



**Environmental
Planning
Commission**

Agenda Number: 3
Project Number: 1001031
Case Number: 11EPC-40028
June 9, 2011

Staff Report

Agent	Joe Slagle, SlagleHerr Architects
Applicant	Sandia Science & Technology Park Development Corporation (SSTPDC)
Request	Text Amendment to the Sandia Science & Technology Park Master Development Plan
Description	Text amendment to allow satellite antenna facilities (SAFs, aka satellite dishes) in the Sandia Science & Technology Park
Location	East of Eubank Boulevard SE, approximately between Southern Avenue and Kirtland Air Force Base (KAFB).
Size	Approximately 217 square acres
Zoning	IP (Industrial Park)

Staff Recommendation

APPROVAL of 11EPC-40028, based on the Findings beginning on Page 24, and subject to the Conditions of Approval beginning on Page 28.

Staff Planner, Planning Department:

Catalina Lehner, AICP-Senior Planner

Summary of Analysis

The request is for text amendments to the Sandia Science & Technology Park Master Development Plan (SSTPMDP) to allow satellite antenna facilities (SAFs), commonly known as satellite dishes, in the Sandia Science & Technology Park (SSTP). Currently, free-standing antennas are prohibited.

The applicant proposes to add a new sub-section to address SAFs and establish basic parameters. The Environmental Planning Commission (EPC) is the approval body for the proposed text amendments. Subsequent submittals for SAFs on specific sites will be handled administratively.

The East Gateway Sector Development Plan applies. Overall, the request partially furthers applicable City Goals and policies and the intent of the SSTPMDP.

Neighborhood associations and property owners were notified. A facilitated meeting was held. Neighbors expressed concern about height, number and impact of SAFs on adjacent residential areas, though they seem unopposed to the technology itself.

Staff worked with the applicant regarding the revised, proposed language, and recommends approval subject to conditions that will improve compliance with applicable Goals and policies and address neighborhood concerns.



City Departments and other interested agencies reviewed this application from 5/2/11 to 5/13/11. Agency comments used in the preparation of this report begin on Page 33.

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	IP (Industrial Park)	Established Urban (north of Gibson), Developing Urban (south of Gibson) East Gateway Sector Development Plan	Commercial, parking, multi-family residential, vacant
North	SU-1 for IP Uses, SU-1 for PRD, O-1, SU-1 for Community Park and Related Uses	Established Urban Area East Gateway Sector Development Plan	Multi-family residential, park, vacant
South	SU-1 for IP Uses, County A-1	Developing Urban East Gateway Sector Development Plan	Vacant
East	SU-1 for Mobile Home Park, County A-1, SU-1 for Major Public Open Space (MPOS)	Established Urban, Developing Urban East Gateway Sector Development Plan	Single-family residential, vacant, Tijeras Arroyo
West	SU-1 for IP Uses, None-US Government Land	Developing Urban Area	Kirtland Air Force Base (KAFB), vacant

II. INTRODUCTION

Request

This request is for text amendments to the Sandia Science & Technology Park Master Development Plan (SSTPMDP). As a master development plan, the SSTPMDP is akin to a site development plan for subdivision. The SSTPMDP establishes an overarching development concept and design standards applicable to the Sandia Science & Technology Park (SSTP, “the Park”).

Adopted in 2001, the SSTPMDP does not expressly address satellite dishes, which are also referred to as Satellite Antenna Facilities (SAFs). However, the SSTPMDP prohibits free-standing antennas and SAFs are a type of free-standing antenna. Therefore, SAFs are prohibited and the SSTPMDP must be amended if SAFs are to be accommodated. The proposed text amendments would allow SAFs in the Park, and would establish baseline parameters for SAFs regarding diameter, height, screening and location. Note that the applicant’s revised request is found in the May 19, 2011 letter. This letter supersedes the project letter submitted upon application, dated April 28, 2011.

Context

The proposed text amendments would apply to the approximately 277 acres that comprise the Sandia Science & Technology Park (SSTP), which is within the following boundaries: South of Innovation Parkway and Steven Moody Street, North of undeveloped County, East of Eubank Blvd. and land surrounding the Tijeras Arroyo, and West of the Willow Wood subdivision, Southpointe Mobile Home Park and vacant County land abutting the Juan Tabo Hills area.

Note that the Sandia Research Park, which consists of several smaller lots located between Eubank Blvd. and Innovation Parkway, is not a part of the Sandia Science & Technology Park (SSTP).

Environmental Planning Commission (EPC) Role

Because the Sandia Science & Technology Park Master Development Plan (SSTPMDP) is a master development plan, which is akin to a site development plan for subdivision with design standards, the EPC has approval authority for the proposed text amendments. Subsequent submittals for Satellite Antenna Facilities (SAFs) on specific sites would be handled administratively, similarly to how applications for wireless telecommunications facilities (WTFs) are handled.

III. OVERVIEW

History (Source: Sandia Science & Technology Park Master Development Plan (SSTPMDP)).

The subject site is the approximately 217 acre Sandia Science & Technology Park (SSTP, “the Park”), which is located east of Eubank Boulevard SE, approximately between Southern Avenue and Kirtland Air Force Base (KAFB).

The idea to create a high-technology research park near KAFB originated around 1996, when some companies approached Sandia National Laboratories (SNL). About a year later, landowners, economic development representatives and community members met to decide how to work together to create the Park. The SSTP was officially founded in 1998 when Emcore broke ground. In 2000, six parties entered into a Memorandum of Understanding (MOU) that established a process for master development planning of the Park. The City of Albuquerque was one of the parties (Source:

The Sandia Science & Technology Park Master Development Plan (SSTPMDP) was approved by the Environmental Planning Commission (EPC) on March 22, 2001 (Project #1001031/ 01110-00000-00120/01128-00000-00121). As a master development plan, the SSTPMDP is akin to a site development plan for subdivision with design standards.

Zoning

The subject site is zoned IP (Industrial Park). (Note: The lots zoned SU-1 for IP Uses in this area are part of the Sandia Research Park.) The IP (Industrial Park) zone (see Zoning Code §14-16-2-19) provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible manner with industrial environments as achieved through a site development plan. Development in the IP zone is subject to Environmental Planning Commission (EPC) review, unless specified otherwise.

The Sandia Science & Technology Park Master Development Plan (SSTPMDP) prohibits several IP permissive uses “in order to create a world class, high technology, office park (see p. 13 of the Plan). Some of these include pawn shops, car washing and motels. In addition, the SSTPMDP establishes a development review process in which the Planning Director decides development requests- except for text amendments to the Plan itself. These, like other text amendments to site development plans for subdivision, go to the EPC.

Definitions (Zoning Code §14-16-1-5)

MASTER DEVELOPMENT PLAN. A Plan meeting the requirements for a site development plan for subdivision; showing general building and parking locations; and specifying design requirements for buildings, landscaping, lighting and signage.

SITE DEVELOPMENT PLAN. (1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(a) For Subdivision. The site, proposed, use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses’ maximum floor area ratio. (See also Master Development Plan.)

(b) For Building Permits. In addition to the information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., non-auto transportation, or energy conservational building construction), and proposed schedule for development.

IV. ANALYSIS- APPLICABLE ORDINANCES, PLANS AND POLICIES

Policy citations are in regular text; ***Staff analysis is in bold italics.***

A) ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK I)

The Comprehensive Plan, the Rank I planning document for the City, contains goals and policies that provide a framework for land use development and service provision and a means to evaluate development proposals. Uptown is located in an area that the Comprehensive Plan has designated Established Urban. Applicable goals and policies are listed below:

Land Use-

Developing and Established Urban Areas Goal: The Goal is “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.”

Though the proposed text amendments, as written, would allow for variety and maximum choice, they would not ensure a “quality urban environment” or a “visually pleasing built environment” without additional parameters in place. As drafted, height from grade, number

and setback from residential areas are not addressed. The request generally does not further the Developing and Established Urban Area Goal.

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

The proposed text amendments would allow satellite antenna facilities (SAFs) to be appropriately located in a technology park. However, on-site location and site design need to be addressed to ensure that future SAF development(s) will respect existing neighborhood values and the context with which they will become a part. The request partially furthers Policy II.B.5d-new development/neighborhoods/resources.

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

Though they are a good start, the proposed text amendments do not sufficiently address site design or other aspects, such as height from grade and setback from residential, that affect the quality of the visual environment. The request partially furthers Policy II.B.5m-quality of the visual environment.

Environmental Protection & Heritage Conservation-

C.8. Developed Landscape Goal: The Goal is to maintain and improve the natural and the developed landscapes' quality.

The proposed text amendments establish a baseline, but they do not sufficiently address aspects such as height from grade, setback from residential and screening, which affect the quality of the natural and developed landscape. The request partially furthers the Developed Landscape Goal.

Community Resource Management-

D.6. Economic Development Goal: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Allowing SAFs in a technology park would generate some local economic development. A few jobs may result, though the satellite dish companies are out-of-state (to my knowledge). The economic development could be steady and diversified, but may or not be balanced with social, cultural and environmental goals. Generally, however, the request furthers the Economic Development Goal.

B) EAST GATEWAY SECTOR DEVELOPMENT PLAN (EGSDP)(RANK III) PUT ON X DRIVE

The East Gateway Sector Development Plan (EGSDP, “the Plan”) was adopted in October of 2010 (Bill No. R-10-73). The Plan generally encompasses the area south of Interstate 40, east of Wyoming Blvd. and Kirtland Air Force Base (KSFB), and west and north of the City’s municipal boundaries. Specific boundaries are shown on page 1-1 of the Plan.

The EGSDP recommends public improvements throughout the East Gateway area, but emphasizes policies, regulations and projects to improve area function and appearance along Central Avenue, and Wyoming, Eubank and Juan Tabo Boulevards. There is a separate Metropolitan Redevelopment (MR) Plan for the area.

The Plan emphasizes land use and transportation coordination and introduces four new mixed-use zoning districts, form-based land regulation and multi-modal street redesign. Some rezoning, mostly of properties along or near Central Avenue, is included (p. 5-2). General Design Regulations were established for a portion of the Plan area.

The EGSDP contains eight overarching Community Goals (p. 2-1) and a plan of action for implementing these Goals (p. 2-11 to 2-13). The following apply to the request:

Goal 1. Create a safe, well-maintained and attractive community.

The proposed text amendments would establish baseline parameters for SAFs in the technology park. Additional parameters are needed to ensure that SAF sites will contribute to a safe, well-maintained and attractive community. The request partially furthers Goal 1.

Goal 2. Enable the continued existence and new development of thriving businesses to provide jobs and local services.

The proposed text amendments would facilitate new development and continued existence of businesses; some jobs and demand for local services would be generated. The request furthers Goal 2.

C) SANDIA SCIENCE & TECHNOLOGY PARK MASTER DEVELOPMENT PLAN (SSTPMDP)

The Sandia Science & Technology Park Master Development Plan (SSTPMDP) was approved by the Environmental Planning Commission (EPC) on March 22, 2001 (Project #1001031/ 01110-00000-00120/01128-00000-00121). The EPC was the final approval body because this is a master development plan, which is akin to a site development plan for subdivision with design standards.

The purpose of the SSTPMDP is to provide an overall framework for the development of the Sandia Science and Technology Park (SSTP), based on the idea that technology companies and their suppliers will locate there. The Plan contains 17 overarching Goals and objectives (p. 1-2) and 9 design goals (p. 19-20). Permissive land uses follow the Zoning Code’s IP (industrial park) zone, except for several permissive IP uses that are prohibited in the SSTP in order to create a world class technology park. An expedited development review process is included. Approval of development in

the SSTP is administrative through the Planning Director, except for text amendments to the SSTPMDP itself which go to the EPC.

Chapter 5 of the SSTPMDP (p. 39-49) establishes design standards intended to create a common image, campus-like setting and an attractive built environment for the SSTP.

⇒ See Chapter V below for an analysis of the Plan's design standards applicable to this request.

V. ANALYSIS- DESIGN STANDARDS

The design standards in Chapter 5 of the SSTPMDP (the "Plan") address the following: streetscape, parking, bicycle facilities, site landscape, site planning, commons area, pocket parks, setbacks, architecture, lighting, screening/buffering, signage, public art and wireless telecommunications facilities. Staff's analysis of applicable design standards follows below.

In this case, Staff is not recommending revisions to corresponding sections of the Plan. Rather, the two internal inconsistencies that the proposed text amendments (as written) would create are addressed through new, proposed language in the SAF section. Page references are to the Plan.

Streetscape (p. 39):

Bullet 1 of this section states that easements for landscaping and monumentation have been established at key entrance locations (see Landscape Master Plan Map, p. 33). The proposed text amendments state that SAFs shall not be located within 100 ft. of Eubank Blvd.

Staff suggests that the proposed setback be retained, but with the caveat that it shall not conflict with the easements shown on the Map on p. 33 and planned as of 2001. Staff's proposed language does not intend for SAFs to be located in new easements of this type. Regardless, to establish such easements, the Plan would have to be amended.

Site Landscape (p. 42):

Note that the Plan requires a 10 foot landscape buffer along property lines which abut residential zones and the PNM switching station (see Bullet 9).

Site Planning (p. 43):

Note that the Plan requires, when perimeter walls are provided, that such walls comply with the City's Design Manual for Subdivision Access & Perimeter Walls. Chain link, razor or barbed wire, wood fencing or plastic vinyl fencing are prohibited (see Bullet 10).

Architecture, Equipment (p. 46):

This sub-section states that ground-mounted equipment shall be architecturally screened and enclosed, with the top of the equipment below the top of the screen (see Bullet 16). The text amendments, as proposed, would create an inconsistency within the Plan. Staff suggests clarification so that SAFs, which could be considered ground-mounted equipment, continue to be screened but not in this manner.

Screening/Buffering (p. 48):

Note that the use of chain link, razor or barbed wire, wood fencing or plastic vinyl fencing, is prohibited (see Bullet 3).

VI. ISSUES & IMPLICATIONS

A) Approval Processes

The Sandia Science & Technology Park Master Development Plan (SSTPMDP) establishes an expedited development review process. Development requests in the SSTP are handled administratively through the Planning Director (except for text amendments to the Plan).

With respect to Satellite Antenna Facilities (SAFs), the review process would still be administrative and through the Planning Director. Procedurally, an SAF application would be treated similarly. However, the information needed for a SAF application (and a WTF application) differs from the standard information required for site development plan for building permit submittals. Applications for SAFs are currently treated similarly to applications for wireless telecommunications facilities (WTFs), recognizing that SAFs and WTFs are different types of facilities and serve different purposes.

B) Satellite Antenna Facilities (SAFs) in Albuquerque

Satellite Antenna Facilities (SAFs) are becoming more common in the City and, starting approximately a year ago, have become more apparent in the development review process. Applications for SAFs, as explained above, are being treated similarly to wireless telecommunications applications.

Currently, in the City of Albuquerque, there is no ordinance specific to Satellite Antenna Facilities (SAFs). Nor are there corresponding definitions in the Zoning Code. Some municipalities have such ordinances and/or design regulations in place. Other municipalities group SAF regulations with antenna regulations or telecommunications regulations. At this juncture, it would be prudent for the City to consider the need for a SAF ordinance; work on this topic has been initiated internally in the Planning Department.

Some elements of an SAF ordinance could be: definitions, setbacks, view corridors, screening, and a requirement for RF (radio frequency) testing. It would also be important to distinguish between large satellite antennas (i.e.- earth stations) and direct-to-home antennas, and to ensure internal consistency in the Zoning Code.

VII. ANALYSIS- SUGGESTED REVISIONS TO THE PROPOSED TEXT AMENDMENTS

New suggested language is [+underlined and bracketed+]. Deleted language is [~~underlined, bracketed and struck through~~]. Planning Staff's explanation is in ***Bold Italics***; suggestions are indicated by grey highlighting. Page references are to the Sandia Science & Technology Park Master Development Plan (SSTPMDP). Lines (L) are numbered on the left-hand side.

A) TEXT AMENDMENT AS PROPOSED (see the May 19, 2011 letter from the applicant)

Text Change no. 1: Remove the word “antenna” (highlighted) from the third bullet point as this would be in conflict with the proposed new text.

L1 **WIRELESS TELECOMMUNICATIONS FACILITIES**

L2 Wireless Telecommunications Facilities are allowed within the Park, however, the visual impact
L3 of these facilities should be minimized by architecturally integrating them with proposed
L4 buildings, structures and landscaping. The following standards are consistent with the City
L5 Zoning Code. Where conflicts exist between these Design Standards and the Zoning Code, the
L6 more restrictive shall apply.

- L7 ■ The maximum height for a co-located facility is 75 feet.
- L8 ■ Antenna, if used, shall be integrated into the building architecture.
- L9 ■ No free-standing cell towers [~~antenna~~] or roof-mounted wireless telecommunications
L10 facilities shall be permitted.

Text Change no. 2: Add the following text after the Wireless Telecommunications Facilities section:

L11 **+SATELLITE ANTENNA FACILITIES**

L12 Satellite Antenna Facilities (SAFs) commonly known as satellite dishes, are allowed within the
L13 park. The visual impact of these facilities shall be minimized. In addition, the following
L14 standards shall apply:*, **

- L15 1. The maximum diameter shall not exceed 23’ (7m)
- L16 2. The maximum height shall not exceed thirty feet (30’)
- L17 3. Location: SAFs shall not be located with 100’ of the right of way line abutting Eubank
L18 Boulevard.
- L19 4. Screening: Screening that is consistent with the Sandia Science and Technology Park
L20 Master Development Plan shall be provided in the area where the SAFs are located. (see
L21 page 48 of this plan.)

L22 *These standards do not apply to direct satellite dishes which do not exceed 1 meter in
L23 diameter, consistent with the Federal Over the Air Reception Devices (OTARD) rule.

L24 ** The stipulations in this section do not eliminate the requirement for reviews on
L25 building projects by the Sandia Science & Technology Park Architectural Control
L26 Committee, an active and engaged committee, and the committee’s approval is required
L27 for such projects to proceed.+]

B) SUGGESTED REVISIONS & CLARIFICATIONS

(Note: These are presented in line order, irrespective of degree of significance- i.e. minor or substantive.)

1. Lines 1 & 2:

L1 **WIRELESS TELECOMMUNICATIONS FACILITIES** [+WTFs+]

L2 Wireless Telecommunications Facilities [+WTFs+] are allowed within the Park [, however,]
[+ However, +]

These minor revisions add the acronym and clarify the sentence in Line 2.

2. Line 7; new Line 8:

L7 [+1.+] The maximum height for a co-located [+wireless telecommunications+] facility

L8 [+WTF+] is 75 feet.

These minor revisions are for consistency.

3. Lines 7, 8 & 9:

Delete bullets before each line and replace with numbers 1., 2., and 3.

4. Lines 11 & 12:

L11 **SATELLITE ANTENNA FACILITIES** [+SAFs+]

L12 Satellite Antenna Facilities (SAFs) [+ , +] commonly known as satellite dishes, are allowed

This is to add the acronym and make a minor grammatical revision.

5. Line 13:

L13 [~~park~~] [+Park+]. The visual impact of these facilities shall be minimized. In addition, the

This is another minor revision for consistency.

6. Line 15:

L15 1. [+Size:+] The maximum diameter shall not exceed [~~23' (7m)~~] [+23 feet (7 meters)+]

This is a minor clarification.

7. Line 16 (renumbered as 17; new Line 18):

L17 2. [+Height:+] The maximum height shall not exceed thirty feet [~~(30')~~] [+30 feet from
grade to top of the SAF+]

This clarification specifies that the height of the SAF is what's referred to.

8. Lines 17 & 18, new Lines 19 - 23:

L19 Location: SAFs shall not be located [+ : +]

L20 [+A.+] [~~with 100'~~] [+within 100 feet+] of the [~~right of way~~] [+right-of-way+] line

L21 abutting Eubank Boulevard. [+However, SAFs may be located in the easements

L22 established in 2001 by the Landscaping Master Plan Map (p. 33 of the Plan)+].

L23 [+B. within 100 feet of the property line of a residential use.+]

The setback from Eubank Blvd. is proposed so SAFs won't be located close to this major street. The language regarding easements will remedy an internal inconsistency arising from the proposed setback language, and would not impede SAFs being used as features at the Park's already designated entry points.

9. Renumbered Lines 19, 20 & 21; new Lines 24 - 30:

L24 4. Screening:

L25 [+A.+] Screening [that is] consistent with the Sandia Science and Technology Park

L26 Master Development Plan shall be provided in the area where the SAFs are located. (see

L27 page 48 of this plan [+ -Design Standards.) However, the top of SAFs are

L28 permitted to be above the top of a screen (see page 46 -Design Standards).+]

L29 [+B.+Walls shall be at least half the height of the highest point of the SAF, not to exceed

L30 12.5feet. Walls shall be solid and finished and shall comply with the Design Standards+].)

This language specifies that the reference is to the Screening/Buffering Design Standards for the Park, since a page number could possibly change someday. Walls that screen SAFs need to be solid for security purposes and for consistency with other SAF sites in the City.

10. New Lines 31, 32 & 33 (add new language)

L31 [+5. Color:

L32 A. Walls and/or fences shall be painted a neutral tan or light grey color with a light reflective

L33 value (LRV) less than 40 as indicated by paint manufacturer's specifications.+]

Using low LRF paint is one way to somewhat mitigate the presence of an SAF. Such paint will also minimize possible glare.

11. New Lines 34, 35 & 36 (add new language)

L34 [+6. The dish mounting structure and the back of the dish shall be painted a neutral tan or light

L35 grey color with a light reflective value (LRV) less than 40 as indicated by paint manufacturer's

L36 specifications. The same color as the walls and/or fences shall be used.+]

Using low LRF paint is one way to somewhat mitigate the presence of an SAF. Such paint will also minimize possible glare.

12. Renumbered Line 37 (was Line 22):

L37 *These standards do not apply to [direct] [+direct-to-home+] satellite dishes which do not

Clarification of the term is needed.

13. Renumbered Lines 40 - 43:

L40 ** The stipulations [in this section] [+herein+] do not eliminate the requirement for reviews

L41 [on] [+of+] building projects by the Sandia Science & Technology Park Architectural Control

L42 Committee ~~[, an active and engaged committee, and the]~~ ~~[+The+]~~ committee's approval
L43 ~~[+of such projects+]~~ is required ~~[+ . +]~~ ~~[for such projects to proceed.+]~~

Grammatical clean-up is suggested. The adjectives and extra verbiage are unnecessary. Similar verbiage, which pertains to the entire Plan and not just the proposed subsection, is already included in the Plan. Leaving the revised verbiage is not harmful- just redundant.

C) SUMMARY- SUGGESTED REVISIONS TO PROPOSED TEXT AMENDMENT

L1 WIRELESS TELECOMMUNICATIONS FACILITIES ~~[+WTFs+]~~

L2 Wireless Telecommunications Facilities ~~[+WTFs+]~~ are allowed within the Park ~~[, however,]~~
L3 ~~[+ . However, +]~~ the visual impact of these facilities should be minimized by architecturally
L4 integrating them with proposed buildings, structures and landscaping. The following standards
L5 are consistent with the City Zoning Code. Where conflicts exist between these Design Standards
L6 and the Zoning Code, the more restrictive shall apply.
L7 ~~[+1.]~~ The maximum height for a co-located ~~[+wireless telecommunications+]~~ facility
L8 ~~[+WTF+]~~ is 75 feet.
L9 ~~[+2.+]~~ Antenna, if used, shall be integrated into the building architecture.
L10 ~~[+3.+]~~ No free-standing cell towers ~~[, antenna]~~ or roof-mounted wireless
L11 telecommunications facilities shall be permitted.

L12 ~~[+SATELLITE ANTENNA FACILITIES]~~

L13 Satellite Antenna Facilities (SAFs) ~~[+,+]~~ commonly known as satellite dishes, are allowed
L14 within the ~~[park]~~ ~~[+Park+]~~. The visual impact of these facilities shall be minimized. In addition,
L15 the following standards shall apply:*, **
L16 1. ~~[+Size:+] The maximum diameter shall not exceed [23' (7m)] [+23 feet (7 meters)+]~~
L17 2. ~~[+Height:+] The maximum height shall not exceed thirty feet [(30')]~~ ~~[+30 feet from~~
L18 ~~grade to top of the SAF+]~~
L19 3. Location: SAFs shall not be located ~~[+ : +]~~
L20 ~~[+A.+]~~ ~~[with 100']~~ ~~[+within 100 feet+]~~ of the ~~[right of way]~~ ~~[+right-of-way+]~~ line
L21 abutting Eubank Boulevard. ~~[+However, SAFs may be located in the easements~~
L22 ~~established in 2001 by the Landscaping Master Plan Map (p. 33 of the Plan)+]~~.
L23 ~~[+B. within 100 feet of the property line of a residential use.+]~~
L24 4. Screening:
L25 ~~[+A.+]~~ Screening ~~[that is]~~ consistent with the Sandia Science and Technology Park
L26 Master Development Plan shall be provided in the area where the SAFs are located. (see
L27 page 48 of ~~[this plan]~~ ~~[+the Plan-Design Standards.]~~ However, the top of SAFs are
L28 ~~permitted to be above the top of a screen (see page 46 -Design Standards).+]~~
L29 ~~[+B.+]~~ Walls shall be at least half the height of the highest point of the SAF, not to exceed
L30 12.5 feet. Walls shall be solid and finished and shall comply with the Design Standards+].
L31 ~~[+5. Color:~~
L32 ~~A. Walls and/or fences shall be painted a neutral tan or light grey color with a light~~
L33 ~~reflective value (LRV) less than 40 as indicated by paint manufacturer's specifications.+]~~
L34 ~~[+6. The dish mounting structure and the back of the dish shall be painted a neutral tan or~~
L35 ~~light grey color with a light reflective value (LRV) less than 40 as indicated by paint~~

L36 manufacturer's specifications. The same color as the walls and/or fences shall be used.+]
L37 *These standards do not apply to [direct] [+direct-to-home+] satellite dishes which do not
L38 exceed 1 meter in diameter, consistent with the Federal Over The Air Reception Devices
L39 (OTARD) Rule.
L40 *** The stipulations [in this section] [+herein+] do not eliminate the requirement for reviews
L41 [on] [+of+] building projects by the Sandia Science & Technology Park Architectural Control
L42 Committee [+ . +] [-, an active and engaged committee, and the] [+The+] committee's approval
L43 [+of such projects+] is required [+ . +] [for such projects to proceed.+]

VIII. AGENCY & NEIGHBORHOOD CONCERNS

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

Few agency comments were received. Comments were based on the original version of the project letter, which stated the request incorrectly and was later revised. Since most comments were “no comment” or were rendered non-significant by the revised request, Staff did not ask the applicant to obtain revised comments. Staff requested updated comments from Code Enforcement, but has not received them as of this writing. Agency comments begin on **p. 22**.

NEIGHBORHOOD CONCERNS

The applicant notified the many, affected neighborhood organizations: the Juan Tabo Hills Neighborhood Association (NA), the Mirabella-Miravista NA, the Sandia Vista NA, the Singing Arrow NA, the South Los Altos NA, the Terracita HOA, the Tijeras Arroyo NA, the Towne Park NA, the Willow Wood NA and the East Gateway Coalition. Property owners within 200 feet of the subject site were also notified (see attachments).

A facilitated meeting was held on May 23, 2011 (see attachments). The applicant presented the revised letter of request. Neighbors expressed concern regarding height of SAFs, the possibility of a “field of dishes” (or “SAF farm”), precedent for City-wide application and distance from housing. They apparently weren't opposed to the technology itself.

Staff received an e-mail letter which expresses concern about precedent and raises several important points (see attachment). Perhaps the most salient point is the fact that the City does not currently have an ordinance in place to address SAFs, and that City-wide standards are needed.

IX. CONCLUSION

This request is for text amendments to the Sandia Science & Technology Park Master Development Plan (SSTPMDP) to allow Satellite Antenna Facilities (SAFs) in the Sandia Science & Technology Park (SSTP, “the Park”). SAFs, commonly called satellite dishes, are a type of free-standing antenna; free-standing antennas are currently prohibited in the Park. Therefore, the SSTPMDP would need to be amended if SAFs are to be allowed.

The EPC is the approval body because the SSTPMDP, a master development plan, is akin to a site development plan for subdivision. The request does not have to go to the City Council.

Overall, the request partially furthers applicable Goals and policies. Though they are a good start, the proposed text amendments need to include additional parameters to increase the extent to which applicable Goals and policies are furthered.

Neighborhood associations and property owners were notified. A facilitated meeting was held on May 23, 2011. Neighbors expressed concern about height, number and impact of SAFs on adjacent residential areas, though they seem unopposed to the technology itself.

Staff recommends approval subject to conditions that will improve compliance with applicable Goals and policies and address neighborhood concerns.

FINDINGS- 11EPC-40028, June 9, 2011- Text Amendments to the Sandia Science & Technology Park Master Development Plan (SSTPMDP)

1. This request is for text amendments to the Sandia Science & Technology Park Master Development Plan (SSTPMDP) to allow, The text amendment would be inserted in Chapter IV. Mixed-Use Zone, Section E. Building Size.

2. The proposed text amendments would allow the maximum building size to exceed 90,000 square feet (sf) for any single user or establishment provided there is an approved site development plan which demonstrates: a) a Floor Area Ratio (FAR) of 0.5 or greater, and b) and at least 50% of parking within a structure, c) primary vehicular access from a street classified as a Collector or greater. Notice consistent with the USDP notice requirements and site development plan approval by the Environmental Planning Commission (EPC) would be required.
which the City Council adopted on January 5, 2009 (Council Bill No. R-08-141, Enactment No. R-2009-001).

3. The proposed text amendments would apply to properties in the area zoned SU-3 for MU-UPT (Mixed Use Uptown), but would not apply to properties in the area zoned SU-3 for MU-UPT/Buffer.

4. The EPC's task is to make a recommendation to the City Council regarding the proposed text amendments. The City Council is the City's Zoning Authority and therefore will make the final decision. The EPC is a recommending body.

5. The Albuquerque/Bernalillo County Comprehensive Plan, the Uptown Sector Development Plan (USDP), and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

8. The request generally furthers the Developing and Established Urban Area Goal. Generally the proposed text amendments would allow for variety and maximum choice in the Uptown area. The "visually pleasing built environment" and "quality urban environment" would depend upon site development plan specifics which cannot be evaluated at this time.

9. The request furthers the following, applicable Comprehensive Plan Goal and policies:
 - A. Developing and Established Urban Area Goal. Generally the proposed text amendments would allow for variety and maximum choice to be offered. The "visually pleasing built environment" and "quality urban environment" would depend upon site development plan specifics which cannot be evaluated at this time.

- B. Policy II.B.5e-programmed facilities/neighborhood integrity. The proposed text amendments would facilitate development in the SU-3 for MU-UPT area of Uptown, where urban facilities and services exist, and would not apply to the SU-3 for MU-UPT/Buffer area to help ensure neighborhood integrity.
- C. Policy II.B.5.j-location of new commercial development. The proposed text amendments would facilitate a certain type of new commercial development in the SU-3 MU-UPT zone, an area in which commercial uses are already allowed.
10. The request partially furthers the following Comprehensive Plan Goals:
- A. Economic Development. The proposed text amendments would generally promote economic development, but single-user retail is not diversified economic development and may or may not be balanced with important social, cultural and environmental goals.
- B. Activity Centers. The proposed text amendments may expand and strengthen concentrations of moderate land use and social/economic activities, but would not expand and strengthen concentrations of high-density, mixed-use development throughout the SU-3 for MU-UPT area.
11. The request partially furthers the following applicable Comprehensive Plan Land Use policies:
- A. Policy II.B.5d- new development/neighborhood values/resources. The request would permit development that is not intense, especially for a Major Activity Center. Such development would not be allowed in the SU-3 for MU-UPT/Buffer zone, thereby respecting the existing separation of nearby residential uses. Some neighbors support the request and others do not. Evaluation of design, the environment and other resources, cannot be conducted without a site development plan.
- B. Policy II.B.5.i-employment/service use location. The request would prohibit employment and/or service uses in the SU-3 for MU-UPT/Buffer zone, which buffers neighboring residential areas. Siting issues cannot be evaluated without a site development.
12. The request generally furthers the overarching purpose and Goal of the Uptown Sector Development Plan (USDP). The proposed text amendments would facilitate infill redevelopment of the Uptown area (purpose), and would provide opportunities for the public and contribute to economic growth in Uptown (Goal).

14. The proposed text amendments warrant clarification and revision in order to improve compliance with the Activity Center goal and applicable Activity Center policies, and create internal consistency within the Uptown Sector Development Plan (USDP). Application of the proposed conditions of approval will achieve this.

16. Proposed buildings that exceed 90,000 sf in size should be reviewed and considered in the EPC process for several reasons. Such projects are: a) more likely than smaller projects to generate impacts to the surrounding area, which are properly considered within the framework of applicable Goals and policies, which is the purview of the EPC (not the DRB); b) more likely to cause neighborhood and public concern. The most appropriate forum to express such concerns is the EPC public hearing; and c) likely to be complex to evaluate and would benefit from EPC input.

17. The proposed text amendments were announced in the Neighborhood News and posted on the Planning Department's web page. The applicant notified the affected neighborhood representatives by mail. The City notified property owners in the SU-3 for MU-UPT area and within 100 feet of it.

18. A facilitated meeting was held on February 23, 2011. There is both support and opposition to the proposed text amendments. Those supporting the proposed text amendments do so mostly because of an associated development proposal which, though not part of this request, was extensively discussed at the meeting.

19. As of this writing, Staff has received various e-mail correspondences, letters of general support from the Snowheights Neighborhood Association (NA) and the Uptown Progress Team, and a letter of opposition from the Inez NA. Those opposed are concerned about overturning a central provision of the USDP, the impact to existing businesses, the long-term effects on Uptown and neighborhood notification.

RECOMMENDATION

APPROVAL of Text Amendments to the Sandia Science & Technology Park Master Development Plan (SSTPMDP), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL- 11EPC-40028, June 9, 2011- Text Amendments to the Sandia Science & Technology Park Master Development Plan (SSTPMDP)

The proposed text amendments shall be revised as follows:

1. Lines 1 & 2:

L1 **WIRELESS TELECOMMUNICATIONS FACILITIES** [+WTFs+]

L2 Wireless Telecommunications Facilities [+WTFs+] are allowed within the Park [, however,]
[+. However, +]

2. Line 7; new Line 8:

L7 [+1.+] The maximum height for a co-located [+wireless telecommunications+] facility

L8 [+WTF+] is 75 feet.

3. Lines 7, 8 & 9:

Delete bullets before each line and replace with numbers 1., 2., and 3.

4. Lines 11 & 12:

L11 **SATELLITE ANTENNA FACILITIES** [+SAFs+]

L12 Satellite Antenna Facilities (SAFs) [+ , +] commonly known as satellite dishes, are allowed

5. Line 13:

L13 [~~park~~] [+Park+]. The visual impact of these facilities shall be minimized. In addition, the

6. Line 15:

L15 1. [+Size:+] The maximum diameter shall not exceed [~~23² (7m)~~] [+23 feet (7 meters)+]

7. Line 16 (renumbered as 17; new Line 18):

L17 2. [+Height:+] The maximum height shall not exceed thirty feet [~~(30²)~~] [+30 feet from
grade to top of the SAF+]

8. Lines 17 & 18, new Lines 19 - 23:

L19 Location: SAFs shall not be located [+ : +]

L20 [+A.+] [~~with 100²~~] [+within 100 feet+] of the [~~right-of-way~~] [+right-of-way+] line

L21 abutting Eubank Boulevard. [+However, SAFs may be located in the easements

L22 established in 2001 by the Landscaping Master Plan Map (p. 33 of the Plan)+].

L23 [+B. within 100 feet of the property line of a residential use.+]

9. Renumbered Lines 19, 20 & 21; new Lines 24 - 30:

L24 4. Screening:

L25 ~~[+A.+]~~ Screening ~~[that is]~~ consistent with the Sandia Science and Technology Park
L26 Master Development Plan shall be provided in the area where the SAFs are located. (see
L27 page 48 of this plan [+ -Design Standards.) However, the top of SAFs are
L28 permitted to be above the top of a screen (see page 46 -Design Standards).+]
L29 [+B.+Walls shall be at least half the height of the highest point of the SAF, not to exceed
L30 12.5feet. Walls shall be solid and finished and shall comply with the Design Standards+].)

10. New Lines 31, 32 & 33 (add new language)

L31 ~~[+5. Color:~~

L32 ~~A. Walls and/or fences shall be painted a neutral tan or light grey color with a light reflective~~
L33 ~~value (LRV) less than 40 as indicated by paint manufacturer's specifications.+]~~

11. New Lines 34, 35 & 36 (add new language)

L34 ~~[+6. The dish mounting structure and the back of the dish shall be painted a neutral tan or light~~
L35 ~~grey color with a light reflective value (LRV) less than 40 as indicated by paint manufacturer's~~
L36 ~~specifications. The same color as the walls and/or fences shall be used.+]~~

12. Renumbered Line 37 (was Line 22):

L37 *These standards do not apply to ~~[direct]~~ [+direct-to-home+] satellite dishes which do not

13. Renumbered Lines 40 - 43:

L40 ** The stipulations ~~[in this section]~~ [+herein+]do not eliminate the requirement for reviews
L41 ~~on~~ [+of+] building projects by the Sandia Science & Technology Park Architectural Control
L42 Committee [+ . +] ~~[, an active and engaged committee, and the]~~ [+The+] committee's approval
L43 [+of such projects+] is required [+ . +] ~~[for such projects to proceed.+]~~

Planning Department

cc: Hunt Uptown LLC, II, 201 3rd St. NW, Suite 1150, Albuquerque, NM 87102
Myers, Oliver & Price, P.C. Attn: John Myers, 1401 Central Ave. NW, Albuquerque, NM 87104
Bill Sterchi, Alvarado Park NA, 5607 Princess Jeanne NE, Albuquerque, NM 87110
Natasha Carty, Alvarado Park NA, 5907 Princess Jeanne NE, Albuquerque, NM 87110
Stephen Verchinski, Classic Uptown NA, 2700 Espanola NE, Albuquerque, NM 87110
Todd Sloan, Classic Uptown NA, 2925 Dallas NE, Albuquerque, NM 87110
Evelyn B. Feltner, Inez NA, 2014 Utah St. NE, Albuquerque, NM 87110
Bette Weber, Inez NA, 1927 Virginia St. NE, Albuquerque, NM 87110
Julie Jones, Jerry Cline Park NA, 7625 Winter Ave. NE, Albuquerque, NM 87110
Ron Goldsmith, Jerry Cline Park NA, 1216 Alcazar St. NE, Albuquerque, NM 87110
Winnie Schmidt, Quigley Park NA, 2916 Cuervo Dr. NE, Albuquerque, NM 87110
Maureen Maher, Quigley Park NA, 2935 Cardenas Dr. NE, Albuquerque, NM 87110
Laura Heitman, Snow Heights NA, 8011 Princess Jeanne NE, Albuquerque, NM 87110
Laura Garcia, Snow Heights NA, 1404 Katie NE, Albuquerque, NM 87110
David Shaffer, Uptown Progress Team, 2703-G Broadbent Parkway, Albuquerque, NM 87107
Marcy Cook, Uptown Progress Team, 6565 Americas Parkway NE, #200, Albuquerque, NM 87110
Richard Peterson, Winrock South NA, 7110 Constitution Ave. NE, Albuquerque, NM 87110
Virginia Kinney, Winrock South NA, 7110 Constitution Ave. NE, Albuquerque, NM 87110
Ron Berlind, Zuni NA, 7516 Euclid NE, Albuquerque, NM 87110
Allan Smith, Zuni NA, 7522 Euclid NE, Albuquerque, NM 87110
Bill Hoch, 813 Calle del Corte NE, Albuquerque, NM 87110
Lynne Martin, 1531 Espejo NE, Albuquerque, NM 87112

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Code Enforcement (Note: comment based on request that has since been amended)

This amendment is not required. Freestanding Facilities are not allowed in any zone category, per amendments to the Comprehensive City Zoning Code in 2008. This plan, however, does allow for concealed facilities, whether they are designed in freestanding manner or not.

Office of Neighborhood Coordination

Juan Tabo Hills NA (R), Mirabella-Miravista NA (R), Sandia Vista NA (R), Singing Arrow NA (R), South Los Altos NA, Terracita HOA, Tijeras Arroyo NA, Towne Park NA (R), Willow Wood NA (R), East Gateway Coalition.

Long Range Planning

CITY ENGINEER

Transportation Development

- Reviewed, no comments.

Hydrology

- Hydrology has no objection to the Text Amendment.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

- 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 THE CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Industrial Park Master Development Plan Text Amendment shall include: None.

WATER UTILITY AUTHORITY

Utility Services

No adverse comment.

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 *(Note: comment based on request that has since been amended. The quarter mile buffer applies to the wireless telecomm ordinance.)*

The Open Space Division could not determine from the application if the proposed text amendment to establish free-standing telecommunications facilities as a permissive use at this application site is outside the "allowable" buffer range from Major Public Open Space. Please clarify if the site area is within the 1/4 mile buffer away from any Major Public Open Space.

City Forester

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

POLICE DEPARTMENT/Planning

This project is in the SE and NE Area Commands. No Crime Prevention or CPTED comments concerning the proposed Amendment Sector Development Plan request at this time.

FIRE DEPARTMENT/Planning

No comments.

TRANSIT DEPARTMENT

Project # 1001031 11EPC-40028 INDUSTRIAL PARK MASTER DEVELOPMENT PLAN TEXT AMENDMENT.	Adjacent and nearby routes	Route #2, Eubank route passes the site on Eubank.
	Adjacent bus stops	8 stops serving the above-mentioned route are located in the Sandia Science & Technology Park area as follows: six stops on Eubank, one on Britt and one on Research
	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 (Note: comment based on request that has since been amended)

Lands of Shaw, Mitchell and Malloy Partnership, Tract A, is located on Eubank between Southern and KAFB. The owner of the above property requests approval of a Text Amendment to the Sandia Science and Technology Park Master Development Plan for an Industrial Park to allow for the establishment of free-standing telecommunication facilities as a permissive use. APS has no objection to the request to amend the SSTP MDP, provided that all antenna requests are submitted to the SSTP ARC for review, and if appropriate, approval.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO staff has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

As a condition, it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.