



Environmental Planning Commission

***Agenda Number: 03
Project Number: 1009982
Case #: 14EPC-40012, 40014
April, 10, 2014***

Staff Report

<i>Agent</i>	Tierra West
<i>Applicant</i>	I-40 South, LLC c/o Thomas Keleher
<i>Request</i>	Site Dev Plan for Subdivision, Site Dev Plan for Bld Permit
<i>Legal Description</i>	Tract B-11, B-12, B-13 and B-14
<i>Location</i>	Daytona Rd, between 90 th Street and Los Volcanes
<i>Size</i>	Approximately 37.7 acres
<i>Existing Zoning</i>	
<i>Proposed Zoning</i>	NO CHANGE

Staff Recommendation

***APPROVAL/ of 14 EPC 40012 based on the
Findings beginning on Page 9, and subject to
the Conditions of Approval beginning on Page
11.***

***APPROVAL/ of 14 EPC 40014 based on the
Findings beginning on Page 12, and subject to
the Conditions of Approval beginning on Page
14.***

***Staff Planner
Maggie Gould, Planner***

Summary of Analysis

This is two part request for approval of a Site Development Plan for Subdivision and a Site Development Plan for Building Permit to allow the development of an 183, 000 square foot warehouse distribution facility located on Daytona Road between 90th and Los Volcanes, south of I-40. The subject site is within the Developing Urban area of the Comprehensive Plan and within the Atrisco Park area of the West Side Strategic Plan. This request furthers several goals and policies of these plans.

There are concerns regarding drainage and platting that will be resolved before a final building permit can be issued. The applicant is working with AMAFCA to reconfigure the drainage.

There is no known opposition to this request. Staff is recommending approval with conditions.

City Departments and other interested agencies reviewed this application from 3-3-14 to 3-14-14
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:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for IP uses and C-2 Permissive uses with exceptions	Developing Urban, Westside Strategic Plan	Vacant
<i>North</i>	SU-1 Transit Facility and Daycare		Institutional
<i>South</i>	R-LT		Single Family Residential
<i>East</i>	IP		Vacant
<i>West</i>	SU-1 for IP uses and C-2 Permissive uses with exceptions		Vacant

II. INTRODUCTION

Proposal

This is a request for approval of a Site Development Plan for Subdivision and a Site Development Plan for Building permit for an approximately 37 acre site. The Site Development Plan for Subdivision shows access and sets up requirements for height, F.A.R, landscaping and setbacks.

EPC Role

The EPC is the approval body for these requests, unless the EPC decision is appealed. If the EPC decision is appealed, it will then go to the City Council. As this case is specific to one site in the City, it is a quasi-judicial proceeding.

History/Background

The site was annexed into the City in 2011(10EPC 40069) and the SU-1 zone was established at that time (11EPC 40025). A Bulk Land Variance and preliminary Plat were approved on March 5th. The Preliminary Plat configured the existing 4 tracts into 3 tracts, 4, 5 and 6. A final plat is pending at DRB. Platting actions must be finalized before a building permit is issued.

Context

The site is vacant. There is single family residential use to the south of the site; to the north is a City Transit facility and a private trucking company. The proposed building will be buffered by

significant landscaping, especially to the south. Vehicle access is provided only from Daytona drive, away from the existing residential area. The site will not have a retail component. There will be no public access.

The City and the Albuquerque Bernalillo County Water Authority own parcels to the east of the site, both are used for drainage. The Mirehaven arroyo crosses the site; the applicant will need to address this before a building can be constructed. AMAFCA is working with the applicant and had agreed to grant a Temporary Floating Drainage Easement for the Mirehaven Arroyo.

AMAFCA is working with the owner on an agreement for improvements to divert the arroyo flow and remove the FEMA floodplain designation.

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 Unser as a Limited-Access Principal arterial..

The Long Range Roadway System designates Los Volcanes as a Collector street.

The Interim Long Range Roadway System designates Daytona as a Collector street.

Comprehensive Plan Corridor Designation

Unser Boulevard and I-40, approximately 1,500 feet from the site are both designated as Express Corridors.

Trails/Bikeways

None

Transit

Refer to Transit Agency comments

Public Facilities/Community Services

Refer to the Public Facilities Map in the packet.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site is zoned SU-1 for IP Uses and C-2 permissive uses with exceptions. This allows the permissive and conditional uses of the IP zone and the permissive uses of the C-2 zone with the exception of adult uses, self-service carwashes, pawn and several M-1 uses. The M-1 uses would have been allowed as part of the IP conditional uses. The zoning also prohibits truck

terminals, tractor, trailer or truck storage, sales and repairs within 100 feet of property zoned for single-family homes or townhouses.

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:

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

The proposed development will be similar to existing development in the area. The site is designed to minimize the impact on the neighborhood to the south. The proposed landscaping will be appropriate for the area.

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

The site is a vacant parcel adjacent to existing infrastructure and will be designed to protect the neighborhood.

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

The proposed development will offer employment close to residential areas. The residential development will be buffered by heavy landscaping, so the impacts to the residential uses will be minimal.

Economic Development

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

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

Policy II.D.6.b: Development of local businesses as well as the recruitment of outside firms shall be emphasized.

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

Westside Strategic Plan (WSSP) (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2011 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The Atrisco Park Community is the triangular wedge of land located between I-40 and Central Avenue and west of Coors Boulevard.

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

The proposed facility will provide many new jobs for the area. This may cut down on the number of cross metro trips required for West Side residents.

Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this community. Redevelopment efforts associated with the existing 5-acre tracts shall be encouraged.

The proposed facility will bring new development into the Atrisco Park area. The site is not part of the five acre tracts mentioned, but the Site Development Plan for Subdivision still organizes individual tracts into a more developable site.

Policy 3.85: The City of Albuquerque shall emphasize the creation of base or export jobs and regionally-based jobs on the West Side. A small number (one or two) export industries shall be identified and targeted for location on the West Side.

The proposed facility will allow the development of large employer that will serve the metro area and the West Side.

Conclusion

The proposed facility is not in conflict with any of the applicable plans and policies. Many goals and policies of the Albuquerque Bernalillo Comprehensive Plan and West Side Strategic Plan are furthered by this request.

Other Analysis

A Traffic Impact Study (TIS) was required for this project. The Signalized Intersection Capacity Analyses section is included in this report.

The study concluded that the new development would have a moderate impact to the adjacent transportation system. There are existing capacity shortfalls at I-40 and Unser and Los Volcanes and Gallatin. The study recommends lengthening the turn lane along Los Volcanes and does not

recommend that developer be held responsible for improvements to the Unser and I-40 intersection.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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

Request

The applicant is requesting a Site Development Plan for Subdivision for a 37.5 acre site comprised of Tracts B-11, B-12, B-13 and B-14 A, of the Town of Atrisco Grant. The applicant is concurrently re-platting the site at DRB, (14-DRB-70019). This request was heard on March 5th and final plat sign off is pending approval. The applicant proposes to develop tract 5 as the proposed Fed EX facility and leave tract 6 for future development, Tract four will be used to accommodate the drainage from remainder tracts and from about 15 acres to the west of the site.

Site Plan Layout / Configuration

The plan shows four access points for tract 6, two from Daytona Road and two from Los Volcanes. Two access points are shown for tract 5, both from Daytona Road. Tract 4 is a ponding area. A 24 foot maintenance easement for the pond is shown from Daytona road to the pond. The Site Development Plan for Subdivision specifies height and setbacks per the C-2 zone and an F.A.R of .35.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT)

Request

The applicant proposes a 183, 000 square foot warehouse distribution building at approximately 26 feet in height with associated landscaping and parking.

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

Site Plan Layout / Configuration

The site is accessed from Daytona road. The main activity will occur on the north side of the building, away from the residential areas. There is a trucking company and a City of Albuquerque Transit maintenance facility to the north of the site. The proposed use will be compatible with these uses. There is single family residential use to the south. A 200 foot landscape buffer is provided between the fenced area the property line of the site.

The parking are is the north of the building.

The proposed building is below the grade of Daytona Road and below the grade of the proposed landscape berm, this will help to screen the building from view.

Public Outdoor Space

The site has approximately 8 acres of landscaped area. No outdoor public areas are shown, but there is space to provide them. This is a requirement of the zoning code §14-16-3-18(4). The Applicant must also provide seating near the entryway per §14-16-3-18-(3) (see condition 5).

Vehicular Access, Circulation and Parking

Access to the site will be from Daytona road, on the north side of the site. The parking lot is also on the north side. Parking is provided for the office portion of the site per the zoning code at 1 space per 200 square feet of office space and for the warehouse use at 1 space per 2,000 square feet of warehouse space. There will be a total of 366 spaces with the ability to expand to 498 if needed for future site expansion. This puts the access and parking as far as possible from the single family residential use to the south of the site. The large delivery trucks unload on the north side of the building and only small delivery vans will use the loading bays on the south side of the building.

Pedestrian and Bicycle Access and Circulation, Transit Access

A 6 foot standard sidewalk will be provided along the west side of the parking lot; connecting Daytona Road to the proposed building. A six foot sidewalk will be provided along Daytona Road. A bike rack with 10 spaces is proposed on the west side of the parking lot, just to the north of the guard shack. This location should offer some surveillance of the parked bikes.

There is currently not transit access to the site. The closest bus stops are about a mile away along Central between Unser and 98th.

Walls/Fences

The interior of the site, the building and loading areas will be enclosed by an 8 foot tall chain link fence topped with barbed wire. The fence will be 200 feet from the property line and will be screened by a berm and significant landscaping (see landscaping section). This complies with zoning code requirements.

Lighting and Security

Parking lot lights at 30 feet in height are proposed around the perimeter of the building and in the parking lot. No lighting is proposed on the building. The lighting is spaced so that the site will be well lit. The light pole height is allowed by the zoning code.

Landscaping

The site has approximately 8 acres of landscaped area. The landscaping plan shows an excellent mix of low to medium water use plants, many of which are native, all of which are appropriate to the area. An approximately 200 foot landscaped area is proposed to screen the site from the residential area. There will be two rows of evergreen trees and a raised berm. §14-16-3-10(3) and (4) address buffering of non-residential uses from residential uses. The combination of these will screen the building. This landscaping buffering exceeds the requirements of the code.

Parking lot trees are provided per the zoning code (§14-16-3-10(G), with 36 large trees and approximately 44 small trees provided in and around the main parking areas.

The areas seeded with the xeric seed mix will result in a grass and wildflower meadow that re-seeds itself, if property maintained. It may be necessary to reseed the areas.

Grading, Drainage, Utility Plans

The Mirehaven Arroyo currently runs through the site. The applicant is working on an agreement with AMAFCA to re-route the arroyo and remove the flood plain designation. The flood plain designation must be removed before a final building permit is issued.

As proposed the site will slope from north to south. Drainage will be accommodated through a series of standard inlets and will be directed into the existing ponding area on Tract 4 to the east of the site.

There are PNM power lines along the southern property line of the site.

Seven fire hydrants will be provided on site.

Architecture

The proposed building is an 183,000 square foot warehouse. The loading bays on the north, east, and south elevations break up the mass of these facades. The west elevation contains small windows for the office area. The building design is functional and appropriate for the proposed use.

Signage

One illuminated sign with the FedEx Ground logo is proposed on the north side of the building. It will be 36" x 85". The sign is compliant with zoning code and underlying SU-1 zone.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Issues regarding dimensioning and building notes will be addressed with an updated Site Development Plan for Building Permit before DRB.

The Hydrology Department comments about the Mirehaven Arroyo will be addressed as the applicant works with AMAFCA to resolve the drainage issues, see condition 3.

A designated west bound right turn lane from Los Volcanes to Daytona is strongly recommended, but was not made a condition of approval. The applicant will continue to work with Transportation and Traffic as the project proceeds.

Neighborhood/Public

The Avalon NA, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighbors and the West Side Coalition of NA's were notified. Property owners with 100 feet were also notified. Staff has not received any public comment on this case as of this writing.

V. CONCLUSION

This is a dual request for approval of a Site Development Plan for Subdivision that will guide development on the site and a Site Development Plan for Building Permit that will allow the development of an 183,000 square foot warehouse distribution center. This request is consistent with Comprehensive Plan and the West Side Strategic Plan. Several goals and policies regarding economic development and increasing job opportunities on the West Side are furthered by these requests.

Staff has no recommended conditions.

FINDINGS - 14EPC-40012- April 10th, 2014 -Site Development Plan for Subdivision

1. This is a request for a Site Development Plan for Subdivision for Tracts B-11, B-12, B-13 and B-14A, located On Daytona Road between 90th street and Los Volcanes Road and containing approximately 37 acres zoned SU-1 for IP and C-2 uses with exceptions.
2. The Site Development Plan for Subdivision proposes lot configuration and designates pedestrian and vehicle access, height, parking and landscape requirements.
3. The site was annexed into the City in 2012 and the SU-1 for I-P and C-2 uses zone was established at that time.
4. There is a concurrent request for replat at the DRB (14-DRB 70019).
5. A Site Development Plan for Building Permit for an 183,000 square foot distribution facility is heard along with this request.
6. The site is within the boundaries of the Developing Urban area of the Comprehensive Plan and within the Atrisco Park area of the West Side Strategic Plan.
7. The Albuquerque/Bernalillo County Comprehensive Plan and the West Side Strategic Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Developing and Established Urban Areas

- 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.

The proposed development will be similar to existing development in the area. The site is designed to minimize the impact on the neighborhood to the south. The proposed landscaping will be appropriate for the area. a) Policy II.B.5.d is furthered by this request.

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

The site is a vacant parcel adjacent to existing infrastructure and will be designed to protect the neighborhood. Policy II.B.5.e is furthered by this request.

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

The proposed development will offer employment close to residential areas. The residential development will be buffered by heavy landscaping, so the impacts to the residential uses will be minimal. Policy II.B.5.i is furthered by this request.

Economic Development

- a) Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.
- b) Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.
- c) Policy II.D.6.b: Development of local businesses as well as the recruitment of outside firms shall be emphasized.

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

9. The subject is within the Atrisco Park area of the West Side Strategic Plan. The request is in general compliance with the following applicable goals and policies :

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

The proposed facility will provide many new jobs for the area. This may cut down on the number of cross metro trips required for West Side residents. Plan Objective 1 is furthered by this request.

- b) Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this community. Redevelopment efforts associated with the existing 5-acre tracts shall be encouraged.

The proposed facility will bring new development into the Atrisco Park area. The site is not part of the five acre tracts mentioned, but the Site Development Plan for

Subdivision still organizes individual tracts into a more developable site. Policy 3.33 is furthered by this request.

- c) ***Policy 3.85:*** The City of Albuquerque shall emphasize the creation of base or export jobs and regionally-based jobs on the West Side.

The proposed facility will allow the development of large employer that will serve the metro area and the West Side. Policy 3.85 is furthered by this request.

10. The Avalon NA, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighbors and the West Side Coalition of NA's were notified. Property owners with 100 feet were also notified. Staff has not received any public comment on this case as of this writing.

RECOMMENDATION - 14EPC-40012- April 10th 2014

APPROVAL of 14 EPC 40012, a request for Site Development Plan for Subdivision Tracts B-11, B-12, B-13, and B-14 A, Town of Atrisco Grant, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 14EPC-40012- April 10th 2014- Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The final plat for the site must be approved before a final building permit is issued.
4. **CONDITIONS BASED ON COMMENTS from CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:**
 - a) Infrastructure requirements will be determined at DRB.
 - b) A replat is required.

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5. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."
 6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
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FINDINGS – 14 EPC-40014 April 10th-2014-Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Tracts B-11, B-12, B-13, and B-14 A, Town of Atrisco Grant, located and containing approximately 37 acres and zoned SU-1 for IP and C-2 uses with exceptions.
2. The request will allow the development of an 183,000 square foot distribution center on new tract 5. The use is permissive under the existing zone.
3. The site was annexed into the city in 2012. The SU-1 for IP and C-2 Uses with exceptions zone was established at that time.
4. The site is within the boundaries of the Developing Urban area of the Comprehensive Plan and within the Atrisco Park area of the West Side Strategic Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, and West Side Strategic Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Developing and Established Urban Areas

- 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.

The proposed development will be similar to existing development in the area. The site is designed to minimize the impact on the neighborhood to the south. The proposed landscaping will be appropriate for the area. a) Policy II.B.5.d is furthered by this request.

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

The site is a vacant parcel adjacent to existing infrastructure and will be designed to protect the neighborhood. Policy II.B.5.e is furthered by this request.

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

The proposed development will offer employment close to residential areas. The residential development will be buffered by heavy landscaping, so the impacts to the residential uses will be minimal. Policy II.B.5.i is furthered by this request.

Economic Development

- a) Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.
- b) Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.
- c) Policy II.D.6.b: Development of local businesses as well as the recruitment of outside firms shall be emphasized.

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

7. The subject is within the Atrisco Park area of the West Side Strategic Plan. The request is in general compliance with the following applicable goals and policies :

- a) Plan Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.
The proposed facility will provide many new jobs for the area. This may cut down on the number of cross metro trips required for West Side residents. Plan Objective 1 is furthered by this request.

- b) Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this community. Redevelopment efforts associated with the existing 5-acre tracts shall be encouraged.

The proposed facility will bring new development into the Atrisco Park area. The site is not part of the five acre tracts mentioned, but the Site Development Plan for Subdivision still organizes individual tracts into a more developable site. Policy 3.33 is furthered by this request.

- c) Policy 3.85: The City of Albuquerque shall emphasize the creation of base or export jobs and regionally-based jobs on the West Side.

The proposed facility will allow the development of large employer that will serve the metro area and the West Side. Policy 3.85 is furthered by this request.

8. The Avalon NA, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighbors and the West Side Coalition of NA's were notified. Property owners with 100 feet were also notified. Staff has not received any public comment on this case as of this writing.

RECOMMENDATION – 14 EPC-40014-April 10th, 2014

APPROVAL of 14EPC-40014, a request for Site Development Plan for Building Permit, for Tracts B-11, B-12, B-13, and B-14 A, Town of Atrisco Grant,, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 14 EPC-40014, April 10th - Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The drainage issues shall be resolved before a final building permit is issued.
4. Platting issues shall be resolved before a final building permit is issued.

5. Seating and public outdoor space shall be provided per the zoning code and shown or noted on the plan.

6. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
 1. Infrastructure requirements will be determined at DRB.
 2. Additional dimensioning (width of motorcycle parking stalls, height of curb, width of sidewalk) must be provided prior to approval.
 3. Build notes, referring to the appropriate City of Albuquerque Standard Specification(s), must be provided for all proposed items located within public easement or right of way.
 4. An initial review of the Traffic Impact Study (SunCap Development - Los Volcanes Rd / Unser Blvd, prepared by Terry Brown on November 5, 2013) indicates a substantial influx of vehicular traffic entering Daytona from Los Volcanes in the AM & PM peak hours. For this reason, if ROW is available at the intersection of Daytona and Los Volcanes, a designated west bound right turn lane on Los Volcanes to Daytona is strongly recommended.
7. Conditions from PNM:
 1. Design ground-mounted equipment screening to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the 3 remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
 2. The applicant is responsible to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 3. The applicant will confirm that the tree species and location are acceptable to PNM.
8. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes

9. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

Maggie Gould, *Planner*

Notice of Decision cc list:

Name, Address, City, State Zip Code

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Pedestrian connections minimum 6' in width

Provide outdoor seating areas along personnel areas excluding vehicular service areas 14-16-3-18-(C)(3)

Provide public space 400 square foot for every 30,000 square foot of building see. 14-16-3-18(C)(4)

Show proposed freestanding signage if any.

Office of Neighborhood Coordination

Avalon NA (R)

South Valley Coalition of NA's

South West Alliance of Neighbors (SWAN)

Westside Coalition of NA's

Long Range Planning

Metropolitan Redevelopment Agency

Site Development – Subdivision

Transportation Development (City Engineer/Planning Department):

1. A replat is required.
2. Infrastructure requirements will be determined at DRB.

Hydrology Development (City Engineer/Planning Department):

1. More information is required concerning the proposed vacation of the floodway and storm drainage works easement.
2. The Mirehaven Arroyo Easement will not go through the public access easement near Bruckner's Truck Sales when the bulk plat is approved. Please revise.
3. Since this is not a plat, I would recommend removing the "granted by this plat" language from the 50' Mirehaven Arroyo easement.

Site Development – Building Permit

Transportation Development (City Engineer/Planning Department):

1. Infrastructure requirements will be determined at DRB.
2. Additional dimensioning (width of motorcycle parking stalls, height of curb, width of sidewalk) must be provided prior to approval.

3. Build notes, referring to the appropriate City of Albuquerque Standard Specification(s), must be provided for all proposed items located within public easement or right of way.
4. An initial review of the Traffic Impact Study (SunCap Development - Los Volcanes Rd / Unser Blvd, prepared by Terry Brown on November 5, 2013) indicates a substantial influx of vehicular traffic entering Daytona from Los Volcanes in the AM & PM peak hours. For this reason, if ROW is available at the intersection of Daytona and Los Volcanes, a designated west bound right turn lane on Los Volcanes to Daytona is strongly recommended.

Hydrology Development (City Engineer/Planning Department):

1. The Mirehaven arroyo runs through this site. It does not appear the arroyo is being accommodated with this plan. There must be a drainage solution I am unaware of.
2. Unser Diversion Pond number 5 is currently in Tract 4.
3. Existing contours should be shown so it is possible to determine cut/fill.
4. Include a drainage narrative on the Conceptual Grading and Drainage Plan.
5. The building is shown in the floodplain. The finished floor elevation is required to be 1 foot above the base flood elevation.
6. Proposed storm drains can be evaluated upon receipt of a drainage report.

Transportation Planning (Department of Municipal Development):

- The Department of Municipal Development has just started to plan for the widening of Unser Blvd. from Central Ave. to I-40 (City Project Number 4383.91)
- If the required TIS determines that off-site roadway improvements on Unser Blvd. are required in connection with this request, the applicant should coordinate the design and construction of those improvements with the DMD's Project Manager, Jesse Luehring (768-2680). Once submitted, a copy of the draft TIS should be forwarded to Transportation Section of DMD so that potential impacts to the Unser Blvd. widening can be evaluated.
- The NMDOT owns and maintains Unser Blvd. between Los Volcanes Road and I-40.
- There are no comments on bikeway or trail facilities.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed **Site Development –Subdivision** shall include:

1. Infrastructure requirements will be determined at DRB.
2. A replat is required.

Conditions of approval for the proposed **Amended Site Development – Building Permit** shall include:

1. Infrastructure requirements will be determined at DRB.
2. Additional dimensioning (width of motorcycle parking stalls, height of curb, width of sidewalk) must be provided prior to approval.
3. Build notes, referring to the appropriate City of Albuquerque Standard Specification(s), must be provided for all proposed items located within public easement or right of way.
4. An initial review of the Traffic Impact Study (SunCap Development - Los Volcanes Rd / Unser Blvd, prepared by Terry Brown on November 5, 2013) indicates a substantial influx of vehicular

traffic entering Daytona from Los Volcanes in the AM & PM peak hours. For this reason, if ROW is available at the intersection of Daytona and Los Volcanes, a designated west bound right turn lane on Los Volcanes to Daytona is strongly recommended.

Hydrology Development (City Engineer/Planning Department):

- Waiting conditions

Transportation Planning (Department of Municipal Development):

- If the required TIS determines that off-site roadway improvements on Unser Blvd. are required in connection with this request, the applicant should coordinate the design and construction of those improvements with the DMD's Project Manager, Jesse Luehring (768-2680).

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):

- Waiting comments/conditions

WATER UTILITY AUTHORITY

Utility Services

An availability request has been submitted for the site and is in process. No comments.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

No comments

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

This project is in the Southwest Area Command.

- No Crime Prevention or CPTED comments concerning the proposed Site Development Plan For Subdivision request at this time.
- No Crime Prevention or CPTED comments concerning the proposed Site Development Plan For Building Permit request at this time due to stated plans mandated by Homeland Security

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved as long as it complies with SWMD ordinance- should have compactor.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

P#1009982 FedEx Ground Facility, (J-9/K-9)

No objection to Site Plan for Subdivision and Site Plan for Building Permit. AMAFCA will sign the Bulk Land Plat granting a Temporary Floating Drainage Easement for the Mirehaven Arroyo. AMAFCA is working with the owner on an agreement for improvements to divert the arroyo flow and remove the FEMA floodplain

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1009982 Site Development Plan for Subdivision and Site Development Plan for Building Permit:

2. The applicant is responsible to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

3. Coordination with PNM will be necessary regarding proposed tree species, the height at maturity and tree placement and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric distribution line along the project site boundary. Trees indicated on the Landscape Plan, Sheet L1, are not a compatible height with the existing overhead electric distribution line on the property boundary along Los Volcanes Road NW. A shorter tree selection is recommended at this location. PNM's standard is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be planted to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. Contact:

Mike Moyers, PNM Center Service
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697

4. Design ground-mounted equipment screening to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in

front of the equipment door and 5-6 feet of clearance on the 3 remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.