



**Environmental
Planning
Commission**

*Agenda Number: 3
Project Number: 1009359
Case #: 12EPC 40047
September 13, 2012*

Staff Report

Agent	Aria Architecture
Applicant	Phil and Laurie Baca
Request	Site Development Plan for Building Permit
Legal Description	Lot 20-A, Block 10, Tract 2, Unit 3
Location	Holly Avenue NE, between Louisiana Boulevard NE and Wyoming Boulevard NE
Size	Approximately 0.59 acres
Existing Zoning	SU-2 Mixed Use
Proposed Zoning	No Change

Staff Recommendation
APPROVAL of 12EPC 40047, based on the Findings beginning on Page 12, and subject to the Conditions of Approval beginning on Page 14.

Staff Planner
Randall Falkner, Planner

Summary of Analysis
 This is a request for a site development plan for building permit for Lot 20-A, Block 10, Tract 2, Unit 3, a site of approximately 0.59 acres, located on Holly Avenue, between Louisiana Boulevard and Wyoming Boulevard. The applicant intends to build a 6,011 square foot office building for physical therapy.

The site is located in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the La Cueva Sector Development Plan (LCSDP). The site is located in the La Cueva Community Activity Center.

Staff finds that the request for a site development plan for building permit is consistent with a preponderance of applicable policies in the Comprehensive Plan and the La Cueva Sector Development Plan. There is no known neighborhood opposition to the request and staff recommends approval with conditions.



City Departments and other interested agencies reviewed this application 7/30/2012 to 8/10/2012
 Agency comments used in the preparation of this report begin on Page 17.

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 Mixed Use	Developing Urban La Cueva Sector Development Plan	Vacant
North	SU-2 Mixed Use, SU-2 R-2	”	Vacant, Residential
South	SU-2 Mixed Use	”	Commercial
East	SU-2 Mixed Use	”	Vacant
West	SU-2 Mixed Use	”	Vacant

II. INTRODUCTION

Proposal

This is a request for a site development plan for building permit for Lot 20-A, Block 10, Tract 2, Unit 3, a site of approximately 0.59 acres, located on Holly Avenue, between Louisiana Boulevard and Wyoming Boulevard. The applicant intends to build a 6,011 square foot building. The building is proposed to be used for physical therapy.

The site is located in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the La Cueva Sector Development Plan (LCSDP). The site is located in the La Cueva Community Activity Center.

The site is zoned SU-2 Mixed Use. The provisions of the C-1 zone apply in areas that are zoned SU-2 Mixed Use. The LCSDP contains common design regulations for all SU-2 zoned properties. The EPC is hearing the case because a site development plan and landscaping plan approved by the EPC are required for all SU-2 zoned properties in the LCSDP.

Context

The subject site has frontage and access on Holly Avenue. The subject site contains a private access easement that provides the property to the south (Lot 21-A) with its only vehicular access, since no direct vehicular access is allowed onto Paseo del Norte to the south. To the south (Lot 21-A) is a restaurant and a retail building that face Paseo del Norte. To the north of Holly, immediately across the street from the subject site is vacant land zoned SU-2 Mixed Use, which

recently received site plan approval for a mixed use development to include indoor storage and retail store (12EPC 40026/40027). To the northwest of the site, across Holly Avenue, is a single family home that appears to predate annexation of the area, and is zoned SU-2 R-2. The next block to the north is the North Domingo Baca city park, covered by a master plan approved by the EPC. To the immediate west and east is vacant land. Further to the east are some commercial buildings on the corner of Wyoming Boulevard, and to the southeast is a small shopping center that faces Paseo del Norte. As a result, the subject site is surrounded by mostly vacant land and some land with commercial uses.

The site has excellent views to the Sandia Mountains to the east and to the West Mesa and the volcanoes to the west. The proposed building will not significantly impede views to the east or west as the height of the building ranges from 11 feet to 17 feet, which is considerably less than what is allowed in the LCSDP (36 feet). The applicant has provided a view analysis as required by the LCSDP. The 2010 traffic flow map, produced by the Mid-Region Council of Governments (MRCOG) shows an average weekday traffic flow of 43,400 on Paseo del Norte between Louisiana Boulevard and Wyoming Boulevard, and an average weekday traffic flow of 14,900 on Wyoming Boulevard between Paseo del Norte and Alameda Boulevard.

History

The City of Albuquerque annexed the La Cueva Sector Development Plan area in 1995 and established R-D zoning for most of the plan area. The subject site received the SU-2 Mixed Use zoning as a result of the adoption of the LCSDP in 2000. The intent of the SU-2 zone is to ensure compatibility of higher density land uses within the lot configurations and ownership pattern of these areas. There has been no previous development at the subject site.

In 2009, the EPC approved a site development plan for subdivision (09EPC 40064) and a site development plan for building permit (09EPC 40063) for the subject site, (which at the time was Lot 13) and for Lot 21-A to the south (which at the time was Lots 20 and 21), Block 10, Tract 2, Unit 3. The proposed site development plan for building permit is subject to the controlling site development plan for subdivision (09EPC 40064), which contains General Note C of the approved site plan for subdivision that states: "The remainder of Lot 13 shall be developed in a future phase according to a site development plan approved by the EPC per the La Cueva SDP (2000, Rev. 2003). The site development plan including pedestrian circulation, building orientation, architecture and signage, shall be designed to coordinate with the development of Lot 20 to form a cohesive retail center." As a result, the subject site (formerly Lot 13) shall be designed to coordinate with the development to the south (Lot 21-A, currently a restaurant and retail shops). Planning staff has included a site development plan for building permit and elevations from 09EPC 40063 and pictures to show how the proposed site coordinated with the site to the south. Both sites contain stone tile elements, and brown, tan, and white stucco. The site is also subject to the design regulations for all SU-2 zoned properties found in the LCSDP.

In 2012 the EPC approved a sector plan zone map amendment from SU-2/Mixed Use to SU-2/SU-1 for Mixed Use and Indoor Storage (12EPC 40027) and a site development plan for building permit (12EPC 40026) for Lots 19 and 20, which are located directly across Holly Avenue to the north.

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 Wyoming Boulevard north of Paseo del Norte as a Principal Arterial, with a right-of-way of 156'.

Holly Avenue is a Major Local street.

There is an existing bicycle lane and multi-use trail on Wyoming Boulevard north of Paseo del Norte.

Bus routes #31 (Wyoming) and #98 (Wyoming Commuter) serve the area, and the nearest bus stop is fairly close to the site (located approximately 500 feet from the subject site along the west side of Wyoming Boulevard adjacent to Lot 17-B).

Wyoming Boulevard is designated as an Enhanced Transit Corridor per the Comprehensive Plan. According to the model hierarchy for Enhanced Transit found in the Transportation and Transit Table 11 Policy a. Corridor Policies, (page II-83 of the Comprehensive Plan) transit & autos is listed first, followed by pedestrians, and then bikes. The site is accommodating to both automobiles and pedestrians and provides a sidewalk connection to the transit stop along Wyoming Boulevard (approximately 500 feet to the northeast).

A Traffic Impact Study (TIS) was completed most recently in July 2004. According to the TIS form, a new TIS is not currently needed because it does not meet the threshold.

Public Facilities/Community Services

The North Domingo Baca Community Park is within ½ mile of the subject site. The Park includes a Fire station and a mini Police Substation. Other public facilities are shown on the attached Public Facilities Map.

III. ANALYSIS

Albuquerque Comprehensive Zoning Code

The SU-2 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. The subject site is located in the La Cueva Sector Development Plan. The specific zoning for the site is SU-2 Mixed Use, which is intended to provide the community with a mix of mutually-supporting retail, service, office, and residential uses. The provisions of the C-1 zone in the City Zoning Code apply in areas mapped SU-2 Mixed Use on the zoning map. The LCSDP contains common design regulations for all SU-2 zoned properties. The proposed office use is permissive under the current zoning.

SITE DEVELOPMENT PLAN BUILDING PERMIT

This is a request for a site development plan for building permit. The applicant intends to build a 6,011 square foot office building for physical therapy.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies of the Comprehensive Plan, (and other applicable Plans).

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

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

Developing Urban and Established Urban Areas

Policy II.B.5d: 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 and recreational concern.

The request generally respects neighborhood values. The design is appropriate to the plan area, meets the design standards of the La Cueva Sector Development Plan, and is consistent with adjacent uses. The height of the building ranges from 11 feet to 17 feet in height, which is considerably less than the 36 feet in height allowed by the LCSDP. The request has minimal impacts on natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The site is surrounded by mostly vacant land and some commercial land use to the south. The area to the northwest of the subject site is zoned SU-2 R-2. The proposed use is appropriate for the location. The request furthers Policy II.B.5d.

Policy II.B.5e: 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.

Urban services already exist to the south (existing restaurant and commercial retail shops), and the request will develop vacant land inside the site development plan for subdivision that is currently not in use (Lot 20-A). The building has been designed to have a minimal effect on adjacent parcels of land and will ensure the integrity of existing neighborhoods. The request furthers Policy II.B.5e.

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

Adverse effects of development (lighting, pollution, traffic, and noise) have been minimized by appropriate site design, which is in compliance with the La Cueva Sector Development Plan design standards. There is one single family residential home to the northwest of the site. This residence appears to have predated the annexation of the area. Lighting consists of 16 foot tall light poles that are full cut-off fixtures. Extensive landscaping along the north and east sides of the property minimizes the adverse effects of noise, lighting, pollution and traffic, by helping to shield the building from the street and from the property to the east. The height of the building only ranges from 11 to 17 feet in height, (which is much less than the 36 feet in height that is allowed in the LCSDP) which also helps to minimize any adverse effects of the development from surrounding properties. The request furthers Policy II.B.5i.

Policy II.B.5k: 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 operations.

The request does not abut any residential neighborhoods or any residential zones. There is one single family residential home to the northwest of the site, across Holly Avenue, that is zoned SU-2 R-2. The site can only be accessed from Holly Avenue to the north. The existing private access easement also provides the only vehicular access for properties to the south (restaurant and commercial retail shops). There is no access from Paseo del Norte. The request partially furthers Policy II.B.5k.

Policy II.B.5l: 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 building is consistent with and complements the existing buildings (restaurant and retail shops) on the site development plan for subdivision to the south (Lot 21-A). The proposed building is a quality design that is appropriate to the plan area and helps to “form a cohesive retail center” as stated in General Note C of the controlling site development plan for subdivision (09EPC 40064). The design is not particularly innovative, but it is a quality design. The building is not typical generic franchise architecture. The request furthers Policy II.B.5l.

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

The site design maintains and enhances unique vistas. The building ranges from 11 to 17 feet in height. The height of the building is considerably less than what is allowed in the LCSDP (36'). The applicant has provided a view analysis which shows views into and out of

the site. The building will not significantly impede views in any direction. The request furthers Policy II.B.5m.

Activity Centers

The Activity Center Goal is “to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs and which enhance the identity of Albuquerque and its communities.”

Policy II.B.7a: Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

The property is located within the La Cueva Community Activity Center. Community Activity Centers provide the primary focus for the entire community sub-area with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, and the most intense land uses within the community sub-area. The Community Activity Center should be very accessible by automobile; however, the interior of the center should be very accommodating to the pedestrian, even within the predominantly off-street parking areas. A medical facility (the building will serve as a physical therapy center) is listed as an example of a typical land use in a Community Activity Center. The site design is accommodating to pedestrians by connecting the building entrance to the public sidewalk along Holly Avenue and by providing a 325 square foot courtyard area next to the primary entrance, and a 1,850 square foot plaza with benches and landscaping. The site is also provides access to transit, and a bus shelter is located on Wyoming Boulevard approximately 500 feet to the northeast. The request furthers Policy II.B.7a.

Policy II.B.7f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

The subject site is surrounded mostly by vacant land uses, but also by a variety of commercial retail uses. The immediate surrounding zoning (SU-2 Mixed Use) is the same as the zoning of the subject site. The zoning to the northwest, across Holly Avenue, is SU-2 R-2. The closest single-family residential property is located across Holly Avenue to the northwest. The applicant has shielded the subject site from the residence to the northwest by installing extensive landscaping along the north side of the site. The request partially furthers Policy II.B.7f.

La Cueva Sector Development Plan (Rank 3)

The La Cueva Sector Development Plan (LCSDP) was approved in 2000 and revised in 2003 to expand the boundaries of the plan area to incorporate annexed areas. The LCSDP encompasses 656 acres in the North Albuquerque Acres portion of the North Albuquerque Community. The plan area's general boundaries are Louisiana Boulevard to the west, Florence Avenue to the north, Ventura to the east, and Paseo del Norte to the south. The LCSDP provides guiding principles and Design Regulations for all SU-2 zoned properties. The site plan has been reviewed against the LCSDP and found to comply with the design regulations. The following guiding principles apply:

Guiding Principles, 1.3, bullet 4 (page 4): Land uses that are compatible with existing development:

The request for a medical office would be compatible with existing development, which consists primarily of commercial and office uses. The majority of the land surrounding the site is vacant; however, there is significant commercial retail development to the east and to the south. The La Cueva Town Center to the east contains a number of commercial businesses. The development to the south contains various commercial retail uses. Properties north of the subject site include a bank, a gas station, a restaurant, and the North Domingo Baca city park. The property directly to the north, across Holly Avenue, is proposed to be a mixed use development. The land to the immediate west is zoned for mixed commercial uses and is currently vacant. The property across the street to the northwest is zoned SU-2 R-2, and there is one single family residential home. The north side of the property has been extensively landscaped to help buffer the site from the road and from adjacent properties. The proposed land use is compatible with existing development. The request furthers guiding principle 1.3, bullet 4 of the LCSDP.

Guiding Principles, 5.1, Bullet 2 (page 25): The plan area is intended to be urban, with a mix of residential densities and a variety of retail and service businesses to meet the needs of the area's growing population.

The request for a medical facility would add to the variety of service businesses to meet the needs of the area's growing population. The request furthers guiding principle 5.1, bullet 2 of the LCSDP.

Guiding Principles, 5.1, Bullet 7 (page 25): The north side of the Wyoming/Paseo del Norte intersection is suitable for development as a "Community Activity Center" because of its proximity to schools, parks, trails, shopping, and public services.

The request for commercial development is located in the La Cueva Community Activity Center, and is suitable for development because of its proximity to schools, parks, trails, shopping, and public services. To the south are various commercial developments, to the east is the La Cueva Towne Center, and to the north are various commercial retail and offices, a multigenerational center, and La Cueva High School. There is an existing bicycle lane and

multi-use trail on Wyoming Boulevard north of Paseo del Norte. The request furthers guiding principle 5.1, bullet 7 of the LCSDP.

Guiding Principles, 5.1, Bullet 8 (page 25): The North Albuquerque Community has identified “views” and “open space” as two valuable assets that identify the area.

The applicant has provided a view analysis (as required in the LCSDP) that shows views towards the Sandia Mountains and the West Mesa will not be notably harmed. The height of the building ranges from 11 to 17 feet in height. This is considerably less than what is allowed by the LCSDP (36'). Views and open space are valuable assets that are protected by the request. The request furthers guiding principle 5.1, bullet 8 of the LCSDP.

Guiding Principles, 5.1, Bullet 9 (page 25): Existing development has begun to create an identity for the plan area based on architectural styles, quality of design and compatibility with the natural landscape. The community is looking to the plan to solidify this identity by requiring compatible new development.

The design of the proposed restaurant is compatible with the surrounding commercial development and with the natural landscape. The building materials and colors of the restaurant are primarily medium and light tan stucco, which are compatible with building materials and colors of the properties to the south as well as the natural landscape. The request furthers guiding principle 5.1, bullet 9 of the LCSDP.

LCSDP Design Regulations

The site plan has been reviewed against the LCSDP and found to comply with the design regulations, with the exception of Off-Street Parking regulation 12R-2 which states that when parking is located at the front or sides of the site, parking areas shall be placed on at least two sides of a building. The parking is located on one side of the building. However, parking is constrained by the access easements and the approved 2010 site development plan for subdivision. The existing properties to the south are dependent on traffic gaining access from Holly Avenue through the subject site. These properties to the south do not have access to Paseo del Norte and have no other means of access. As a result, the proposed access configuration must remain in place for properties to the south to be able to have ingress and egress from their sites. In addition to the design regulations in the LCSDP, the request needs to conform with General Note C of the existing site plan for subdivision which states that the subject site shall be designed to coordinate with Lot 21-A to form a cohesive retail center.

Site Plan Layout / Configuration

The subject site is approximately 0.59 acres in size. The building is proposed to be 6,011 square feet. The primary entrance faces east. Next to the primary entrance is a 325 s.f. courtyard. A 15'9" sidewalk along the eastern side of the building connects the primary entrance and courtyard to a 1,850 s.f. public plaza to the south. Both the courtyard and the public plaza contain pedestrian amenities such as benches and landscaping. The subject site connects to the

properties to the south via a 6' wide scored concrete walkway. The architecture of the building has been designed to be compatible with the properties to the south, which are part of the same site development plan for subdivision. The applicant has extensively landscaped the northern portion of the site to help screen the building from the road and adjacent properties. The subject site is compatible with surrounding development.

Parking has been placed on the east side of the building. The small size and shape of the property, along with the existing private access easement and site development plan for subdivision act to limit and constrain the site. As a result parking is forced to be on the east side of the building in order to provide access to Lot 21-A to the south.

The dumpster is located south of the building, away from Holly Avenue. The primary entrance is located on the east side of the building. The height of the building ranges from 11 to 17 feet in height. This is well below the height that is allowed in the LCSDP (36').

The following items refer to general site plan clean-up: Sheet AS101 that is labeled as "Site Plan" needs to be labeled as "Site Development Plan for Building Permit." The interior rooms that are shown on Sheet AS101 (similar to a floor plan) shall be deleted. The reference to the acreage (0.5680 ac.) and Vacant Land (mixed together with the footprint of the building) shall be deleted from Sheet AS101. The following items listed under Site Notes on the Site Plan (Sheet AS101) shall be deleted: Setback Requirements, Landscaping Requirements, and Landscaping Requirements for Parking Lots. Under Project Description, 4th sentence change "comply with city all zoning codes" to "comply with all city zoning codes".

Public Outdoor Space

The proposed development offers a significant amount of public open space on the east and south sides of the building. A 1,850 s.f. public plaza with benches and landscaping is proposed on the south side of the building. This public plaza is connected to the 325 s.f. courtyard on the east side of the building by a 15'9" wide sidewalk that also contains landscaping. There shall be a detail of the benches showing dimensions, colors, and materials.

Vehicular Access, Circulation and Parking

Vehicles can only obtain access to the site via a 27' wide curb cut along Holly Avenue. This access not only provides ingress and egress for the subject site, but also to Lot 21-A to the south. In fact, it is the only way the properties to the south can access Holly Avenue. Lot 21-A does not have access to Paseo del Norte. A TIS was most recently completed in 2004. According to the TIS form, a new TIS is not currently needed because it does not meet the threshold.

The site development plan for building permit requires 25 parking spaces, and the parking provided is 25 spaces. An appropriate number of handicapped, motorcycle, and bicycle spaces have been provided. Site development plan for building permit needs to state the number of parking spaces required for handicapped, motorcycle, and bicycle spaces. The applicant is meeting the requirement, but just needs to show that they are meeting the requirement by showing number of spaces required and provided for handicapped, motorcycle, and bicycles.

Pedestrian and Bicycle Access and Circulation, Transit Access

Extensive pedestrian walkways and sidewalks have been provided on the site. The applicant has provided a 15' 9" wide scored concrete sidewalk (15' wide sidewalk is required by the LCSDP) on the east side of the building that is shaded by landscaping. The sidewalk connects the public plaza and courtyard and main entrance. The sidewalk also connects to the existing 6' wide public sidewalk along Holly Avenue to the north, and to the property to the south via a 6' wide raised scored concrete walkway. The pedestrian circulation system provides clear, logical pathways within and between properties.

Walls/Fences

A retaining wall is provided on the far western portion of the site. No other walls/fences are proposed.

Lighting and Security

Parking lot light poles have been provided throughout the site, and will not exceed 16 feet in height. Exterior wall mounted lights are provided on the building. All lights are fully shielded and will not directly shine on any public rights-of-way or any residential properties.

Landscaping

The applicant has provided extensive landscaping throughout the site. The applicant is required to provide landscaping on 15 percent of the net lot area, but is providing 29 percent. The majority of the landscaping has been placed on the north side of the property, along Holly Avenue. The applicant has provided curb cuts in strategic locations to allow run off to help water landscaping. A landscape swale, between the building and the sidewalk to the north can be used for water harvesting. The landscape plan shows 5 street trees along Holly Avenue, but the note for street tree requirements listed under landscape calculations shows 3 street trees required and 3 provided. The number of street trees required and provided needs to be updated.

Grading, Drainage, Utility Plans

The grading and drainage plan shows the site gradually draining from the southeast to the northwest. The landscape swale along Holly Avenue will capture rainwater runoff. A narrative of existing site topography, proposed grading improvements and topography within 100 feet of the site is needed. Existing water and sewer lines are shown on the utilities plan.

Architecture

The exterior of the building will primarily be light tan and dark tan with blue and white stucco accents. These proposed colors are consistent with the buildings to the south, which contain brown, tan, and white stucco. The building will also contain what appears to be a tan colored stone veneer, which is consistent with the stone veneer on the buildings to the south. However, the precise color of stone veneer is not identified (the stone veneer has been shown on a color rendition and appears to compliment the stucco and the rest of the building). The color of the stone veneer shall be identified on the building elevations sheet (Sheet A201). The color of the

stone veneer shall compliment the colors of the stucco on the building (subtle, neutral or earth tone colors).

Signage

Building-mounted signage is provided along the north and east sides of the building. The applicant has reduced the logo sign from 4 feet in height and width to 2 feet in height and width to meet the logo design requirement in the LCSDP. The applicant is not proposing any free-standing signage. A sign detail shall be provided on the site details sheet (AS103) or the building elevations sheet (A201) that shows the materials, colors and dimensions of the building-mounted signage.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

City Departments and other interested agencies reviewed this application. Agency comments begin on page 17. These comments have been addressed either through a revised site development plan for building permit or conditions of approval.

Neighborhood/Public

The affected neighborhoods and/or Homeowner Associations and Coalitions include the following: North Domingo Baca Neighborhood Association and District 4 Coalition of Neighborhood Associations. There was no facilitated meeting recommended by the Office of Neighborhood Coordination. Staff has received no letters of support or opposition concerning the request.

V. CONCLUSION

This is a request for a site development plan for building permit for Lot 20-A, Block 10, Tract 2, Unit 3, a site of approximately 0.59 acres, located on Holly Avenue, between Louisiana Boulevard and Wyoming Boulevard. The applicant intends to build a 6,011 square foot building.

The site is located in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the La Cueva Sector Development Plan (LCSDP). The site is located in the La Cueva Community Activity Center.

Staff finds that the request for a site development plan for building permit furthers a preponderance of applicable policies in the Comprehensive Plan, the La Cueva Sector Development Plan, and generally meets the design regulations of the LCSDP and the controlling site development plan for subdivision. There is no known neighborhood opposition to the request and staff recommends approval with conditions.

FINDINGS – 12EPC 40047, 9/13/2012, Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Lot 20-A, Block 10, Tract 2, Unit 3, a site of approximately 0.59 acres, located on Holly Avenue, between Louisiana Boulevard and Wyoming Boulevard. The applicant intends to build a 6,011 square foot building for physical therapy.
2. The subject site is zoned SU-2 Mixed Use. The proposed use is permissive under the current zoning.
3. The site is located in the Developing Urban Area of the Comprehensive Plan, and the La Cueva Sector Development Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the La Cueva 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 request is subject to the 2010 approved site development plan for subdivision, which states that the subject site shall be designed to coordinate with the development of Lot 21-A to the south to form a cohesive retail center. The request complies with the 2010 site development plan for subdivision.
6. The request is subject to the design regulations of the LCSDP. The site plan has been reviewed against the LCSDP and found to comply with the design regulations, with the exception of Off-Street Parking regulation 12R-2 which requires parking on at least two sides of a building. The parking is located on one side of the building. However, parking is constrained by the access easements and the approved 2010 site development plan for subdivision. The existing properties to the south are dependent on traffic gaining access from Holly Avenue through the subject site. These properties to the south do not have access to Paseo del Norte and have no other means of access. As a result, this access configuration must remain in place for properties to the south to be able to have ingress and egress from their sites.
7. The request furthers policies of the Comprehensive Plan, including the following:
 - a. Policy II.B.5d – The request generally respects neighborhood values. The design is appropriate to the plan area, meets the design standards of the La Cueva Sector Development Plan, and is consistent with adjacent uses. The request has minimal

impacts on natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern. The proposed use is appropriate for the location.

- b. Policy II.B.5e – Urban services already exist to the south, and the request will develop vacant land inside the site development plan for subdivision that is currently not in use (Lot 20-A). The building has been designed to have a minimal effect on adjacent parcels of land and will ensure the integrity of existing neighborhoods.
 - c. Policy II.B.5i – Adverse effects of development (lighting, pollution, traffic, and noise) have been minimized by appropriate site design, which is in compliance with the La Cueva Sector Development Plan design standards.
 - d. Policy II.B.5l – The proposed building is consistent with and complements the existing buildings (restaurant and retail shops) on the site development plan for subdivision to the south (Lot 21-A). The proposed building is a quality design that is appropriate to the plan area.
 - e. Policy II.B.5m – The site design maintains and enhances unique vistas. The building ranges from 11 to 17 feet in height. The height of the building is considerably less than what is allowed in the LCSDP (36'). The applicant has provided a view analysis which shows views into and out of the site. The building will not significantly impede views in any direction.
 - f. Policy II.B.7a – The property is located within the La Cueva Community Activity Center. The request helps to shape the built environment in a sustainable development pattern and create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center. A medical facility (the building will serve as a physical therapy center) is listed as an example of a typical land use in a Community Activity Center.
8. The request furthers policies of the La Cueva Sector Development Plan, including the following:
- a. Guiding Principle 1.3, bullet 4 – The request for a medical office would be compatible with existing development, which consists primarily of commercial and vacant land uses. The proposed land use is compatible with existing development.
 - b. Guiding Principle 5.1, bullet 2 – The request for a medical facility would add to the variety of service businesses to meet the needs of the area's growing population.
 - c. Guiding Principle 5.1, bullet 7 – The request for commercial development is located in the La Cueva Community Activity Center, and is suitable for development because of its proximity to schools, parks, trails, shopping, and public services. To the south are various commercial developments, to the east is the La Cueva Towne

Center, and to the north are various commercial retail and offices, a multigenerational center, and La Cueva High School.

- d. Guiding Principle 5.1, bullet 8 – Views and open space are valuable assets that are protected by the request. The applicant has provided a view analysis (as required in the LCSDP) that shows views towards the Sandia Mountains and the West Mesa will not be notably harmed. The height of the building ranges from 11 to 17 feet in height. This is considerably less than what is allowed by the LCSDP (36’).
- e. Guiding Principle 5.1, bullet 9 – The design of the proposed restaurant is compatible with the surrounding commercial development and with the natural landscape. The building materials and colors of the restaurant are primarily medium and light tan stucco, which are compatible with building materials and colors of the properties to the south as well as the natural landscape.

9. There is no known neighborhood or other opposition.

RECOMMENDATION - 12EPC 40047, 9/13/2012, Site Development Plan for Building Permit APPROVAL of 12EPC 40047, a request for a Site Development Plan for Building Permit, for Lot 20-A, Block 10, Tract 2, Unit 3, based on the preceding Findings (and subject to the following Conditions of Approval.)

CONDITIONS OF APPROVAL - 12EPC 40047, 9/13/2012, Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. General site plan clean-up:
 - a. Sheet AS101 that is labeled as “Site Plan” needs to be labeled as “Site Development Plan for Building Permit.”

-
- b. The interior rooms that are shown on Sheet AS101 (similar to a floor plan) shall be deleted.
 - c. The reference to the acreage (0.5680 ac.) and Vacant Land (mixed together with the footprint of the building) shall be deleted from Sheet AS101.
 - d. The following items listed under Site Notes on the Site Plan (Sheet AS101) shall be deleted: Setback Requirements, Landscaping Requirements, and Landscaping Requirements for Parking Lots.
 - e. Under Project Description, 4th sentence change “comply with city all zoning codes” to “comply with all city zoning codes”.
4. There shall be a detail of the benches showing dimensions, colors, and materials.
 5. A sign detail shall be provided on the site details sheet (AS103) or the building elevations sheet (A201) that shows the materials, colors and dimensions of the building mounted signage.
 6. The street tree requirements listed under the landscape calculations on the landscape plan shall state that the number of street trees required be 5 and the number of street trees provided shall be 5.
 7. The color of the stone veneer shall be identified on the building elevations sheet (Sheet A201). The color of the stone veneer shall compliment the colors of the stucco on the building (subtle, neutral or earth tone colors).
 8. A narrative of existing site topography, proposed grading and drainage improvements and topography within 100 feet of the site shall be provided on the grading and drainage plan (Sheet C101).
 9. Conditions of Approval from Public Service Company of New Mexico:
 - a. Existing electric underground facilities are located along the south side of the property. As a condition of approval, it is the applicant’s obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM’s standard for

public utility distribution easements is 10 feet in width to ensure adequate, safe clearances.

- c. As a condition of approval, screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.

10. Conditions of approval from City Engineer, Municipal Development, Hydrology and NMDOT:

- a. A separate vacation request required for vacating 3 feet Private Access Easement at Development Review Board (DRB).
- b. Concurrent Platting Action required at Development Review Board (DRB) for proposed 27-foot Private Access Easement.
- c. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site.
- d. Site plan shall comply and be in accordance with DPM (Development Process Manual) and ADA standards/ requirements.
- e. All easements need to be shown and labeled on Site Plan.
- f. For DRB approval please address the following comments:
 - i. The landscape area north of the building should not be graded to drain over the sidewalk.
 - ii. A retaining wall most likely be required along the western edge of the site as a 1:1 and steeper slope is currently shown.

***Randall Falkner
Planner***

Notice of Decision cc list:

Aria Architecture, LLC, 3503 Central Avenue Suite D, Albuquerque, NM 87106
Phil & Laurie Baca, Peak Motion Physical Therapy, 7920 Central Avenue NE, Suite 2,
Albuquerque, NM 87122
Judie Pellegrino, 8515 Murrelet NE, Albuquerque, NM 87113
Eric Bose, 7200 Peregrine NE, Albuquerque, NM 87113
Peter Nicholls, 8519 Palomar Avenue NE, Albuquerque, NM 871019
Erica Vasquez, P.O. Box 92315, Albuquerque, NM 87199

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

The proposed use is *permissive*. The proposed building shall comply with the Design regulations of the La Cueva Sector Development plan.
The proposed building mounted signage showing a 4ft. tall X 4ft. wide logo exceeds the 2ft max. allowed dimension for company logos per the La Cueva SDP. An approved variance would be required.

Office of Neighborhood Coordination

**North Domingo Baca NA (R)
District 4 Coalition of NA's**

Long Range Planning

Peak Motion Physical Therapy
Developing Urban
La Cueva Sector Development Plan

The SU-2 Mixed Use zone of the La Cueva Sector Development Plan allows C-1 permissive uses, with some exception. The proposed use is permissive under this zone.

The sector development plan contains extensive design regulations and guidelines for SU-1 zones sites. Page 31 of the plan contains the design regulations for properties zoned SU-2 .

Metropolitan Redevelopment Agency

The subject development site is not within a Redevelopment Area, and therefore Metropolitan Redevelopment Section staff have no comments on this application.

Transportation Development (City Engineer/Planning Department):

- A separate vacation request required for vacating 3 feet Private Access Easement at Development Review Board (DRB).
- Concurrent Platting Action required at Development Review Board (DRB) for proposed 27-foot Private Access Easement.
- Provide/label/detail all dimensions, classifications and proposed infrastructure for on-site and within COA ROW.
- Site plan shall comply and be in accordance with DPM (Development Process Manual) and ADA standards/ requirements.
- All easements need to be shown and labeled on Site Plan.

Hydrology Development (City Engineer/Planning Department):

For DRB approval please address the following comments:

- The landscape area north of the building should not be graded to drain over the sidewalk.
- A retaining wall most likely be required along the western edge of the site as a 1:1 and steeper slope is currently shown.

Transportation Planning (Department of Municipal Development):

- No comments received.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT

and NMDOT:

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

1. A separate vacation request required for vacating 3 feet Private Access Easement at Development Review Board (DRB).
2. Concurrent Platting Action required at Development Review Board (DRB) for proposed 27-foot Private Access Easement.
3. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site.
4. Site plan shall comply and be in accordance with DPM (Development Process Manual) and ADA standards/ requirements.
5. All easements need to be shown and labeled on Site Plan.
6. For DRB approval please address the following comments:
 - The landscape area north of the building should not be graded to drain over the sidewalk.
 - A retaining wall most likely be required along the western edge of the site as a 1:1 and steeper slope is currently shown.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

This project is in the Northeast Area Command.

- The plans reflect a limited amount of exterior and parking lot lights. Recommend increasing the amount of illumination by installing additional lights to cover the vehicle entrance, all parking stalls, walk-ways and building entrances.

- Suggest installing a video surveillance camera system that would focus on vehicle access points, parking areas, maintenance areas, walk-ways and building entrances.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved as long as they comply with SWMD Ordinance.

FIRE DEPARTMENT/Planning

No Comments

TRANSIT DEPARTMENT

Adjacent and nearby routes	None.
Adjacent bus stops	None.
Site plan requirements	None.
Large site TDM suggestions	None.
Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO staff has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Existing electric underground facilities are located along the south side of the property. As a condition of approval, 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.

As a condition of approval, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet. PNM's standard for public utility distribution easements is 10 feet in width to ensure adequate, safe clearances.

As a condition of approval, screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.