northwest along the north side of Central Ave., and the Downtown Major Activity Center.

EPC Role

The requested approval of the Amendment to the Site Development Plan for Subdivision and the Site Development Plan for Building Permit are required to be heard by the EPC. The Huning Castle & Raynolds Addition Sector Development Plan specifies that the site development plan review and approval procedures are treated the same as SU-1 procedures, approved by the EPC unless specifically requested for review and signoff by the DRB.

Because the applicant is not asking for a change in zoning, this request is not required to be forwarded to the City Council, unless the EPC decision is appealed. If the EPC decision is appealed, it will go to the City Council.

History/Background

The subject site is located in the Huning Castle area, which was platted as the Huning Castle Addition in March 1928. The Huning Castle Neighborhood grew around the Country Club, built in 1928-1929. The subject site's history and that of the surrounding area corresponds to that of

the Huning Castle Neighborhood area and is summarized in the Huning Castle & Raynolds Addition Neighborhood Sector Plan (HCRANSP).

EPC Actions

Subject Properties

- In March 2006, the EPC approved a site development plan for subdivision with design standards (Project #1004677, 06EPC-00143/00144) for a larger project that included most of the subject site plus the Garcia's properties and a detached 1.3 acre site west of the Garcia properties. The approved SPS did not include MRGCD Map 38 Tract 129A fronting Central Ave., part of the current subject site. The approved SPS was a development project on 4.45 acres and referred to as the Country Club Plaza I, consisting of residential uses (a total of approximately 298,800 square feet in lofts, studios, and courtyard/villas) and approximately 10,078 square feet of commercial space. The EPC's approval was appealed (AC-06-9) by the Downtown Neighborhood Association, which was denied by City Council at its August 9, 2006 hearing. The DRB approved the SPS in November 2007.
- The current zoning, SU-2 for CLD, and the 2007 SPS and associated Design Standards are in effect for the subject site, except the R-1 zoned lot fronting Laguna Blvd. and proposed Lot 2 and Lot 3 of the proposed subdivision.

Adjacent Properties

1. On December 20, 2007 the EPC approved actions for the detached 1.3 acre site adjacent to the west of the Garcia's properties and west of the subject site (Project #1004677, 07EPC 40073/40074/40075), linked to the current SPS Amendment request through a portion of that site being a portion of the original SPS property, identified therein as the Lofts at Country Club Plaza. The requests approved by the EPC for properties adjacent to the current subject site include:
 - Sector Development Plan Zone Map Amendment (07EPC 40075) from SU-2/CLD (Commercial/Low-Density Apartments) and SU-2/SU-1 for Albuquerque Little Theater, to SU-2/SU-1 for a Mixed Use Development. This zoning was for a mixed-use commercial and residential project allowing two restaurants with full-service liquor, office/retail buildings and a complex of residential units (live/work and apartments or condos).
 - Amendment of the 2006 Site Development Plan for Subdivision, changing residential use to commercial use and a new site layout on the 1.3 acre site (07EPC-40073); and
 - Approval of a new Site Development Plan for Subdivision (07EPC 40074) to create new lot lines and design standards for the property.
2. On January 27, 2009, the Garcia Properties were replatted through DRB action to create Lots 1 and 2, Plat of Lots 1 & 2 and redefine the property lines with relevant easements (Project #1007646, 09DRB-70033).
3. On October 14, 2010, the EPC approved three requests for property linked to the subject site by the inclusion in the original SPS and zone change approved by the EPC in December,

2007 (07EPC 40073/40074/40075) as the western-most portion of that SPS property (Lofts at Country Club Plaza):

- o Sector Development Plan Zone Map Amendment (10EPC 40055) from SU-2/SU-1 for a Mixed Use Development to SU-2/SU-1 for a Mixed Use Development to include all uses permitted in the CLD zone and an adult education private school, and restaurant with full service liquor;
 - o Amendment of the 2007 Site Development Plan for Subdivision revising the site design standards and subdividing 2.3-acres into three new lots (10EPC 40054); and
 - o Approval of a new Site Development Plan for Building Permit (10EPC 40053) for a mixed-use development.
4. On October 11, 2012, the EPC approved three requests for the Garcia's properties, linked to the subject site by inclusion in the original SPS and zone change approved in December, 2007 (Project #1004677, 07EPC 40073/40074/40075):
- o Sector Development Plan Zone Map Amendment (12EPC 40060) from SU-2/SU-1 for a Mixed Use Development to include all uses permitted in the SU-2/CLD zone and an adult education private school, and restaurant with full service liquor to SU-2/CLD;
 - o Amendment of the 2007 Site Development Plan for Subdivision, 07EPC 00074; subdividing 1.34-acres into two new lots (12EPC 40058); and
 - o Site Development Plan for Building Permit (12EPC 40057) with the purpose of creating a support facility for the Garcia Restaurant chain.

Context

The subject site contains three existing buildings along the Central Ave. frontage, and vacant land in the east and south portions of the property. Two of the buildings contain retail and service uses, and the third an auto repair shop. Adjacent to the south of the subject site is the fully-developed Huning Castle single-family neighborhood. New multi-family residential and commercial development has occurred intermittently along Central Ave. between 14th St. and Rio Grande Blvd. Central Ave. east of Lomas Blvd. has been the subject of a "road-diet" pilot project over the past years, with a concomitant reduction in traffic volume.

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 Central Ave. as a Principal Arterial. Between 2008 and 2011, the MRCOG traffic counts recorded a 28% decrease in average daily trips (ADT), from 16,000 ADT to 11,500 ADT along Central Ave. between Rio Grande Blvd. and 12th St. The reduction can be attributed primarily to the traffic-calming measures implemented on Central Ave. east of Lomas Blvd.

Comprehensive Plan Corridor Designation

Central Ave. is currently designated as 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

Central Ave. east of Lomas Blvd. was restriped to reduce lanes for automobile travel, as a “road diet” demonstration project, and subsequently provides a bike lane on both sides east of Lomas Blvd.

Transit

The site vicinity is well served by transit. ABQ Ride Routes 766, 777 and 66 travel along Central Ave. operating between the Central/ Unser Transportation Center, the Alvarado Transportation Center downtown, UNM, Uptown and the Tramway Blvd. Park-and-Ride facility.

Public Facilities/Community Services

The site area is well served with public facilities and services. There are six parks and a fire station within one mile of the subject site. Several museums are also within the one mile radius. Refer to the Public Facilities Map in the front of this staff report.

II. ANALYSIS-APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

Existing zoning for the majority of the subject site is SU-2 CLD (Commercial/Low Density Apartment), regulated by the standards of the Huning Castle-Raynolds Addition Sector Development Plan.

Definitions

The City Zoning Code defines the SU-2 Zone:

SU-2 Special Neighborhood Zone (§14-16-2-23). This zone allows a mixture of uses controlled by a Sector Development Plan, which specifies new development, and redevelopment which is appropriate to a given neighborhood, when other zones are inadequate to address special needs.

SU-2 CLD Zone. The SU-2 CLD Zone is unique to the Huning Castle-Raynolds Addition Sector Development Plan. It was promoted by the Sector Development Plan as a replacement zone for the C-2 Zone on properties along the south side of Central Ave. between San Pasquale and 14th St. The SU-2 CLD Zone is described as the Zone that “provides suitable sites for houses, townhouses, low density apartments, and commercial uses.” The SU-2 CLD Zone has its own development standards, including the following, applicable to the subject site:

- **Height:** Structure up to 26 feet in is permitted at any location 50 feet or more from an adjacent R-1 zone. Height over 26 feet must be within a 25-degree angle plane from the mean grade along each boundary abutting an R-1 zone.
- **Setback:** From Central Ave. 5 feet minimum; 10 feet minimum from Laguana Blvd., 15th St. and San Pasquale; and 11 feet minimum from the junction of a driveway or alley and a public sidewalk.
- **Density:** Floor area ratio 0.61 maximum for residential development.
- **Landscaping:** Zoning Code standards (§14-16-3-10)
- **Parking:** Zoning Code standards (§14-16-3-1)
- **Open Space:** Zoning Code standards for R-2 Zone (§14-16-2-11)
- **Signage:** Zoning Code standards for C-1 Zone (§14-16-2-16)

The proposed SPS Amendment and SPBP will meet all of the SU-2 CLD standards, except street tree planting along Central Ave. where the current sidewalk width of six feet precludes installation of tree wells.

Albuquerque / Bernalillo County Comprehensive Plan

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.

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 Subdivision and Site Development Plan for Building Permit for conformance with applicable goals and policies in the Albuquerque / Bernalillo County Comprehensive Plan and Huning Castle – Raynolds Addition Sector Development Plan.

Analysis of Policy Consistency

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

LAND USE

Policy II.B.5.a: The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The proposed SPS Amendment and SPBP requests further this policy by providing urban-scale residential and commercial uses on a large, under-utilized site in an area that currently has a full range of land uses including residential, various types of commercial, institutional and office uses. The subject property is an appropriate location for this type of use since it will be on a Major Transit Corridor and have excellent access to the multi-modal transportation system serving the area. Residential development at the subject site will provide close-in housing opportunities for Downtown workers. The proposed mixed-use project incrementally contributes to moving the City toward the goal of 5 dwelling units per acre. Staff finds the requests further Policy II.B.5.a.

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 SPS Amendment and SPBP proposal to increase commercial activity in proximity to existing residential neighborhoods. The design standards established by the SPS Amendment – for architectural articulation, wall and roof materials, landscaping, and signage – will reflect a building design theme consistent and complimentary to the commercial, institutional and multi-family residential development in the surrounding area for this mixed-use project as detailed in the proposed SPBP. The SPS Amendment design standards retain a high level of building and site design, and consistency with the existing historically-significant Horn Oil Co. buildings. Neighbors are still provided with the same level of assurance as to the aesthetic qualities of the subject site development.

The proposed development will consolidate existing driveway curb cuts along Central Ave. and will thereby improve local vehicular circulation. The SPBP shows a strong pedestrian element with walking, seating and outdoor dining spaces internal to the development site and accessible from Central Ave. in multiple locations. Therefore staff finds the requests are consistent with Policy II.B.5.d.

Policy II.B.5.h: Higher density housing is most appropriate in the following situations:

1. In designated Activity Centers.
2. In areas with excellent access to the major street network.

3. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
4. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
5. In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

Situations 1 and 4 do not apply. The Old Town Activity Center boundary is near the intersection of Central Ave. and Rio Grande Blvd., not including the subject site. A mixed development pattern currently exists in the neighborhood consisting of single family homes zoned R-1, a school and commercial uses zoned SU-2 DNA-CC, and commercial development zoned SU-2 CLD and SU-2/SU-1.

The proposed site development is consistent with Situations 2, 3 and 5. The subject property fronts Central Ave., a designated Principal Urban Arterial and Major Transit Corridor. The subject site is surrounded by residential, commercial and school uses in an urban setting with existing infrastructure in place. The single-family residential development adjacent to the south is at a lower density than proposed with this SPS Amendment and SPBP; however, the proposed project meets all of the use and development standards of the existing SU-2 CLD Zone including building height and distance from R-1 zones. Staff finds the requests generally further Policy II.B.5.h.

Policy II.B.5.k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

The SPS Amendment and SPBP requests will result in adequate off-street parking and are not likely to adversely impact traffic on Central Ave. The SPS Amendment and SPBP proposal for vehicle access to Laguna Blvd. has been a concern of the neighborhood; however the SPS Amendment indicates that location designated for emergency vehicle access only. Specifics on the utilization of that access will be addressed by a future SPBP for the southern portion of the SPS subject site. Staff finds the requests further Policy II.B.5.k.

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 SPS Amendment retains the essential design themes and standards of the original SPS approved for the subject site plus additional properties fronting Central Ave. to the west. As discussed further below, the proposed SPBP will implement the SPS Amendment design standards and will result in a project integrating the design of the existing historic Horn Oil Co. buildings, and the applicable objectives and development standards of the Huning Castle and Reynolds Addition Rank III Plan. Staff finds the requests further 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 will improve the visual quality of the property, which is currently dominated by three commercial structures and a large area of vacant land. The SPS regulates building architecture, lighting, landscaping and signage for new and existing buildings at the subject site. The SPBP elevations demonstrate architectural style consistent with the architectural design theme of the SPS Amendment, and compatible with surrounding development along Central Ave. The proposed elevations show building facades that have been carefully articulated to reflect the design of the existing historic commercial buildings, which will improve the quality of the visual environment. The proposed landscaping plan will enhance the appearance of the property and will visually soften the views into the site from Central Ave. Staff finds the requests further Policy II.B.5.m.

Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The SPS and SPBP would allow for a project of rehabilitation of older commercial buildings and development of new mixed-use buildings, on a site within an older neighborhood within the Comprehensive Plan Established Urban Area. The proposed site development will be an infill development within the Historic Central Redevelopment Area, and will likely spur the redevelopment of other privately-owned and under-utilized properties along Central Ave.

Policy II.B.5.p: Cost-effective redevelopment techniques shall be developed and utilized.

The project represents an infill development within an urban area already served by urban infrastructure. Adaptive re-use of three existing buildings will also be efficient use of resources. The subject site is within the Historic Central Redevelopment Area; the project will be a cost effective redevelopment as it will not require direct City investment in new infrastructure and would be funded exclusively by private investment. The project will bring a positive economic development to the City including increased property valuation and resultant property taxes, gross receipt taxes from the construction and future building maintenance. Staff finds the request furthers Policy II.B.5.p.

TRANSPORTATION

Policy II.D.4.a: The following Table presents ideal policy objectives for street design, transit service, and development form consistent with Transportation Corridors and Activity Centers as shown on the Comprehensive Plan's Activity Centers and Transportation Corridors map in the Activity Centers section.

Development Form [Major Transit]:

Building access from Street – Major entrance from street.

Building setback – Minimum setback

Parking Location – Separated from street by building

As stated above, the subject site is close to, but not within, a designated Activity Center. Central Ave. is a designated Major Transit Corridor. The proposed new construction will be consistent with the Policy II.D.4.a Development Form details for a Major Transit corridor, including major entrance from Central Ave. in Building 2, minimum building setback for landscaping and pedestrian activity areas only, and parking behind or to the side of buildings fronting Central Ave. Staff finds the request furthers Policy II.D.4.a.

Policy II.D.4.c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

Central Ave. is a designated Major Transit Corridor. The proposed new development will add dwelling units along the Major Transit Corridor. The proposed development will meet all building form requirements of the SU-2 CLD Zone and will not destabilize surrounding neighborhoods. Staff finds the request furthers Policy II.D.4.c.

Sector Plan (Rank III)

The subject site for the requested Zone map amendment is within the boundaries of the adopted Huning Castle and Raynolds Addition Rank III Plan, first adopted in 1981. The Plan generally encompasses properties between the Rio Grande River and San Pasquale south of Central Ave. The Rank III Plan does not provide goals or policies but rather objectives relevant to new development:

Land Use and Zoning:

A. Objectives

2. Evaluate development on Central Avenue to encourage mixed use, neighborhood oriented development.
3. Use zoning to stabilize the residential character of the plan area and to enhance the positive aspects of the area, including its distinctive architecture, pleasant landscaping, and human scale.

The proposed development is mixed-use and will include ground-floor commercial businesses along Central Ave. in a neighborhood underserved by community-oriented retail, services and restaurants. The subject site is a relatively large under-developed site along Central Ave., a Major Transit Corridor, and the proposed development will provide shopping and housing options for potential transit users. Staff finds the proposed SPS Amendment and SPBP further the Land Use and Zoning Objectives.

Proposed Zoning:

Property on Central Ave. next to the Huning Castle subdivision is currently zoned C-2. Much of this commercial land is vacant or marginally used. Because this property abuts single-family homes, it is important to minimize negative impacts of development on Central Ave. Because there is a need for housing downtown, a mix of commercial and residential uses is suitable for this strip. It is recommended that the land on Central Ave. between San Pasquale and 15th St. be zoned SU-2 for low density apartments or limited commercial

development. Height, setback, density and landscaping guidelines are intended to insure that new development will be in scale with existing development on Central Ave. and have a minimum impact on the adjacent neighborhood.

The subject site contains low-intensity commercial uses and is primarily unused land. The site is therefore under-utilized. The proposed development of mixed uses, residential and commercial, will provide housing opportunities near Downtown and commercial businesses for surrounding residents. The proposed SPBP meets the SU-2 CLD standards as promulgated by the Huning Castle and Raynolds Addition Sector Plan. Staff finds the requests further the Proposed Zoning Objectives.

Transportation:

A. Objectives

1. Reduce traffic volume and speed on local streets.
2. Improve traffic flow in the area to promote safety to residents.

The proposed mixed-use development will increase commercial and residential uses in an older neighborhood, potentially reducing the need for automobile trips in the surrounding area. With the Central Ave. ‘road diet’ and limited surface parking access along Central Ave. frontage, automobile traffic flow has been improved to promote safety to residents. Staff finds the proposed SPS Amendment and SPBP further the Transportation Objectives.

Conclusion

Staff finds the proposed SPS Amendment and SPBP further the relevant policies of the Comprehensive Plan, and are consistent with the Land Use, Proposed Zoning and Transportation Objectives of the Huning Castle and Raynolds Addition Sector Development Plan. The requests also meet the development standards of the SU-2 CLD zone, which was originated for the specific area covered by the Sector Plan.

III. ANALYSIS-SITE DEVELOPMENT PLAN FOR SUBDIVISION

Design Standards

The requested SPS Amendment is amendment to the original ‘master plan’ for the larger combination of properties along the south side of Central Ave. between San Pasquale and Laguna Blvd. In 2008, approval of a SPS (07EPC 40074) for the property west of the subject property, and approval in 2012 of a SPS Amendment (12EPC 40058) for the Garcia properties, split those properties off of the larger Country Club Plaza I Site Plan for Subdivision and expanded the SPS design standards for site-specific commercial development.

The site is currently zoned SU-2 CLD except the single lot fronting Laguna St., which is zoned R-1. The requested SPS Amendment proposes changes to the original SPS design standards, oriented to the subject site. Primarily, the text changes shorten and clarify the design standards and add reference to the Zoning Code or Sector Development Plan standards for many of the design elements, including building density and height, setbacks, landscaping, walls and fences, lighting

and signage with certain exceptions. Following is a summary of the proposed SPS Amendment design standards:

Architectural character and styles. The proposed SPS Amendment retains reference to General Building and Site Design Regulations for Non-Residential Uses (Zoning Code §14-16-3-18) for all development, including buildings with commercial and residential uses. New building architecture is to be consistent with the planned renovation of the three existing commercial buildings along Central Ave. The design themes reference Moderne Style and Mediterranean Style standards for architectural elements, including specific elements of building massing and profiles associated with each. Design details for windows and doors, building entries and exterior walls and parapets are to be consistent with one or the other of the design themes.

Building Density and Height. The maximum floor area ratio is 0.61 for residential uses, consistent with the SU-2 CLD maximum floor area ratio. Maximum building height will be 46 feet, subject to the 25-degree angle plane measured from property boundaries shared with R-1 Zone properties per the SU-2 CLD standards.

Landscaping. Landscaping standards are based on City zoning code requirements (Zoning Code §14-16-3-10), and adjusted to the specific elements of the proposed SPBP.

Lighting. Lighting standards refer to the City zoning code requirements (Zoning Code §14-16-3-9). The SPS Amendment indicates pedestrian-scale lighting with four-foot tall fixtures in pedestrian gathering areas, and 16-foot tall fixtures as lighting for internal drives and parking lots. Building-mounted lighting will be down-directed and integrated into building architecture.

Fencing. Zoning Code §14-16-3-19 is referenced for height and design regulations. The property boundaries on the east and south are demarcated by existing eight-foot tall CMU walls. Chain-link fencing topped with razor wire is along the west property boundary. The proposed fencing standards stipulate CMU walls finished with stucco, and also allow metal fencing, and wood inserts. The SPS does not identify locations for fencing other than the existing CMU walls.

Signs and Signage. The proposed signage consists of monument and wall signage. With certain exceptions, signage on the site is to be consistent with the C-1 zone signage standards (§14-16-3-5). Additional signage standards under the SPS Amendment will include a maximum freestanding sign height of 18 feet with maximum sign area of 100 sq. ft. Wall signage is to be limited to 9% of building façade area with no limitation on the number of wall signs. One projecting sign per building will be allowed for the new buildings.

IV. ANALYSIS - SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Site Plan Layout / Configuration

The proposed project will be a mixed-use urban-scale development. In planning parlance, ‘mixed use’ is often assumed to be a vertical mix, with characteristic ground floor commercial and upper floors of residential, office, and/or hotel uses. The proposed SPBP proposes a horizontal mix of uses, with commercial uses primarily close to Central Ave. and residential uses toward the center

and back of the subject site. The three existing commercial buildings close to Central Ave. will be renovated for commercial uses including retail and restaurants.

The new building construction will consist of two buildings adjacent to the existing buildings. Building 1 will be a two-story building comprising approximately 6,400 sq. ft., with office space. Building 2 will be three stories and approximately 21,000 sq. ft., with ground floor commercial and two upper floors of residential units. A ground-level pedestrian promenade and gathering area will be constructed between existing Building C and proposed Building 2, connecting to Central Ave. and incorporating fenced, outdoor dining areas near Central Ave.

The proposed site plan provides enhancements that reflect the Zoning Code General Building and Site Design Regulations for Non-Residential Buildings (§14-16-3-18), pertaining to sites five acres or more, although the subject site is less than two acres in size.

Sidewalks within the property will be approximately 8 ft. in width adjacent to main storefront entrances of existing Buildings B and C and proposed Building 1, meeting the Code requirement of eight feet minimum width. Sidewalk for existing Building A will narrow to six feet along the east façade where space is limited for sidewalk and parking. Adjacent to proposed Building 2 will be a 12-foot wide sidewalk along the east façade, exceeding the 10-foot width standard of Zoning Code §14-16-3-18(C)(1) for buildings between 10,000 sq. ft. and 30,000 sq. ft. The west façade of proposed Building 2 will face into the pedestrian courtyard, where benches and outdoor furniture for restaurant dining will be located. Existing sidewalks along the Central Ave. frontage are approximately six feet in width; however, there are utility poles and other obstructions that reduce the clear width to only four feet in some locations.

Building facades over 100 ft. in length, of which there will be three in the proposed SPBP development, are required to include outdoor seating on at least one façade where a building has two or more facades exceeding 100 ft. The central court between Buildings C and 2 includes outdoor seating of benches and outdoor dining for two restaurants.

Height and setbacks are regulated by the SU-2 CLD zoning. Front setbacks for the new Building 2 are shown as a minimum of three feet from the property line along the Central Ave. site frontage. Maximum building height is subject to the height plane angle restrictions. The proposed development Floor Area Ratio of 0.5 is well below the maximum FAR of 0.61 under the SU-2 CLD Zone standards.

Public Outdoor Space

A central feature of the proposed site layout is a pedestrian plaza between existing Building C and proposed Building 2. The open area will be approximately 6,000 sq. ft., 40 feet wide by 150 feet in length. Close to Central Ave. are two outdoor seating areas for restaurants, surrounded by low fencing.

Vehicular Access, Circulation and Parking

The development will be accessed via two driveways along the Central Ave. frontage, connected with a 24-foot wide drive passing to the south of the buildings. Parking spaces will line both sides of the drive. The City Engineer has provided application review comments expressing

concern about the relatively narrow proposed curb cuts / drivepad designs on Central Ave. for site access, citing the DPM requirement for the proposed full access drives off of Central Ave. of curb returns, 36 ft. minimum widths, and 25-30 ft. radius at flow line. The applicant prefers the narrower driveway opening as a method of traffic calming. A condition of approval is recommended that the driveways be reviewed by DRB and may require modifications.

The Huning Castle and Raynolds Addition Sector Plan references the Zoning Code for parking requirements, as does the SPS Amendment. Proposed parking will all be in surface lots. Parking for existing Buildings A and B will be 15 spaces within the courtyard formed by the existing buildings, and additional parking spaces further into the project. Broken out by proposed land uses, the development requires a total of parking spaces (6,400 sq. ft. office = 27 spaces, 3,600 sq. ft. restaurant = 80 spaces, and 25 residential units = 25 spaces). Per Zoning Code provisions (§14-16-3-1) off-street parking is proposed to be in shared use, therefore parking demand will vary between uses and time of day. Office-generated demand will be between 7 AM and 6 PM on weekdays, and restaurant demand will peak between 6 PM and midnight on weekdays with lower demand between 7 AM and 6 PM weekdays and weekends. Residential demand is primarily between 6 PM and 7 AM. In addition, the development is eligible for the 10% reduction in required parking because it abuts a transit line. The development will provide a total of 135 parking spaces on-site, plus potential parking on-street along the Central Ave. frontage if the right-of-way is restriped.

Pedestrian and Bicycle Access and Circulation, Transit Access

As mentioned above, a central pedestrian access and gathering area between existing Building C and proposed Building 2 will be accessed directly from Central Ave. The existing sidewalk along Central Ave. is approximately six feet wide along the site frontage, but is impeded by several utility poles and a fire hydrant. Bike lanes exist on both the north and south sides of Central Ave. near the subject site. An ABQ Ride transit stop is located approximately 100 feet east from the subject site, on Central Ave.

Walls/Fences

Eight-foot high CMU block walls surround much of the SPS Amendment subject site, except along Central Ave. and chain link fence at the west side of the property. The SPBP indicates the chain-link fencing will be replaced by an 8-foot tall wood fence along the west property boundary. The proposed SPBP illustrates internal fencing at a low height for the outdoor pedestrian areas, constructed of metal or wood slats with low opacity.

Lighting and Security

Outdoor lighting for pedestrian and motor vehicle safety will be installed. Pedestrian lighting away from parking areas will be four-foot tall bollard-style fixtures and wall-mounted lighting at building entrances. Within the parking lots, 16-foot tall fixtures will be provided.

Landscaping

The landscape standards under the Landscape Concept of the SPS require adherence to the landscaping standards of Zoning Code §14-16-3-10. Per the landscaping standards, at least 15%

of net lot area is to be landscaped. For the SPBP site, that requirement equates to approximately 16,892 sq. ft. of area to be landscaped; 22,164 sq. ft. of the property (23%) is identified as landscaped area. Live vegetative cover is proposed to be approximately 80% of the required landscape area, more than the 75% required by the Zoning Code standards.

Under the Zoning Code requirements, street trees are to be planted along arterial and collector street frontages, as with Central Ave. The limited width of the existing sidewalk along Central Ave. precludes installation of street trees within the right-of-way. The landscape plan shows five-gallon Maiden Grass plantings at two feet on-center along the length of the Central Ave. frontage, except where driveways and pedestrian entrances are located.

Parking lot landscaping regulation requires trees at an interval of at least one per ten parking spaces, and no further than 100 feet from any parking space. Within the central loop parking area, trees are proposed to be located every four spaces, exceeding the requirement. Almost all of the parking lot trees are identified as Desert Willow, a deciduous species approximately 10 ft. in height at the time of planting and a mature height of 20 ft. with a spread of 25 feet. The SPBP landscape plan meets the landscape requirements under the Zoning Code §14-16-3-10(G).

At such time as a specific development is proposed for the southern portion of the subject site, a landscape plan will be provided with the required SPBP and must show compliance with the standards of Zoning Code §14-16-3-10(G) and a landscape buffer of at least five feet in width along the boundaries abutting the residential zone per the SU-2 CLD zone requirements.

Grading, Drainage, Utility Plans

The subject site is fairly flat, sloping down about two feet in elevation from Central Ave. toward the south. Proposed grading will maintain a gentle slope from north to south, with little elevation change compared to existing conditions. A temporary drainage ponding area will be graded into the southern portion of the site.

Existing utilities are present in Central Ave., including water and sewer, and will be used for the proposed development connections. Final drainage will depend on construction under the proposed SPBP and a future SPBP dealing with development of the remainder of the site.

Architecture

Architectural detailing has been provided for the three existing buildings and proposed Building 1, with finish materials of synthetic stucco and wood planking on exterior walls and metal canopy extending above most of the storefronts. Parapet height will increase by five feet at the primary building entrances. Architectural detailing for proposed Building 2 is not part of the proposed SPBP, but must meet the design guidelines of the SPS Amendment request.

Signage

Proposed building elevations for the existing buildings show signage elevations with a sign area of 32 square feet for the individual tenant spaces, utilizing individually illuminated channel lettering for the commercial spaces. Sign area on proposed Building 1 will consist of one wall sign with an area of 198 sq. ft. facing north (toward Central Ave.) , and two wall signs totaling

110 sq. ft. on the west elevation. No illuminated signage is shown on south building elevations, facing the residential neighborhood. All signage must be consistent with the signage standards of the SPS Amendment.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The City Engineer provided comments expressing concern regarding the proposed driveway cuts on Central Ave., and addressed the concerns with a recommended condition of approval. The details of the concerns are discussed in the SPBP analysis.

Hydrology expressed concerns regarding the proposed site drainage plan for development of the entire site and addressed the concerns with a recommended condition of approval. Primarily, the concern was in regard to the permanent drainage system proposed in a parking area for Building 3 at the south end of the site; the current SPBP proposal eliminates Building 3 and that drainage improvement.

Neighborhood/Public

Representatives from the Downtown Neighborhood Association, the Huning Castle Neighborhood Association, the North Valley Coalition, and property owners within 100 feet of the subject site were notified. A facilitated meeting was requested by the applicant and adjacent residents.

A facilitated meeting was held on September 18, 2013. Neighbors had one primary concern, the height of a proposed building in the southern portion of the property with the SPBP application. The applicant responded to the concerns by agreeing to eliminate that building from the current SPBP request.

V. CONCLUSION

This two-part request is for a Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit for approximately 3.37 acres of land located in the 7200 block of Central Ave. SW, between Laguna Blvd. and San Pasquale. The subject site is within the boundaries of the Huning Castle-Reynolds Addition Sector Development Plan and is currently zoned SU-2 CLD.

The requests generally further the applicable policies of the Albuquerque/Bernalillo County Comprehensive Plan and the Huning Castle and Reynolds Addition Sector Plan. The requests are consistent with the SU-2 CLD Zone and the City of Albuquerque Zoning Code. Approval of the current SPBP request would meet the conditions of approval tied to the SPS Amendment request. At a facilitated meeting held on September 18, 2013 neighbors expressed concern over the height of a proposed building for the southern portion of the subject site, which the applicant has removed from the requested SPBP.

Staff recommends approval of the Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit, subject to conditions.

FINDINGS - 13EPC-40140 – October 10, 2013- Site Development Plan for Subdivision Amendment

1. This is a request for a Site Development Plan for Subdivision Amendment for Tract A-1-A Laguna Sub; MRGCD Tract Map 38 Tract 129A & 129-B-1-A; Lot B-1 Block 3 Huning Castle Addn; Tracts A & B Lands of H B & Calvin Horn, containing approximately 3.37 acres of land located in the 1700 block of Central Ave. SW.
2. The request involves design and development standards for the Country Club Plaza development site, a mixed commercial and residential project. The applicant proposes to re-subdivide the property into five lots.
3. The subject site is located in the Established Urban Areas of the Comprehensive Plan and within the area of the Huning Castle and Raynolds Addition Sector Development Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.
4. The Albuquerque/Bernalillo County Comprehensive Plan, Huning Castle and Raynolds Addition Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The Site Development Plan for Subdivision Amendment request furthers the following Comprehensive Plan policies:
 - Policy II.B.5.a: Full range of urban land uses. The request will result in the development of a mixed use commercial and residential project on an under-utilized infill site within the established urban area.
 - Policy II.B.5.d: Development respects neighborhood values, environmental conditions, and scenic resources. Neighborhood values are respected with increasing commercial activity in proximity to residential neighborhoods. The design standards established by the SPS Amendment reflect a building design theme consistent and complimentary to the surrounding area as detailed in the proposed SPBP.
 - Policy II.B.5.h: Higher density housing is most appropriate with excellent access to major streets; mixed density pattern; similar or higher density development; and transition. A mixed development pattern exists in the neighborhood consisting of single family homes, a school and commercial uses, and multi-family residential and commercial development. The subject site is in an urban setting with existing infrastructure in place. The proposed project meets all of the use and development standards of the existing SU-2 CLD Zone

Policy II.B.5.k: Minimize harmful effects of traffic; livability and safety of residential neighborhoods. The SPS Amendment and SPBP requests will result in adequate off-street parking and are not likely to adversely impact traffic volumes on Central Ave. The proposal for vehicle access to Laguna Blvd. has been a neighborhood concern but is designated for emergency vehicle access only.

Policy II.B.5.l: Quality and innovation in design appropriate to the Plan area. The SPS Amendment retains the design themes and standards of the original SPS. The proposed SPBP will implement the SPS Amendment design standards and will integrate the design of the existing historic Horn Oil Co. buildings.

Policy II.B.5.m: Design improves the quality of the visual environment. The SPS regulates building architecture, lighting, landscaping and signage. The SPBP demonstrates architectural style consistent with the SPSD, and compatible with surrounding development. The landscaping plan will enhance the appearance of the property from Central Ave.

Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods. The requests will rehabilitate older commercial buildings and develop new mixed-use buildings, on a site within the Comprehensive Plan Established Urban Area.

Policy II.B.5.p: Cost-effective redevelopment techniques. The project represents an infill development, and adaptive re-use of existing buildings, within an urban area served by urban infrastructure and within the Historic Central Redevelopment Area. The project will be cost effective by not requiring direct City investment.

Policy II.D.4.a: Objectives for street design, transit service, and development form consistent with Transportation Corridors and Activity Centers . Central Ave. is a Major Transit Corridor. The new construction will be consistent with the Development Form details including major entrance from Central Ave., minimum building setback, and parking behind or to the side of buildings.

Policy II.D.4.c: Additional dwelling units near transit corridors. Central Ave. is a Major Transit Corridor and the request will add dwelling units along the Corridor.

6. The Site Development Plan for Subdivision Amendment request furthers the following objectives of the Huning Castle and Raynolds Addition Sector Plan:

Land Use and Zoning: Development on Central Avenue to be mixed use, neighborhood oriented. The proposed development is mixed-use including ground-floor commercial along Central Ave. in a neighborhood underserved by retail, services and restaurants. The residential development will provide options for potential transit users.

Proposed Zoning: Land on Central Ave. between San Pasquale and 15th St. be zoned SU-2 for low density apartments or limited commercial development. The proposed development of mixed uses, residential and commercial, will provide housing opportunities near Downtown and commercial businesses for surrounding residents. The proposed SPS Amendment and SPBP meet the SU-2 CLD standards as promulgated by the Huning Castle and Reynolds Addition Sector Plan.

Transportation: Reduce traffic volume and speed on local streets. The proposed mixed-use development will increase commercial and residential uses in an older neighborhood, potentially reducing the need for automobile trips in the surrounding area.

7. The neighborhood expressed opposition to the request, primarily the height of the proposed building in the southern portion of the site. That building has been removed from the request.

RECOMMENDATION - 13EPC-40140 – October 10, 2013- Site Development Plan for Subdivision Amendment

APPROVAL of 13EPC-40140, a request for Site Development Plan for Subdivision Amendment, for Tract A-1-A Laguna Sub; MRGCD Tract Map 38 Tract 129A & 129-B-1-A; Lot B-1 Block 3 Huning Castle Addn; Tracts A & B Lands of H B & Calvin Horn, based on the preceding Findings and subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL - 13EPC-40140 – October 10, 2013- Site Development Plan for Subdivision Amendment

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. Concurrent Platting Action required at Development Review Board (DRB).
4. Although the Long Range Bike System map does not identify Central Ave. as having bike lanes, they are provided along this section. The development will utilize existing access points from Central Ave. and will be upgraded per DPM standards.

-
5. The Site Development Plan shall comply with the General Regulations of the Zoning Code and all other applicable design regulations, except as specifically approved by the EPC.
 6. Future development in the southern portion of the site will require EPC review for a Site Development Plan for Building Permit.
-

FINDINGS - 13EPC-40139 – October 10, 2013- Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit Tract A-1-A Laguna Sub; MRGCD Tract Map 38 Tract 129A & 129-B-1-A; Lot B-1 Block 3 Huning Castle Addn; Tracts A & B Lands of H B & Calvin Horn for, containing approximately 3.37 acres of land located in the 1700 block of Central Ave. SW.
2. The request involves five buildings, including the three existing buildings, and two proposed buildings of mixed use, including office, residential and commercial. The development will provide approximately 22,000 square feet of commercial space and 25 residential units.
3. The subject site is located in the Established Urban Areas of the Comprehensive Plan and within the area of the Huning Castle and Raynolds Addition Sector Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.
4. The Albuquerque/Bernalillo County Comprehensive Plan, Huning Castle and Raynolds Addition Sector Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The Site Development Plan for Building Permit request furthers the following Comprehensive Plan policies:

Policy II.B.5.a: Full range of urban land uses. The request will result in the development of a mixed use commercial and residential project on an under-utilized infill site within the established urban area.

Policy II.B.5.d: Development respects neighborhood values, environmental conditions, and scenic resources. Neighborhood values are respected with increasing commercial activity in proximity to residential neighborhoods. The design standards established by the SPS Amendment reflect a building design theme consistent and complimentary to the surrounding area as detailed in the proposed SPBP.

Policy II.B.5.h: Higher density housing is most appropriate with excellent access to major streets; mixed density pattern; similar or higher density development; and transition. A mixed development pattern exists in the neighborhood consisting of single

family homes, a school and commercial uses, and multi-family residential and commercial development. The subject site is in an urban setting with existing infrastructure in place. The proposed project meets all of the use and development standards of the existing SU-2 CLD Zone.

Policy II.B.5.k: Minimize harmful effects of traffic; livability and safety of residential neighborhoods. The SPS Amendment and SPBP requests will result in adequate off-street parking and are not likely to adversely impact traffic volumes on Central Ave. The proposal for vehicle access to Laguna Blvd. has been a neighborhood concern but is designated for emergency vehicle access only.

Policy II.B.5.l: Quality and innovation in design appropriate to the Plan area. The SPS Amendment retains the design themes and standards of the original SPS. The proposed SPBP will implement the SPS Amendment design standards and will integrate the design of the existing historic Horn Oil Co. buildings.

Policy II.B.5.m: Design improves the quality of the visual environment. The SPS regulates building architecture, lighting, landscaping and signage. The SPBP demonstrates architectural style consistent with the SPSD, and compatible with surrounding development. The landscaping plan will enhance the appearance of the property from Central Ave.

Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods shall be continued and strengthened. The requests will rehabilitate older commercial buildings and develop new mixed-use buildings, on a site within the Comprehensive Plan Established Urban Area.

Policy II.B.5.p: Cost-effective redevelopment techniques shall be utilized. The project represents an infill development within an urban area served by urban infrastructure and within the Historic Central Redevelopment Area; the project will be a cost effective redevelopment not requiring direct City investment.

Policy II.D.4.a: Objectives for street design, transit service, and development form consistent with Transportation Corridors and Activity Centers. Central Ave. is a Major Transit Corridor. The new construction will be consistent with the Development Form details including major entrance from Central Ave., minimum building setback, and parking behind or to the side of buildings.

Policy II.D.4.c: Additional dwelling units near transit corridors. Central Ave. is a Major Transit Corridor and the request will add dwelling units along the Corridor.

6. The Site Development Plan for Building Permit request furthers the following objectives of the Huning Castle and Reynolds Addition Sector Plan:

Land Use and Zoning: Development on Central Avenue to be mixed use, neighborhood oriented. The proposed development is mixed-use including ground-floor commercial along Central Ave. in a neighborhood underserved by retail, services and restaurants. The residential development will provide options for potential transit users.

Proposed Zoning: Land on Central Ave. between San Pasquale and 15th St. be zoned SU-2 for low density apartments or limited commercial development. The proposed development of mixed uses, residential and commercial, will provide housing opportunities near Downtown and commercial businesses for surrounding residents. The proposed SPS Amendment and SPBP meet the SU-2 CLD standards as promulgated by the Huning Castle and Raynolds Addition Sector Plan.

Transportation: Reduce traffic volume and speed on local streets. The proposed mixed-use development will increase commercial and residential uses in an older neighborhood, potentially reducing the need for automobile trips in the surrounding area.

7. The applicant is requesting delegation of SPBP Building 2 to the DRB.
8. The SPBP deviates from the DPM standards regarding curb cuts/drive pad design on Central Ave. The EPC supports approval of a variance to the DPM standards in order to maintain the character of the area.
9. The neighborhood expressed opposition to the request, primarily the height of the proposed building in the southern portion of the site. That building has been removed from the request.

RECOMMENDATION - 13EPC-40139 – October 10, 2013- Site Development Plan for Building Permit

APPROVAL of 13EPC-40139, a request for Site Development Plan for Building Permit, for Tract A-1-A Laguna Sub; MRGCD Tract Map 38 Tract 129A & 129-B-1-A; Lot B-1 Block 3 Huning Castle Addn; Tracts A & B Lands of H B & Calvin Horn, based on the preceding Findings and subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL - 13EPC-40139 – October 10, 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. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
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. Work proposed within the COA ROW may require a work order through the DRC process.
6. The proposed curb cuts / drivepad designs on Central Ave. shall be reviewed by DRB and may require modifications.
7. Hydrology does not support the proposed grading and drainage plan. A new G & D plan shall be proposed.
8. Although the Long Range Bike System map does not identify Central Ave. as having bike lanes, they are provided along this section. The development will utilize existing access points from Central Ave. and will be upgraded per DPM standards.

Chris Glore

Planner

Notice of Decision cc list:

Reba Eagles
1500 Lomas Blvd. NW Suite B
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Winthrop Quigley
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Harvey Buchalter
1615 Kit Carson SW
Albuquerque NM 87104

Kyle Silber
4465 Juniper St. NW
Albuquerque NM 87107

David Wood
158 Pleasant NW
Albuquerque NM 87107

Attachments

1. Additional staff info
 - a. Photographs
 - b. Existing Zoning – Special Neighborhood Zone (SU-2)
 - c. Existing Zoning – CLD Zone (HCRASP)
 - d. Notice of Decision 06EPC-00143, March, 2006
2. Application
 - a. Cover Page
 - b. TIS form
 - c. Authorization letter
 - d. Request letter
3. Neighborhood info/input
 - a. ONC letter
 - b. Applicant letter & certified mail receipts
4. Site Plan reductions

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

- Reviewed- The proposed 4 story building exceeds the 25 degree angle plane restriction of the HCR SDP SU-2 CLD zone as calculated from the abutting residential zone where it is setback less than 99 ft. from the property line.

Office of Neighborhood Coordination

Downtown NA (R)

Huning Castle NA (R)

North Valley Coalition

9/3/13 – Recommended for Faciliation – siw

9/5/13 – Assigned to Jessie Lawrence - sdb

Long Range Planning

- Huning Castle Raynolds SDP
Comp Plan- Established Urban

The use and height are allowed in the SU-2 CLD zone. Does the proposed development meet the FAR requirements of the sector plan (see page 18)?

Metropolitan Redevelopment Agency

- No comments received.

CITY ENGINEER

Transportation Development

SITE DEVELOPMENT – BUILDING PERMIT

- Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
- 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).
- Work proposed within the COA ROW may require a work order through the DRC process.
- The proposed curb cuts / drivepad designs on Central Ave. shall be reviewed by DRB and may require modifications. Per the DPM, Ch 23, Section 6.B: the proposed full access drives off of Central require Curb Returns, 36 ft. minimum widths, and 25-30 ft radius at flow line.

- To support the proposed curb cuts on Central Ave., a turning template of the largest anticipated delivery vehicle shall be submitted for review to the DRB/ Transportation Engineer.
- Pole signs shall not be located in COA ROW. Demonstration of clear sight distance is required for each sign placement. Signs overhanging COA ROW will require Annual Revocable Encroachment Permits.
- Proposed Permeable Pavers at tree wells are located within the required pedestrian pathways. Demonstrate that minimum sidewalks widths maintain ADA accessibility around or over pavers.

Hydrology Development

- Hydrology appreciates the proposed detention rate below what is required, however, Hydrology provides the following comments on the proposed plan:
 1. The plan proposed to cut the site approximately 10 feet to create the parking lot detention pond that may be 4 feet deep. This would put the water surface elevation at 47.5.
 - a. 4 feet of water is enough water to float a car.
 - b. The site proposes a door at an elevation (41.40), which is below the water surface elevation of the pond.
 - c. It is not clear that the parking lot would not be below the surface of the groundwater. The applicant should review USGS data to determine the elevation of the water table in this area.
 - d. The pond bottom of 43.5 does not agree with the parking lot grades shown.
 - e. The parking lot with the pond has a slope greater than 8%.
 2. The furthest north building could drain north to Central Ave. The plan should propose this building above the top of curb on Central Ave. If the overall detention rate for the site is met, the building can drain to Central Ave.

AMEND SITE DEVELOPMENT PLAN - SUBDIVISION

- Concurrent Platting Action required at Development Review Board (DRB).

Hydrology Development:

- Hydrology has no adverse comments

Conditions Of Approval For The Proposed Site Development – Building Permit Shall Include:

1. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
2. 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).
3. Work proposed within the COA ROW may require a work order through the DRC process.
4. The proposed curb cuts / drivepad designs on Central Ave. shall be reviewed by DRB and may require modifications.
5. Hydrology does not support the proposed grading and drainage plan. A new G & D plan shall be proposed.

6. Although the Long Range Bike System map does not identify Central Ave. as having bike lanes, they are provided along this section. The development will utilize existing access points from Central Ave. and will be upgraded per DPM standards.

**Conditions Of Approval For The Proposed Amendment Of Site Development Plan -
Subdivision Shall Include:**

1. Concurrent Platting Action required at Development Review Board (DRB).
2. Although the Long Range Bike System map does not identify Central Ave. as having bike lanes, they are provided along this section. The development will utilize existing access points from Central Ave. and will be upgraded per DPM standards.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning:

- Although the Long Range Bike System map does not identify Central Ave. as having bike lanes, they are provided along this section. The development will utilize existing access points from Central Ave. and will be upgraded per DPM standards.

Traffic Engineering Operations:

- No comments received.

Street Maintenance:

- No comments received.

WATER UTILITY AUTHORITY

Utility Services

- ABCWUA: An Availability Statement should be requested

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division – No comments received.

Environmental Services Division – No comments received.

PARKS AND RECREATION

Planning and Design– No comments received.

Open Space Division– No comments received.

City Forester– No comments received.

POLICE DEPARTMENT/Planning

EPC 1004677 - This project is in the Valley Area Command.

- Pedestrian access points into Building 3 appear to be in-set from the outer plain of the exterior of the building. These in-sets can reduce the walk-up visibility and therefore can create an unsafe

environment for the resident. Recommend eliminating the in-set and re-designing the entry doors flush with the outer facade.

- In some cases landscaping has been proposed near building entrances. Recommend not planting bush variety landscaping immediately adjacent to any building entrance to promote optimal visibility and natural surveillance.
- All proposed bush variety landscaping should be maintained to a level no more than three (3) feet off the ground for good natural surveillance.
- Recommend in the installation of a video surveillance system. Cameras should be positioned to view all vehicle access points, parking lots, walkways, common areas, maintenance facilities and building entrances. Each camera should be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division – No comments received.

FIRE DEPARTMENT/Planning

- No comments received.

TRANSIT DEPARTMENT

Project # 1004677 13 PC-40139 SITE DEVELOPMENT- BUILDG PRMT. 13EPC-40140 AMEND SITE DEVELOPMENTPLAN – SUBDN LOTS 1-5, TRACT(S) A-1-A, COUNTRU CLUB SUBDIVISION ZONED SU-2 FOR CLD & R-1 LOCATED ON CENTRAL BETWEEN SAN PASQUALE AND LAGUNA. (APPROX 3.37 ACRES)(J-13)	Adjacent and nearby routes	Route #66, Central route, Route 766, Rapid Ride Red line, pass the site on Central.
	Adjacent bus stops	Existing bus stop serving route #66, is located 104’ east from the north east corner of the property.
	Site plan requirements	Transit previously requested the applicant to install a Type C bus shelter as per the COA Design standard COA 2355, and associated bench and trash can at the existing bus stop located adjacent to the property on Central. Transit Reduction of 10% will hold since the property is less than 300’ of the Transit route and an additional 5% if shelter is placed at the above-mentioned bus stop location.
	Large site TDM suggestions	None.
	Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

- No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

- No comments received.

ALBUQUERQUE PUBLIC SCHOOLS

Country Club Addition, Lots 1-5 and Tract A-1-A, is located on Central between San Pasquale and Laguna. The owner of the above property requests approval of a Site Development Plan for Building Permit and a Site Development Plan for Subdivision. Approval to allow for the development of a mixed use property that will contain both commercial and residential uses. This development will contain a total of six buildings and one single family residence. Any residential development in the area will impact Reginald Chavez Elementary School, Washington Middle School, and Albuquerque High School. Currently, all three schools have excess capacity.

Loc No	School	2012-13 40th Day	2012-13 Capacity	Space Available
330	REGINALD CHAVEZ	340	406	66
465	WASHINGTON	463	739	276
590	ALBUQUERQUE HS	1712	1794	82

MID-REGION COUNCIL OF GOVERNMENTS

- No comments received.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

- No comments received.

STATE OF NEW MEXICO DEPARTMENT OF TRANSPORTATION

Case Description: Site Development Plan for Building Permit and Amended Site Development Plan for Subdivision for Country Club Plaza

Location portion: Central Ave. south side of roadway east of Laguna Blvd.

Type of Development (Residential/Commercial): Commercial

Possible Impacted NMDOT roadway(s): None

Department Comments: The NMDOT has no objections to the building permit and the amended site plan

PUBLIC SERVICE COMPANY OF NEW MEXICO

- No comments received.