



**Environmental
Planning
Commission**

*Agenda Number: 07
Project Number: 1002062
Case #: 11EPC-40027
June 9, 2011*

Staff Report

Agent	NCA Architects – Planners
Applicant	Team Broadcasting, Inc.
Request(s)	Site Plan for Building Permit
Legal Description	Tract H-12B, Riverview Subdivision
Location	Southwest corner of Coors Blvd. NW and Eagle Ranch Rd. NW
Size	Approximately 2.15 acres
Zoning	SU-1 for Mixed Uses to include C-1 permissive uses with restaurants with full service liquor, O-1, and R-T permissive uses

Staff Recommendation
APPROVAL of 11EPC-40027 based on the Findings beginning on Page 23, and subject to the Conditions of Approval beginning on Page 26.

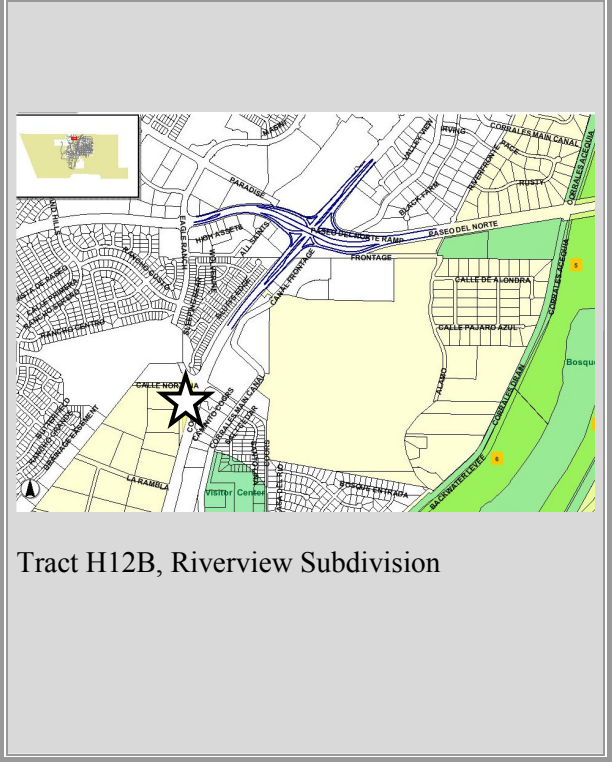
Staff Planner
Carrie Barkhurst, Planner

Summary of Analysis
 The request is to develop a site located on Coors Blvd, just south of Eagle Ranch Rd. The applicant proposes to develop a 22,649 SF building for office and retail uses. A previous site plan for subdivision with design guidelines was approved by EPC; this site plan was never signed-off at DRB, so the site plan is not enforceable. It is included for informational purposes.

The request is generally consistent with the Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, the Riverview Sector Development Plan, and the City Zoning Code. With minor modifications, the site plan meets the requirements of a site plan for building permit.

The site is in the Established Urban Area of the Comprehensive Plan. There is some neighborhood opposition to potential future uses that are allowed by the site’s zoning and other potential negative impacts to adjacent neighbors including traffic, views, and lighting.

Staff recommends approval with conditions.



City Departments and other interested agencies reviewed this application from 5/2/2011 to 5/13/2011. Agency comments used in the preparation of this report begin on Page 30.

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	SU-1 for Mixed Uses to include C-1 permissive uses with restaurants with full service liquor, O-1, and R-T permissive uses	Established Urban Area; West Side Strategic Plan; Coors Corridor Plan; Riverview SDP	Vacant
North	R-LT & SU-1 Drainage/Rec/Open Space	Developing Urban Area; West Side Strategic Plan; Coors Corridor Plan; Riverview SDP	Residential, drainage facility, and park
South	SU-1 PDA incl visitors ctr & C-1 perm uses & rest w/full liq lic	Established & Developing Urban Area; West Side Strategic Plan; Coors Corridor Plan;	Commercial, park, and vacant
East	SU-1 for O-1 permissive uses/ C-1 permissive uses & rest serving liquor; and SU-1 PDA incl visitors ctr & C-1 perm uses & rest w/full liq lic	Developing Urban Area & Rural; West Side Strategic Plan; Coors Corridor Plan	Commercial and vacant
West	RO-1; A-1 County; and SU-1 Drainage/Rec/Open Space	Established Urban Area; West Side Strategic Plan; Coors Corridor Plan; Riverview SDP	Residential and vacant

II. INTRODUCTION

Proposal

The proposal is for a Site Development Plan for Building Permit (SPBP) for Tract H-12B, Riverview Subdivision, on a 2-acre tract of land located on Coors Blvd. NW at the southwest corner of the intersection with Eagle Ranch Rd. NW. The subject site is zoned SU-1 for Mixed Uses to include C-1 permissive uses with restaurants with full service liquor, O-1, and R-T permissive uses. The proposed development would house a radio station, with a satellite antenna. Future tenants will be a mix of office and commercial uses, with a maximum of 50% of the building area allowed as commercial uses. All of these uses are permissive in the current zoning.

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

Context

The subject site is in the Established Urban Area of the Comprehensive Plan and within the boundaries of the Rank II West Side Strategic Plan. It is also within the Coors Corridor Plan and

the Riverview Sector Development Plan, both Rank III Plans. The subject site is located approximately ½-mile south of the Paseo del Norte Community Activity Center.

To the north, across Eagle Ranch Rd., are single family residences that are built at an elevation approximately 15-feet higher than the subject site. Along the southern/eastern boundary of the property is Coors Blvd. To the east of Coors are two large, vacant parcels, with a similar zoning to the subject site. South of those are commercial buildings that are substantially depressed below the public right-of-way. They are built in compliance with the height restrictions placed on the east side of Coors Blvd. West of the subject site are 5-acre residential lots in the Alban Hills Subdivision, which slope upward to the west. Three of the four adjacent parcels are undeveloped. Beyond the residences, further to the west, is AMAFCA's Piedras Marcadas channel and detention basin.

History

The site was annexed into the city in March 1985 (AX-84-26, Z-84,122) and was conjoined with what is currently Tract H-12A on the north side of Eagle Ranch Rd. NW. This larger site was designated SU-1 PRD 20 DU/Acre not to exceed 700 total. In 1986, the Riverview Sector Development Plan was adopted to assure cohesive development of an undeveloped area generally bounded by Coors Blvd., Alban Hills, Taylor Ranch, and Eagle Ranch subdivisions. The Coors Corridor Plan, adopted in 1984, is also applicable to the subject site.

In 1986, a subdivision plat divided Tract H-12A and H-12B and dedicated Eagle Ranch Rd at its present location. A zone map amendment and a sector plan amendment for Tract H-12 to R-LT was requested and approved on June 17, 2002 (01EPC-01869). A sector plan amendment to separate the zone categories of Tract H-12A and Tract H-12B did not occur at that time. A zone map amendment and sector plan amendment for Tract H-12B was requested and approved on December 19, 2002, changing the zoning of the subject site to its present zoning, which allows mixed uses (02EPC-00987). The request also included a site plan for subdivision, with design guidelines, which was approved by the EPC, but did not receive final sign-off from the DRB. Because the site plan for subdivision was not a specified condition of approval for the zone change request, and because it did not receive final approval, the document cannot be enforced.

Transportation System

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

The Long Range Roadway System designates Coors Blvd. NW and Paseo del Norte NW as Urban Principal Arterials, with a right-of-way of 124'. Eagle Ranch Rd. NW is a Collector.

Comprehensive Plan Corridor Designation

Coors Blvd is an Enhanced Transit Corridor, which aims to "improve transit and pedestrian opportunities ... and develop adjacent land uses and intensities that promote the use of transit." Paseo del Norte is a Proposed Express Corridor on the west side of the Rio Grande River. Express corridors prioritize movement of automobiles and transit over other modes of travel.

Trails/Bikeways

There are many existing bicycle routes, lanes, and trails near to the subject site. There is an existing bicycle path adjacent to Eagle Ranch Rd. and one adjacent to the Alban Hills Neighborhood. There is a proposed bicycle path along the Piedras Marcadas arroyo channel to connect to a proposed trail along the Corrales Main Canal. Coors Blvd. has an existing bicycle lane. Eagle Ranch is proposed to have a bicycle lane.

Transit

There is an existing bus stop at the subject site. It is proposed to be upgraded to a Rapid Ride bus shelter in the future. The applicant has offered to construct the shelter. Route #790, Rapid Ride Blue line, Route #155, Coors route, and Route #96, Cross-town commuter route pass the site on Coors Blvd.

Public Facilities/Community Services

See attached Public Facilities Map for details.

III. ANALYSIS

Albuquerque Comprehensive Zoning Code

The subject site is currently zoned SU-1 for Mixed Uses to include C-1 Permissive Uses with Full Service Liquor, O-1, and R-T Permissive Uses. The C-1 zone, Neighborhood Commercial, provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas. The O-1 zone, Office and Institutional, provides sites suitable for office, service, institutional, and dwelling uses. The R-T Residential zone provides suitable sites for houses, townhouses, and uses incidental thereto in the Established and Central Urban areas.

The proposed use, a radio station, is permissive under both O-1 and C-1 zones. Future office and retail are also proposed to be located in the building, which are also permissive. Development on an SU-1 zone may “only occur in conformance with an approved site development plan” that is subject to Environmental Planning Commission (EPC) review. If approved, this request, a site plan for building permit, will satisfy the requirement.

According to the SU-1 zoning regulations, the site is subject to the height regulations of the R-2 zone, unless modified by the Planning Commission (§14-16-2-22). Signs are as permitted and regulated by the Planning Commission, and off-street parking shall be provided as required by the Planning Commission. General regulations also applicable, including off-street parking (§14-16-3-1), sign (§14-16-3-5), landscaping (§14-16-3-10) and building and site design for non-residential uses (§14-16-3-18). Specific uses of the site are as allowed by the zone map (§14-16-2-22 (A)(2)).

Also partially relevant to the request are the City’s Wireless Telecommunications Facility (WTF) regulations. The proposed satellite antennas technically meet the definition of a Wireless Telecommunications Antenna. However, it has been the practice of the Planning Department to

apply modified WTF regulations to Satellite Antenna Facilities (SAFs) because they are significantly different technologies. Generally, SAFs have slightly relaxed concealment criteria because of their large size and different operation specifications. If the site plan for building permit is approved by the EPC, the applicant will be required to submit a technical application for a WTF, which is reviewed by the Planning Director.

Definitions

PUBLIC RIGHT-OF-WAY. The total area of land deeded, reserved by plat, or otherwise acquired by the city, the county, or the state, primarily for the use of the public for the movement of people, goods, and vehicles. (emphasis added by staff)

SIGN, FREE-STANDING. A sign attached to or supported from the ground and not attached to a building; signs on walls or fences which are not an integral part of a building are free-standing signs. A portable sign is a type of free-standing sign, but shall have no impact upon the permissibility of a free-standing sign that is not a portable sign.

WIRELESS TELECOMMUNICATIONS ANTENNA. Any exterior transmitting or receiving device which may be mounted on a tower, building, or structure and used in communications that radiates or captures electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), or other commercial signals. It includes, but is not limited to, a directional antenna (such as a panel, a microwave dish and satellite dish), and an omnidirectional antenna (such as a whip), but not including a non-commercial antenna.

IV. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The purpose of the proposed site development plan for building permit is to develop a new radio broadcast station and future commercial and office uses. Zoning Code §14-16-1-5 defines a site development plan for building permit as follows:

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

§14-16-3-11 of the Zoning Code states, “...Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies of the Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, and the Riverview Sector Development Plan.

The Site Development Plan for Building Permit includes a site plan, site details, a landscaping plan, a conceptual grading plan, conceptual utility plan, and exterior building elevations. All signage is shown on the building elevations. The Site Plan for Building Permit includes a site plan for subdivision, which was approved by the Environmental Planning Commission, but was

not finally approved by the Development Review Board. Approval of a site plan for subdivision was not a condition of approval for the zone change request, so one was not approved at the time. Because the site plan for subdivision was never signed-off, it is not an enforceable plan. Therefore the 2002 site plan for subdivision, design guidelines, and notice of decision are for informational purposes only. Staff notes that the application substantially complies with the design guidelines and notice of decision, except for the building height.

V. APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “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, and recreational concern.

- 1) Use environmental impact analysis and design criteria in the development review process for infrastructure development and for building siting and design.
- 2) Specify development guidelines based on local environmental characteristics and community values in sector and area plans; implement through Comprehensive Land Development Code or traditional zoning, subdivision, and development review process.

The request is generally consistent with the policies and design guidelines provided in adopted area and sector plans, as well as the EPC approved site plan for subdivision. In this manner, the request respects area values and resources. The site design locates the building close to Coors Blvd. and Eagle Ranch Rd., and parking is located behind the building. Due to the irregular shape of the site, over 60% of the site is landscaped. This will improve views and aesthetics in the Coors Corridor.

The Open Space Division has requested that an archaeology study be completed for this site, in order to assess if there are any cultural artifacts that may be negatively impacted. Because this site is less than 5 acres, one is not normally required. Because of the proximity to significant archaeological resources, there could potentially be negative impacts to cultural resources if a study is not completed.

Adjacent neighbors have indicated that a two-story building will negatively impact views from their property. The adjacent Alban Hills neighborhood is a large-lot subdivision that has been described as a rural environment. The Coors Corridor and Riverview Sector Development Plans emphasize preservation of views and protection of the “rural character” of this subdivision through appropriate site design for adjacent properties. A view analysis provided

by the applicant demonstrates that the intrusion into the viewshed of one adjacent property will be moderate with the proposed building height and location. From the elevation of the house, the height of the proposed building will be approximately equal to a 23-foot high building. However, it will only obscure a portion of the views of the mountains.

With minor conditions, the location, intensity and design of the new development generally further Policy II.B.5d.

Policy II.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 request proposes new development in an area adjacent to existing urban facilities, infrastructure, and services. This infill site is an awkwardly-shaped, remnant parcel created when Eagle Ranch Road was dedicated. The subject site does not propose access from the adjacent public right-of-way, Calle Norteña, in order to minimize impacts on the adjacent neighborhood. The request furthers Policy II.B.5e.

Policy II.B.5g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

The design and location of the proposed development respect the site topography. The existing drainage swale and ponding area are maintained within the landscaped area. A sidewalk is proposed along Coors Blvd. and access between the site and adjacent trail facilities is provided. The request furthers Policy II.B.5g.

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 subject site does not propose access from the adjacent public right-of-way, Calle Norteña, in order to minimize impacts on the adjacent neighborhood. The range of allowable C-1 and O-1 uses is designed to complement residential areas. The C-1 zone allows for a restaurant to serve beer and wine; the subject site's zoning permissively allows full-service alcohol in conjunction with a restaurant. Neighbors have indicated that they do not support any alcohol sales at the site. The proposed cut-off lighting and landscape buffers will minimize potential adverse effects on the adjacent neighborhood The request partially furthers Policy II.B.5i.

Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.

- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In free-standing retailing and contiguous storefronts along streets in older neighborhoods.

Staff finds that when developed, the subject site will become a small commercial center that is well-served with transit, pedestrian, and bicycle access. The proposed use is not specifically neighborhood-oriented, as the radio station will serve the larger community. Future office and retail have the potential to be neighborhood-oriented uses. The request partially furthers Policy II.B.5j.

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 subject site is designed to minimize harmful effects of traffic by limiting access to one driveway located on Eagle Ranch Rd, a collector street, and by not providing access to Coors Blvd. The livability of the adjacent neighborhood is respected by not providing access along the adjacent residential public road right-of-way. The request furthers Policy II.B.5k.

Policy II.B.5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The proposed building is well-articulated and innovative design. Area residents have indicated that the building is attractive and will bring value to the area. The request furthers Policy II.B.5l.

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 architectural design is compliant with the design regulations included in the Coors Corridor Plan, Riverview Sector Development Plan, and the Site Plan for Subdivision. The building respects unique vistas from Coors Blvd. and generally improves the quality of the visual environment by adding variety and extensive landscaping. Views to the east will be partially impacted for one residence in Alban Hills. However, the design is compliant with the area and zoning regulations for height and design. The request partially furthers Policy II.B.5l.

West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was adopted in 1997 and amended in 2009 to help promote the development of Neighborhood and Community Centers. It encompasses over 150 square miles (specific boundaries are shown on page 2 in the WSSP). The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Taylor Ranch Community, which is entirely east of the volcanic

escarpment. Discussion of this community begins on page 58 of the plan. This community has an established pattern of residential neighborhoods and commercial, employment and public/institutional uses. The subject site is not in a Community or Neighborhood Center; it is located between the Coors/Montaña Village and the Paseo del Norte Center. Staff has reviewed this application against relevant WSSP goals and policies.

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

This request furthers Objective 8 (WSSP) because the development will provide additional job opportunities and business growth in an area zoned for commercial use.

Taylor Ranch Area Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

This request proposes to develop a Tract of land that has been challenging to develop due to the location and configuration of the property. This location is appropriate for growth because it is adjacent to existing services and utilities. This proposal furthers Policy 3.12 (WSSP).

Taylor Ranch Area Policy 3.14: The rural character of the Alban Hills area is an important character aspect of the Coors corridor and bosque transition zone. Any zone amendments in this must be carefully analyzed regarding their consistency with the urban form objectives in this Plan and must be in compliance with the City's zone amendment policy.

This policy is only partially relevant to the request, because it is not a zone change request. However, staff found it notable to make note of this policy because the site is directly adjacent to the Alban Hills neighborhood. The request proposes a contemporary style commercial building that is not consistent with the residential and rural character of Alban Hills. The building is located close to Coors Blvd, and provides extensive landscaping and buffers the residences from Coors Corridor. This proposal partially furthers Policy 3.14 (WSSP).

Policy 4.6g: Create commercial developments that are or will be accessible by transit. Locate buildings adjacent to street frontages and place parking areas to the rear or sides of properties and/or on adjacent streets. Locate landscaping, walls, or fences so that they do not create barriers for pedestrians. Parking shall not take precedence over pedestrian circulation.

This request proposes new office and retail uses that are conveniently accessible by transit. A Rapid Ride stop is currently located on the subject site, and a bus shelter is proposed to be built by the applicant. The building is located along Coors Blvd., with parking to the rear. Pedestrian access to and within the site is provided. The request includes development of a sidewalk along Coors Blvd. for the length of the property, which will improve the pedestrian circulation network. This request furthers Policy 4.6g (WSSP).

Policy 4.6.h: Limit the maximum number of parking spaces for office and commercial uses to 10% above Zoning Code requirements...

In a letter submitted on May 20, 2011, the applicant provided revised parking calculations which reflect the desired mix of office and retail uses. The revised parking requirement is 95.2 spaces. The applicant incorrectly rounded the number down to 95 – the zoning code requires rounding up to 96. The applicant proposes 96 spaces. Parking requirements are as determined by the Planning Commission. This request furthers Policy 4.6h (WSSP).

Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.

The request proposes additional commercial and office uses along a major transit corridor that is well-served with bicycle and pedestrian access opportunities. The applicant proposes to construct a new Rapid Ride bus shelter. The site design significantly improves the pedestrian streetscape, enhancing opportunities for non-motorized travel and transit. This proposal furthers Policy 4.10 (WSSP).

Coors Corridor Plan (Rank III)

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

Issue 1, Traffic Movement, access and roadway design, Policy 3, Control of access and driveways: vehicular access to Coors Boulevard shall be limited to protect its primary function as a major traffic carrier.

The request furthers Policy 1.3 by not providing access to Coors Blvd. from the subject site. There is an existing access easement across the subject site onto Coors, which only serves the Alban Hills neighborhood. This proposal furthers Policy 1.3 (CCP).

Issue 1, Traffic Movement, access and roadway design, Policy 6, Streetscape: Streetscape improvements for the public right-of-way for Coors Boulevard shall be required. These include the planting of roadway edges and medians; preservation of existing vegetation; and selection of street furniture compatible with the built and natural environment.

The applicant has provided extensive landscaping along Coors Blvd. and proposes to provide a Rapid Ride bus shelter, which complement the overall appearance of the roadway. The

proposed landscaping does not meet the requirements of the street tree ordinance, which requires trees within With minor modifications, this proposal further Policy 1.6 (CCP).

Issue 2, Policy 4, Floodplain, all development in the corridor area shall comply with all adopted drainage policies.

The subject site has a drainage easement to AMAFCA across the southern portion of the site for drainage from the Piedras Marcadas dam. A conceptual grading and drainage plan has been submitted to the City Engineer. The Development Review Board will verify that the development complies with all adopted drainage policies.

Issue 4, Visual Impressions and Urban Design Overlay Zone, General Policies (A)

Policy 1: Appropriate and pleasing visual impressions within the corridor should be established and preserved.

The building design and extensive landscaping will serve to improve visual impressions within the corridor. This proposal furthers Policy 4.A.1 (CCP).

Policy 2: Significant views beyond the corridor, including the volcanoes, the escarpment, the arroyos, the bosque, the Rio Grande Valley, and the Sandia Mountains as viewed from Coors Boulevard should be preserved and enhanced.

The request does not impact any views of the natural environment as viewed from Coors Boulevard. This proposal furthers Policy 4.A.2 (CCP).

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

The request complies with the design regulations and guidelines in the Coors Corridor Plan. This proposal furthers Policy 4.A.3 (CCP).

Issue 4, Visual Impressions and Design Overlay Zone, Site Planning and Architecture (B)

Policy 2: Building setback, height and bulk. Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site, and to adjacent or related buildings and structures.

There is a portion of the building structure, an artificial wall that is a continuation of the northern façade, which is within 5-feet of the property line adjacent to Eagle Ranch Rd. The proposed setbacks are compliant with the O-1 requirements, which are not less than 5-feet from a front or corner property line. The building height is consistent with the R-2 zone, per §14-16-2-22, which limits heights to 26-feet, or higher if the building is in compliance with the solar access provisions. The building bulk, or FAR, is as regulated by the EPC. Generally, staff finds the building design to be aesthetically integrated into the site in relation to the

roadway, landscaping, outdoor space, and adjacent buildings. The request furthers Policy 4.B.2.

Policy 3: Front landscaped street yard. There should be a landscaped street yard along the entire frontage of properties adjacent to Coors Boulevard. In Segment 3, the front landscaped street yard shall be 35-feet wide, with a minimum of 50% of this area landscaped with live material which will visually screen and buffer parking development behind the street yard. Turf is not considered a buffer.

The request provides a 35-foot wide landscaped buffer between the street and the parking area, which is consistent with the additional requirements applied to Segment 3 and 4 of the Coors Corridor. This landscaped area is 52,793 SF and accounts for 56% of the entire site. The applicant has secured a variance to encroach into the buffer area for a 1,250 SF portion of the drive aisle.

Additionally, for the majority of the parking area, there is also a 30" tall wall that further screens view of the parked cars. The wall does not run the length of the property in order to respect the Coors Corridor buffer requirements. For the southern portion of the property, parking and landscaping will be screened from the road by an existing NMDOT guard railing. This proposal furthers Policy 4.B.3 (CCP).

Policy 4: Landscape design and improvements should be complementary to the individual site and to the overall appearance of the corridor in accordance with the design regulations and guidelines.

The proposed landscape design is consistent with commercial landscape design throughout the City. North of the subject site is streetscape design with primarily gravel landscaping, other nearby landscaping is mostly unimproved land adjacent to the roadway with predominantly chamisa and four-wing salt brush shrubs. The proposed design will be a significant improvement in relation to the surrounding area. The request furthers Policy 4.B.4.

Policy 5: Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

Off-street parking is provided to the rear of the site, relative to the adjacent major streets. The building is oriented along the street frontages, with adequately sized and designed landscaping provided. The request furthers Policy 4.B.5.

Policy 6: Commercial sites, such as shopping centers, should be designed so that a portion of the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard.

A portion of this site is anticipated to develop as commercial retail uses. The building has been designed such that there is no pedestrian access provided along Coors Blvd. The façade has extensive detailing and windows that do relate to the streetscape. However, there is no

pedestrian access to the site provided from the Coors Blvd. sidewalk or bus stop. Staff recommends an additional point for pedestrian access from Coors Blvd, which could be located in proximity to the Rapid Ride bus stop. The request partially furthers Policy 4.B.6.

Policy 6.d: Signage, maximum number of items per premise frontage: A maximum of ten items (words) allowed per premise frontage may be displayed on a combination of signs.

The applicant has proposed two free-standing signs, one per street frontage. One sign has two words, and the other consists of one word. The request is in compliance with this design policy. There is no place designated for future tenant signage. Any future signage would need to comply with Policy 4.B6.d. The request would further Policy 4.B.6.d with minor modifications.

Policy 7: Access. Separate pedestrian and vehicular access should be provided. Pedestrian access to the structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized.

The request provides one designated location with pedestrian access across the drive aisle, near the building entrance. In other locations, visitors would access the pedestrian plaza area by crossing the drive aisle. There is an adequately sized outdoor plaza area, 3,828 SF, which also facilitates pedestrian movement across the site. The request furthers Policy 4.B.7.

Policy 9: Site lighting. Site area lighting, including parking area lighting, should be carefully designed and located so as to minimize glare on any public right-of-way or any adjacent premises.

Site lighting design includes cut-off light fixtures, which minimize glare on adjacent properties. The proposed light pole height is 20-feet. The General Regulations of the Zoning Code restrict light pole heights to 16-feet if the site is within 100-feet of a residential zone. The applicant should include a note that specifies that the design is in compliance with §14-16-3-9 Area Lighting Regulations. The request would further Policy 4.B.9 with minor modifications.

Policy 10: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

Area residents indicated that the building design was attractive and would bring value to the area. The building will enhance the visual environment of the Coors Corridor, and the request will further Policy 4.B.10.

Issue 4, Visual Impressions and Design Overlay Zone, View Preservation (C)

Policy 1: Unique views within and beyond the Coors Corridor area in segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor.

This section of policy and design guidelines apply specifically to corridor Segments 3 and 4 from Coors Boulevard east to the boundary of the corridor. Page 110 provides the design guideline that buildings should not penetrate view of Sandia Mountains or exceed 50% of view area. The applicant provided a view analysis which indicates that there will be an impact on one adjacent property owner's views, which is the equivalent of a 23-foot tall structure. The building will partially obstruct views from this property to the Sandia Mountains. Policy 4.C.1 does not specifically apply to this site. Nevertheless, the request is consistent with the policy.

Issue 4, Visual Impressions and Design Overlay Zone, Signs (D)

Policy 1: Signs should complement the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor.

This policy and design guidelines specify a maximum of ten items (words) per façade, per street frontage. The sign cannot have moving parts. Free-standing signs over 75 SF are prohibited. The request includes two signs (105 SF and 51 SF), with two words each. The request partially furthers Policy 4.D.1, and with minor changes would further this policy.

Riverview Sector Plan (Rank III)

The Riverview Sector Development Plan was first adopted in 1986 and amended in 1994. The intent of the Riverview Sector Development Plan is to set forth guidelines for development of the area between Montano Road NW and Eagle Ranch Road NW west of Coors Boulevard NW and east of the Petroglyph National Monument. Specific boundaries are shown on Figure 1.1 in the Plan. The Plan's original intent was to facilitate the development of the area into an employment center with a mix of office, industrial, commercial, and high density residential uses, given the easy access to Paseo del Norte. However, the plan was amended in 1994 due to the fact that the City had established transportation policies which restricted truck traffic to the area, which made industrial uses inappropriate. The bulk of the land within the Sector Plan area has developed at lower densities than those recommended in the Plan.

The Plan established zoning and proposed land uses for the area, in addition to providing implementation and mitigation actions. The implementation process is that "private improvements and site design will be enforced requiring architectural approval by this plan's sponsors [the original land developers] and restrictive covenants" (page 6.8). This plan is similar to a private sector development plan, in that it was sponsored by the land developers, and completed in compliance with the master planning requirements of Industrial Park areas.

Section IV.A.5 – Development Scenario, Standards for Site Development (page 4.4): These standards for site development state that all site plans will:

- Respect topography after mass grading necessary to facilitate Paseo del Norte and related transportation systems
- Coordinate site plans and landscaping with adjacent sites
- Utilize native vegetation in formal landscaping treatments

- Utilize shared parking and access where practical
- Make design of fencing, enclosures, and other accessory site features compatible with design of main buildings
- Screen trash receptacles, storage areas, and utility boxes from view
- Orient buildings for maximum feasible solar accessibility and views
- Encourage earth tone building materials

This proposal is consistent with the standards for site development. It respects the site topography, as well as recognizing the topography of adjacent sites. The development to the north is two-story residential dwellings, located on a bluff above Coors Blvd. This proposal will serve as a transition to the lower density and intensity development to the south, within Alban Hills.

The proposed landscaping is generally consistent with surrounding landscaping treatments. The plant list has a variety of regionally appropriate species. The site walls and dumpster screening wall are stucco walls colored to match the building, including light tan and terracotta. The building orientation maximizes solar access for the site itself and surrounding development. It maximizes views from Coors Blvd. and the subject site, and attempts to minimize encroachment into views from properties to the west through site grading and building placement.

Section VI.B, Plan Implementation and Mitigation, Plan Mitigations (page 6.9): Because of potentially adverse impacts on existing neighborhoods and transportation systems, a list of mitigation techniques is included. The plan states: “the developers propose mitigation by the following techniques.” It is unclear if the mitigation techniques are suggestions or requirements.

Plan Mitigation B.1c: No vehicular movement from newly developed areas will access Alban Hills roadways or lot areas. (page 6.9)

The subject site does not propose to access Alban Hills roadways or lot areas. The site has a single, existing access point, which will continue to serve both the subject site and Alban Hills via Calle Norteña. Traffic is divided at the driveway to access either the subject site directly or to access Calle Norteña. However, because Calle Norteña is a public right-of-way owned by the City, it is not relevant to Mitigation B.1c. Staff notes that access to this portion of the Alban Hills neighborhood is provided via two easements that cross the subject site, on the north and south ends. It is unclear if these are prescriptive easements or if they are formally recorded.

Plan Mitigation B.2b: By SU zoning enforcement, land within 300 feet of the 2 acre lot area limits [located adjacent to and west of Alban Hills] or the existing Alban Hills lots will be restricted to R-T (townhouse) height and building intensities. (page 6.9)

The development scenario for land adjacent to Alban Hills Neighborhood states: “Certain residential tracts adjacent to existing homes in Homestead Hills, Alban Hills and the proposed

two-acre lotting area are subject to restrictions in height, setback and building intensity. These limitations are described in Chapter 6 (mitigations 2, 3, and 4)” (page 4.5).

The subject site is immediately adjacent to Alban Hills, and may be governed by this Mitigation Action. Mitigation B.2b and the development scenario reference residential development. With its current Mixed Use zoning and proposed office/commercial uses, it could be argued that this requirement no longer applies. The R-T zone, §14-16-2-9, limits building height to 26-feet and requires 15-foot front and rear setbacks. The lot size and building intensity limitations are all referenced to residential uses.

Because this mitigation action may be interpreted to apply to the site, Staff has further analyzed the request. Staff recommends approval of a higher building height based on the present development proposal and in light of changed area conditions. The applicant has submitted a view analysis which shows the elevation of adjacent properties in relation to the subject site. With the elevation drop to the east, the proposed building is equivalent to a 23-foot tall structure from the nearest house. The building is located along the eastern boundary of the property, which provides a minimum 60-foot setback distance from Calle Norteña. The nearest residence is over 400-feet from the proposed building.

Further, adjacent development on the north side of Eagle Ranch Rd. is located at an elevation approximately 20-feet above the subject site. The two-story buildings may be up to 46-feet above the ground elevation of the subject site. The proposed building is 32-feet, with an equipment screening wall that is 5’-4” high. The screening wall and satellite dishes will not be visible from Coors Blvd. They will be visible from the higher elevations along Eagle Ranch and from adjacent properties. Neighborhood associations have not mentioned the satellite dishes as an issue of concern. This building will serve as a transition between the heights of the adjacent residential dwellings and the undeveloped lands south of the subject site.

Finally, the plan does not clearly identify if these mitigation actions are regulations or development guidelines.

VI. SITE PLAN LAYOUT / CONFIGURATION

The site is a triangular shaped lot that was separated from a larger tract of land with the dedication of Eagle Ranch Rd. The site is wider on the northernmost portion of the tract and narrows to a point on the southernmost portion of the tract. The site is on the southwest corner of Eagle Ranch Rd. and Coors Blvd. NW. Because Coors Blvd. is a limited access arterial, access to the site is difficult and limited. The site is limited to one access point from Eagle Ranch Rd, which is a right-in and right-out only. At the southern end of the site is an access easement across the property that allows Alban Hills residents to access Coors Blvd. The subject site does not propose access to Coors Blvd. There is also a drainage easement along the southern portion of the site.

The proposed office and retail building is oriented close to Coors Blvd., which serves to define and improve the streetscape and pedestrian realm. The two-story design is compatible with development fronting on Coors Blvd. on the north side of Eagle Ranch. The proposed height is 37’-4”, which is compliant with the solar access angle planes, see letter dated May 20, 2011. The

FAR is 0.24, and over 60% of the gross site area is landscaped. There is 2,200 SF pedestrian gathering space provided on the site. The minimum setback is 5-feet from the corner, which is compliant with the governing O-1 regulations.

The proposed office and retail building is somewhat incompatible with the surrounding residential development on the west side of Coors Blvd.

The subject site is located in a depression, relative to the properties surrounding it. A portion of the site is a continuation of the detention basin drainage channel. A two-story building on the subject site will have some impact on the views of the Sandia Mountains for residents in Alban Hills. However, the proposed development will be substantially lower than the existing residences on the northwest corner of Coors and Eagle Ranch. It will also infringe upon only a portion of the view of the mountains from adjacent properties.

Vehicular Access and Circulation

The only vehicular access is from Eagle Ranch Rd. – no access is provided from Coors Blvd. Visitors must access the site traveling southbound on Eagle Ranch Rd. The driveway is a limited access point which is right-in and right-out. The driveway provides access to the subject site as well as the adjacent Calle Norteña. Platting records and County Assessor’s 2010 Parcel data indicate this is a public right-of-way; adjacent property owners claim that they own the property and that it is a private easement. The City’s zone atlas identifies it as an easement. This easement was dedicated at the time of platting, in 1960, when it was excluded from the private parcels and shown as part of the Coors Corridor public right-of-way. The definition of a public right-of-way, page 4, above, includes a public easement.

Internal circulation is provided by a north-south drive aisle that runs the length of the property. A variance has been granted to permit a portion of the drive aisle to extend within the 35-foot Coors Corridor landscaped buffer area. A Traffic Impact Study (TIS) was not warranted for this request.

Parking

Regarding off-street parking, staff notes that the applicant did not include retail uses in the parking calculations shown on the site plan. A letter, dated May 20, 2011 provides revised parking calculations that reflect 50% commercial use, calculated using the most restrictive use, which is restaurant. These calculations indicate 47 spaces are required for office use, and 65 spaces for restaurant. The calculations were based on the rate for a restaurant *without a full service liquor license*, which is one space for each four seats (§14-16-3-1 (A)(26)). If another, less intensive form of commercial use occurs at this site, the parking could be reduced from 65 to 57 spaces, for a total of 104 spaces. The applicant has computed a 15% transit reduction, which is required if the owner provides a bus shelter, for a total of 95.2 spaces, or 96.

Potential Use Combinations	Parking Spaces	Total after 10% Transit Reduction	Total after 15% Transit Reduction
Office only	71	64	61

Office + Retail	104	94	89
Office + Restaurant	112	101	96

Staff finds that the applicant’s request for 96 parking spaces, as shown on the site plan for subdivision, is a reasonable request. According to §14-16-2-22, SU-1 Special Use Zone, “Off-street parking shall be provided as required by the Planning Commission.”

Pedestrian and Bicycle Access and Circulation, Transit Access

There is one pedestrian connection between the building’s main entrance and the public sidewalk along Eagle Ranch Rd. Zoning Enforcement has commented that a pedestrian connection should be provided from the sidewalk along Coors. There is an opportunity to connect the proposed transit shelter to the building. The applicant has stated that the only public entrance to the building is provided to the common entry area. Staff notes that an additional access point could be provided at the north end of the building if a gap in the low seating wall were provided. This would provide an enhanced connection between the building and the transit stop, with minor modifications to the site design.

Within the site, pedestrian access is primarily provided directly from the two parking aisles to the pedestrian plaza and paved walkway in front of the building. The pedestrian walkway is interspersed with small planting areas. These planting areas add interest to the building façade. However, in many locations the pedestrian walkway is decreased to less than 10-feet along the west building façade, which is required per the off-street parking regulations §14-16-3-1

This requirement is modified to allow the walkway to be reduced to not less than 4’-6” next to landscape planters for a maximum of 10-feet. Staff recommends a condition of approval to provide a pathway that is a minimum of 4’-6” at all points, per §14-16-3-1(H)(1).

Public Outdoor Space

An approximately 5,500 SF patio area has been provided at the south end of the building, and approximately 1,400 SF patio area is provided at the building’s east entrance. Both of these areas also serve as the pedestrian walkway to access the building. The area south of the building is landscaped with intermittent planters within the paved area and a reflecting pond. It is immediately adjacent to the streetscape buffer and the parking lot. There is a continuous low seating wall along the eastern border. The area leading to the east entrance also serves as the pedestrian access way. It has a low seating wall that defines the edge of the pavement. Immediately adjacent is the Coors landscaped buffer. Subtracting the width of sidewalk that is required for pedestrian access, 10-feet wide adjacent to the building, the total area is approximately 2,200 SF. No public open space is required for a building of this size and use.

Walls/Fences

The request proposes an 87-foot long low, seating wall along the southern pedestrian plaza area. This wall is an extension of the main building façade, which tapers down at the edge of the building. At the north end, there is a similar seating wall, which appears to be approximately 55-

feet long. These walls are not dimensioned, and the building elevations do not clearly demonstrate the different planes of the façade.

There is another parking area screen wall proposed along the length of the western property line. It is proposed to be 30-inches. Per §14-16-3-3 (A)(4)(a)(4), a wall facing a public right-of-way “may not exceed three feet in height above the lowest grade on the lower side within 20 feet of the rear right-of-way line...” The wall may be constructed in the rear yard setback area if it is less than 8-feet. Adjacent neighbors have commented that they feel a 6-foot wall would be more appropriate, and that it would discourage people from parking in the easement.

Lighting and Security

Seven light poles are proposed at 20-foot height. Maximum allowable height adjacent to a residential zone is 16-feet. The site plan should be modified to reflect this maximum allowable height. A note should be included that states the proposal will comply with the lighting regulations in the Zoning Code, §14-16-3-9.

Landscaping

In order to meet compliance with the Coors Corridor landscape buffer requirement of 35-feet along the street, the site is proposed to be over 60% landscaping (58,679 SF total). The coverage is approximately 75% coverage with live, vegetative material, which is consistent with the zoning code and the Coors Corridor Plan landscape requirements. 4,880 SF of turf grass is provided, which is 8.3% of the landscaping provided. Gravel ground cover is proposed, which is discouraged in the CCP. However, some form of groundcover is required between the plantings. Neighborhood residents have suggested replacing the gravel rock with crusher fines.

The landscaping plan has minor deficiencies. There are two planters along the west building façade that are less than 36-feet in area. These should be revised to meet the minimum standards of §14-16-3-10(G)(1)(c). The buffer area between the adjacent public road, Calle Norteña, and the parking area should be a minimum of 6-feet wide, per §14-16-3-10(E)(3)(c). Staff recommends additional landscaping to provide a denser buffer between the commercial and residential land uses.

The landscaping plan does not reflect the location of the sidewalk along Coors Blvd. The Street Tree Ordinance requires street trees “shall be placed between the curb and the public sidewalk and in the parkway, unless traffic safety requires different locations of trees...” Coors Blvd. is owned and operated by NMDOT, and the applicant must consult with them to determine their policies and guidelines for street trees. The plan will have to be modified to include the sidewalk, and to comply with the Street Tree Ordinance, §6-6-2-5, and the §14-16-3-10.

Grading, Drainage, Utility Plans

AMAFCA has an easement on the southern portion of the property for the outlet pipe from the Piedras Marcadas Dam. The site plan shows minor modifications to the grading in this area, as well as additional landscaping species that tolerate intermittent ponding conditions.

Agency comments provided in response to the 2002 zone change and site plan for subdivision request state: “An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer and AMAFCA. Be advised that downstream capacity is limited.” AMAFCA is a signatory for final site plan approval at DRB, and will have the opportunity to review the Grading and Drainage Plan prior to development.

Architecture

The proposed building design is a contemporary design. The building is 22,650 SF and generally 32-feet tall, with equipment screening walls that make portions of the building 37’-4” tall. In the SU-1 zone, height is governed by the R-2 zone, per §4-16-2-22(D), unless otherwise modified by the EPC. The R-2 zone height regulations state: “Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26 feet is permitted at any legal location. The height and width of the structure over 26 feet shall fall within 45° angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline...”

The applicant has demonstrated that the building meets the height regulations and is set within the solar access planes, meaning that it does not block solar access for the property to the north. This is further demonstrated because there will be no principal buildings within 35-feet of the northern property line (§14-16-3-3 (A)(7)(d)(1)) and the relative height of the adjacent property is above any potential solar impact area (§14-16-3-3 (A)(7)(c)(1)).

There are two main entrances to the building, both of which lead into a common entry area. One is accessed from a 16-ft. wide pedestrian walkway. There is a patio area created by the edge of a seating wall on the east and an extension of the main building façade to the north. This entrance faces east and is covered by the cantilevered sky-box. The main entrance on the west side of the building faces south, and is covered by an entry canopy. The building has a variety of fenestration, building materials, and other architectural detailing. Two of the elevations are at least 100-ft. in length – the eastern and the western.

There are two roof-mounted satellite dishes proposed. The applicant’s view analysis indicates that the dishes will not be visible from Coors Blvd. or Calle Norteña. They will be visible from vehicles traveling on Eagle Ranch, and from the adjacent properties to the north and west, which are at a higher elevation. Staff recommends additional screening on the north and west sides that is the same height of the proposed mechanical equipment screening walls. This height appears to be adequate to screen the base of the dishes, which is consistent with screening required on other, similar facilities. This will enhance views from the north and the west. Further photo-simulations and view analysis will be required with the Wireless Transmission Facility application, in order to ensure appropriate screening.

Signage

The proposed signage is shown on the building elevations, sheet 5 of the site plan. Two signs are proposed that identify the one known tenant. They are located on an extension of the building façade, but are considered by Zoning Enforcement to be free-standing signs because they are on walls which are not an integral part of a building, see definitions, above.

The signage is 105 and 51 SF in area, with the larger sign facing Coors Blvd. on the east elevation. The signs are proposed to be internally-lit channel letters. The sign facing Coors Blvd. is inconsistent with the C-1 signage regulations for Established Urban area, which limits free-standing signs facing a major arterial to 100 SF. The O-1 zone limits free-standing signs to one per premises, with up to 100 SF of area. There are no signs proposed on the south or east elevations.

Both of the proposed signs are partially compliant with Coors Corridor Plan design guidelines, which limit signs to 10 words or items per street frontage. The sign facing Coors Blvd. is inconsistent with the amendment R-457, 191-1989, which restricts free-standing sign size to 75 SF. The sign facing Eagle Ranch Rd. is compliant with the size limitations. Signage for future tenants must comply with the Coors Corridor Plan design guidelines and the zoning code general regulations.

In the SU-1 zone, signs are as regulated by the Planning Commission. Staff recommends conditions of approval for the proposed signage to be consistent with the Coors Corridor Plan.

VII. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

City departments and other agencies had the opportunity to review this application between 5/2/11 and 5/13/11. Agency comments used in the preparation of this report begin on page 30.

Zoning Enforcement commented regarding uses, parking, setback, building height, landscaping, signage, and building and site design. Transportation Development Services commented regarding off-site infrastructure, drive aisle design requirements, driveway modification requirements, and requesting consultation with the Fire Department. Open Space Division requested an archaeological study to be completed due to the site's proximity to significant cultural resources. The Transit Department requested an easement to be dedicated for a future Rapid Ride station. Public Service Company of New Mexico had comments regarding easements and provision of service.

A number of the agency comments have been clarified and/or addressed since the original submittal, as discussed above in section VI. Site Plan Analysis. The remaining comments have become conditions of approval.

Neighborhood/Public

Property-owners within 100', Alban Hills N.A., Taylor Ranch N.A., Rancho Sereno N.A. the Northwest Alliance of Neighbors, and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was held on May 17, 2011. The meeting was combined to address both the requested variance to the 35-foot wide landscape buffer along Coors Blvd. and the Site Plan for Building Permit. [Note: the Zoning Hearing Examiner approved the variance request to allow a 24-foot encroachment of pavement into the buffer area.] There was neighborhood opposition to the potential use of the site as a bar, potential overflow parking into the neighborhood, the height of the parking lot screening wall, signage, and views. There were

two letters submitted by Alban Hills NA and Taylor Ranch NA. Additional concerns raised in the letters include lighting, screening of utilities, traffic, and parking.

Land Uses

A primary concern of the neighbors is regarding the possibility of a bar or restaurant with alcohol sales on the subject site, and the potential negative impacts that this might have. To clarify, the applicant is not currently proposing a restaurant or bar. Revised parking calculations provided by the applicant use the rate for a restaurant *without full service liquor*. However, the property's zoning does allow full service liquor sales in conjunction with a restaurant. Neighbors generally indicated that they would support the request if alcohol sales were not allowed. According to Zoning Enforcement, a change in uses to church or restaurant would not require an amendment to the site plan for building permit because it is an allowable use per the site zoning. The potential allowable uses could only be restricted through a zone change.

Overflow Parking & Parking Screening Wall

A related concern is regarding the adjacent road, Calle Norteña. Staff research into the status of the road indicates that it is an un-maintained public right-of-way—see attached plat records and Bernalillo County road database information. As a public right-of-way, on-street parking is allowed. However, adjacent residents have indicated that this is a private road, and that they would not like to see overflow parking on the street. There is concern that an assembly type of land use, such as church or bar, would result in overflow parking onto the road. To clarify, the request is for office and retail uses with sufficient parking provided for the most intensive allowable use. Any change of use that would result in a parking deficit of 10% or more will require EPC approval. Regarding the parking lot screening wall, staff notes that the applicant designed it to be compliant with the 2002 site plan for subdivision and §14-16-3-1 (F)(4).

Signage

Preliminary renderings provided at the facilitated meeting showed interior window screens with words and images advertising the tenant's business. Neighbors did not support this type of signage, and were concerned that it was not compliant with Coors Corridor Plan and the Zoning Code regulations. These signs were not included in the EPC site plan for building permit submittal. The applicant indicated that these were preliminary architectural rendering concepts for the client. They are not requesting approval of these signs. There was also discussion about the possibility of LED signs; LED lights were not mentioned in the submittal. Staff recommends conditions of approval for the proposed signage to be consistent with the Coors Corridor Plan.

Building Height & Views

The Coors Corridor Plan is sensitive to preserving views within and beyond the corridor. The original EPC notice of decision placed a limitation of 26-feet on the building height, likely to preserve views in this area. The facilitated meeting identified some concern that the new structure would block Alban Heights' views of the Sandia Mountains. Height on the west side of Coors Blvd. is not protected by the Coors Corridor Plan; height on the east side is. The letter from Alban Hills NA did not mention building height or design as an issue. The letter from

Taylor Ranch NA wanted to assure that the building height is in compliance with the Coors Corridor Plan, which it is. The applicant provided an estimated view analysis of the building from adjacent roads and properties. Exhibit A, attached, demonstrates an approximation of the view from the patio of the nearest neighbor, based on the property's elevation. The building will impact the view from adjacent properties and the upper half of the satellite dish will be visible.

Lighting & Utilities

The neighborhood is concerned that the site lighting will have a negative impact on adjacent neighbors. Staff has recommended that the site lighting be made compliant with the Coors Corridor Lighting Regulations and the Zoning Code.

The applicant has screened the roof-mounted mechanical units. If additional utilities are required, the applicant has stated they will be located in the building or within the rooftop screened area.

Public Notification for 2002 Zone Change Request

The letter from Taylor Ranch NA indicated that some residents were unaware of the 2002 Zone Change request and its outcome. To summarize, the initial request was for Mixed Uses zoning based on the C-2, O-1 and R-T zones. Although not specifically discussed in the application, the C-2 zone allows restaurants, drive-in restaurants, and bars, among other retail activities. Under the C-1 zone, restaurants with beer and wine licenses are permissible, and churches are as well. During the hearing, the zoning was further specified to allow C-1 Permissive uses, with the addition of restaurants with full service liquor. Generally, if the outcome of the development request is more restrictive than what was advertised and noticed, a separate hearing or additional notification is not required. Property owners within 100-feet of the property as well as the Coors Trail and Taylor Ranch NAs were notified prior to the hearing; Neighborhood Associations were provided with the Notice of Decision, see attached.

V. CONCLUSION

The proposal is for a Site Development Plan for Building Permit (SPBP) for Tract H-12B, Riverview Subdivision, on a 2-acre tract of land located on Coors Blvd. NW at the southwest corner of the intersection with Eagle Ranch Rd. NW. The subject site is zoned SU-1 for Mixed Uses to include C-1 permissive uses with restaurants with full service liquor, O-1, and R-T permissive uses. The proposed development would house a radio station, with a satellite antenna. Future tenants will be a mix of office and commercial uses, with a maximum of 50% of the building area allowed as commercial uses. All of these uses are permissive in the current zoning.

The request furthers the preponderance of applicable City goals and policies as cited in the Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, the Riverview Sector Development Plan, and the City Zoning Code. With minor modifications, the site plan meets the requirements of a site plan for building permit. The proposed site plan for building permit is generally consistent with applicable design guidelines found in the Coors Corridor Plan and the site plan for subdivision, which was never finally approved. Staff recommends conditions of approval to remedy minor inconsistencies with the zoning code and applicable plans.

FINDINGS – 11EPC-40027 – June 9, 2011 – Site Plan for Building Permit

1. This is a request for Site Development Plan for Building Permit for Tract H-12B, Riverview Subdivision, located at the southwest corner of Eagle Ranch Rd. NW and Coors Blvd. NW and containing approximately 2.15-acres.
2. The applicant proposes to construct an office/retail building that is 32-feet high, with 22,650 SF of building space, and two roof-mounted Satellite Antenna Facilities (SAF). There is an equipment screening wall that is 5'-4", which raises portions of the building height to 37'-4". Height is regulated pursuant to the R-2 zone unless otherwise modified by the EPC. **The proposed height complies with the angle plane requirements for buildings over 26-feet.**
3. The subject site is zoned SU-1 for Mixed Uses to include C-1 permissive uses with restaurants with full service liquor, O-1, and R-T permissive uses. The proposed uses are permissive under the current zoning.
4. The site is located within the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, Coors Corridor Sector Development Plan, and Riverview Sector Development Plan. Coors Blvd. is an Enhanced Transit Corridor, as designated in the Comprehensive Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, Coors Corridor Sector Development Plan, and Riverview Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The site is included in a Site Plan for Subdivision that was approved by the Planning Commission in 2002, 02EPC-00988, but was never signed-off by the Development Review Board (DRB). Approval of the Site Plan for Subdivision was not a condition of approval for the concurrent zone change request. Therefore, the Site Plan for Subdivision cannot be enforced. However, Staff finds that the request generally complies with the design guidelines in the Site Plan for Subdivision.
7. Calle Norteña is an un-maintained public right-of-way located in the County and owned by the City of Albuquerque. The right-of-way was dedicated by the document "Replat of a Portion of Alban Hills, a Subdivision" on March 4, 1960. A portion of this easement, the western terminus adjacent to Lot 7, was vacated by County Commission Ordinance No. 92-8.

-
8. Any change of use that would result in a parking deficit of 10% or more will require EPC approval.

 9. The proposal furthers the following Comprehensive Plan policies:
 - a. Policy II.B.5d: With minor conditions, the location, intensity and design of the new development generally this policy.
 - b. Policy II.B.5e: The subject site is contiguous to existing urban facilities. It is consistent with adopted plans and policies.
 - c. Policy II.B.5g: The request respects the site and area topography, and provides connections to adjacent existing trail facilities.
 - d. Policy II.B.5k: The proposal will not generate enough trips to trigger the Traffic Impact Study (TIS) requirement. Therefore, impact to livability and safety is not likely to be great overall.
 - e. Policy II.B.5l: The proposed building is well-articulated and innovative design. Area residents have indicated that the building is attractive and will bring value to the area.

 10. Regarding the West Side Strategic Plan policies, the request furthers Objective 8 and by providing opportunities for additional jobs to locate on an undeveloped, commercially-zoned property. Taylor Ranch Area Policy 3.12 is furthered because the subject site is infill development that is within existing transportation and utility service areas. The request furthers Policies 4.6 g and h and 4.10 by providing a commercial development adjacent to public transit, and accessible by trails, without providing an excess of parking. The parking requirement is reduced by 15% due to its location, and because the owner will provide a new Rapid Ride shelter.

 11. Regarding the Coors Corridor Plan policies and design guidelines, the request furthers the preponderance of applicable policies. Issue 1, Traffic Movement, Policies 1 and 6 are furthered by providing improvements to the Coors Corridor streetscape and by restricting vehicular access to Coors Blvd. Regarding the Coors Corridor Plan “Design Guidelines,” Issue 4, Visual Impressions and Design Overlay Zone, the building design is aesthetically integrated into the site in relation to the visual impressions within the corridor, views within and from Coors Blvd., roadway, landscaping, outdoor space, and adjacent buildings, furthering Policies 4.A.1, 4.A.2, 4.B.2, 4.B.7, and 4.B.10. Policies 4.B.3, 4.B.4 and 4.B.5 are furthered by the landscape design which is complementary to the character of Coors Corridor and complies with the size, buffer area, and parking requirements, except for a 1,250 SF area that has received a variance. Policies 4.B.5 and 4.B.6 are furthered by the building’s location along Coors and Eagle Ranch, with parking behind the main street frontages.

12. With minor modifications to the sign size and light pole height, the request would further Policies 4.B.6.d, 4.B.9 and 4.D.1.

13. Regarding the Riverview Sector Development Plan policies, this proposal is consistent with Section IV.A.5 – Development Scenario, Standards for Site Development. It respects the site topography, as well as recognizing the topography of adjacent sites. The proposed landscaping is generally consistent with surrounding landscaping treatments with a regionally appropriate species. The site walls and dumpster screening wall are stucco walls colored to match the building, including light tan and terracotta. The building orientation maximizes solar access for the site itself and surrounding development. It maximizes views from Coors Blvd. and the subject site, and attempts to minimize encroachment into views from properties to the west through site grading and building placement. The request is consistent with Section VI.B, Plan Implementation and Mitigation, Plan Mitigations 1.c by not proposing to access Alban Hills roadways or lot areas.

14. With minor modifications, the request meets the definition of site plan for building permit. Conditions of approval are recommended to create and improve compliance with applicable design and zoning code regulations and to provide clarification.

15. The applicant applied for a variance through the Zoning Hearing Examiner (ZHE) process (Project #1002062, 11ZHE-80092). The variance was to the Coors Corridor Plan, Segment 3 setback requirement of 35-feet, in order to allow a portion of the parking lot drive aisle to extend within the setback area. The request was approved.

16. Property-owners within 100', Alban Hills N.A., Taylor Ranch N.A., Rancho Sereno N.A. the Northwest Alliance of Neighbors, and the Westside Coalition of Neighborhood Associations were notified. A facilitated meeting was held, and there was neighborhood opposition to the potential use of the site as a bar, a previous signage proposal, potential overflow parking into the neighborhood, and the proposed height of the parking lot screening wall being too short. There is also neighborhood opposition to the proposed building height, the adequacy of notification for the 2002 zone change request, and potential negative impacts to the rural character of Alban Hills. These issues are discussed in detail in the staff report. Area residents feel strongly that the requirements of the Coors Corridor Plan be met.

RECOMMENDATION – 11EPC-40027 – June 9, 2011 – Site Plan for Building Permit

APPROVAL of 11EPC-40027, a request for a Site Plan for Building Permit for Tract H-12B, Riverview Subdivision, based on the preceding Findings.

CONDITIONS OF APPROVAL – 11EPC-40027 – June 9, 2011 – Site Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Site Plan for Building Permit:
 - a. Modify the site plan include a narrative portion that states the proposed uses (office, retail, and commercial antenna); the full zoning description, including the restriction of a maximum of 50% commercial uses, as written in the 2002 Notice of Decision; the maximum building height; the minimum building setback; and
 - b. Change the label “Existing Private Drive to Remain” to “Existing Public Right-of-Way to Remain”
 - c. Change the label “Coors Road NW” to “Coors Boulevard NW.”
4. Parking:
 - a. Modify the site plan to indicate off-street parking calculations for a mix of commercial and office uses that is consistent with the proposed uses, as provided in applicant’s letter dated May 20, 2011.
5. Pedestrian Access & Circulation:
 - a. Provide a minimum of 10 ft. wide by 30 ft. long easement for future Rapid Ride shelter and coordinate with ABQ Ride for the location of the Rapid Ride shelter.
 - b. Provide a pedestrian walkway from Coors Blvd. that connects the Rapid Ride transit shelter with the primary building entrance, §14-16-3-1(H)(2).
 - c. Provide dimensions along the portions of the site wall that are to serve as pedestrian seating, adjacent to the pedestrian plaza areas.
 - d. Per §14-16-3-18(C)(1)(a), pedestrian sidewalks, a minimum of 10-feet in width, shall be provided along the entire length of major facades containing primary

entrances. Provide a pathway that is a minimum of 4'-6" at all points, per §14-16-3-1(H)(1).

6. Lighting & Landscaping:

- a. Reduce the light pole height to 16-feet.
- b. A note shall be provided on the Site Plan for Building Permit that indicates that all lighting will comply with the standards of §14-16-3-9, Area Lighting Regulations of the Zoning Code and the Coors Corridor Plan Lighting Regulations.
- c. The minimum size of tree planters shall be 36-feet, per §14-16-3-10(G)(1)(c).
- d. Provide a minimum landscape buffer of 6-feet along the west property line adjacent to the parking area. Include species that will provide a more dense coverage to further buffer potential negative impacts from adjacent residences.
- e. Modify the landscape plan to reflect the proposed sidewalk along Coors Boulevard, while maintaining plantings within the landscape buffer between the sidewalk and the road. The final layout must be consistent with the Street Tree Ordinance, §6-6-2-5.

7. Grading & Drainage Plan:

- a. The conceptual grading and drainage plan shall be submitted to the City Engineer and AMAFCA prior to approval.

8. Architecture & Design:

- a. All portions of the proposed building, including the sky-box, shall be in compliance with the Coors Corridor 35' setback requirement.
- b. A screen wall shall be provided that is an extension of the mechanical screen wall, or otherwise as requested by the City, in order to screen the base of the satellite dishes from the west and north elevations.

9. Signage:

- a. The site shall comply with the signage regulations of the Coors Corridor Plan.
- b. The free-standing sign facing Coors Blvd. shall be limited to 100 SF, to be in compliance with C-1 signage regulations, §14-16-2-16 (A)(12)(C)(b).
- c. A note shall be provided on the Site plan for Building Permit that states that: "Future tenant signage is limited to a maximum of 8 additional words or items of information, per street frontage."

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10. A thorough archaeological study shall be provided due to the close proximity of the site to the Piedras Marcadas Pueblo Archaeology Site and because of its importance and major significance.

 11. The following conditions from PNM shall be met:
 - a. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
 - b. There are no existing service lines at this property. 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.

 12. Conditions of approval from the City Engineer, Municipal Development and NMDOT for the proposed Site Development Plan for Building Permit shall include:
 - a. A work order will be required from the City of Albuquerque for proposed infrastructure within Coors and approval from NMDOT.
 - b. What is the status of private access easement for private drive segment abutting and crossing adjacent land owners' property? Please provide documentation for verification. Show and label all existing easements on plans.
 - c. All radii's must be minimum 15 feet except adjacent to main entrance which should be 25 feet and include widths for aisles of 24 feet minimum for two way traffic.
 - d. Coordination and approval with Fire Department is required for proposed traffic circulation layout
 - e. Sight distance must be checked and verified prior to Site Plan approval for proposed driveway off Eagle Ranch Road.
 - f. 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).
 - g. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - h. Site plan shall comply and be designed per DPM Standards.
-
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***K. Carrie Barkhurst
Planner***

cc: NCA Architects & Planners, 1306 Rio Grande Blvd. NW, Albuquerque, NM 87104
Team Broadcasting, Inc. 4131 Barbara Loop SE, Suite 2B, Rio Rancho, NM 87124
Patsy Nelson, 3301 La Rambla NW, Albuquerque, NM 87120
Jim Wolcott, 6420 Camino del Arbol NW, Albuquerque, NM 87120
David Waters, 5601 La Colonia Dr. NW, Albuquerque, NM 87120
Rene' Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120
Dan Serrano, 4409 Atherton Way NW, Albuquerque, NM 87120
D. Anthony Segura, 2000 Selway Pl. NW, Albuquerque, NM 87120
Gerald Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120
Cindy Patterson, 7608 Elderwood NW, Albuquerque, NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Uses

- ❖ The zone category limits C-1 uses to 50% of the site. No information has been provided to demonstrate that the submittal does not exceed this allowance.

Off-Street Parking

- ❖ Off-Street Parking does not reflect calculations for retail use.
- ❖ A pedestrian walkway as least 6' in width is required to connect the sidewalks to the principal customer entrance of all buildings.

Setback

- ❖ The Coors Corridor Plan requires a 35' setback from Coors, including the "sky box" area.

Building Height

- ❖ The site development plan restricts all buildings on this site to 26' in height. The proposed buildings exceed the allowed height.

Landscape Plan

- ❖ The Coors Corridor Plan requires a 35' wide landscape buffer along Coors. The proposal does not appear to meet this standard in all areas.
- ❖ 6' wide landscape buffer required along the west property line adjacent to the parking.

Signage

- ❖ The site needs to comply with the signage regulations of the Coors Corridor Plan.

Building and Site Design

- ❖ Outdoor seating adjacent to the east façade, which is at least 100 feet in length, is required.

Office of Neighborhood Coordination

Alban Hills NA, Taylor Ranch NA (R), Northwest Alliance of Neighbors, Westside Coalition of NA's

4/13/11 – Recommended for Facilitation under ZHE Project #1008765/11ZHE-80092 – siw

4/13/11 – Submitted to the ZHE Hearing Board to be heard at the May 17, 2011 ZHE Hearing.

Applicant wanted to have both ZHE/EPC Projects facilitated at the same time – siw

4/14/11 – Assigned to Philip Crump – sdb

4/28/11 – Meeting was held on Thursday, May 5, 2011 from 6:30-8 p.m. at the Don Newton Taylor Ranch Community Center, 4900 Kachina St. NW - siw

Long Range Planning

CITY ENGINEER

Transportation Development Services

A work order will be required from the City of Albuquerque for proposed infrastructure within Coors and approval from NMDOT.

What is the status of private access easement for private drive segment abutting and crossing adjacent land owners' property? Please provide documentation for verification. Show and label all existing easements on plans.

All radii's must be minimum 15 feet except adjacent to main entrance which should be 25 feet and include widths for aisles of 24 feet minimum for two way traffic.

Coordination and approval with Fire Department is required for proposed traffic circulation layout.

Sight distance must be checked and verified prior to Site Plan approval for proposed driveway off Eagle Ranch Road.

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.

Site plan shall comply and be designed per DPM Standards.

Hydrology

A Conceptual Grading and Drainage Plan has been submitted to Hydrology.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

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

Traffic Engineering Operations

No comments received.

Street Maintenance

No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

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

1. A work order will be required from the City of Albuquerque for proposed infrastructure within Coors and approval from NMDOT.
2. What is the status of private access easement for private drive segment abutting and crossing adjacent land owners' property? Please provide documentation for verification. Show and label all existing easements on plans.
3. All radii's must be minimum 15 feet except adjacent to main entrance which should be 25 feet and include widths for aisles of 24 feet minimum for two way traffic.
4. Coordination and approval with Fire Department is required for proposed traffic circulation layout
5. Sight distance must be checked and verified prior to Site Plan approval for proposed driveway off Eagle Ranch Road.
6. 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).
7. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
8. 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

The Open Space Division recommends a thorough archaeological study due to the close proximity of the site to the Piedras Marcadas Pueblo Archaeology Site. Although only projects

that are five acres or larger in size must submit an archaeology clearance form through the planning process per the Archaeological Ordinance, OSD recommends one in this application case because of the importance and major significance of the near-by Piedras Marcadas Pueblo.

City Forester

POLICE DEPARTMENT/Planning

***SOLID WASTE MANAGEMENT DEPARTMENT
Refuse Division***

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Project # 1002062 11EPC-40027 SITE DEVELOPMENT BLDG. PRMT	Adjacent and nearby routes	Route #790, Rapid Ride Blue line, Route #155, Coors route, and Route #96, Crosstown Town commuter route pass the site on Coors.
	Adjacent bus stops	Bus stop located on Coors adjacent to the property, approximately 275' south of the Coors/ Eagle Ranch intersection, serves the Rapid Ride Blue Line in southbound direction.
	Site plan requirements	Future Site for Rapid Ride shelter. Developer to provide a minimum of 10 ft. wide by 30ft. long easement for future Rapid Ride shelter and also coordinate with ABQ Ride for the location of the Rapid Ride shelter.
	Large site TDM suggestions	N/A
	Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

NEW MEXICO DEPARTMENT OF TRANSPORTATION

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Riverview, H-1-2-B, is located on Coors between Paseo Del Norte NW and Montano Rd NW. The owner of the above property requests approval of a Site Development for a Building Permit

to allow for a 22,600 sf office building with one tenant, 101.7 The Team. This will have no adverse impacts the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO staff has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. 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.
2. There are no existing service lines at this property. 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.