



**Environmental  
Planning  
Commission**

*Agenda Number: 2  
Project Number: 1000319  
Case #: 10EPC 40074  
February 10, 2011*

**Staff Report**

<b>Agent</b>	Consensus Planning, Inc.
<b>Applicant</b>	Intermountain Management, LLC
<b>Request</b>	Site Development Plan for Building Permit
<b>Legal Description</b>	Portion of Lot 4, Jefferson Commons II
<b>Location</b>	Office Boulevard, between Pan American Freeway and Commons Avenue
<b>Size</b>	Approximately 1.90 acres
<b>Existing Zoning</b>	IP
<b>Proposed Zoning</b>	No Change

**Staff Recommendation**

*APPROVAL of 10EPC 40074, based on the Findings beginning on Page 10, and subject to the Conditions of Approval beginning on Page 12.*

**Staff Planner**  
*Randall Falkner, Planner*

**Summary of Analysis**

This is a request for a site development plan for building permit for a portion of Lot 4, Jefferson Commons II. The applicant intends to build a 91-room, 4-story, 53,331 s.f. hotel. The property is located on the north side of Office Boulevard, between Commons Avenue and the Pan American Freeway (frontage road for I-25). The subject property is zoned IP, and is included in the Jefferson Commons II Master Development Plan, and is 1.9 acres in size. The subject site occupies the eastern portion of Lot 4, which is currently vacant. Currently, the western portion of Lot 4 (1.98 acres) is occupied by a restaurant.

The request for a site development plan for building permit furthers a preponderance of applicable policies found in the Comprehensive Plan and the North Valley Area Plan. The request generally complies with the development standards of the Jefferson Commons II Master Development Plan. There is no neighborhood opposition to the request and staff recommends approval with conditions.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 1/3/2011 to 1/14/2011. Agency comments used in the preparation of this report begin on Page 15.

**I. AREA CHARACTERISTICS AND ZONING HISTORY**

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

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	IP	Established Urban North Valley Area Plan	Commercial/Vacant
<b>North</b>	IP	Established Urban North Valley Area Plan	Office Buildings
<b>South</b>	SU-1/C3 & IP Uses	Established Urban North Valley Area Plan	Commercial – Restaurants & Various Office
<b>East</b>	IP	Established Urban North Valley Area Plan	Commercial – Restaurants
<b>West</b>	IP	Established Urban North Valley Area Plan	Commercial – Restaurant & Movie Theater

**II. INTRODUCTION**

**Proposal**

This is a request for a site development plan for building permit for the easterly portion of Lot 4, Jefferson Commons II. The applicant intends to build a 91-room, 4-story, 53,331 s.f. hotel. The property is located on the north side of Office Boulevard, between Commons Avenue and the Pan American Freeway (frontage road for I-25). The subject property is zoned IP, and is included in the Jefferson Commons II Master Development Plan, and is 1.9 acres in size. The subject site occupies a portion (the eastern portion, 1.9 acres) of Lot 4, which is currently vacant. Currently, the western portion of Lot 4 (1.98 acres) is occupied by a restaurant.

The Environmental Planning Commission (EPC) is hearing the case because the Jefferson Commons II Master Development Plan requires that “future site plans for subdivision or building purposes in the Master Plan area, and significant amendments, shall be submitted to the EPC for approval” (Jefferson Commons II Master Development Plan).

The site is located in the Established Urban area of the Comprehensive Plan and within the boundaries of the North Valley Area Plan and the Jefferson Commons II Master Development Plan.

### ***Context***

The subject site is located on Office Boulevard, between Commons Avenue and the Pan American Freeway. The existing land use of the subject site is commercial, while the surrounding land uses are commercial and office. To the immediate west (on a portion of Lot 4) is a restaurant (Red Robin), while further west are movie theaters. To the north are office buildings. To the east are two existing restaurants (and one proposed restaurant). To the south are a variety of restaurants and offices.

### ***History***

In April of 1997 the EPC approved a Master Development Plan (Z-97-20) that included the subject site as well as surrounding properties (34.89 acres). The Jefferson Commons II Master Development Plan contains a set of design standards to guide future development of the 35-acre tract. The Master Development Plan identifies the projected primary land use categories within the plan area: offices, motel, restaurant, and support retail. In October of 1997 the EPC approved a site development plan for subdivision and a site development plan for building permit for an office building on Lot 5 (4.04 acres). Each of these plans was approved under project number Z-97-20.

A site plan for two restaurants was approved for Lot 3 (5 acres) by the EPC in March of 1998 (Z-98-39). In March of 1998 the EPC approved a site development plan for building permit for Lot 1 (Z-98-37) to build a 119-room three-story hotel. This hotel was never built, and the site remains vacant.

On October 19, 2000, the EPC approved a site development plan for building permit (00128 00000 00294) for the westerly portion (1.98 acres) of the subject site (Lot 4, Jefferson Commons II). A restaurant (Red Robin) was built on the westerly portion of Lot 4.

Three administrative amendments were recently approved (January 2011) to the Jefferson Commons II Master Development Plan to relocate the existing Lot Line between Lots 3 and 4, and to split Lot 4 into 2 lots.

### ***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 Office Boulevard as a Major Local street, with a right-of-way of 56-60'.

There are no existing bicycle routes, lanes or trails as determined by the City along Office Boulevard. The closest bicycle facility is an existing multi-use trail along the North Diversion Channel. However, the Jefferson Commons II Master Plan pedestrian way legend does show a primary pedestrian way with a 6' bicycle path. There is a proposed bicycle lane along Jefferson Street and Singer Boulevard.

The Albuquerque-Rio Rancho Rail Runner Connection (Route 151) passes by the subject site along Office Boulevard. There is a bus stop located between Lots 4 and 5 (approximately 250

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feet from the subject site). The transit department is planning to move the bus stop from its current location approximately 360' southeast to the front of the subject site (Lot 4) in the near future.

***Public Facilities/Community Services***

See attached Public Facilities Map for details.

**III. ANALYSIS**

***Albuquerque Comprehensive Zoning Code***

The current zoning is IP. This zone provides sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan. The proposed use is permissive under the current zoning.

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

This is a request for a site development plan for building permit. The applicant intends to build a 91-room, 4-story, 53,331 s.f. hotel on the eastern portion of Lot 4, Jefferson Commons II.

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

**APPLICABLE ORDINANCES, PLANS AND POLICIES**

***Albuquerque / Bernalillo County Comprehensive Plan***

*Policy citations are in italics; applicant's justification is 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:

*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, or recreational concern.*

The location, intensity and design of the proposed hotel respects neighborhood values, natural environmental conditions and carrying capacities, and scenic resources. The building is located in the heart of an existing commercial area. The overall height of the building is 49 feet which is

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consistent with the IP zone regulations. The Master Development Plan identified vehicular and pedestrian circulation routes through the project, which have been provided for. The light fixtures are full cut-off and match the existing fixtures used throughout the development.

***The request is in accord with surrounding neighborhood values, natural environmental conditions, carrying capacities, and scenic resources. The height of the building is 49 feet, which is well below the 120 feet which is allowed in the IP zone, and also complies with the 50 feet maximum building height allowed in the Jefferson Commons II Master Development Plan development standards. The site plan shows connections to the primary pedestrian way that connects pedestrian throughout the entire Jefferson Commons II development. The request for a hotel is a projected use in the Jefferson Commons II Master Development Plan. The Plan states "The projected primary Land Use Categories are Offices, Medical Offices, Motel, Sit-Down Restaurants and Support Retail. The subject site is surrounded by commercial (several restaurants and a movie theater) and office land uses, and would fit in well with the surrounding neighborhood. There are no residential land uses abutting the proposed hotel. 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.*

This property is in an area surrounded by existing commercial development. It is adjacent to existing urban facilities, including the major roadway system, water and sanitary sewer systems, and bus service. It is not adjacent to any residential development of existing neighborhoods.

This is an infill site between an existing restaurant and a proposed restaurant (already approved as part of the Pappadeaux Restaurant Site Plan). A new hotel will be a complimentary use to the existing restaurants, office buildings, and theater.

***Full urban services are available to the surrounding properties and the request will provide a needed service and infill development on a vacant portion of land. The request furthers Policy II.B.5e.***

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

The project will add an employment and service use in this growing area. The proposed hotel will have not adverse impact whatsoever on residential environments since it is surrounded by commercial uses on the north, south, and west, and the project's design elements meet all City lighting and noise requirements. The project provides landscaping in significant excess of the City's minimum requirement for 15% of the net site area.

***The request will complement residential areas in this area of the City by adding a business that provides jobs and services. The request has been designed to minimize the adverse effects***

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*of noise, lighting, pollution, and traffic on the surrounding area. Proposed light poles are full cut-off fixtures that match existing fixtures used throughout the development. The height of the building is 49 feet, which is well below the 120 feet allowed in an IP Zone, and also complies with the 50 feet maximum building height allowed in the development standards. Abundant landscaping (26% of the net site area) is provided on site, which is significantly more than what is required (15% of the net site area). The applicant is also providing 3,722 s.f. of landscaping outside of the property line, along the right-of-way of Office Boulevard to help screen the site. The request furthers Policy II.B.5i.*

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

The approved Master Development Plan approved all of the access points (these are existing) and internal circulation requirements for both vehicles and pedestrians. Bicycle facilities are located nearby along both Jefferson and Singer providing excellent access to the bicycle network. Even though bike racks are not required for hotels, one is being provided.

*The request has been planned to minimize the harmful effects of traffic, and the safety of residential neighborhoods will be protected in transportation planning and operations. All existing access points and internal circulation requirements for vehicles and pedestrians has already been approved in the Jefferson Commons II Master Development Plan. Transit is accessible from the site and the applicant has provided sidewalks and bicycle racks to expand the multi-modal options at this location. The request to add lodging to an area with existing office, retail and restaurants will help to reduce off-site trips. The request furthers Policy II.B.5k.*

*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 building is designed to take advantage of excellent views to the east and west of the property.

*The request will maintain the unique vistas to the east and west of the property. The building is proposed to be 49 feet high, which is well below the 120 feet which is allowed in the IP Zone and also complies with the 50 feet maximum building height allowed in the development standards. The request furthers Policy II.B.5m.*

### **North Valley Area Plan (Rank II)**

The North Valley Area Plan (NVAP) was first adopted in 1993. The NVAP is bounded by Bernalillo County/Sandoval County on the north, Interstate 40 on the south, Interstate 25 on the east, and the Rio Grande on the west. Specific boundaries are shown on page 24 of the Plan.

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The applicant did not cite any of the following policies; however, staff believes that they apply. Applicable policies include:

*Goal 6: To encourage quality commercial/industrial development and redevelopment in response to area needs in already developed/established commercial industrial zones and areas. To discourage future commercial/industrial development on lots not already zoned commercial/industrial.*

***The request encourages quality development on a vacant portion of a lot that already has IP Zoning. This type of development is consistent with IP Zoning and is permissive in the IP Zone. The request furthers Goal 6 of the North Valley Area Plan.***

*Goal 11: To locate commercial and industrial development within the I-25 corridor, and selected areas along the I-40 corridor, especially as an alternative to extensive lower valley commercial/industrial development.*

***The request locates commercial development within the I-25 corridor instead of placing this type of development in the lower valley. The request furthers Goal 11 of the North Valley Area Plan.***

### ***Site Plan Layout / Configuration***

The subject site is 1.9 acres and is located on Office Avenue, between Pan American Freeway and Commons Avenue. The request for a 4-story hotel is compatible with the surrounding area which consists of office, restaurants, other various commercial and retail (including a movie theater). There are no residential neighborhoods in close proximity to the subject site. The primary entrance to the hotel faces east toward I-25. Entry for vehicular traffic is along Office Boulevard. The parking is found on all four sides of the building. The dumpster is located on the far northwest side of the property to the side of the building. The height of the building is 49 feet, which is well below the 120 allowed in the IP zone, and also complies with the maximum building height allowed (50 feet) in the development standards.

The Floor Area Ratio (FAR) 0.64 exceeds what is allowed in the Jefferson Commons II Master Development Plan (0.50). However, the EPC does have discretion over the Development Standards in the Jefferson Commons II Master Development Plan. The Zoning Code does not establish a maximum (FAR) in the IP Zone. The Zoning Code does establish a maximum building footprint and states “no more than 50% of the surface of any lot or site shall be covered with buildings” (Section 14-16-2-19). The building footprint does not exceed more than 50% of the surface of the site. The applicant has provided justification as to why they believe that the FAR is appropriate and should be approved. Planning staff generally agrees with the applicants’ justification that when combining the proposed hotel (eastern portion of Lot 4) with the Red Robin restaurant (western portion of Lot 4) the combined FAR is only 0.35, which is below the 0.50 maximum. When platted as separate tracts, the Red Robin restaurant is 0.07, and the

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proposed hotel is 0.64. Planning staff also agrees with the applicant in that platting the Red Robin and the hotel into separate tracts has no adverse impact on the Jefferson Commons Development, and that the existing IP zone does not regulate FAR, but rather restricts the lot coverage to 50 percent, which the proposed hotel complies with. The applicant's justification can be found in the applicant support material of this report.

Zoning Enforcement states "The submittal does not demonstrate that it is in compliance with the EPC findings and conditions identified on the Site Development Plan for Subdivision" (Jefferson Commons Phase II Master Development Plan). Planning staff believes that the site plan for building permit is in compliance with the EPC findings and conditions on the Site Development Plan for Subdivision. Planning staff has found out from the applicant that the maximum number of full-time and part-time employees would be 24 if they are all there at the same time. Since, the number of employees is less than 50, the vehicle trip reductions (EPC Findings and Conditions #3) would not apply to this hotel.

The applicant is meeting EPC Condition #4 of the Master Development Plan, which states "Future site plans for subdivision or building purposes in the Master Plan area, and significant amendments, shall be submitted to the Environmental Planning Commission for approval" since they have submitted to EPC, and the site plan has provided "for clear, logical pedestrian access to the theater complex to the west." As a result, the submittal has demonstrated that it is in compliance with the EPC findings and conditions identified on the Site Development Plan for Subdivision.

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

There is an outdoor space at the entrance to the hotel and another outdoor space in the back of the hotel with a pool area.

### ***Vehicular Access, Circulation and Parking***

Vehicular access for the commercial portion of the site is provided via a driveway along Office Boulevard. There is parking on all four sides of the building. There are 82 parking spaces required (with the 10% transit reduction), and 93 parking spaces are provided. An appropriate number of handicapped, motorcycle, and bicycle spaces are provided. The dimensions of the handicapped parking sign on Site Details (C3) needs to be shown as no smaller than 12 by 18 inches per Section 14-16-3-1 (F)(9)(b)(3). The lower edge of both the handicapped and motorcycle signs shall be no less than four feet above grade per Section 14-16-3-1 (F)(9)(b)(3).

### ***Pedestrian and Bicycle Access and Circulation, Transit Access***

There are 6' wide sidewalks on the west and north sides of the building, and an 8' sidewalk on the east side (primary façade) of the building. The sidewalk on the south side of the building is 9'5" wide. Pedestrian paths on the subject site tie into the primary pedestrian way that is shown on the Jefferson Commons II Master Development Plan. The new pedestrian way (shown as keyed note 24 on the site development plan for building permit) should be shown as a new brick pedestrian way to match the existing brick pedestrian way to the nw.

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A bicycle rack has been provided near the entrance of the building. There are no existing bicycle routes, lanes or trails along Office Boulevard. However, the Jefferson Commons II Master Plan pedestrian way legend does show a primary pedestrian way with a 6' bicycle path. The closest bicycle facility is an existing multi-use trail along the North Diversion Channel. There is a proposed bicycle lane along Jefferson Street and Singer Boulevard.

The Albuquerque-Rio Rancho Rail Runner Connection (Route 151) passes by the subject site along Office Boulevard. There is a bus stop located between Lots 4 and 5 (approximately 250 feet from the subject site). The Transit Department plans to relocate the existing bus stop. Transit requests developer to provide at least 70 feet of sidewalk, instead of 30 feet, and relocate the bus pad at the south east end of the sidewalk. The present location shown on the drawing poses sight distance problem for vehicles entering into the Office Blvd. For vehicles entering the access it will be difficult for them to enter with the bus parked for long period of time since it will be a layover bus stop.

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

There are no walls/fences proposed.

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

Parking lot and pedestrian lighting are provided on the site. The site detail sheet (A006) shows the sight location, height, and fixture type. The fixtures provided are the same as those provided on the site plans of the restaurants to the immediate east and west. The light detail on the site detail sheet (A006) shall show the pedestrian lighting as Medallion 2 Series Z26 pedestrian lighting, instead of Z24.

#### ***Landscaping***

Abundant landscaping is provided on the site. The applicant is required to have 15 percent of the net lot area, but is providing 26 percent (not including the 3,722 square feet of landscaping provided in the ROW). The installed size of the Pinon Pine is listed as 8' in height, but is required to be 10' in height, per Section 14-16-3-10 (F)(1). The proposed landscaping is similar to that which was provided on the existing restaurants on the neighboring properties. The total provided landscape beds needs to be corrected to 16,338 sf. On the landscape sheet, under Parking Lot Trees, the number of parking spaces provided by Townplace Suites needs to be changed to 93 spaces. Zoning Enforcement has provided the following conditions for landscaping: "A shade tree needs to be moved more to the west in the most northern strip of landscape area to allow a tree to be adjacent to the pedestrian connection; the front landscape buffer needs to have at least 5' placed on the property; the remaining can be located within the right-of-way and will require a variance from the Zoning Hearing Examiner."

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

All site flows will drain to the existing private storm sewer and area drains located at the southern end of the site. New water and sewer lines will connect to existing lines. New firelines, gas service, and telecom service will also be provided.

### ***Architecture***

The building will consist of light brown stone veneer, light yellow, gold, and gray E.I.F.S. (stucco), dark red canopies, and a black shingled roof. The building materials and colors meet the standards (glass, brick, stucco, stone, architectural metal, and earth tones and pastels) required for the Jefferson Commons II Master Development Plan.

### ***Signage***

The applicant is proposing one 5 foot high monument sign and one building mounted sign on each elevation. The building mounted sign is 18 s.f., which is well below the 75 s.f. allowed in the IP Zone. One wall sign is permitted per façade per business, in the IP Zone. The building mounted signs on all of the facades do not take up more than 2 percent area of the façade.

## ***IV. AGENCY & NEIGHBORHOOD CONCERNS***

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

City Departments and other interested agencies reviewed this application from 1/3/2001 to 1/14/2011. Comments have been addressed through a revised site development plan for building permit. Agency comments begin on page 15.

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

There are no Neighborhood and/or Homeowner Associations in the subject site area. A facilitated meeting was not recommended by the Office of Neighborhood Coordination. No comments regarding the proposed development have been received by the Planning Department.

## ***V. CONCLUSION***

This is a request for a site development plan for building permit for the easterly portion of Lot 4, Jefferson Commons II, which is currently vacant. The applicant intends to build a 91-room, 4-story, 53,331 s.f. hotel. The property is located on the north side of Office Boulevard, between Commons Avenue and the Pan American Freeway (frontage road for I-25). The subject property is zoned IP, and is included in the Jefferson Commons II Master Development Plan, and is 1.9 acres in size. Currently, the western portion of Lot 4 (1.98 acres) is occupied by a restaurant.

The request for a site development plan for building permit furthers a preponderance of applicable policies found in the Comprehensive Plan and the North Valley Area Plan. The site plan generally complies with the Design Standards in the Jefferson Commons II Master Development Plan and with the IP zoning regulations. The only exception is the FAR requirement that requires 0.50, but is 0.64. However, the applicant has provided sufficient justification as to why the FAR is appropriate and staff agrees with the justification. There is no neighborhood opposition to the request and staff recommends approval with conditions.

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***FINDINGS – 10EPC 40074, February 10, 2011, Site Development Plan for Building Permit***

1. This is a request for a site development plan for building permit for a portion of Lot 4, Jefferson Commons II. The property is located on the north side of Office Boulevard, between Commons Avenue and the Pan American Freeway (frontage road for I-25). The subject site is included in the Jefferson Commons II Master Development Plan, and is 1.9 acres in size. The subject site occupies a portion (the eastern portion, 1.9 acres) of Lot 4, which is currently vacant. Currently, the western portion of Lot 4 (1.98 acres) is occupied by a restaurant.
2. The applicant intends to build a 91-room, 4-story, 53,331 s.f. hotel.
3. The subject property is zoned IP. The proposed use is permissive under the current zoning.
4. Three administrative amendments were recently approved (January 2011) to the Jefferson Commons II Master Development Plan to relocate the existing Lot Line between Lots 3 and 4, and to split Lot 4 into 2 lots.
5. The site is located within the Established Urban Area of the Comprehensive Plan and within the boundaries of the North Valley Area Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request for a site development plan for building permit involves a site development plan for subdivision (Jefferson Commons II Master Development Plan) with development standards. The site development plan for building permit meets the design standards, with some exceptions that are covered by conditions of approval.
8. The request furthers the following policies of the Comprehensive Plan and the North Valley Area Plan:
  - a. Policy II.B.5d – The request is in accord with surrounding neighborhood values, natural environmental conditions, carrying capacities, and scenic resources. The subject site is surrounded by commercial (several restaurants and a movie theater) and office land uses, and would fit in well with the surrounding neighborhood. The request for a hotel is a projected use in the Jefferson Commons II Master Development Plan. The site plan shows connections to the primary pedestrian way that connect pedestrians throughout the

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- entire Jefferson Commons II development. The request does not exceed height requirements in the IP zone or in the development standards.
- b. Policy II.B.5e – Full urban services are available to the surrounding properties and the request will provide a needed service and infill development on a vacant portion of land, while ensuring the integrity of the existing neighborhood.
  - c. Policy II.B.5i – The request will complement residential areas in this area of the City by adding a business that provides jobs and services. The request has been designed to minimize the adverse effects of noise, lighting, pollution, and traffic on the surrounding area.
  - d. Policy II.B.5k – The request has been planned to minimize the harmful effects of traffic, and the safety of residential neighborhoods will be protected in transportation planning and operations. Pedestrian paths on the subject site will tie into the primary pedestrian way that is shown on the Jefferson Commons II Master Development Plan. Transit is accessible from the site and the applicant has provided sidewalks and bicycle racks to expand the multi-modal options at this location.
  - e. Policy II.B.5m – The request will maintain the unique vistas to the east and west of the property. The building is proposed to be 49 feet high, which is well below the 120 feet which is allowed in the IP Zone and also complies with the 50 feet maximum building height allowed in the development standards of the Jefferson Commons II Master Development Plan.
  - f. North Valley Area Plan Goal 6 - The request encourages quality commercial development on a vacant portion of a lot that already has IP Zoning. This type of development is consistent with IP Zoning and is permissive in the IP Zone.
  - g. North Valley Area Plan Goal 11 – The request locates commercial development within the I-25 corridor instead of placing this type of development in the lower North Valley.
9. There is no known neighborhood/public support or opposition.
10. The FAR of 0.64 exceeds the FAR of 0.50 allowed in the development standards in the Jefferson Commons II Master Development Plan. The applicant has provided justification as to why the proposed FAR is appropriate and should be approved.

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**APPROVAL of 10EPC 40074, a site development plan for building permit, for a portion of Lot 4, Jefferson Commons II, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 10EPC 40074, February 10, 2011, 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. Parking:
  - a. The dimensions of the handicapped parking sign on Site Details (C3) shall be shown as no less than 12” by 18” per Section 14-16-3-1 (F)(9)(b)(3).
  - b. The lower edge of both the handicapped and motorcycle signs on Site Details (C3) shall be no less than four feet above grade per Section 14-16-3-1 (F)(9)(b)(3).
4. The light detail on the site detail sheet (A006) shall show the pedestrian lighting as Medallion 2 Series Z26 pedestrian lighting, instead of Z24.
5. Landscaping (Sheet L1):
  - a. The installed size of the Pinon shall be a minimum 10’ in height, per Section 14-16-3-10 (F)(1).
  - b. The total provided landscape beds shall be changed to 16,338 sf.
  - c. Under Parking Lot Trees, the number of parking spaces provided by Townplace Suites needs to be changed to 93 spaces.
  - d. Zoning has provided the following conditions for landscaping: “A shade tree needs to be moved more to the west in the most northern strip of landscape area to allow a tree to be adjacent to the pedestrian connection; the front landscape buffer needs to have at least 5’

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placed on the property; the remaining can be located within the right-of-way and will require a variance from the Zoning Hearing Examiner.”

6. The new pedestrian way (shown as keyed note 24 on the site development plan for building permit) shall be shown as a new brick pedestrian way to match the existing brick pedestrian way to the northwest.
7. Transit requests developer to provide at least 70 feet of sidewalk, instead of 30 feet, and relocate the bus pad at the south east end of the sidewalk. The present location shown on the drawing poses sight distance problem for vehicles entering into the Office Blvd. For vehicles entering the access it will be difficult for them to enter with the bus parked for long period of time since it will be a layover bus stop.
8. Provide a note on the site plan stating that 0.64 FAR is allowed on Tract 4-B only.
9. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:
  - 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. Provide cross access agreements with adjacent property owners.
  - d. Site plan shall comply and be designed per DPM Standards.

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***Randall Falkner  
Planner***

cc: Consensus Planning, Inc., 302 8<sup>th</sup> Street NW, Albuquerque, NM 87102  
Intermountain Management, LLC, 2390 Tower Drive, Monroe, LA 71201

***Attachments***

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

### ***PLANNING DEPARTMENT***

#### **Zoning Enforcement**

- A shade tree needs to be moved more to the west in the most northern strip of landscape area to allow a tree to be adjacent to the pedestrian connection.
- The proposed development exceeds the allowed floor area ratio and will require an amendment of the Site Development Plan for Subdivision.
- The front landscape buffer needs to have at least 5' placed on the property. The remaining can be located within the right-of-way and will require a variance from the Zoning Hearing Examiner.
- The submittal does not demonstrate that it is compliance with the EPC findings and conditions identified on the Site Development Plan for Subdivision.

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

**No Neighborhood and/or Homeowner Association(s)**

**No Coalition(s) to notify**

#### **Long Range Planning**

This site is in the Established Urban area of the Comprehensive Plan and within the boundaries of the North Valley Area Plan

The site is zoned IP, the proposed use is permissive in the IP zone.

Are pedestrian connections provided to the two restaurants adjacent to the site?

#### **Transportation Development (City Engineer/Planning Department):**

- 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.
- Provide cross access agreements with adjacent property owners.
- Site plan shall comply and be designed per DPM Standards.

#### **Hydrology Development (City Engineer/Planning Department):**

- The Hydrology section has no objection to the Site Plan.

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

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

#### **Traffic Engineering Operations (Department of Municipal Development):**

- *No comments received.*

**Street Maintenance (Department of Municipal Development):**

- No comments received.

**New Mexico Department of Transportation (NMDOT):**

- No comments received.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT**

**and NMDOT:**

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

- 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. Provide cross access agreements with adjacent property owners.
- d. 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***

***Open Space Division***

**City Forester**

**POLICE DEPARTMENT/Planning**

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

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

<p><b>Project # 1000319</b>                  10EPC-40074                  SITE DEVELOPMENT                  BUILDG PRMT</p>	Adjacent and nearby routes	Route # 151, Rio Rancho-Albuquerque/ Rail Runner Connection regular route passes the site on Office road.
	Adjacent bus stops	Existing Layover bus stop approximately 250' north from the North West corner of the property.
	Site plan requirements	Transit requests developer to provide at least 70 feet of sidewalk, instead of 30 feet, and relocate the bus pad at the south east end of the sidewalk. The present location shown on the drawing poses sight distance problem for vehicles entering into the Office Blvd. For vehicles entering the access it will be difficult for them to enter with the bus parked for long period of time since it will be a layover bus stop.
	Large site TDM suggestions	N/A
	Other information	None.

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

**ALBUQUERQUE PUBLIC SCHOOLS**

<b>Project #1000319</b>	Jefferson Commons II, Lot 4, is located on Office Blvd between Singer Blvd and Pan American Frontage Rd. The owner of the above property requests approval of a Site Development Plan for Building Permit for a
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<b>10EPC-40074 SITE DEVELOPMENT- BUILDG PRMT</b>	development that will consist of a TownePlace Suites and Hotel. This will have no adverse impacts to the APS district.
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***MID-REGION COUNCIL OF GOVERNMENTS***

MRCOG staff have no comment on the proposed application.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

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

PNM has no comment based on information provided to date.