



**Environmental
Planning
Commission**

*Agenda Number: 2
Project Number: 1002249
Case #: 10EPC 40038
August 12, 2010*

Staff Report

Agent	Mike Jackson
Applicant	SRI Holdings, LLC
Request(s)	Amend Site Development Plan for Building Permit
Legal Description	Tract F-1-B-2, American Square
Location	Carlisle Boulevard, between Menaul Blvd. and Claremont Ave.
Size	Approximately 0.52 acres
Existing Zoning	C-2
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of 10EPC 40038, based on the Findings beginning on Page 8, and subject to the Conditions of Approval beginning on Page 9.

Staff Planner
Randall Falkner, Planner

Summary of Analysis

This is a request to amend a site development plan for building permit. The site comprises Tract F-1-B-2, American Square, is zoned C-2, and is located on Carlisle Blvd NE between Menaul Blvd NE and Claremont Ave NE. The applicant intends to modify the existing eastern building façade by adding signage, windows, and awnings to create a more inviting street frontage.

The request furthers a preponderance of goals and policies in the Comprehensive Plan. There is no known opposition. Staff is recommending approval of the request.

Location Map (3" x 3")

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	C-2	Established Urban	Commercial – Mattress Store
North	C-2	Established Urban	Commercial – Restaurant, Various businesses
South	C-2	Established Urban	Parking, Commercial – Furniture Store
East	C-1	Established Urban	Parking, Office, Commercial – Various businesses, Single Family
West	C-2	Established Urban	Commercial – Grocery Store/Supercenter

II. INTRODUCTION

Proposal

This is a request to amend a site development plan for building permit. The site comprises Tract F-1-B-2, American Square, is zoned C-2, and is located on Carlisle Blvd NE between Menaul Blvd NE and Claremont Ave NE. The applicant intends to modify the existing eastern building façade by adding signage, windows, and awnings to create a more inviting street frontage.

The EPC is hearing the case because general note #2 on the elevations sheet that was approved by the EPC in April 2009(09EPC 40012) states that “No signage will be allowed on the east and west facades. There will be no electronic display panels and each tenant will be allowed 2 signs (one on the north and south façade) that will take up no more than 10% of the façade to which it is applied.” Since the applicant intends to add signage on the eastern façade, the amendment of this note must be reviewed by the EPC.

Context

The subject site is along Carlisle Blvd NE between Menaul Blvd NE and Claremont NE. To the west of the proposed development is the existing Wal-Mart and parking lot, to the immediate north is a 2,433 s.f. restaurant with a drive-up lane and service window, further north (across Claremont Avenue) is an existing restaurant and The Shops at Carlisle (various businesses), to the south is the Wal-Mart parking lot and backside of the American Furniture store, while to the east (across Carlisle Avenue) are a number of various businesses. Further east are single family homes that are part of the Bel Air Neighborhood. The single family homes are separated from the commercial businesses immediately to the west by a long block wall. Carlisle NE is a busy

road lined with commercial businesses on the east side of the street that, along with the block wall, buffers the residential neighborhood from the street.

History

On November 21, 2002, the EPC approved a request for a site development plan for subdivision (02EPC 01475) to allow for the subdivision of Lot F-1 into two parcels, Tracts F-1-A and F-1-B. On this same day the EPC also approved a request for a site development plan for building permit to allow a new Wal-Mart Supercenter, service station and parking area to be built along with the demolition of the original Wal-Mart building. The site development plan for building permit that was approved in 2002 showed the northeastern portion of the property as a Wal-Mart gas station; however, when this use was no longer desired, the lot became available for other private investors.

On August 21, 2008, the EPC approved 08EPC 40070, an amendment to a site development plan for building permit, and 08EPC 40069, a site development plan for building permit for the northern portion of the 1.17 acre site for Tract F-1-B, American Square. The applicant built a 2,433 s.f. restaurant with a drive-up lane and service window at the southwest corner of Carlisle and Claremont.

On April 16, 2009 the EPC approved an amendment to the site development plan for subdivision (09 EPC 40013) and an amendment to the site development plan for building permit (09EPC 40012). The site development plan for subdivision (09 EPC 40013) subdivided lot F-1-B into two separate parcels, Tract F-1-B-1 (northern lot) and Tract F-1-B-2 (southern lot). The southern lot (the subject site - Tract F-1-B-2) was developed with a 4,000 s.f. mattress store, while the northern lot (Tract F-1-B-1) was occupied by a fast food restaurant with a drive-up lane and service window. General note #2 on the elevations sheet that was approved by the EPC in April 2009 (09EPC 40012) states that "No signage will be allowed on the east and west facades. There will be no electronic display panels and each tenant will be allowed 2 signs (one on the north and south façade) that will take up no more than 10% of the façade to which it is applied." This note was not added as a result of a request from a neighborhood or the Planning Department. This note was added by the EPC as Condition #14 for 09EPC 40012 (see attached Notice of Decision on page 6 of 8).

The Carlisle Boulevard Corridor Study was completed in late June 2008. Areas of concern covered by the Corridor Study include lane designation and timing and sequencing of traffic lights. The Carlisle/Claremont intersection is a traffic concern because of the many accidents and incidents that have taken place at the intersection.

Transportation System

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

The Long Range Roadway System designates Carlisle NE as a Minor Arterial, with a right-of-way of 118'.

Claremont NE is considered a major local street.

There is an existing bicycle route that runs along Claremont. There is a weather protected bus stop with a bench immediately to the east of the subject site. This bus stop serves route #5 (Montgomery/Carlisle). Menaul Boulevard to the south is considered an Enhanced Transit Corridor, but neither Carlisle nor Claremont are on a specified corridor.

Public Facilities/Community Services

See attached Public Facilities Map for details.

III. ANALYSIS - AMENDMENT OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant is requesting to amend the site development plan for building permit by adding signage, windows, and awnings to the eastern façade of the existing building. The site development plan for building permit (09EPC 40012) that was approved in April 2009 by the EPC includes a general note (#2) on the elevations sheet that states that “No signage will be allowed on the east and west facades. There will be no electronic display panels and each tenant will be allowed 2 signs (one on the north and south façade) that will take up no more than 10% of the façade to which it is applied.” This request would add signage on the eastern façade of the building and would revise General Note #2 on the elevations sheet to read as follows: “No signage will be allowed on the west façade. There will be no electronic display panels and wall signs will be allowed on the north, south, and east facades that will take up no more than 10% of the façade to which it is applied.”

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

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

Developing and Established Urban Areas

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

The request is in accord with the surrounding neighborhood values, natural environmental conditions, and carrying capacities. The request would add a sign, windows, and two awnings to the eastern façade of the existing building. The changes to the eastern façade would help to break up the mass and create a more active street face by adding articulation to a blank wall that currently faces toward Carlisle Boulevard, which is a minor arterial. Similar to the approved signs on the north and south facades, the proposed sign would take up no more than 10% of the eastern façade to which it is applied. The request furthers Policy II.B.5d.

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

The integrity of existing neighborhoods would be preserved by the request. The requested signage, windows, and awnings would face east towards Carlisle Boulevard (a minor arterial). The Bel-Air Neighborhood to the east is separated from the site by a number of businesses along Carlisle Boulevard. A solid block wall also separates the residential housing from the commercial businesses on the east side of Carlisle Boulevard. The request would provide pleasing views to surrounding uses by providing a higher quality façade than currently exists. The request furthers Policy II.B.5e.

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

The request would improve the quality of the visual environment by adding articulation to the eastern façade of the existing building. Currently the eastern façade is a blank wall that faces a minor arterial. Both the windows and the awnings would provide an improved streetscape along Carlisle Boulevard. The request furthers Policy II.B.5i.

Developed Landscape

The goal is to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The request for a sign and articulation on the eastern façade of the building are designed for minimal visual intrusion and would not impede any pedestrians. The proposed sign would not take up more than 10% of the façade to which it is applied. The proposed changes would improve the eastern façade of the building by adding windows and two awnings. The request furthers Policy II.C.8c.

Albuquerque Comprehensive Zoning Code

The site is zoned C-2, which provides for offices, for most service and commercial activities, and for certain specified institutional uses. Both the subject site and the majority of the area surrounding the subject site are zoned C-2. The area is part of a larger site development plan for subdivision that is greater than 5 acres and therefore subject to the shopping center regulations. However, the site is not a large retail site greater than 70,000 square feet, so only shopping center requirements pursuant to Section 14-16-3-2 (B) would apply. The site meets all of these requirements.

Site Plan

The applicant intends to modify only the existing eastern building façade by adding signage, windows, and two awnings. Since the applicant is only asking for an amendment to the existing site development plan for building permit, and the mattress store has already been approved and built, staff comments in this section will be limited to lighting and security, landscaping, architecture, and signage.

Walls/Fences

Not applicable

Vehicular Access, Circulation and Parking

Not applicable

Pedestrian and Bicycle Access and Circulation, Transit Access

Not applicable

Lighting and Security

The lighting from the proposed sign on the east façade will not create adverse effects for the residential neighborhood to the east. The residential neighborhood to the east is buffered by the existing businesses along the east side of Carlisle Boulevard. A solid block wall provides further buffering by separating the residential housing from the commercial businesses on the east side of Carlisle Boulevard. The added windows will provide more opportunity for surveillance both into and out of the store.

Landscaping

Originally, the applicant was going to relocate trees along Carlisle Boulevard to open view corridors, but has since decided to not make any changes to the existing landscaping. The landscaping on site provides a natural barrier between the eastern façade of the building and Carlisle Boulevard, which helps to reduce the site impact of the proposed sign.

Public Outdoor Space

Not applicable

Grading, Drainage, Utility Plans

Not applicable

Architecture

The request is not only for signage on the eastern façade of the building. The signage is balanced by windows and awnings, which improves the eastern façade of the building that faces onto Carlisle Boulevard. The proposed windows along the east façade will consist of a dark bronze aluminum storefront and tinted glazing system, similar to the existing windows on the northern elevation. A fabric awning that matches the awnings on the northern facade with a pre-finished steel tube frame design will be placed under the sign and above the windows on the eastern façade.

Signage

The proposed wall sign is approximately 3' high and 26' wide. The square footage of the proposed signage on the eastern façade is 79.42 square feet, which is less than 9% of the building elevation surface area. The proposed signage will be compatible with the existing signage on the north facade of the building. The last two sentences of General Note #2 on the existing elevations sheet (approved by the EPC in April 2009, 09EPC 40012) states that "No signage will be allowed on the east and west facades. There will be no electronic display panels and each tenant will be allowed 2 signs (one on the north and south façade) that will take up no more than 10% of the façade to which it is applied." The request would add signage on the eastern façade and would revise the last two sentences of General Note #2 on the elevations sheet to read "No signage will be allowed on the west facade. There will be no electronic display panels and wall signs will be allowed on the north, south, and east facades that will take up no more than 10% of the façade to which it is applied." The request is compatible with the signage regulations in the C-2 zone.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

City Departments and other interested agencies reviewed this application from 6/28/2010 to 7/9/2010. Agency comments begin on page 11. Originally, the applicant had requested additional signage for the existing monument sign as part of this application; however, the applicant has since decided to handle this request through an administrative amendment.

Neighborhood/Public

The affected neighborhood is the Bel-Air Neighborhood Association. A facilitated meeting was scheduled; however, the meeting was never held because the Bel-Air Neighborhood N.A. stated that as long as the applicant was not planning to relocate landscaping (which they are not), there would be no need for a meeting. The facilitator issued a no meeting report stating that the landscaping would not be relocated and no meeting would be held.

V. CONCLUSION

This is a request to amend a site development plan for building permit. The site comprises Tract F-1-B-2, American Square, is zoned C-2, and is located on Carlisle Blvd NE between Menaul Blvd NE and Claremont Ave NE. The applicant intends to modify the existing eastern building façade by adding signage, windows, and awnings to create a more inviting street frontage.

The request furthers a preponderance of applicable goals and policies in the Comprehensive Plan. There is no known opposition. Staff is recommending approval of the request.

FINDINGS – 10EPC 40038, 8/12/2010, Amend Site Development Plan for Building Permit

1. This is a request to amend a site development plan for building permit that was approved by the EPC in April 2009, 09EPC 40012. The site comprises Tract F-1-B-2, American Square, is zoned C-2, and is located on Carlisle Blvd NE between Menaul Blvd NE and Claremont Ave NE. The applicant intends to modify the existing eastern building façade by adding signage, windows, and awnings to create a more inviting street frontage. The current site development plan for building permit restricts signage on the east and west façades.
2. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
3. The subject site is within the Established Urban area of the Comprehensive Plan.
4. The following Comprehensive Plan policies for Developing and Established Urban areas are furthered by the request:
 - a. Policy II.B.5d – The request is in accord with surrounding neighborhood values, natural environmental conditions, and carrying capacities. The request would help to break up the building mass and create a more active street face by adding articulation to a blank wall. The proposed sign is not visible from any residential neighborhood, and would take up no more than 10% of the eastern façade to which it is applied.
 - b. Policy II.B.5e – The integrity of existing neighborhoods would be preserved by improving the façade that faces Carlisle Boulevard. The eastern facing façade does not impact the Bel-Air Neighborhood to the east, because it is separated from the site by a number of businesses along Carlisle Boulevard and by a solid block wall that separates the businesses from the neighborhood.
 - c. Policy II.B.5m – The request would improve the quality of the visual environment by adding articulation to the eastern façade of the existing building. Both the windows and the awnings would provide an improved streetscape along Carlisle Boulevard.
5. The request furthers Developed Landscape Policy II.C.8c of the Comprehensive Plan. The request for a sign and articulation on the eastern façade of the building are designed for minimal visual intrusion and would not impede any pedestrians.
6. The applicant agrees to the signage limitations as follows: All building signage is to be submitted for review under the City of Albuquerque ordinances governing the application of such signage. Signage dimensions, colors, materials, and lighting will be provided by tenants. No signage will be allowed on the west facade. There will be no electronic display panels and

wall signs will be allowed on the north, south, and east facades that will take up no more than 10% of the façade to which it is applied.

7. The proposed signage is balanced by windows and awnings, which improves the eastern façade of the building by breaking up the mass and providing a higher quality facade that faces onto Carlisle Boulevard.
8. There is no known opposition to the request.

RECOMMENDATION - 10EPC 40038, 8/12/2010, Amend Site Development Plan for Building Permit

APPROVAL of 10EPC 40038, an amendment to the site development plan for building permit, for Tract F-1-B-2, American Square, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 10EPC 40038, 8/12/2010, Amend 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 last two sentences for General note #2 on the elevations sheet shall be revised to state that “No signage will be allowed on the west facade. There will be no electronic display panels and wall signs will be allowed on the north, south, and east facades that will take up no more than 10% of the façade to which it is applied.”
4. Conditions from City Engineer, Municipal Development and NMDOT:

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- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - b. Site plan shall comply and be designed per DPM Standards.
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***Randall Falkner
Planner***

cc: Mike Jackson, P.O. Box 13411, Tempe, AZ 85284
SRI Holdings, LLC, 1919 Queen Anne Avenue N #300, Seattle, WA 98109
Barb Johnson, Bel-Air N.A., 2700 Hermosa NE, Albuquerque, NM 87110
Lee Julian, Bel-Air N.A., 2724 Monroe NE, Albuquerque, NM 87110

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed, No comment.

Office of Neighborhood Coordination

Long Range Planning

CITY ENGINEER

Transportation Development Services

Discussion

- The request is to amend the site development plan for building permit to allow modifications to east building facades, enabling the addition of new building signage and to add new signage to the existing Wal-Mart monument sign. There are no other proposed changes to the site development plan.

Conditions

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- Site plan shall comply and be designed per DPM Standards.

Traffic Engineering Operations

No comments received.

Hydrology

The Hydrology Section has no adverse comments on the Site Plan amendment.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

WATER UTILITY AUTHORITY

Utility Services

Water Utility Authority has no adverse comments.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Reviewed, no objection. Request does not affect our facilities.

Open Space Division

Open Space has no adverse comments.

City Forester

POLICE DEPARTMENT/Planning

No Crime Prevention or CPTED comments concerning the proposed Site Development Plan For Building Permit request at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Already approved, no comment.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Project # 1002249 10EPC-40038 DEVELOPMENT PLAN – BLD PRMT.	Adjacent and nearby routes	Route #5, Montgomery-Carlisle route, passes the site in southbound direction.
	Adjacent bus stops	Adjacent bus stop serving the above-mentioned route is located, 145 feet south from the Claremont/Carlisle intersection, on Carlisle.
	Site plan requirements	None.
	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

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no comments based on information provided to date.