



**Environmental  
Planning  
Commission**

*Agenda Number: 5  
Project Number: 1003859  
Case #s: 11EPC-40074, 40075, 40076  
December 8, 2011*

**Staff Report**

<b>Agent</b>	Consensus Planning, Inc.
<b>Applicant</b>	US New Mexico Federal Credit Union
<b>Request(s)</b>	<ol style="list-style-type: none"> <li>1 <b>Zone Map Amendment (Zone change)</b></li> <li>2 <b>Amendment to Site Development Plan for Subdivision</b></li> <li>3 <b>Site Development Plan for Building Permit</b></li> </ol>
<b>Legal Description</b>	Tract 5, Plat of North Andalucia at La Luz
<b>Location</b>	On Coors Boulevard between Learning Rd. and Montano Rd.
<b>Size</b>	3.38 acres
<b>Existing Zoning</b>	SU-1 for C-2, O-1 and PRD
<b>Proposed Zoning</b>	SU-1 for O-1 including Bank & Drive-up Service

**Staff Recommendation**

*APPROVAL of 11EPC-40074 based on the Findings beginning on Page 19, and subject to the Conditions of Approval beginning on Page 20.*

*APPROVAL of 11EPC-40075 based on the Findings beginning on Page 21, and subject to the Conditions of Approval beginning on Page 23.*

*APPROVAL of 11EPC-40076 based on the Findings beginning on Page 24, and subject to the Conditions of Approval beginning on Page 26.*

**Staff Planner**  
*Carrie Barkhurst, Planner*

**Summary of Analysis**

The request is to develop a site located on Coors Blvd, north of Learning Rd. The applicant proposes to subdivide and develop an 8,370 SF building for a bank with drive-up facilities.

The request is consistent with the Site Plan for Subdivision Design Guidelines, the Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, and the City Zoning Code.

The site is partially in the Established and Developing Urban Areas of the Comprehensive Plan. There is neighborhood support and no known neighborhood opposition.

Staff recommends approval with conditions.



City Departments and other interested agencies reviewed this application from 10/31/2011 to 11/10/2011. Agency comments used in the preparation of this report begin on Page 29.

***I. AREA CHARACTERISTICS AND ZONING HISTORY***

***Surrounding zoning, plan designations, and land uses:***

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	SU-1 for C-2, O-1 Uses & PRD (20 DU/A)	Established & Developing Urban; WSSP; Coors Corridor SDP	Undeveloped
<b><i>North (NE)</i></b>	SU-1 for C-2, O-1 Uses & PRD (20 DU/A)	Established & Developing Urban; WSSP; Coors Corridor SDP	Undeveloped
<b><i>South (SW)</i></b>	SU-1 for PRD (10 DU/A) and SU-1 for School Recreation & Private Open Space	Established & Developing Urban; WSSP; Coors Corridor SDP	Open Space, Undeveloped, & Residential (La Luz)
<b><i>East (SE)</i></b>	SU-1 for C-2, O-1 Uses & PRD (20 DU/A) and SU-1 for School & Related Facilities	Established & Developing Urban; WSSP; Coors Corridor SDP	Undeveloped & Bosque School
<b><i>West (NW)</i></b>	R-T	Established Urban; WSSP; Coors Corridor SDP	Single Family Residential

***II. INTRODUCTION***

***Proposal***

The three-part request is for a Zone Map Amendment, Amendment to Site Development Plan for Subdivision, and Site Development Plan for Building Permit for Tract 5, Plat of North Andalucia at La Luz, on a 3.38-acre tract of land located on Coors Blvd. NW at the northeast corner of Learning Rd. NW. The applicant seeks to develop a Credit Union at the subject site.

The subject site is currently zoned SU-1 for C-2, O-1 Uses & PRD (20 DU/A), and designated for O-1 uses by the Site Plan for Subdivision. The Site Plan for Subdivision also restricts the property within 300-feet of Learning to O-1 and PRD uses; therefore, a zone change and Site Plan for Subdivision amendment are required. The applicant seeks to change the zoning designation to SU-1 for O-1 including Bank with Drive-up Service. The Amendment to Site Plan for Subdivision will remove the use restriction from the subject site and subdivide Tract 5 into two new Tracts. The Site Plan for Building Permit ensures that the proposed development is compatible with surrounding uses and development context.

Development within the SU-1 zone may only occur in conformance with an approved Site Development Plan. The Environmental Planning Commission (EPC) has decision-making authority for the zone change request and site plan approval, per §14-16-2-22(A)(1) of the Zoning Code.

### ***Context***

The subject site is vacant, undeveloped land south of Montañó and east of Coors. To the west, across Coors Blvd., are single family residences. The remainder of land adjacent to the development is vacant. The La Luz cluster development subdivision is located south of the subject site and the Bosque School is located south of the subject site. Multi-family residential developments were approved by the EPC on Tracts 4 and 6; development on Tract 6 is moving forward.

The area within 300-feet of Coors Blvd. is designated Established Urban while the remainder of the site is designated Developing Urban per the Comprehensive Plan. The subject site is within the boundaries of the Rank II West Side Strategic Plan. It is also within the Coors Corridor Plan, a Rank III Plan. The subject site is located adjacent to the Montañó/Coors Community Activity Center, as designated pursuant to the Comprehensive Plan and the West Side Strategic Plan. The plan boundaries differ somewhat, see attached maps.

### ***History***

The subject site was annexed in 1985 and zoned SU-1 for C-2, O-1 and PRD 10 du/acre max. In August of 2003, the site was rezoned to SU-1 for C-2 (23.3 acres max.), O-1 (11.7 acres max.), and PRD (20 du/acre max.). The EPC found that the increase in residential density was appropriate given the proximity of the site to the Montañó/Coors Activity Center, north of the site.

In May of 2005, the EPC approved a Site Plan for Subdivision to create Tracts 1 through 9, North Andalucia at La Luz (Project 1003859, 04EPC-01845). The Site Plan for Subdivision proposes residential uses on Tracts 4, 6, 7, and 9; office uses on Tracts 3 and 5; and commercial uses on Tracts 1 and 2. The Site Plan for Subdivision was approved with design standards to “achieve a vibrant, mixed-use community that fosters pedestrian accessibility and maintains a village-type character.” Subsequent site plans for building permits within the subdivision require EPC approval. The official Notification of Decision for this case is attached.

In June of 2005, EPC approved a commercial development Site Plan for Building Permit for Tract 2, which has not developed. In June of 2008, Bosque School consolidated Tracts 7, 8, and 9 and removed them from the site plan (Project 1000901, 08EPC-40051).

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Coors Blvd. NW as an Urban Principal Arterial. Montañó Rd. NW is classified as an Urban Minor Arterial. Learning Rd. is a Major Local Road. Antequera Rd is a local road.

### ***Comprehensive Plan Corridor Designation & Transit***

Coors Blvd. and Montañó Rd. are Enhanced Transit Corridors, which aim to “improve transit and pedestrian opportunities ... and develop adjacent land uses and intensities that promote the use of transit.” Route #790, Rapid Ride Blue line, Route #155, Coors route, and Route #96,

Cross-town commuter route pass the site on Coors Blvd. Route #159 along Montañño will also provide access to the larger subdivision.

***Trails/Bikeways***

There are existing bicycle lanes and trails near the subject site. Coors Blvd. and Montañño Rd. have existing bicycle lanes. There is an existing bicycle path along Learning Rd. that connects to the bosque; an existing bicycle lane connects to the open space trail head at Montañño Rd. There is a proposed bicycle path along the Corrales Drain that will connect to the Paseo del Bosque Trail on the east side of the Rio Grande.

***Public Facilities/Community Services***

See attached Public Facilities Map for details.

***III. ANALYSIS***

***Albuquerque Comprehensive Zoning Code***

The subject site is currently zoned SU-1 for C-2, O-1, and PRD. The zoning for the subdivision establishes uses for each tract and maximum acreage for each use – 23.3 acres for C-2 uses, 11.7 acres for O-1 uses, and 20 acres for PRD. The Site Development Plan for Subdivision specifies O-1 uses for Tract 5. It also indicates the land use within 300-feet of Learning Rd. is restricted to PRD and O-1 uses only. The purpose of this restriction is not explicitly stated on the site plan; however, it was likely established to serve as a transition between the mixed uses in the subdivision and the adjacent lower density residential uses.

Therefore, it is permissive under the current site zoning, but it is not consistent with the site plan designated land uses. The Planning Department recommended requesting a zone change to allow a bank, which is a use generally consistent with the O-1 zone. The SU-1 control will allow review of the site design to ensure that it is appropriate for this location and that it will not negatively impact adjacent residential development. A zone change also restricts the site from developing with C-2 uses.

The O-1 zone, Office and Institutional, provides sites suitable for office, service, institutional, and dwelling uses. The proposed use, a credit union bank, is first permissive under the C-1 zone. The request is to allow a use that is essentially an office use, but which has some elements that are slightly more intense. A bank is not classified an O-1 use because it is a higher traffic generator, with customers staying a relatively short time. Additionally, drive-up service is not a use allowed in the O-1 zone.

The EPC has approved height, signage, landscaping, and parking regulations, per the Site Plan for Subdivision Design Guidelines. Development on an SU-1 zone may “only occur in conformance with an approved site development plan” that is subject to Environmental Planning Commission (EPC) review. If approved, this request for a Site Plan for Building Permit, will satisfy the requirement.

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#### IV. ZONE MAP AMENDMENT – 11EPC-40074

##### ***Resolution 270-1980 (Policies for Zone Map Change Applications)***

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

##### ***Analysis of Applicant's Justification***

The applicant provided justification for the proposed zone change in the application submitted on October 27, 2011, and in a supplemental memorandum submitted on November 21, 2011.

**Note:** Policy is in regular text; *Applicant's justification is in italics; staff's analysis is in bold italics*

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

*The proposed zone change is consistent with the health, safety, morals, and general welfare of the City. The zone change has been carefully crafted for this one parcel and adds a single additional use to the existing office uses already allowed on this parcel. Commercial uses that are permissive in the C-1 and C-2 zones are not allowed. There are no uses proposed that conflict with the health, safety, morals, or general welfare. The development of this vacant infill property will implement the goals and policies of the Comprehensive Plan, as cited in Section C of this letter, and will benefit the surrounding neighborhoods by providing a needed service at a time when more and more people are leaving banks and turning to the option of credit unions. This will be the first development to occur in the 70+ acre mixed use area of North Andalucia, which has long been vacant. US New Mexico Federal Credit Union has 800 customers that live in Taylor Ranch, however, there are no branches currently existing on the West Side. Providing an office with drive-in services at this convenient location along Coors Boulevard will serve the current and future customers of the Credit Union. The drive-up area of the site has been carefully located and extensively landscaped and screened to mitigate any impacts to adjacent properties.*

***Staff agrees. The request seeks to establish a bank which is compatible with the adjacent neighborhood and with the intent of the mixed-use subdivision. Development of the property will promote the general welfare of the City by providing growth on an infill-site that has existing City services. There are no uses proposed which would conflict with public health, safety, morals and general welfare of the city.***

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

*The proposed zone change to SU-1 for O-1 Use including Bank with Drive-up Service provides stability of land use and zoning desired for this location. The applicant's request is more beneficial than the existing zoning because of the service it will provide to the surrounding community. The existing zoning allows any type of office use that may or may not directly serve the Taylor Ranch area to the extent this use will serve. The zone map amendment is a relatively small change since the Credit Union generally operates like a typical office with typical office hours. The intent is not to open the site up to a plethora of commercial uses, which will be allowed in Tracts 1, 2, and 3 of North Andaluca, but rather to limit this tract to primarily office use due to its adjacency to residential development. The bulk of the building will be dedicated to mortgage lending services, and a smaller portion dedicated to branch operations. There is a need for the proposed use as evidenced by the number of unserved customers (800) in Taylor Ranch and this use is not permitted in the O-1 zone. The SU-1 designation requires site plan control, which will ensure a high quality development, and allow neighborhood input which to date has been very supportive. The Credit Union is accessible to the surrounding neighborhood and the larger Taylor Ranch area by vehicle, bicycle, and pedestrian.*

**Staff agrees that the request will not create instability of land use or zoning.**

***The Planning Department considers that the applicant has provided an acceptable justification for the change and has demonstrated that the requested zoning will not destabilize land use and zoning in the area because it is generally consistent with the site's existing mixed-use zoning, which allows residential, office and commercial uses. In addition, although the rezoning changes the specific uses designated on the tract, it would not affect the procedures applicable to the overarching special use zone or the design regulations established by the Site Plan for Subdivision.***

***As the applicant argues, a bank is essentially consistent with O-1 Uses. However, two elements of a bank's operations that distinguish this use from the typical office use – the higher volume of customers and drive-up service. The SU-1 designation and accompanying site development plan demonstrate how these potential adverse effects are mitigated through the site design. The drive through portion of the site is located to the rear of the building, away from the local access roads. It is close to land that is planned for multi-family residential uses; however the site provides adequate screening and landscape buffers.***

***This location is particularly well-suited for an anchor neighborhood service because it is accessed from an intersection with a traffic light and it will meet the need of underserved customers on the West Side of the city.***

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

Albuquerque / Bernalillo County Comprehensive Plan

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The subject site is primarily located in the area designated Established Urban by the Comprehensive Plan with a Goal to “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.”

The applicant discussed a plethora of policies that are applicable to the request, most pertaining to the site development plan. The following policies are applicable to the zone map amendment:

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, and recreational concern.

*The location, intensity and design of the Credit Union respects neighborhood values, natural environmental conditions and carrying capacities, and scenic resources as follows:*

- *The Credit Union will maintain typical office hours and will be closed in the evening, creating a more compatible neighbor to the adjacent apartment development than other commercial uses.*

***The request is consistent with the policies and design guidelines provided in adopted area and sector plans, as well as the EPC approved Site Plan for Subdivision. In this manner, the request respects area values and resources. The proposed bank is located at the corner of a full-access intersection with a traffic control light, which is an appropriate location for a more intense land use. Access to the site is proposed from local streets, so there will be no negative impacts to traffic flow in the area. The proposed use will not have late hours of operation, which could negatively impact adjacent residences. The zone change request and site plan application are well supported by the neighbors. The location and intensity of the proposed use further Policy II.B.5.d.***

Policy II.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.

*This property is adjacent to existing and programmed urban facilities including the major roadway system, water and sanitary sewer systems, and transit service. It is within a master planned area designated for mix of higher density residential, office, institutional, and commercial uses. The project has been carefully designed to ensure the integrity of existing neighborhoods by having one vehicular access point along Antequera Road, abundant landscaping throughout the project and specifically between the drive-up service area and the adjacent apartment site to the north; and building signage which is intentionally smaller than what is allowed by the Site Plan for Subdivision. By complying with the Site Plan for Subdivision Design standards, this incrementally more intense use has no negative impact to the existing neighborhood.*

***This request proposes new development in an area served by existing urban facilities, infrastructure, and services. The applicant describes how the intent of the subdivision is for a mixed use development, which is consistent with the request. The applicant cites specific***

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*elements of the site that are designed to lessen any potential negative impacts of the more intense use that is requested. The request furthers Policy II.B.5.e.*

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 project will add an employment and service use on the West Side of Albuquerque. The use, size, and design of the building will have no adverse impact on residential environments. The Credit Union will maintain typical office hours and will be closed in the evening. There will be no semi-truck deliveries associated with this use to disturb residents. This area was planned for mixed use and the project's design elements meet lighting and Night Sky, noise, and buffer requirements. The closest teller speaker is located approximately 120 feet from a residentially zoned property. The project provides landscaping in significant excess of the City's minimum requirement for 15% of the net site area. Access to the site is from Antequera Road, an interior roadway designed to serve the North Andalucia development.*

*The request is to allow a bank with drive up service on a property that is currently zoned for residential, office, and commercial uses. The Site Plan for Subdivision indicates that locations within 300 feet of Learning Rd. shall be used for residential and office uses. This property is within that area. The request is to allow a use that is essentially an office use, but which has some elements that are slightly more intense. The applicant has demonstrated that site elements were designed to minimize adverse effects of the proposed use on nearby residential environments. The location of the service windows are sited away residential areas and with extensive buffering between the drive-up area and the adjacent residential property. The only access to the site is proposed off Antequera Rd, which should minimize traffic impacts on Learning Rd. and Coors Blvd. Also, only one access point is proposed for the two new tracts being created through this request. The request furthers Policy II.B.5.i.*

Policy II.C.4.a: (Noise) Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

*The project includes drive in banking facilities. The closest teller speaker to residential is approximately 120 feet. A solid wall 6 foot with 10 feet of adjacent landscaping is proposed along the north side of the site adjacent to the apartment site. Between this 10 feet of landscape and wall, the design incorporates a 20 foot circulation road with a wide median of landscaping and then the teller speakers. Noise conflicts are thereby adequately mitigated.*

*The proposed use, Bank with Drive-up Service, is potentially noisier than office uses. There will be additional traffic, idling traffic in the drive through area, and teller speakers for the drive-up service windows. However, as discussed, the applicant has demonstrated adequate mitigation measures. Staff finds that noise considerations have been integrated into the site design process and evaluation of the suitability of this site for a zone change. The request furthers Policy II.C.4.a.*

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

*The Credit Union anticipates 25-30 employees for this initial phase of development. The Credit Union will provide a range of employment opportunities and skill and salary levels within this facility.*

***The request will provide additional employment opportunities in an area that is underserved with jobs. The request furthers Policy II.D.6.a.***

### ***West Side Strategic Plan (Rank II)***

The West Side Strategic Plan (WSSP) was adopted in 1997 and amended in 2009 to help promote the development of Neighborhood and Community Centers. It encompasses over 150 square miles (specific boundaries are shown on page 2 in the WSSP). The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Taylor Ranch Community, which is entirely east of the volcanic escarpment. Discussion of this community begins on page 58 of the plan. This community has an established pattern of residential neighborhoods and commercial, employment and public/institutional uses. The subject site is not in a Community or Neighborhood Center; it is located south of the Montañó/Coors Village Community Center. Staff has reviewed this application against relevant WSSP goals and policies.

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

***This request will provide additional job opportunities and business growth in an area already zoned for commercial and office use. The request furthers Objective 8 (WSSP).***

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

*The proposed zone map amendment and site plan provide an additional service for the surrounding neighborhoods, while preserving views, providing appropriate landscaping, and adding to the high quality built environment. As previously stated, the USNMFUCU has 800 customers that live in Taylor Ranch with no branches located on the West Side to serve them. Restricting this parcel to strictly office use in this location would not serve the general public as well as mortgage lending and bank use in an area lacking in these types of services. This is a good location for this use and all measures of mitigating any negative impacts of this slightly higher use than what is currently allowed have been utilized in the design and layout of the building and vehicle and pedestrian circulation systems.*

***The request seeks to provide a neighborhood-oriented service in a location that is well served by existing infrastructure. It is located within a mixed-use, Master Planned subdivision. The site is governed by design guidelines that are intended to promote a high quality of life and***

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*respect the natural and cultural resources that can be found in close proximity. The request furthers Objective 10 (WSSP).*

***Coors Corridor Plan (Rank III)***

The site is within the boundaries of the Coors Corridor Plan, adopted in 1984 and revised in 1989. The Plan provides policy and guidelines for the design of Coors Boulevard and adjacent properties from Central Avenue north to State Road 528 (Alameda Boulevard). The plan also puts emphasis on Coors Boulevard as a transit and pedestrian corridor. The subject property is in Segment 3 of the Coors Corridor Plan, which extends from Western Trail on the south to Calabacillas Arroyo on the north. The plan recommends residential uses for the area of this proposed site plan, and for new development to comply with design guidelines. There are policies applicable to this request, including:

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

*Although not cited by the applicant, staff finds this policy relevant to the zone map amendment. Staff finds that this request will facilitate new development in the Coors Corridor that was carefully designed to be compatible with the natural landscape and environment. The site is in a Master Planned subdivision which has existing infrastructure improvements, but no development has occurred since 2005, when the site plan was approved. If approved, this development will set a precedent of high quality architecture and site design. Area residents have expressed support of the project and approval of the design, specifically mentioning that future development within the subdivision should be consistent with this project. The request complies with the design regulations and guidelines in the Coors Corridor Plan and the Site Plan for Subdivision. This request furthers Policy 4.A.3 (CCP).*

D. The applicant must demonstrate that the existing zoning is inappropriate because:

1. There was an error when the existing zone map pattern was created; or
2. Changed neighborhood or community conditions justify the change; or
3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

*The Zone Map Amendment is justified based upon the use being more advantageous to the community. As previously stated, while the Credit Union operates as a typical office, banking is not a permissive use in the O-1 zone. The applicant is requesting as much as needed for this specific use and no greater. This use will add to the mix of uses proposed for Andalucia and can serve adjacent residential neighborhoods.*

***Staff generally agrees with the justification that the proposed category is more advantageous to the community (D.3). As analyzed in Section B, there are significant reasons that banking is not a permissive O-1 use. However, the applicant adequately demonstrated how these potential***

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*adverse effects will be mitigated through site design (Section VII). The use is compatible with the O-1 zone and proposed future uses, and is more advantageous because it will facilitate the development of neighborhood services in an appropriate location.*

*Further, staff finds that the applicant adequately justified that the proposed zoning and land use are more advantageous to the community, according to adopted plans and policies cited in Section C above. As demonstrated, the request is not only consistent with the policies, but it also furthers the preponderance of relevant policies. Because the policies are furthered, this request is generally a more advantageous land use for the community.*

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

*The current zoning on this property is C-2, O-1, and PRD (20 du/ac). The Site Plan for Subdivision restricted the land use to O-1, however, permissive uses in the underlying zoning, particularly C-2 are far more intense than the proposal to change the underlying zoning to O-1 with Bank and Drive Up Service. All of the existing permissive uses in the O-1 zone remain with this request; the zone change has been crafted to only allow one additional use of bank with drive-up service. This additional use will not harm the adjacent property, the neighborhood, or the community. As stated in response to item "C" above, the request furthers numerous city goals and policies from the Comprehensive Plan, West Side Strategic Plan, and the Coors Corridor Plan. Noise, lighting, and development intensity has been designed to minimize the impact to the surrounding area.*

***Staff agrees.*** *Staff finds that the proposed land use and permissive uses are compatible with the surrounding properties and neighborhood. The site design minimizes any potential adverse impacts to the adjacent properties. No new or potentially harmful uses would be added to the neighborhood or subdivision.*

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
  2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

*This zone change request will not require any (planned or unplanned) capital expenditures by the city. The subject property is served by an existing transportation network that will be better served with a low traffic generator. Public infrastructure is in place, as well as infrastructure designed and constructed by Silverleaf Ventures to serve this development. On-site infrastructure will be paid for by the US New Mexico Federal Credit Union. This project benefits the city and will benefit the public by the Transit Department's requirement for the developer to install a new bus shelter, bench, and trash receptacle along the Coors Boulevard frontage at the location of the existing bus stop, which currently does not contain any amenities.*

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***Staff generally agrees. However, the zone change will allow a higher traffic generator than what is currently permissive at this location. The site is served with existing public infrastructure. No capital expenditures are required at this location.***

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

*Economic considerations pertaining to the applicant are not being used to justify this request.*

***Staff agrees. The applicant has relied on adopted goals and policies to justify this request.***

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

*The subject site is located adjacent to Coors Boulevard, but does not have access. The access is from Antequera Road, which was planned, designed, and constructed to serve this development.*

***Staff agrees. The applicant is not using the location of the property as justification for the zone change request.***

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

*The proposed zone change does not create a spot zone. Rather, it maintains the SU-1 zoning designation and the primary underlying zone category of O-1 while removing C-2 and PRD. The SU-1 zoning designation is common to all of the adjacent Andalucia development on the east side of Coors Boulevard from Montañó Road to Namaste Road. Zoning for office use has long been established on this property.*

***This request will maintain the SU-1 zoning that already is designated for this site. However, pursuant to the Site Plan for Subdivision, C-2 uses are not allowed on this site; it is restricted to O-1 and PRD. The request does create a spot zone, by adding a use that is first allowed in the C-1 zone. It is a justifiable spot zone because it furthers goals and policies of the Comprehensive Plan, West Side Strategic Plan, and the Coors Corridor Plan. In this manner, it clearly facilitates realization of adopted plans and policies.***

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
  2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

*The proposed zone change does not give this parcel zoning that is wholly different from surrounding zoning of SU-1 for C-2, O-1 and PRD (20 du/ac). It also cannot be considered “strip zoning” due to the size and location of the site. The site is rectangular in shape, only 3.38 acres in size, with 330 feet of frontage along Coors Boulevard and a site depth of 443 feet between Coors Boulevard and Antequera Road, a frontage far short and a depth in excess of the definition of strip zoning/development (see definitions below [in applicant’s justification letter]). There is no direct access from Coors Boulevard, a principal arterial or Learning Road, a major local street. The singular vehicular access to this parcel is from Antequera, a local street internal to and designated to serve the Andalusia North development.*

***Staff agrees. Definitions provided by the applicant indicate that strip development has been defined by other jurisdictions as being less than 250-feet in depth and taking access from the principal arterial road. As described by the applicant, this site does not meet these criteria.***

**V. AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION – 11EPC-40075**

The purpose of the Amendment to the Site Development Plan for Subdivision is to subdivide two lots and to develop a bank with drive up service on the western lot and future office on the eastern lot.

Zoning Code §14-16-1-5 defines a site development plan for subdivision as follows:

An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The amended Site Plan for Subdivision complies with this definition. The amendment adds the two new lots as well as the zoning designation sought by this request (11EPC-40074). It demonstrates vehicle and pedestrian access into the site. It also modifies the use restriction area adjacent to Learning Rd. to terminate southeast of the subject site, so the Site Plan for Subdivision will not conflict with the requested change in use.

**VI. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT – 11EPC-40076**

The purpose of the proposed Site Plan for Building Permit is to develop a bank with drive up service. Zoning Code §14-16-1-5 defines a Site Plan for Building Permit as follows:

An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and provides all information required for the Site Development Plan for Subdivision...In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

§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, the West Side Strategic Plan, and the Coors Corridor Plan. The applicant provided extensive policy analysis that is applicable to the Site Plan for Subdivision in the project memo dated November 21, 2011 that demonstrates consistency with the adopted plans and policies.

The Site Development Plan for Building Permit includes a site plan, site details, a landscaping plan, a conceptual grading plan, conceptual utility plan, exterior building elevations, free-standing signage details, and a view analysis. All building-mounted signage is shown on the building elevations. The Site Plan for Building Permit also includes a view analysis, pursuant to the Coors Corridor Plan. Staff notes that the application substantially complies with the Site Plan for Subdivision Design Guidelines. However, there are some instances of non-compliance, including the maximum allowable height of parking lot lights and the location of the proposed free-standing monument sign. The conditions of approval address the inconsistencies.

There is one design standard that the request does not comply with regarding Screening / Walls and Fences. The fourth bullet states: "No refuse collection areas shall be allowed between streets and building fronts." The proposed building has main entrances on the south and east sides; it is not designed to have a "back side." The applicant modified the site plan to address concerns raised by the Solid Waste Department, and agreed on the present location on the south side of the building as the most suitable place for the collection area. The refuse container is screened with landscaping and an architecturally integrated screen wall, which meets the intent of the design guidelines.

***Site Plan Layout / Configuration***

The site is located between Coors and Antequera at Learning Rd. The Site Plan for Subdivision will create two new tracts, one facing Coors Blvd. (2.42 acres) and the other facing Antequera Rd. (0.96 acres). For discussion purposes, the larger lot to the northwest will be referred to as Tract 5A, and the smaller lot facing Antequera Rd. will be referred to as Tract 5B.

The subject site is graded at an elevation approximately 18-feet below Coors Blvd. Learning Rd. slopes down from Coors Blvd. to match the approximate building pad elevation at Antequera Rd.

Retaining walls are used adjacent to Coors Blvd. and Learning Rd. to transition between the two elevations.

The proposed bank building is oriented in the center of Tract 5B. The maximum building height is 26-feet, which is consistent with the O-1 zone allowances. The one-story building will have a minimal impact on the view plane from Coors Blvd. The FAR is 0.11, and 29% of the net lot area is landscaped. The minimum building setback is 73-feet from the southeast internal lot line, which is compliant with the governing O-1 regulations.

### ***Vehicular Access and Circulation***

The only vehicular access is from Antequera Rd. – no access is provided from Coors Blvd. or Learning Rd. Antequera Rd. is a short local road in the subdivision that is parallel to Coors Blvd.

Access to Tract 5A will be provided via a private access easement across Tract 5B. Internal circulation on Tract 5A is shown all around the building. Parking is located primarily on the south and east sides of the building. Drive-up service windows are located on the north side of the building, with a looped traffic circulation pattern on the north side of the property.

A Traffic Impact Study (TIS) has been submitted and has been reviewed. The City Engineer has required a cross-access easement between the two parcels being created and that all easements are shown and labeled.

### ***Parking***

The parking is provided in small areas around three sides of the building, which avoids one large parking field and improves pedestrian access. The applicant has provided 65 parking spaces. According to both the West Side Strategic Plan (Policy 4.6.h) and the Site Plan for Subdivision design guidelines, parking is limited to 10% over the minimum parking requirement. At full build-out, the proposed building will be 11,810 SF. Parking for a bank is calculated at the rate of one space per 200 SF of building space, which results in a minimum of 60 parking spaces and a maximum of 66 spaces. The parking provided is consistent with the Design Guidelines.

The parking is shown to directly abut the proposed lot line, without the required landscape buffer. However, the applicant has indicated that the parking area on the east side of the building will be developed as shared access and parking for Tract 5B. Section 14-16-3-10(E)(3)(c) of the Zoning Code states: “The landscape buffer may be relocated if the lot line is within a common access easement.” The cross-lot access easement will be provided through platting action at the time of DRB approval, as shown in the notes on Sheet 1.

### ***Pedestrian and Bicycle Access and Circulation***

The pedestrian and bicycle circulation is consistent with the Design Guidelines. There are existing bicycle lanes on all adjacent roads, and a multi-use trail along Learning Rd. Public sidewalks are proposed to be constructed by the applicant along all adjacent roads at the perimeter of the property. There is one pedestrian connection between the building’s main entrance and the public sidewalk along Learning Rd. which includes stairs; ADA-compliant access is provided from Antequera Rd. Due to the site topography, there is no accessible route from Coors Blvd. and Learning Rd. There is also no direct connection between the building and

the proposed transit shelter, due to the site topography. Pedestrian access is provided at the most direct, feasible location.

Within the site, pedestrian access is primarily provided directly from the small parking areas to the pedestrian plaza and paved walkway in front of the building. Colored, textured crosswalks are provided where main pedestrian routes cross the drive aisles.

### ***Transit Access***

The Transit Department has required an easement and installation of a bus shelter along Coors Blvd. The location was not specified. The applicant must coordinate with Transit to determine the most appropriate location for the bus stop and improvements. This is included as a recommended condition of approval. Adequate pedestrian access has been provided to the site and to adjacent parcels, as the site topography allows.

### ***Public Outdoor Space***

A 373 SF patio area has been provided at the northwest side of the building, with a low courtyard wall, benches and a picnic table, a trash receptacle, and tree canopy shading. An entry plaza area is provided on the southwest side of the building. No public open space is required for buildings under 60,000 SF. Zoning Code §14-16-3-8(D)(3) requires a minimum 300 SF outdoor gathering space for employees, which is provided. The Design Guidelines only require usable open space for residential uses.

### ***Walls/Fences***

The walls provided are consistent with the Design Guidelines. Two terraced 2.5-foot retaining walls are used on the north and south sides of the property, along Coors Blvd. and Learning Rd. They are recessed below the level of the street network, and will not be visible from the roads. The split-face masonry block wall will have a 3.5-foot tubular steel safety fence mounted on top.

The request proposes a 3-foot high courtyard wall around the plaza area. It is not specified if the wall is split-face masonry, like the retaining walls, or if it will be stuccoed, like the refuse enclosure.

There is a side yard wall proposed along the length of the property line contiguous to Tract 4. The maximum height is 6-feet tall, and it is colored to match the building. The wall will provide privacy between the two properties as well as serving to terrace the subject site above Tract 4. Per §14-16-3-3 (A)(4)(b)(2) of the Zoning Code, a wall abutting a residential zone may be up to 8-feet above the lowest grade on the residential side.

### ***Lighting and Security***

Eleven light poles are proposed at either 16 or 20-foot height, depending on the distance from a residential zone. The site plan indicates that lights within 70-feet of residential will be a maximum of 16-feet; also, it indicates that all lighting shall comply with §14-16-3-9, Area Lighting Regulations. The Area Lighting Regulations, Section F, allows a maximum height of 16-feet for light poles within 100 feet of a residential zone, which is more restrictive than the site

plan. The site plan note should be modified to be consistent with the Zoning Code Area Lighting Regulations. This modification is recommended as a condition of approval.

### ***Landscaping***

The site proposes 28,291 SF of landscaping on-site and 6,017 SF of off-site landscaping. At 27% of the net lot area, the landscaping provided is over and beyond the required 15%. The planting density is approximately 75% coverage with live, vegetative material, which is consistent with the zoning code and the Coors Corridor Plan landscape requirements. Gravel mulch, cobble, and boulders are proposed as ground cover, which is consistent with the Design Guidelines.

There is a 35-foot front landscaped buffer along Coors Blvd.; a 22-foot buffer along Learning Rd.; a 10-foot minimum buffer adjacent to Tract 4; and a zero-lot line at the new Tract 5B. According to §14-16-3-10 (E)(3)(b), the minimum landscape buffer is 6-feet, however, the “landscape buffer may be relocated if the lot line is within a common access easement.” The applicant has explained that the future development of Tract 5B will have a circulation pattern that joins with Tract 5A. The cross-lot access easement will be provided through platting action at the time of DRB approval, and is included as a condition of approval.

The Design Guidelines require street trees at the rate of one tree per 25 linear feet. The landscape plan is consistent with this requirement. Fourteen street trees are required along Coors Blvd., and 14 are provided within 20-feet of the right-of-way. The placement of the trees is clustered in order to maintain views of the Sandia Mountains from Coors Blvd. Comments from the Police Department also support clustered landscaping in order to preserve views into and out of the site for safety and surveillance purposes. The Police Department also notes some locations where the landscaping and lighting are in conflict with each other, which may become a problem when the trees are fully mature.

### ***Grading, Drainage, Utility Plans***

Grading, drainage, utility plans are included in the submittal packet. The site relies on culverts, storm drains, and surface drainage to direct on-site drainage to an existing storm drain in the public right of way. A gravel infiltration basin and swale is provided in a landscaped area north of the building and drive through. Other water harvesting is provided in the landscaped areas. The utility plan indicates that the site has private utility lines connecting to existing service in the public right-of-way. The utility plan is consistent with the Design Guidelines.

### ***Architecture***

The proposed building design is a pueblo-influenced design with earth-tone stucco and stacked stone veneer. The building is proposed to be 8,370 SF in the first phase and 11,810 SF at final build-out. The structure has a variegated roofline that is generally between 18 and 21.5-feet tall, including equipment screening walls. The building height is consistent with O-1 regulations, which allow heights up to 26-feet and above if solar access is preserved. The building height is also consistent with the Site Plan for Subdivision design guidelines which allow a maximum height of 45-feet, contingent on preservation of views of the Sandia Mountains.

There are two main entrances to the building, on the south and east sides of the building. The entrances are covered by a portico. The building has a variety of fenestration, building materials, and other architectural detailing.

### ***Signage***

The proposed signage is shown on the building elevations, Sheet 5 and the monument sign detail is on Sheet 7. There are three building mounted signs, one facing each of the public rights-of-way adjacent to the building. The signs are proposed to be internally-lit reverse channel letters. The sign face area for each sign is approximately 92 SF, which is primarily an aluminum face with the words and eagle image cut out. The sign has six words and one image. The building mounted signs are consistent with the Coors Corridor Plan design guidelines, which limit signs to 10 words or items per street frontage. The building mounted signs are also consistent with the entire site plan for subdivision design guidelines.

One free-standing monument sign is proposed on Antequera. It has approximately 37.5 SF of sign face area. This is inconsistent with the sign regulations of the site plan for subdivision design standards. The design standards state: "The following standards were developed to regulate the size, location, type, and quality of sign elements within North Andalusia at La Luz." Regarding regulation of the location of signs, the standards indicate: "Three project monument signs are allowed at the entries along Coors Boulevard and one minor entry monument sign is allowed on Montano Road as landmarks identifying the project." By specifying the total number of free-standing signs allowed, their location, and size, the design guidelines are interpreted to prohibit additional free-standing signs. This interpretation is further supported by the fact that the three project monument signs are allowed along Coors Blvd, within the Established Urban Area. One monument sign is specifically allowed in the Developing Urban Area on Montano Rd. which conflicts with the Zoning Code general signage regulations. Staff does not find that it would be appropriate to allow an additional, unspecified number of free-standing signs in the Developing Urban Area. The EPC would have to modify the site plan for subdivision in order to allow the monument sign as proposed. The Planning Department supports the provision of one multi-tenant monument sign at the intersection of Coors and Learning. Signage for future tenants must comply with the Coors Corridor Plan design guidelines and the zoning code general regulations.

### ***View Preservation***

The Site Plan for Building Permit includes a View Analysis on Sheet 6. This requirement of the Coors Corridor Plan and the Site Plan for Subdivision Design Guidelines is satisfactorily addressed. The View Diagram and View Window demonstrate that the building will have a minor impact on views to the Sandia Mountains. The building height is compliant with the requirements of Issue 4, Section C, View Preservation for Segments 3 and 4 of the Coors Corridor Plan (pages 104-109). At a 45-degree sighting line from the Coors Blvd. centerline, the building height does not penetrate above the view of the Sandia Crest ridgeline as seen from four feet above the east edge of the roadway. Also, less than one-third of the total building height penetrates through the view frame. Finally, significantly less than 50 percent of the view area is obscured by the bulk of the building. The proposed building is consistent with the Coors Corridor Design Regulations.

## ***VII. AGENCY & NEIGHBORHOOD CONCERNS***

### ***Reviewing Agencies/Pre-Hearing Discussion***

City departments and other agencies had the opportunity to review this application between 10/31/11 and 11/10/11. Agency comments used in the preparation of this report begin on page 29. The majority of comments were standard and informational comments.

Transportation Development Services requires additional dimensioning of transportation related items and requires for all easements to be indicated on the site plan. The Transit Department requires an easement to be dedicated and installation of a bus shelter. Public Service Company of New Mexico had comments regarding easements and provision of service. Police provided comments regarding safety and suggestions for improving the surveillance of the site.

### ***Neighborhood/Public***

Property-owners within 100', La Luz del Sol N.A., La Luz Landowners Assoc., Taylor Ranch N.A. the Northwest Alliance of Neighbors, and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was held on November 17, 2011. There was general support for the project and the design, which "fit in well with their expectations and desires for development on this site" according to the facilitator's report. Verbal comments were submitted by Dr. Perls expressing concern about the bright sign colors and requesting the lights be dimmed at night. The applicant is unable to modify the Credit Union's logo colors, but is evaluating if the lights could be dimmed.

## ***VIII. CONCLUSION***

The proposal is for a zone map amendment, a Site Plan for Subdivision amendment, and a Site Development Plan for Building Permit for Tract 5, North Andalucia at La Luz, on a 3.38-acre tract of land located on Coors Blvd. NW at the northeast corner of the intersection with Learning Rd. NW. The subject site is zoned SU-1 for C-2, O-1 and PRD. The requested zone is SU-1 for O-1 and Bank with Drive-up Service. The requested zone will maintain the stability of land use in the area and will not negatively impact the neighborhood or community.

The request furthers the preponderance of applicable City goals and policies as cited in the Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, and the City Zoning Code. The zone change request is adequately justified as being more advantageous to the community. With minor modifications, the site plan meets the requirements of a Site Plan for Building Permit. The proposed Site Plan for Building Permit is generally consistent with applicable design guidelines found in the Coors Corridor Plan and the Site Plan for Subdivision. Staff recommends conditions of approval to remedy minor inconsistencies with the zoning code and applicable plans.

***FINDINGS – 1003859 – 11EPC-40074 – December 8, 2011 – Zone Map Amendment***

1. This is a request for zone map amendment for Tract 5, Plat of North Andalucia at La Luz, located on Coors Blvd., northeast of Learning Rd., and containing approximately 3.38 acres.
2. The applicant is proposing to subdivide and to develop a Credit Union branch office.
3. The subject site is zoned SU-1 for C-2, O-1 and PRD. The proposed use is permissive under the current zoning; however, the Site Plan for Subdivision designates this parcel for O-1 uses. Therefore, a zone map amendment is requested to allow a use that is compatible with the O-1 zone, without opening the site to the full range of C-2 uses that are available elsewhere in the subdivision.
4. The Environmental Planning Commission (EPC) has decision-making authority for a zone map amendment, pursuant to §14-16-4-1(C)(10)(a) of the Zoning Code.
5. The site is located within the Established and Developing Urban Areas of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan and the Coors Corridor Plan. Coors Blvd. is an Enhanced Transit Corridor, as designated in the Comprehensive Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, the Coors Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The zone map amendment request furthers the following Comprehensive Plan policies:
  - a. Policy II.B.5.d: With minor conditions, the location, intensity and design of the new development generally further this policy. The proposed use respects neighborhood values and provides a service appropriate for a mixed-use development.
  - b. Policy II.B.5.e: The subject site is contiguous to existing urban facilities and is designed to lessen any potential negative impacts of the proposed use.
  - c. Policy II.B.5.i: The requested zone is governed through the site development plan for subdivision, which provides assurances about the form of development. The site design effectively mitigates potentially adverse effects of the bank and drive-up service. The zone map amendment will facilitate the development of new employment and services.
  - d. Policy II.C.4.a: Noise considerations have been integrated into the site design process and evaluation of the suitability of this site for a zone change.

- e. Policy II.C.6.a: The request will provide additional employment opportunities in an area that is underserved with jobs.
  
8. Regarding the West Side Strategic Plan policies, the zone map amendment request furthers Objective 8 and 10 by providing opportunities for additional jobs to locate on an undeveloped, commercially-zoned property. The request seeks to provide a neighborhood-oriented service in a location that is well served by existing infrastructure.
  
9. Regarding the Coors Corridor Plan policies, the zone map amendment request furthers Policy 3 by facilitating new development in the Coors Corridor that was carefully designed to be compatible with the natural landscape and environment in a master planned subdivision with existing infrastructure improvements.
  
10. Property-owners within 100', La Luz del Sol N.A., La Luz Landowners Assoc., Taylor Ranch N.A., the Northwest Alliance of Neighbors, and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was held on November 17, 2011. There was general support for the project and the design.

***RECOMMENDATION – 1003859 – 11EPC-40074 – December 8, 2011 – Zone Map Amendment***

**APPROVAL of 11EPC-40074, a request for a Zone Map Amendment for Tract 5, Plat of North Andalucia at La Luz, based on the preceding Findings.**

***CONDITIONS OF APPROVAL – 1003859 – 11EPC-40074 – December 8, 2011 – Zone Map Amendment***

1. Pursuant to Zoning Code §14-16-4-1(C)(11), a zone map amendment does not become official until all Conditions/Requirements of Approval are met. If such requirements are not met within six months after the date of final City approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

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***FINDINGS – 1003859 – 11EPC-40075 – December 8, 2011 – Site Plan for Subdivision Amendment***

1. This is a request for zone map amendment for Tract 5, Plat of North Andalucia at La Luz, located on Coors Blvd., northeast of Learning Rd., and containing approximately 3.38 acres.
2. The applicant is proposing to subdivide and to develop a Credit Union branch office.
3. The subject site is zoned SU-1 for C-2, O-1 and PRD. The proposed use is permissive under the current zoning; however, the Site Plan for Subdivision designates this parcel for O-1 uses. Therefore, a zone map amendment is requested to allow a use that is compatible with the O-1 zone, without opening the site to the full range of C-2 uses that are available elsewhere in the subdivision.
4. The Environmental Planning Commission (EPC) has decision-making authority for approving Site Development Plans, pursuant to §14-16-2-22(A)(1) of the Zoning Code.
5. The site is located within the Established and Developing Urban Areas of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan and the Coors Corridor Plan. Coors Blvd. is an Enhanced Transit Corridor, as designated in the Comprehensive Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, the Coors Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The Site Plan for Subdivision Amendment request furthers the following Comprehensive Plan policies:
  - a. Policy II.B.5.d: With minor conditions, the location, intensity and design of the new development generally further this policy. The proposed use respects neighborhood values and provides a service appropriate for a mixed-use development.
  - b. Policy II.B.5.e: The subject site is contiguous to existing urban facilities and is designed to lessen any potential negative impacts of the proposed use.
  - c. Policy II.B.5.i: The requested zone is governed through the site development plan for subdivision, which provides assurances about the form of development. The site design effectively mitigates potentially adverse effects of the bank and drive-up service. The zone map amendment will facilitate the development of new employment and services.
  - d. Policy II.C.4.a: Noise considerations have been integrated into the site design process and evaluation of the suitability of this site for a zone change.

- e. Policy II.D.6.a: The request will provide additional employment opportunities in an area that is underserved with jobs.
  
8. Regarding the West Side Strategic Plan policies, the Site Plan for Subdivision Amendment request furthers Objective 8 and 10 by providing opportunities for additional jobs to locate on an undeveloped, commercially-zoned property. The request seeks to provide a neighborhood-oriented service in a location that is well served by existing infrastructure.
  
9. Regarding the Coors Corridor Plan policies, the Site Plan for Subdivision Amendment request furthers Policy 3 by facilitating new development in the Coors Corridor that was carefully designed to be compatible with the natural landscape and environment in a Master Planned subdivision with existing infrastructure improvements.
  
10. Property-owners within 100', La Luz del Sol N.A., La Luz Landowners Assoc., Taylor Ranch N.A., the Northwest Alliance of Neighbors, and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was held on November 17, 2011. There was general support for the project and the design.

***RECOMMENDATION – 1003859 – 11EPC-40075 – December 8, 2011 – Site Plan for Subdivision Amendment***

**APPROVAL of 11EPC-40075, a request for a Site Plan for Subdivision Amendment for Tract 5, Plat of North Andalucia at La Luz, based on the preceding Findings.**

***CONDITIONS OF APPROVAL – 1003859 – 11EPC-40075 – December 8, 2011 – Site Plan for Subdivision Amendment***

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

3. Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed Site Development Plan for Building Permit shall include:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
  - c. Concurrent Plating Action required at Development Review Board (DRB).
  - d. Sidewalk Easement will be required for meandering 6-foot sidewalk on Learning Road and Coors Blvd.
  - e. A cross access easement between the two new tracts is required.
  - f. All easements need to be shown and labeled on site plan.
  - g. Provide/label/detail all dimensions and proposed infrastructure for Site.
  - h. Stairs are not allowed within City of Albuquerque ROW. Please relocate into private property.
  - i. Site plan shall comply and be designed per DPM Standards.

***FINDINGS – 1003859 – 11EPC-40076 – December 8, 2011 – Site Plan for Building Permit***

1. This is a request for zone map amendment for Tract 5, Plat of North Andalucia at La Luz, located on Coors Blvd., northeast of Learning Rd., and containing approximately 3.38 acres.
2. The applicant is proposing to subdivide and to develop a Credit Union branch office.
3. The subject site is zoned SU-1 for C-2, O-1 and PRD. The proposed use is permissive under the current zoning; however, the Site Plan for Subdivision designates this parcel for O-1 uses. Therefore, a zone map amendment is requested to allow a use that is compatible with the O-1 zone, without opening the site to the full range of C-2 uses that are available elsewhere in the subdivision.
4. The Environmental Planning Commission (EPC) has decision-making authority for approving Site Development Plans, pursuant to §14-16-2-22(A)(1) of the Zoning Code.
5. The site is located within the Established and Developing Urban Areas of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan and the Coors Corridor Plan. Coors Blvd. is an Enhanced Transit Corridor, as designated in the Comprehensive Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, the Coors Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The Coors Corridor Design Regulations and the North Andalucia at La Luz site plan for subdivision design standards apply.
8. The Site Plan for Building Permit request furthers the following Comprehensive Plan policies:
  - a. Policy II.B.5.d: The request is consistent with the policies and design guidelines provided in adopted area and sector plans, as well as the EPC approved Site Plan for Subdivision. In this manner, the request respects area values and resources. The site design buffers the drive up service windows from adjacent residential development with a yard wall, landscaping, and 120-foot distance, which will mitigate any potential adverse impacts of the proposed use. The location, intensity and design of the new development generally further this policy.

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- b. Policy II.B.5.e: This request proposes new development in an area served by existing urban facilities, infrastructure, and services. The subject site does not propose access from the adjacent principal arterial, Coors Blvd., or the adjacent Major Local Street, Learning Rd., which will minimize impacts on the adjacent neighborhood.
  - c. Policy II.B.5.g: The design and landscaping of the proposed development respect the site topography. The development provides connections to existing trails in the area.
  - d. Policy II.B.5.i: The site is designed to minimize potential noise and traffic impacts. The proposed cut-off lighting and landscape buffers will also serve to minimize potential adverse effects on the adjacent neighborhood.
  - e. Policy II.B.5.k: The subject site is designed to minimize harmful effects of traffic by limiting access to one driveway located on Antequera Rd, a local street, and by not providing access to Coors Blvd. The livability of the adjacent neighborhood is respected by providing extensive site landscaping which serve as a buffer between the uses.
  - f. Policy II.B.5.l: The proposed building is well-articulated and designed to have no “back side.” Area residents have indicated that the building is attractive and is compatible with their vision for the area.
  - g. Policy II.B.5.m: The architectural design is compliant with the design regulations included in the Coors Corridor Plan and the Site Plan for Subdivision. The building respects unique vistas from Coors Blvd. and generally improves the quality of the visual environment by adding variety and extensive landscaping.
  - h. Policy II.C.4.a: Noise considerations have been integrated into the site design process and evaluation of the suitability of this site for a zone change.
  - i. Policy II.C.8.d: The request proposes extensive landscaping both on-site and in the adjacent public rights-of-way. The development will help control erosion and dust, and will also incorporate water harvesting and xeric plant species.
  - j. Policy II.D.6.a: The request will provide additional employment opportunities in an area that is underserved with jobs.
9. Regarding the West Side Strategic Plan policies, the Site Plan for Building Permit request furthers Objective 8 and 10 by providing opportunities for additional jobs to locate on an undeveloped, commercially-zoned property. The request seeks to provide a neighborhood-oriented service in a location that is well served by existing infrastructure. Taylor Ranch Area Policy 3.12 is furthered because the subject site is infill development that is within existing transportation and utility service areas. The request furthers Policies 4.6 h and 4.10 by providing a commercial development adjacent to public transit, and accessible by trails, without providing an excess of parking.
10. Regarding the Coors Corridor Plan “Design Guidelines,” Issue 4, Visual Impressions and Design Overlay Zone, the building design is aesthetically integrated into the site in relation to

the visual impressions within the corridor, views within and from Coors Blvd., roadway, landscaping, outdoor space, and adjacent buildings, furthering Policies A.1, A.2, B.2, B.10, and C.1. Policies B.3, B.4 and B.5 are furthered by the landscape design which is complementary to the character of Coors Corridor and complies with the size, buffer area, and parking requirements. Policies B.5, B.6, B.7, and B.8 are furthered by the building's location along Coors and Eagle Ranch, with parking behind the main street frontages and adequate pedestrian access. The request does not conflict with any of the Coors Corridor Plan goals or policies.

11. The applicant has submitted a Coors View Analysis, which is consistent with the requirements in the Coors Corridor Plan. The proposed building complies with the Coors Corridor Design Regulations.
  
12. Property-owners within 100', La Luz del Sol N.A., La Luz Landowners Assoc., Taylor Ranch N.A., the Northwest Alliance of Neighbors, and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was held on November 17, 2011. There was general support for the project and the design.

***RECOMMENDATION – 1003859 – 11EPC-40076 – December 8, 2011 – Site Plan for Building Permit***

**APPROVAL of 11EPC-40076, a request for a Site Plan for Building Permit for Tract 5, Plat of North Andalucia at La Luz, based on the preceding Findings.**

***CONDITIONS OF APPROVAL – 1003859 – 11EPC-40076 – December 8, 2011 – Site 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. Lighting:

- a. A note shall be provided on the Site Plan for Building Permit that indicates that all lighting will comply with the standards of §14-16-3-9, Area Lighting Regulations of the Zoning Code and the Coors Corridor Plan Lighting Regulations.
  - b. The Parking Lot Light Fixture Detail shall be modified to be consistent with the Zoning Code Area §14-16-3-9 Area Lighting Regulations, which allow a maximum height of 16-feet for light poles within 100 feet of a residential zone.
4. The following conditions from PNM shall be met:
- a. As a condition, 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. As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service and options for the location of electric service connection 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 easements is 10 feet in width to ensure adequate, safe clearances.
5. Conditions of approval from the Transit Department:
- a. Applicant shall provide 5 ft. wide x 20 ft. long easement for placement of bus shelter near the location of existing bus stop on Coors. Transit requests that the applicant install a Type C bus shelter as per the COA Design standard COA 2355, and associated bench and trash can at the proposed bus stop. Applicant to consult the Transit department for the location of the proposed easement.
6. Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed Site Development Plan for Building Permit shall include:
- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - b. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
  - c. Concurrent Plating Action required at Development Review Board (DRB).
  - d. Sidewalk Easement will be required for meandering 6-foot sidewalk on Learning Road and Coors Blvd.
  - e. A cross access easement between the two new tracts is required.
  - f. All easements need to be shown and labeled on Site plan .
  - g. Provide/label/detail all dimensions and proposed infrastructure for Site.

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- h. Stairs are not allowed within City of Albuquerque ROW. Please relocate into private property.
  - i. Site plan shall comply and be designed per DPM Standards.
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***K. Carrie Barkhurst***  
***Planner***

**cc:** Consensus Planning, 302 8<sup>th</sup> Street NW, Albuquerque, NM 87102  
Suzanne Fetsco, 23 Wind NW, Albuquerque, NM 87120  
Art Woods, 33 Wind NW, Albuquerque, NM 87120  
Heather Badal, 4 Tennis Ct. NW, Albuquerque, NM 87120  
Rae Perls, 15 Tennis Ct. NW, Albuquerque, NM 87120  
David Waters, 5601 La Colonia Dr. NW, Albuquerque, NM 87120  
Rene' Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120  
Dan Serrano, 4409 Atherton Way NW, Albuquerque, NM 87120  
Gerald Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120  
Candy Patterson, 7608 Elderwood NW, Albuquerque, NM 87120

***Attachments***

2005 Official Notification of Decision for Site Plan for Subdivision, 1003859  
Activity Center Boundary Maps – Comprehensive Plan & West Side Strategic Plan  
Resolution 270-1980  
SU-1 Zoning Regulations  
Application Form  
TIS Form  
Authorization Letters – Applicant & Property Owner  
Revised R-270-1980 Justification Letter, November 21, 2011  
Staff Project Review Memo, November 11, 2011  
Applicant Project Letter, October 27, 2011  
Supplemental images to demonstrate sign type  
ONC Letter, Applicant's Letter & Certified Receipts  
La Luz Homeowner's Association comment summary  
Facilitated Meeting Report & Amendment  
Site Plan Reductions

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

No comments.

#### ***Office of Neighborhood Coordination***

La Luz Del Sol NA (R); La Luz Landowners Assoc. (R); Taylor Ranch NA (R); Rio Oeste HOA  
Andalucia HOA; Northwest Alliance of Neighbors; Westside Coalition of NA's

10/31/11 – Recommending Facilitation – siw

10/31/11 – Assigned to Diane Grover - sdb

#### ***Long Range Planning***

Established Urban; Developing Urban; Coors Corridor; Westside Strategic Plan

Development on this site must comply with the height, design, setback, and view preservation standards of the Coors Corridor Plan.

The proposed SU-1 zone will continue to offer the community a chance to have input on development on the site.

#### ***Metropolitan Redevelopment***

Amended Site Development Plan for Subdivision and for Building Permit. The subject development site is not within a Redevelopment Area, and Metropolitan Redevelopment Section staff have no comments on this application.

### ***CITY ENGINEER***

#### ***Transportation Development***

Site Development Plan for Subdivision:

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- A Traffic Impact Study (TIS) has been submitted and has been reviewed by Transportation Staff.
- The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
- Show all pedestrian and vehicular access/connectivity (ingress and egress).
- Concurrent Plating Action required at Development Review Board (DRB).

- A cross access easement with adjacent property owners is required.
- All easements need to be shown and labeled on Site plan .

**Site Development Plan for Building Permit:**

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- A Traffic Impact Study (TIS) has been submitted and has been reviewed by Transportation Staff.
- The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
- Concurrent Plating Action required at Development Review Board (DRB).
- Sidewalk Easement will be required for meandering 6-foot sidewalk on Learning Road and Coors Blvd.
- A cross access easement with adjacent property (east tract) is required.
- All easements need to be shown and labeled on Site plan .
- Provide/label/detail all dimensions and proposed infrastructure for Site.
- A 6-foot wide, ADA accessible sidewalk connection needs to be provided from the roadway to the site. Please identify on Site plan .
- Stairs are not allowed within City of Albuquerque ROW. Please relocate into private property.
- Site plan shall comply and be designed per DPM Standards.

**Hydrology Development**

- A Conceptual Grading and Drainage Plan is required for DRB approval.

**Transportation Planning (Department of Municipal Development):**

- Coors Boulevard is a limited access facility; but since no additional access points are requested as part of this application, there are no comments regarding on-street bikeways or roadway system facilities.

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Traffic Engineering Operations**

- No comments received.

**Street Maintenance**

- No comments received.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT  
and NMDOT:**

Conditions of approval for the proposed Site Development Plan for Subdivision (Amendment) and Building Permit and Subdivision shall include:

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
2. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
3. Show all pedestrian and vehicular access/connectivity (ingress and egress).
4. Concurrent Plating Action required at Development Review Board (DRB).
5. Sidewalk Easement will be required for meandering 6-foot sidewalk on Learning Road and Coors Blvd.
6. A cross access easement between the two new tracts is required.
7. All easements need to be shown and labeled on Site plan .
8. Provide/label/detail all dimensions and proposed infrastructure for Site.
9. A 6-foot wide, ADA accessible sidewalk connection needs to be provided from the roadway to the site. Please identify on Site plan .
10. Stairs are not allowed within City of Albuquerque ROW. Please relocate into private property.
11. Site plan shall comply and be designed per DPM Standards.

***WATER UTILITY AUTHORITY***

***Utility Services***

***ENVIRONMENTAL HEALTH DEPARTMENT***

***Air Quality Division***

***Environmental Services Division***

***PARKS AND RECREATION***

***Planning and Design***

Please clearly indicate 6' sidewalk within Coors 35' Landscape Easement area. [PROVIDED]

***Open Space Division***

After review, Open Space Division has 'No Adverse Comment'.

***POLICE DEPARTMENT/Planning***

This project is in the NW Area Command.

- It appears the proposed lighting and landscaping plan are in conflict with each other. Recommend removing from the plan any large variety tree plantings from parking lot islands occupied by a pole light. Also, proposed bush variety plantings should be kept to no more than three feet high.
- All walkways, parking lots and driveways should be free of obstruction. These areas should have clear lines-of-sight.
- The proposed landscaping along the north, south and west sides of the property will eventually block visibility from these directions. Recommend reducing the number of linear plantings to allow more natural or video surveillance opportunities in and away from the property.
- Video surveillance cameras should be installed to cover all driveways, parking lots, walkways, building approaches, common areas and maintenance areas and dumpster location. Each camera should have the ability to be monitored and recorded for real-time and historical use.
- Security personnel should be present during operational hours to detect and detour any non-legitimate persons/activity entering the property from the surrounding proposed development. A portion of the total project could increase in incidents of various types of crimes spilling into this property. Crimes such as auto theft & burglary, robbery, assault, and shoplifting are examples of possible crimes that could adversely impact this facility.

***SOLID WASTE MANAGEMENT DEPARTMENT***

***Refuse Division***

Approved must comply with SWMD Ordinances may need to relocate enclosure.  
[RELOCATED]

***FIRE DEPARTMENT/Planning***

No Comments.

**TRANSIT DEPARTMENT**

Project # 1003859 11EPC-40074 SITE DEVELOPMENT – BLDG. PRMT. 11EPC-40075 AMEND SITE DEVELOPMENT PLAN – SUBDVN. 11EPC-40076 AMENDT TO ZONE MAP (ESTB ZONING/ZONE CHG)	Adjacent and nearby routes	Routes #155, Coors route, Route #96, Cross-town commuter, Route #790, Rapid Ride Blue Line pass the site on Coors.
	Adjacent bus stops	Bus stop located on Coors serves Route #96, Route #155 and Route #790 routes in the northbound direction..
	Site plan requirements	Applicant to provide 5’ wide x 20’ long easement for placement of bus shelter near the location of existing bus stop on Coors. Transit requests that the applicant install a Type C bus shelter as per the COA Design standard COA 2355, and associated bench and trash can at the proposed bus stop. Applicant to consult the Transit department for the location of the proposed easement.
	Large site TDM suggestions	N/A
	Other information	None.

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

Reviewed, no comment.

**ALBUQUERQUE PUBLIC SCHOOLS**

North Andalucia at La Luz, Tract 5, is located on Coors Blvd NW between Learning Rd NW and Montano Rd NW. The owner of the above property requests a Site Development Plan for Building Permit, an Amendment to the Site Development Plan for Subdivision, and an Amendment to Zone Map for a Zone Change from SU-1 for C-2, O-1, and PRD to SU-1 for O-1 including Bank and Drive thru Facilities. This development will consist of US New Mexico Federal Credit Union. This will have no adverse impacts to the APS district.

**MID-REGION COUNCIL OF GOVERNMENTS**

For informational purposes, Coors Blvd has been classified as a high capacity limited access principal arterial. Right-in/right-out and driveway accesses are described in the Coors Corridor Plan. Additional restrictions may be imposed as per the adopted Coors Corridor Plan.

For informational purposes, Montano Rd has also been identified as a limited access principal arterial. No access shall be permitted between Coors Blvd and just east of Rio Grande Blvd.

Lastly, see attachments (Coors Blvd and Montano Rd congestion profiles) for more info.

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

**NEW MEXICO DEPARTMENT OF TRANSPORTATION**

No comments received.

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

As a condition, 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, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service and options for the location of electric service connection 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 easements is 10 feet in width to ensure adequate, safe clearances.