



**Environmental  
Planning  
Commission**

*Agenda Number: 2  
Project Number: 1000400  
Case Number: 10EPC-40010  
April 8, 2010*

**Staff Report**

<b>Agent</b>	Native American Housing Consultants, LLC
<b>Applicant</b>	Sts. Peter & Paul Church
<b>Request</b>	<b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Tract 336, Unit 8, Town of Atrisco Grant
<b>Location</b>	Ouray Road NW, between Maiden Grass Road NW and Estancia Drive NW
<b>Size</b>	Approximately 5 acres
<b>Existing Zoning</b>	SU-1 for Church, School, & Rectory
<b>Proposed Zoning</b>	No Change

**Staff Recommendation**

*APPROVAL of 10EPC 40010, 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 (2<sup>nd</sup> phase). The applicant intends to build a fellowship hall southeast of the existing church, increase landscaping, and add 14 parking spaces to the existing parking lot. The building will be used by the church congregation for meetings, meals, and church activities. The proposed fellowship hall is shown on the site development plan that was approved by the EPC in 2000. The site is on a 5 acre parcel of land along Ouray Road, between Maiden Grass Road and Estancia Drive. The site comprises Tract 336, Unit 8, Town of Atrisco Grant.

The applicant has adequately justified the request to amend the site development plan for building permit, based upon applicable policies found in the Comprehensive Plan, the West Side Strategic Plan, and the Coors Corridor Plan. There is no known opposition. Staff is recommending approval with conditions.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 3/1/2010 to 3/12/2010. 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>	SU-1 for Church, School, and Rectory	Developing Urban West Side Strategic Plan Coors Corridor Plan East Atrisco Sector Development Plan	Public Facility
<b>North</b>	SU-1 Nursing Home, SU-1 PRD (Max 288 DU) & C-1 Perm Uses	Established Urban West Side Strategic Plan Coors Corridor Plan East Atrisco Sector Development Plan	Public Facility, Multi-Family Residential
<b>South</b>	SU-1 OFF	Developing Urban West Side Strategic Plan Coors Corridor Plan East Atrisco Sector Development Plan	Single Family Residential, Vacant
<b>East</b>	R-D 10 DU/AC	Developing Urban West Side Strategic Plan Coors Corridor Plan East Atrisco Sector Development Plan	Single Family Residential
<b>West</b>	R-D 6 DU/AC, SU-1 OFF	Developing Urban West Side Strategic Plan Coors Corridor Plan East Atrisco Sector Development Plan	Single Family Residential, Vacant

## **II. INTRODUCTION**

### ***Proposal***

This is a request for a site development plan for building permit on a 5 acre site located on Ouray Road, between Maiden Grass Road and Estancia Drive. The site comprises Tract 336, Unit 8, Town of Atrisco Grant. The applicant intends to build a fellowship hall southeast of the existing church, increase landscaping, and add 14 parking spaces to the existing parking lot. The building will be used by the church congregation for meetings, meals, and church activities. The proposed fellowship hall is shown on the site development plan that was approved by the Environmental Planning Commission (EPC) in 2000.

The EPC is hearing this case because site is zoned SU-1, and future development of the site was not delegated to the DRB. The existing church is 7,287 s.f., and was approved by the EPC in September 2000. The proposed fellowship hall is 5,546 s.f. The applicant also would like to add 14 parking spaces and landscaping.

The site is located within the area designated Developing Urban by the Comprehensive Plan and within the boundaries of West Side Strategic Plan (WSSP), the Coors Corridor Plan (CCP), and the East Atrisco Sector Development Plan (EASDP).

### ***Context***

The site is a long rectangular parcel of land surrounded by single family residential on the east and west sides. To the north of the site, across Ouray Road is a nursing home and multi family residential. To the south of the site, across Miami Road is single family residential and vacant land. To the east of the site is single family residential that is approximately 20 feet from the church property. To the west of the site is single family residential and vacant land.

### ***History***

The EPC approved a zone change (Z-98-73) from SU-1 for Office to SU-1 for Church, School, and Rectory in July 1998. A condition was attached to the zone change request that a site development plan for subdivision or a site development plan for building permit shall be submitted for approval by the EPC within one year. In July of 1999 (exactly one year later) an application for a site development plan for building permit was submitted by the applicant to the EPC. A request for approval of a site development plan for building permit (00128 0000 01029) was denied by the EPC in March 2000. There were concerns about the lack of agreement on the plans between the neighbors and the applicants. The EPC's decision was appealed by the applicant and heard at LUPZ. LUPZ then remanded the case to the EPC. In September of 2000 the EPC approved a site development plan for building permit (00128 0000 01029) with conditions. Although the EPC approved a zone change request (Z-98-73) from SU-1 for Office to SU-1 for Church, School, and Rectory in 1998, a certificate of zoning was never issued. As a result, a certificate of zoning has been issued (March 24, 2010) to change the zoning from SU-1 for Office to SU-1 for Church, School, and Rectory.

### ***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 Ouray Road as a Collector street, with a right-of-way of 68'.

Estancia Drive and Maiden Grass Road are both local roads.

Ouray Road is not designated as an Enhanced Transit Corridor, Express Corridor, or Major Transit Corridor. Coors Boulevard, which is approximately 850 feet to the east, is the closest Enhanced Transit Corridor.

There is an existing bicycle lane along Ouray Road. There is also a proposed bicycle route along Estancia Drive to the west and an existing bicycle trail along Coors Boulevard to the east.

There are no bus routes along Ouray Road. There are bus routes along Coors Boulevard, including route 155 (Coors), route 96 (Crosstown Commuter), and route 790 (Rapid Ride Blue Line). The nearest bus stop is approximately 1750 feet away, just north of Quail Road on Coors Boulevard.

### ***Public Facilities/Community Services***

See attached Public Facilities Map for details.

## ***III. ANALYSIS- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT***

***This is a request for a site development plan for building permit on a 5 acre site located on Ouray Road, between Maiden Grass Road and Estancia Drive.***

*The applicant intends to build a fellowship hall southeast of the existing church, increase landscaping, and add 14 parking spaces to the existing parking lot. The building will be used by the church congregation for meetings, meals, and church activities. Single family residential housing to the east will be 20 feet away from the proposed fellowship hall. The proposed fellowship hall is shown on the site development plan for building permit that was approved in 2000.*

## ***APPLICABLE ORDINANCES, PLANS AND POLICIES***

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

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

The subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers

variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

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 proposed meeting hall southeast of the existing church will respect neighborhood values. The fellowship hall will be buffered by landscaping and an existing 6 foot high fence separating the church property from the single-family residential property. The proposed building has been moved 10 feet away (west) from the residential neighborhood, for a total of 20 feet between the fellowship hall and the single family homes (the site plan that was approved in 2000 showed the building only 10 feet away from the residential neighborhood to the east). The proposed building is one story and is lower in height than what could be allowed. The building could be up to 26 feet tall and still be within the height regulations of the zoning code. The height of the building on the east elevation is 18 feet tall (the building façade on the north and south elevations rises to 20’ 8”). The applicant is following the site development plan for building permit that was approved by the EPC in 2000, which shows a future fellowship hall southeast of the existing church. The request furthers Policy II.B.5d.*

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 use will complement a residential area and has been sited to minimize the effects of noise, lighting, pollution, and traffic on a residential environment. All church activities and noise will be contained within the building. Proposed landscaping and an existing fence on the east side of the fellowship hall, between the single family residential property and the church property, will help to buffer and minimize the effects of noise, lighting, and pollution on the single family residences to the east. The building has been moved 10 feet west (away from the residential neighborhood) in order to double the distance (from 10 to 20 feet) between the fellowship hall and the neighborhood. The request furthers Policy II.B.5i.*

### **West Side Strategic Plan (Rank 2)**

The West Side Strategic Plan was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is in the Ladera Community. The Ladera Community includes the area between the river on the east roughly aligned with Western Trail on the north, with Unser Boulevard and the National Monument on the west, and with the I-40 corridor on the south. Staff has reviewed the WSSP against the request.

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Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

*The request will have no impact on the Petroglyph National Monument, and the site layout will not negatively impact surrounding properties. The building will be buffered by landscaping and an existing 6 foot high fence. The height of the building is 8 feet less than what the zoning code allows (the eastern elevation is 18 feet tall, while 26 feet is allowed per Zoning Code Regulations). The building has been moved 10 feet west (away from the residential neighborhood) in order to double the distance (from 10 to 20 feet) between the fellowship hall and the neighborhood. The request furthers Policy 3.25 of the WSSP.*

### Coors Corridor Plan (Rank 3)

The Coors Corridor Plan, a Rank 3 Plan, was adopted in 1984, and generally encompasses Coors Boulevard from Central Avenue south to Corrales Road/NM 528 on the north. The purpose of the Coors Corridor Plan is to provide, “policy and guidelines for the design of Coors Boulevard as a limited access roadway to function efficiently as a major north-south arterial for the Northwest Mesa. The plan provides policy and design guidelines for development within the corridor area which will integrate natural resources with development activities in order to achieve a balance between the built and natural environment.” The corridor has been divided into four segments. The subject site is in Segment 2, between I-40 and Western Trail.

Policy 5: Off-Street Parking.

Design Regulation 1: Landscaping “in” and “around” the paved area. A minimum of 20 percent of the parking lot area shall be landscaped. The landscaping shall consist primarily of shade trees and shrubs and shall be distributed throughout the parking lot. Generally, peripheral landscaping should not be less than five feet in width.

Design Regulation 3: Interior landscaping in larger parking areas (2 or more access aisles) which will provide additional screening and break up the parking areas into smaller increments.

Design Guideline 2: Both perimeter and interior landscaping of canopy-type trees, the location and spacing of trees dependent on type of tree uses. The overall effect should be one of relatively consistent tree cover which will shade the pavement and vehicles.

*The request will provide 14 additional parking spaces immediately west of the proposed new fellowship hall. Landscaping will be provided in a landscape strip between the additional 14 parking spaces. This interior landscaping along with perimeter landscaping around the site helps to break up the parking area and provides shade for the pavement and vehicles. The request furthers Off-Street Parking Design Regulations 1 and 3 and Design Guideline 2 of the Coors Corridor Plan.*

Policy 10: Architectural Design

Design Guideline 2: The predominate building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Prefer – red colors are those used in traditional southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged.

***The architectural design of the proposed fellowship hall will complement the existing church building on the site. The stucco color on the fellowship hall will match or be compatible with the existing split face CMU block on the church. The mission style orange-red tile roof of the fellowship hall will match the roof of the existing church. The request furthers Architectural Design Guideline 2 of the Coors Corridor Plan.***

**East Atrisco Sector Development Plan (Rank 3)**

The East Atrisco Sector Development Plan was adopted in 1984. The Plan is bounded by I-40 on the south, Coors Boulevard on the east, and El Rancho Atrisco subdivision on the north and west. Specific boundaries are shown on page 2 of the Plan. There are no applicable policies in the East Atrisco Sector Development Plan that relate to this request.

**Albuquerque Comprehensive Zoning Code**

The zoning for the site is SU-1 Church, School, and Rectory. The SU-1 zone provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. Development on an SU-1 zone may “only occur in conformance with an approved site development plan” that is subject to EPC review.

***Site Plan Layout / Configuration***

The subject site is approximately 5 acres in size, and contains an existing 7,827 square foot church building with a parking lot and landscaping. The proposed fellowship hall is a 5,456 one-story building that ranges from 18 to 20’ 8” tall. The subject site is surrounded by single family residential housing to the east and west.

The fellowship hall is proposed to be built approximately 40 feet southeast of the existing church, and approximately 20 feet away from the residential neighborhood to the east. The proposed fellowship hall will have entrances on both the north and south sides of the building. The primary entrance will be on the north. The building is setback approximately 280 feet from Ouray Road. The height and setbacks of the proposed building comply with zoning regulations.

***Walls/Fences***

An existing 6 foot tall wood fence (a small portion is constructed of CMU block) separates the residential neighborhood to the east from the church property. An existing 6 foot tall CMU

block wall and wood fence separate the residential neighborhood to the west from the church property. No additional walls or fences are proposed.

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

Vehicular access is provided through an existing 30 foot driveway and a 25 foot driveway on the north side of the property along Ouray Road NW. The driveways provide access to the existing parking lot that is to the side (west) and behind (south) the existing church building. The applicant is proposing to add 14 parking spaces directly in front of the proposed fellowship hall. The site requires 91 parking spaces, and is proposing 83 total parking spaces (with the 14 proposed parking spaces). Parking is calculated from the existing 7,287 s.f. church, which has 230 seats, and permits one space for each four seats for a total of 58; and by the proposed fellowship hall, which has an occupancy of 100 people, and requires one space per three persons for a total of 33. Combining the parking requirements of the existing church (58) to the proposed fellowship hall (33) totals 91 parking spaces. Although under the required 91 parking spaces, the proposed number of parking spaces (83) is within 10 percent of the total. The EPC has discretion in this case, because the site is zoned SU-1. Disabled, motorcycle, and bicycle parking is provided and is in compliance with Zoning Code requirements.

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

There are sidewalks around the existing church. The sidewalk in back (south side) of the church will extend south to the proposed fellowship hall. A 6 foot wide sidewalk is proposed along the west side (in front of the parking lot) of the building, and extends to the north (primary entrance) and south sides of the fellowship hall.

There is an existing bicycle lane along Ouray Road. There is also a proposed bicycle route along Estancia Drive to the west and an existing bicycle trail along Coors Boulevard to the east. There is one existing bicycle rack and one proposed bicycle rack on the site in front of the main entry to the existing church.

There are no bus routes along Ouray Road. There are bus routes along Coors Boulevard, including route 155 (Coors), route 96 (Crosstown Commuter), and route 790 (Rapid Ride Blue Line). The nearest bus stop is approximately 1750 feet away, just north of Quail Road on Coors Boulevard.

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

The existing lighting consists of 16 foot parking lot lights. No additional parking lot lights are proposed.

### ***Landscaping***

The site has existing landscaping throughout the site; however, the applicant is proposing to place Texas Red Oak trees behind the proposed fellowship hall. These trees will act as a buffer between the church and the residential neighborhood to the east, and will also help to fulfill special buffer landscaping/screening requirements in the Zoning Code (Section 14-16-3-10). Sycamore London Plane trees will also be added in between the proposed parking spaces in front of the fellowship hall. These trees will provide shade for the 14 proposed parking spaces. Cuts

in the planting bed (curbing) in between the proposed parking spaces have been provided to allow rainwater to infiltrate the planting bed. Staff is recommending that the Sycamore London Plane trees be replaced with more appropriate parking lot trees such as Honey Locust, Ornamental Pear, or Texas Red Oak.

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

A 620 s.f. patio is proposed in front of the main (north) entrance of the fellowship hall. This patio will provide seating for fellowship hall patrons. The existing church also has a patio area in front of the main entrance.

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

Drainage from the site flows south to the sub-surface drain within the Miami road right-of-way. The Miami Road storm system drains into the Rio Grande adjacent to the Interstate 40 bridge over the Rio Grande. An existing drainage pond is located south of the existing church and parking lot to facilitate drainage.

#### ***Architecture***

The proposed fellowship hall is a southwest style building with stucco and a roof with mission style orange-red tiles that will match the colors of the existing church. The exterior door frames and doors of the fellowship hall will also match the existing church door colors. The building is accented with multiple windows on all four sides and with double doors at the entrances on the north and south sides. Colors, materials, and overall building design are appropriate for this West Side location.

#### ***Signage***

The proposed fellowship hall will have some building-mounted signage over the primary entrance on the north side. It is unknown exactly what the signage will be at this time; however, it will indicate that this building is a fellowship hall. The signage will have 8 inch tall brown letters. Signage in an SU-1 zone must meet the signage regulations of the O-1 zone.

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

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

City Departments and other interested agencies reviewed this application from 3/1/2010 to 3/12/2010. The comment from Zoning Enforcement about the SU-1 for Office zoning that does not allow for a church has been resolved. The EPC approved a zone change request (Z-98-73) from SU-1 for Office to SU-1 for Church, School, and Rectory in 1998. A certificate of zoning was never issued even though the request was approved by the EPC. As a result, a certificate of zoning has been issued (March 24, 2010) to change the zoning from SU-1 for Office to SU-1 for Church, School, and Rectory. The applicant has added landscaping (trees) to the area between the proposed fellowship hall and the residential neighborhood to the east to address the comments by the City Forester. Agency comments begin on page 15 (only significant comments

or outstanding issues that affect the request, otherwise refer to the agency comments at the end of the staff report).

***Neighborhood/Public***

The affected Neighborhood and/or Homeowner Associations and Coalitions include the following: S.R. Marmon N.A. and Westside Coalition of N.A.'s. No facilitated meetings were recommended by the Office of Neighborhood Coordination. No letters of opposition or support have been received.

***V. CONCLUSION***

This is a request to approve a site development plan for building permit. The applicant intends to build a fellowship hall southeast of the existing church, increase landscaping, and add 14 parking spaces to the existing parking lot. The building will be used by the church congregation for meetings, meals, and church activities. The proposed fellowship hall is shown on the site development plan that was approved in 2000. The site is on a 5 acre parcel of land along Ouray Road, between Maiden Grass Road and Estancia Drive. The site comprises Tract 336, Unit 8, Town of Atrisco Grant.

The applicant has adequately justified the request to amend the site development plan for building permit, based upon applicable policies found in the Comprehensive Plan, the West Side Strategic Plan, and the Coors Corridor Plan. Staff is recommending approval with conditions.

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***FINDINGS – 10EPC 40010, 4/8/2010, Site Development Plan for Building Permit***

1. This is a request to approve a site development plan for building permit. The applicant intends to build a fellowship hall southeast of the existing church, increase landscaping, and add 14 parking spaces to the existing parking lot. The building will be used by the church congregation for meetings, meals, and church activities. The proposed fellowship hall is shown on the site development plan that was approved in 2000. The site is on a 5 acre parcel of land along Ouray Road, between Maiden Grass Road and Estancia Drive. The site comprises Tract 336, Unit 8, Town of Atrisco Grant.
2. The EPC approved a zone change (Z-98-73) from SU-1 for Office to SU-1 for Church, School, and Rectory in July 1998. In September of 2000 the EPC approved a site development plan for building permit (00128 0000 01029) with conditions. The proposed fellowship hall is shown on the 2000 site plan as future development. Although the EPC approved a zone change request (Z-98-73) from SU-1 for Office to SU-1 for Church, School, and Rectory in 1998, a certificate of zoning was never issued. As a result, a certificate of zoning was issued (March 24, 2010) to change the zoning from SU-1 for Office to SU-1 for Church, School, and Rectory. The subject site is now zoned SU-1 for Church, School, and Rectory, and allows a church pursuant to the SU-1 zone in the Zoning Code.
3. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, the East Atrisco Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject site is within the area designated Developing Urban by the Comprehensive Plan.
5. The request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
  - a. Policy II.B.5d – The proposed meeting hall southeast of the existing church will respect neighborhood values. The fellowship hall will be buffered by landscaping and an existing 6 foot high fence separating the church property from the single-family residential property. The proposed building has been moved 10 feet away (west) from the residential neighborhood, for a total of 20 feet between the fellowship hall and the single family homes (the site plan that was approved in 2000 showed the building only 10 feet away from the residential neighborhood to the east). The proposed building is one story and is lower in height than what could be allowed. The building could be up to 26 feet tall and still be within the height regulations of the zoning code. The height of the building on the east elevation is 18 feet tall (the building façade on the north and south elevations rises to 20' 8"). The applicant is following the site development plan for

- building permit that was approved by the EPC in 2000, which shows a future fellowship hall southeast of the existing church.
- b. Policy II.B.5i – The use will complement a residential area and has been sited to minimize the effects of noise, lighting, pollution, and traffic on a residential environment. All church activities and noise will be contained within the building. Proposed landscaping and an existing fence on the east side of the fellowship hall, between the single family residential property and the church property, will help to buffer and minimize the effects of noise, lighting, and pollution on the single family residences to the east. The building has been moved 10 feet west (away from the residential neighborhood) in order to double the distance (from 10 to 20 feet) between the fellowship hall and the neighborhood.
6. The request furthers Policy 3.25 of the West Side Strategic Plan. The request will have no impact on the Petroglyph National Monument, and the site layout will not negatively impact surrounding properties. The building will be buffered by landscaping and an existing 6 foot high fence. The height of the building is 8 feet less than what the zoning code allows (the eastern elevation is 18 feet tall, while 26 feet is allowed per Zoning Code Regulations). The building has been moved 10 feet west (away from the residential neighborhood) in order to double the distance (from 10 to 20 feet) between the fellowship hall and the neighborhood.
  7. The request furthers the following Off-Street Parking policies of the Coors Corridor Plan:
    - a. Design Regulation 1 – The request provides landscaping “in” and “around” the paved area and will consist of shade trees. The request will provide 14 additional parking spaces immediately west of the proposed new fellowship hall. Landscaping will be provided in a landscape strip between the additional 14 parking spaces.
    - b. Design Regulation 3 – The request will provide interior landscaping in the parking lot, which helps to screen and break up the parking areas into smaller increments.
    - c. Design Guideline 2 – Landscaping of the parking lot consists of shade trees which provide relatively consistent tree cover for the pavement and vehicles.
  8. The request furthers Architectural Design Guideline 2 of the Coors Corridor Plan. The architectural design of the proposed fellowship hall will complement the existing church building on the site. The stucco color on the fellowship hall will match or be compatible with the existing split face CMU block on the church. The mission style orange-red tile roof of the fellowship hall will match the roof of the existing church.
  9. There is no known neighborhood or other opposition.

***RECOMMENDATION - 10EPC 40010, 4/8/2010, Site Development Plan for Building Permit***

**APPROVAL of 10EPC 40010, a site development plan for building permit, for Tract 336, Unit 8, Town of Atrisco Grant, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 10EPC 40010, 4/8/2010, 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 proposed seating on the patio (5 benches) shown on the landscape plan needs to be identified as benches and also needs to be shown and identified on the site development plan for building permit. The seating shall meet the requirements found in Section 14-16-3-18 (C)(3) of the Zoning Code.
4. Parking: The parking requirements on the site development plan for building permit shall be modified as follows:
  - a. 3. Original Church Provided, C. STD. Parking Spaces 65 (63 spaces after church lost 2 spaces due to relocation of dumpster to parking lot); Total 71 (69 due to relocation of dumpster);
  - b. 4. New Fellowship Hall Provided, change 12 to 14;
  - c. add a #7. Disabled, 4 Req'd & 7 Provided.
5. Landscaping:
  - a. Show curb cuts (to allow for natural drainage) that are shown on the site development plan for building permit on landscape plan. Also refer to curb cuts in notes section.

- b. Show square footage for each separate area of landscaping (planting beds), pursuant to Section 14-16-3-10 (C)(3)(e).
  - c. An additional note shall be added that states “All landscaping will be in conformance with the City of Albuquerque Water Conservation Landscaping & Waste Water Ordinance.
  - d. Add a Water Use column to the planting legend with corresponding water usage (low, medium, high) for each plant.
  - e. Replace Sycamore London Plane (which reaches a height of 70’ and spread of 50’) with a more appropriate parking lot tree such as Honey Locust, Ornamental Pear, or Texas Red Oak.
6. Exterior Elevations:
- a. Note 1. The common name color of the stucco shall be shown.
  - b. Note 5. The following shall be added as a second sentence: “All signage must meet the signage regulations in the Zoning Code and Coors Corridor Plan.”
7. Recommended Conditions from City Engineer, Municipal Development, and NMDOT:
- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. 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).
  - c. Label all existing elements of the site plan. Include dimensioned drive aisles and parking.
  - d. Demonstrate how Fire Department vehicles will circulate within the parking lot where 18 new parking spaces are being proposed (i.e. previously approved site plan vs. proposed site plan). In addition, provide 24’ drive aisles for two-way circulation and suggest end of parking aisle islands.
  - e. Site plan shall comply and be designed per DPM Standards.
8. Recommended Conditions from Public Service Company of New Mexico:
- a. As a condition, it is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM’s standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.
  - b. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are

to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.

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***Randall Falkner  
Planner***

cc: St. Peter & Paul Church, 5800 Ouray Road NW, Albuquerque, NM 87120  
Native American Housing Consultants, LLC, 8308 Washington Rd. NE, Albuquerque, NM 87113  
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Brett Lopez, Westside Coalition of N.A.s, 4815 Northern Trl. NW, Albuquerque, NM 87120  
Candelaria Patterson, Westside Coalition of N.A.s, 7608 Elderwood NW, Albuquerque, NM 87120

***Attachments***

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

### ***PLANNING DEPARTMENT***

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

The site's zoning is identified as SU-1 for Office, which does not allow for a Church. A zone map amendment was requested in 1998 to SU-1 for Church and related facilities, which would allow the use; however, a certificate of Zoning has not been issued for the site because the condition of approval may not have been met. This issue needs to be resolved with this application.

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

S.R. Marmon NA (R)  
Westside Coalition of NA's

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

The site is within the boundaries of the Westside Strategic Plan, the Coors Corridor Plan and in the Developing Urban area of the Comprehensive Plan.

Although the Coors Corridor is being updated the new plan has not yet been adopted and all requirements of the 1984 Coors Corridor Plan are still in effect.

### ***CITY ENGINEER***

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

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- 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).
- Label all existing elements of the site plan. Include dimensioned drive aisles and parking.
- Demonstrate how Fire Department vehicles will circulate within the parking lot where 18 new parking spaces are being proposed (i.e. previously approved site plan vs. proposed site plan). In addition, provide 24' drive aisles for two-way circulation and suggest end of parking aisle islands.
- Site plan shall comply and be designed per DPM Standards.

#### ***Traffic Engineering Operations***

**Hydrology**

- The Hydrology Section has no objection to the site plan amendment. An updated grading and drainage plan will be required prior to Building Permit signoff by Hydrology.

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

- Reviewed, and no comments regarding on-street bikeways, off-street trails 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 Amendment shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. 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).
- c. Label all existing elements of the site plan. Include dimensioned drive aisles and parking.
- d. Demonstrate how Fire Department vehicles will circulate within the parking lot where 18 new parking spaces are being proposed (i.e. previously approved site plan vs. proposed site plan). In addition, provide 24' drive aisles for two-way circulation and suggest end of parking aisle islands.
- e. Site plan shall comply and be designed per DPM Standards.

**WATER UTILITY AUTHORITY**

**Utility Services**

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***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***

To the east of the new building should have some type of landscape buffer. This appears to be just a bare block wall now and would probably be considered more of a barrier than a buffer. With new construction and a building a landscape buffer will help soften the impact of the site use. Desert willows are already supposed to be placed to the south of the building so those can be placed in the buffer as well. A more upright tree could work as well such as several varieties of Crape Myrtle, Female Junipers, or a English Oak. These also are open canopy trees keeping the are open or can be pruned to keep clear walking. The area between the building and wall will also benefit from having trees and plants to clean and absorb the rain run off from the rooftop

***POLICE DEPARTMENT/Planning***

***SOLID WASTE MANAGEMENT DEPARTMENT***

***Refuse Division***

Approved; need to move trash enclosure larger for recycling.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

Adjacent and nearby routes	Nearest bus routes are on Coors Blvd., approximately 1000' east from NE corner of the property, are Route #790, Blue Line Rapid Ride, Route #96, Peak Hour Crosstown and Route #155, Coors route.
Adjacent bus stops	None
Site plan requirements	None.
Large site TDM suggestions	N/A
Other information	None.

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## ***COMMENTS FROM OTHER AGENCIES***

### ***BERNALILLO COUNTY***

#### ***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed, no comment.

#### ***ALBUQUERQUE PUBLIC SCHOOLS***

This will have no adverse impacts to the APS district.

#### ***MID-REGION COUNCIL OF GOVERNMENTS***

For informational purposes, Ouray Rd has a functional classification of urban collector as per the Current Roadway Functional Classification System map.

#### ***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

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

- As a condition, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.
- Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.