



**Environmental
Planning
Commission**

**Agenda Number: 3
Project Number: 1008137
Case Number(s): 10EPC-40004
February 18, 2010**

Staff Report

Agent	DSA Architects, LLC
Applicant	Santuario de San Martin Church
Request(s)	Site Development Plan for Building Permit Amendment
Legal Description	Tract A, Westgate Heights Subdivision
Location	Camino San Martin between Unser Blvd. SW and Gibson Blvd. SW
Size	Approximately 4.7 acres
Existing Zoning	SU-1 for Church & Related Facilities
Proposed Zoning	same

Staff Recommendation

APPROVAL of 10EPC-40004, based on the Findings beginning on Page 15, and subject to the Conditions of Approval beginning on Page 17.

Staff Planner

Carol Toffaleti, Planner

Summary of Analysis

The site development plan for building permit amendment is for Tract A, Westgate Heights Subdivision, a site of 4.7 acres zoned SU-1 for Church and Related Facilities, located on Camino San Martin between Unser and Gibson Blvd. SW. A fellowship hall, parking, landscaping and a future office building are proposed additions to an existing church development approved by the EPC in 1979. The applicant requests delegation of approval for the office building to the DRB.

The site is located in the Developing Urban Area of the Comprehensive Plan and within the West Side Strategic Plan, including the Southwest Albuquerque Strategic Area Plan. The request furthers a preponderance of applicable goals and policies in city plans, and complies with most zoning regulations. However, pedestrian access and lighting are deficient, and other changes to the site development plan are required to improve clarity and strengthen compliance.

There is no known opposition to the request.

Location Map (3" x 3")

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 Church and Related Facilities	Developing Urban Area (CP); West Side Strategic Plan, incl. Southwest Albuquerque Strategic Action Plan (II).	church
North	R-LT	same	single-family residential
South	R-D	same	single-family residential
East	(Summerfield Pl. & Unser Blvd.) R-LT	same	single-family residential
West	(Camino San Martin) R-D and R-LT	Developing Urban Area (CP); West Side Strategic Plan, incl. Southwest Albuquerque Strategic Action Plan (II); Rio Bravo SDP (III)	single-family residential

Proposal/Request

The site development plan for building permit amendment is for Tract A, Westgate Heights Subdivision, a site of approximately 4.7 acres zoned SU-1 for Church and Related Facilities, located on Camino San Martin between Unser Blvd. and Gibson Blvd. SW. The approved site development plan dates from 1980. The site currently contains a church, parking, landscaping and detention ponds. The architecture of the church was inspired by the design of a church in Peru and the applicant proposes to construct a 9,500 sf fellowship hall, and a future 3,000 sf office building in the same style. The submittal reflects existing conditions and the new buildings, along with improved pedestrian access, parking and landscaping. The applicant requests delegation of approval for the office building to the Development Review Board (DRB).

The subject site is in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, including the Southwest Albuquerque Strategic Action Plan.

The EPC is hearing the case because it involves more than minor changes to the approved site development plan for an SU-1 zone, per 14-16-2-22 (A)(1) and (6) of the Zoning Code. The total square footage in the proposal is more than double the square footage of the existing church.

Context

The subject site has an irregular shape, which is roughly square on three sides with the fourth, east side jutting out to a point. It is split between two levels, with a grade difference of approximately 10 ft. The fellowship hall and expanded parking area are on the upper level, with

direct access off Camino San Martin. A fairly steep one-way ramp leads to the lower level, where the church and existing parking are located. Another one-way ramp returns motorists to the upper level. The church is a hemisphere and the fellowship hall will complete the circle, with parking arranged in concentric rows around the buildings. The small office building would replace some terraced landscaping on the lower level next to the church.

The site is surrounded by residential subdivisions zoned R-LT and R-D, which have been developed with single-family homes. The only exception is part of the east side of the site on Summerfield Place, where the public ROWs of Summerfield and Unser Blvd. are near--and roughly parallel--to each other, with no houses in between them. A short sidewalk connects the sidewalks between the two streets.

The subject site is within approximately 1,500 ft walking or driving distance of the 98th/Gibson Community Activity Center, west of the site. Most of the activity center is undeveloped, although a drugstore is currently under construction.

History

In 1979, the site was rezoned from R-1 to its current zoning and a site development plan for the church was approved (Z-79-137, 11/15/1979). A final site development plan was signed on July 2, 1980 (see att.) At that time, much of the surrounding area was undeveloped and the only paved street was Camino San Martin. The Westgate Heights neighborhood to the northwest was already established at that time. The residential subdivisions immediately surrounding the site were built later, sometime between 1999 and 2002.

Long Range Roadway System

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

Camino San Martin and Summerfield Place are local streets.

The Long Range Bicycle Plan designates proposed bike lanes on Unser Blvd and an existing multi-use trail, which runs along the east side of Unser Blvd.. A bike route on Camino San Martin and a multi-use trail and bike lanes on Gibson Blvd. are proposed in the vicinity of the site.

Public Facilities/Community Services

Mary Ann Binford Elementary School, Truman Middle School, the Westgate Community Center, and several small city parks (developed and undeveloped) are within approximately ½ mile of the site. Rudolfo Anaya Elementary School is within ¾ mile of the site.

ABQ Ride: The #54 Bridge/Westgate operates Monday to Saturday on Sapphire St./Arenal Rd. approximately ½ mile north of the site.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The development is subject to requirements of the SU-1 zone for a church use. The proposed fellowship hall and church office are incidental uses to a church, permitted under §14-16-2-22(B)(10). The EPC has authority to permit and regulate signage in this Special Use zone.

In SU-1 zones generally, the EPC has discretion over the quantity of off-street parking and can modify building height requirements of the R-2 zone. In addition, the EPC *may require* compliance of the existing, developed portion of the site with general zoning regulations, and *shall require* compliance of any new and redeveloped portions of the site with these regulations. General regulations include parking standards (§14-16-3-1), area lighting (§14-16-3-9), landscaping (§14-16-3-10), and building and site design for non-residential uses (§14-16-3-18).

Albuquerque / Bernalillo County Comprehensive Plan

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

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

Policy II.B.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, recreational concern.

The proposed development respects existing neighborhood values and scenic resources. The increased intensity of development can be accommodated on the property, in terms of parking, landscaping and drainage. The proposed buildings are low-rise, and their architectural style matches the existing church. The request furthers the policy.

Policy II.B.5.l: 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 design of the building additions, the parking layout, pedestrian paths and landscaping maintain the original circular layout of the church development. The church is an established institution in the Westgate Heights neighborhood and the proposed additions are appropriate to the plan area. The request furthers the policy.

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.

The proposed one-story fellowship hall and office building with a maximum height of 26' will not obstruct mountain views. The facade of the fellowship hall and the additional landscaping will improve the visual quality of the site, particularly when viewed from Camino San Martin. The request furthers the policy.

Developed Landscape

Goal: To maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8.d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The proposal adds landscaping to the upper level of the site throughout the parking area and along pedestrian pathways, which controls water erosion and dust and improves the appearance of the site. The plant palette includes some native species. The request furthers the policy.

Transportation and Transit

Goal: To develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Policy II.D.4.g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The site development plan fills a gap in the public sidewalk along Camino San Martin and adds a pedestrian connection into the site at the site drive. It also includes pedestrian pathways throughout the upper level of the site between parking and the new fellowship hall. However, there is no direct pedestrian access to the church from the sidewalk on Summerfield Place at the east side of the site. The request partially conflicts with the policy.

Water Conservation/Green Principles

Water Management

Goal: Efficient water management and use.

Policy II.D.2.a: Measures shall be adopted to discourage wasteful water use, such as extensive landscape water runoff to uncultivated areas.

Policy II.D.2.b: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.

Two connecting detention ponds currently exist on the site. The grading and drainage plan calls for enlarging the upper pond to accommodate the increase in runoff caused by expansion of impervious area on the site from the new building and parking. Overflow will follow a swale and go into the lower pond near Summerfield Place, and any excess during significant storm events will be pumped to the public sewer system. Curb cuts in the upper parking area will capture some rainwater to supplement irrigation in the landscape strips between rows of parking. The request furthers the goal and policy.

Energy Management

Goal: To maintain an adequate, economical supply of energy through energy management techniques and use of alternate and renewable energy sources.

Policy II.D.3.a: Use of energy management techniques shall be encouraged.

No specific energy management techniques are identified as part of the development. However, the flat portion of the roof of the fellowship hall is a white membrane and the windows include clerestory and small openings distributed along the semicircular portion of the stucco building, which is oriented to the northwest. These are energy-conserving aspects of the project. The request partially furthers the goal and policy.

West Side Strategic Plan (Rank II)

The *West Side Strategic Plan (WSSP)* was first adopted in 1997 and amended in 2002 and 2009. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The 2002 amendments to the WSSP included several changes to policies, activity center boundaries and locations, and clarifications of conflicting and unclear policies. The adopting resolution for the amendments (R-01-278, Enactment No. 35-2002) has a section that reads:

“Section 3. The West Side Strategic Plan is a Rank 2 Plan and its provisions shall be mandatory except where they conflict with existing zoning.”

The 2009 amendment incorporated the Southwest Albuquerque Strategic Action Plan (SWASAP) into the WSSP. The subject site is within the boundary of the SWASAP area (see p. 7 of the staff report for an analysis).

Section A.3 Planning Goals and Objectives

The following Goals are applicable:

5. The Plan should recommend solutions for design and development issues, as well as cultural and environmental concerns. Ways to achieve better design should be examined and included in the Plan.
12. The Plan should provide for long-term sustainable development on the West Side.

The request is to build additions in the same low-key, architectural style as the existing neighborhood church and improve the parking, drainage and landscaping on the site, which are consistent with the goals.

The following Objectives are applicable:

6. Conserve and protect natural resources, and minimize environmental impacts. Densities of development and efficient utilization of all transportation and utility corridors are a part of this objective.

The request would intensify use of an existing site, which will better serve the surrounding neighborhood. The capacity of on-site detention facilities would be increased, and some rainwater harvesting measures will help minimize the environmental impact of the increased density of development on the site. The request furthers the objective.

11. Implement an efficient, effective, multi-modal transportation system with supporting land uses (the community concept including pedestrian, bicycle, vehicle and HOV transit) to serve the West Side...

The proposal expands off-street parking and improves pedestrian circulation and access from Camino San Martin, but the lower church level has no direct pedestrian access from Summerfield Place. The project partially conflicts with the objective.

Section B.3 – Specific West Side Communities

The WSSP identifies thirteen communities in established areas of the West Side that are partially developed and describes how community concepts can be applied. A Community is comprised of a Neighborhood Center(s) and Community Center(s), and the Plan outlines uses that should occur within the centers, as well as uses that should occur in areas adjacent to the centers.

The subject site is located with the *Bridge/Westgate Community* (p.70). This area includes the developed properties within Westgate Heights, the existing subdivisions and businesses south of Central Avenue and along Bridge Street, and the vacant land between and around these areas. The boundaries of the Community follow Central Avenue on the north, Coors Boulevard on the east, the 118th Street corridor on the west, and Blake Road on the south. The area contains approximately 4,900 acres and could someday include a population of 38,300.

The Community is planned to provide substantial growth capacity for Albuquerque at urban densities. It is well located near the I-40, Central, Bridge and Rio Bravo crossings, and is fairly easily serviced by City utilities. The residents have worked very hard to improve neighborhood conditions and have succeeded in having new community facilities located here.

There are no specific policies that apply to the request.

The subject site is located within ¼ mile as the crow flies from the 98th/Gibson Community Activity Center.

Section B.4 – Development Process Issues

The following phasing assumption applies to the request:

- Development on parcels already served by infrastructure shall be encouraged.

The proposal is for additional development on a site that is already served by infrastructure, which supports this element of the plan.

Policy 4.6: The following design guideline sections shall become policies with the approval of this Plan: Visual Assets; ...Height; Lighting; Vegetation; ...Signs; ... and Additional Design Guidelines Issues. It is recognized that additional Design Guidelines based on these and other applicable policies of the Plan shall be developed as follow-up work, and will be more complete than those included here. These policies were considered too critical to wait for additional planning efforts in the future. (pp. 160-171)

Lighting - A relatively 'dark sky' is a desirable part of the West Side lifestyle... Vehicular and pedestrian safety must be the primary concern at all times. Careful design to prevent unnecessary 'light pollution' is the desired effect. Pedestrian scale lighting in residential and

commercial areas (including parking lots) is strongly encouraged in preference to large ‘cobra head’ street lights. (p. 170)

The new 16' high lightpoles with full cut-off fixtures in the upper parking area minimize light pollution, but no lighting is shown near the new building that would ensure better pedestrian safety. The project partially conflicts with the guideline.

Vegetation – The entire planning area is characterized by a dry upland mesa environment, with the exception of the Bosque edge adjacent to the river. Landscaping can be utilized to aid in the preservation of the area’s aesthetics as well as to preserve the biologic integrity of the mesa environment...Landscaping will be required for all non-residential construction, but will be designed on xeriscape principles...(p. 171)

The proposed landscaping consists of drought-tolerant species, including native plants, that complies with this guideline.

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. (p. 176)

New pedestrian connections and bicycle racks are provided, but there is no pedestrian access to Summerfield Place. The request partially conflicts with the policy.

Policy 4.11: Existing design standards, not altered through the policies of this Plan, remain in force until such time as the new design guidelines have been adopted and previous standards rescinded. However, elected officials and neighborhoods are encouraged to suggest that new development occurring in the interim respect the intent of the future design guidelines as described above, as it represents the will of the public. (p. 176)

[This policy is included to underscore the importance of the above guidelines.]

Section B.6 – Transportation System

Policy 6.25: All new developments shall include internal bicycle/pedestrian trails and bikeways which link to the adopted Trails and Bikeways Facility Plan primary trails network when feasible...All other development plans must demonstrate connectivity of trails and bikeways to adjacent developments and destinations. (p. 202)

The development does not provide a link to the public sidewalk on Summerfield Place, which would improve connectivity with the adjacent residential neighborhood to the north and east and with the existing bicycle/pedestrian trail and proposed bike lane on Unser Blvd. The request conflicts with the policy.

Southwest Albuquerque Strategic Action Plan (SWASAP)

The SASAP was adopted as part of the WSSP in 2009 (R-08-169, Enactment R-2009-035, 3/2/2009). The plan begins on p. 305. It recommends specific text amendments to the WSSP and to the Tower/Unser, Rio Bravo and West Route 66 sector development plans. The plan includes goals and policies, as well as projects and programs. Together, these inter-related actions are intended to help Southwest Albuquerque become a complete community. A “complete community” is defined on p. 321 as “clusters of complete neighborhoods served by a

network of highly accessible community and neighborhood size activity centers that conveniently concentrate opportunities for living, learning, working, shopping and playing.” “Complete neighborhoods”, in turn, are defined as “neighborhoods, each comprised of a variety of quality built, southwestern style single-family and multiple-family housing in a range of prices; businesses; parks; schools; and landmarks all easily accessed by walking or bicycling”.

Applicable goals of the plan are to:

Goal 1. Build complete neighborhoods and a network of activity centers to serve them. (p. 321)

Although church and related uses are not specifically listed as an element of a complete community, staff finds that the proposed fellowship hall will provide space for new educational and social opportunities, which contribute to a more “complete” neighborhood. The opportunities would serve the congregation, 90% of whom live in the surrounding area according to the applicant. The request furthers the goal.

Goal 5. Develop a complete multi-modal transportation network. (p. 353)

The plan states: “A complete network of streets and trails will effectively connect Southwest Albuquerque to other parts of Albuquerque and the County, will enable efficient trips within the community, and will provide direct connections from home to school, park or store. ... A completely connected transportation network allows people to easily walk, bicycle, drive or take a bus.”

The “as built” development has vehicular access off Camino San Martin for the church and proposed facilities. The proposed site plan also provides pedestrian access from Camino San Martin and bicycle parking on the upper level of the site, but there is no direct access to the lower (church) level of the site from Summerfield Place. The limited access discourages walking to the church and fellowship hall from residential subdivisions to the north and east of the site. Although there are outdoor stairways between the two levels, there is no ADA-compliant connection due to the significant grade difference between them. This reinforces the need for direct ADA-compliant access to the church and future office building from Summerfield Place. The request conflicts with the goal.

Southwest Area Plan (Rank II)

The Southwest Area Plan (SWAP) was first adopted in 1988, and revised in 2001. The Plan generally encompasses properties between Central Avenue and Interstate 40 to the north, Rio Puerco on the west, and Isleta Pueblo land on the south. Its eastern boundaries are the Rio Grande north of Woodward and I-25 south of Woodward Road to Broadway Blvd. The plan area covers 115 square miles and the majority is unincorporated land in the County of Bernalillo. The City of Albuquerque resolution states that the SWAP applies to properties in the County and that policies contained in the West Side Strategic Plan shall apply to the areas within the municipal boundaries (R-01-375, Enactment 42-2002, lines 10-13). Therefore the SWAP does not apply to the request.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The site development and landscaping plan approved in 1980 indicates that the upper level would contain all the parking and the lower level the church and most of the landscaping. As noted on the site plan, the single ramp down was reserved for disabled access and service vehicles, and direct access to the church was to be provided from the street upon completion. Condition 1 in the Notice of Decision called for “the addition of sidewalks and shade trees along all streets”. The site development plan includes a sidewalk on Camino San Martin north of the site drive only, presumably because it was the only street abutting the property at the time. Trees are shown around the perimeter of the site, which staff believes fulfill the street tree requirement.

The applicant submitted a revised site development plan dated January 29, 2010 and supplementary information on February 8, 2010 for the future office building, which are analyzed below.

Site Plan Layout / Configuration

The proposed fellowship hall, parking expansion and new landscaping on the upper level of the site complement the circular layout of the existing development. The future office building would be a small structure in the lower level. It would fit into an area already delineated by high retaining walls and not undermine the overall site design.

The area of the new fellowship hall (9,500 gsf) is equal to the area of the existing church and the future office building would increase the square footage by a further 3,000 gsf. Overall, the floor-area ratio (FAR) would be 0.11.

The height of the fellowship hall is 18’ and design standards for the office building indicate a maximum height of 26’.

The refuse enclosure has been expanded to comply with current requirements of the Solid Waste Department, and is screened by a stucco enclosure with a painted, wood gate.

Walls/Fences

There is an existing stucco wall and ornamental wrought-iron fence enclosing most of the site. The height of the wall varies from 3’ to 6’ and the fence is 6’ high. The CMU block walls separating the site from adjoining residential properties are approximately 6’ high. Stucco retention walls exist between the two levels of the site, and along the vehicular ramps, ranging in height from 3’ to 20’. The retention walls also form landscaped terraces on either side of the church. No changes to walls and the fence are proposed in the current request.

Vehicular Access, Circulation and Parking

The existing vehicular ingress and egress from Camino San Martin will be maintained. Circulation within the upper and lower parking areas is two-way, but the vehicular ramps between the two levels are one-way.

The quantity of parking in an SU-1 zone is at the EPC’s discretion, whereas the site plan must adhere to parking design standards in the Zoning Code. To provide a basis for the EPC’s decision on parking quantity, the amount normally required under the off-street parking regulations of the Zoning Code is calculated for each use on the site plan. However, the number

of seats in the sanctuary is not indicated. Calculations are also missing for the number of motorcycle and bicycle spaces required by the office and church uses. The total number of motorcycle spaces is sufficient, but they are not distributed on the site to adequately serve each land use. One more is required near an entrance to the church, and one more will eventually be required near the entrance to the office building to comply with 14-16-3-1(C)(2). The two “extra” spaces in front of the fellowship hall could be eliminated.

Overall, 200 car parking spaces would be required for the three buildings and 218 spaces are provided. 149 spaces are proposed in the upper level and 69 in the lower level, which should be called out or corrected on the site plan.

The applicant has stated that the church and fellowship hall will never be used at the same time. Staff considers that the amount of provided parking is more than necessary for the site, even after the future office building is in use. The upper level is where the “excess” parking is located.

The applicant explained in their supplementary letter that it would be very onerous to rebuild the vehicular ramps and retention walls to provide ADA-compliant sidewalks between the two levels. As compensation, the applicant is proposing two additional parking spaces for disabled parishioners and a drop off/pick up area directly in front of the church, which exceeds zoning requirements. Any existing disabled parking signs in front of the church should be called out on the site development plan. The number of disabled spaces on the upper level complies with requirements for the new fellowship hall.

The motorcycle spaces and an adjoining standard parking space on the lower level would be eliminated with development of the future office building (see Keyed Note 30). At phase II, the motorcycle spaces will need to be replaced at some other location near the entrance to the church and office. This should be noted on the site plan.

Pedestrian and Bicycle Access and Circulation, Transit Access

The site development plan fills a gap in the public sidewalk along Camino San Martin between the site drive and the houses to the south. A new pedestrian connection into the site is also provided next to the driveway. Four additional 6' wide paths fan out from the fellowship hall to connect with various sections of the parking area. The crosswalks should be “of a permanent nature” per off-street parking regulations, i.e. textured colored concrete, thermoplastic or similar material, rather than painted.

Existing outdoor stairways on either side of the church provide pedestrian connections between the upper and lower tiers of the site, but they are obviously not ADA-compliant. As already mentioned, the applicant says it would be too onerous to redevelop the vehicular ramps to accommodate an ADA-compliant sidewalk alongside them. Staff accepts the argument, but considers it important to at least provide a direct ADA-compliant pedestrian access to the church and future office building from Summerfield Place at the east side of the site. . A connection in this location would fulfill a requirement in the site plan approved in 1980 and would further applicable policies of the Comprehensive Plan and West Side Strategic Plan that promote pedestrian travel. To address the applicant’s concerns about security and liability, staff recommends an opening with a gate that can be locked when no services and activities are happening.

The 9' wide walkway around the front of the fellowship hall complies with general zoning regulations.

Staff did not find the pavement markings keyed as #12.

A bicycle rack is provided on each level. The rack at the southwest corner of the fellowship hall needs repositioning to maintain a 6' clear pedestrian path on the adjacent walkway, per 14-16-3-18(C)(1)(d).

Lighting and Security

Four 16' high lightpoles with double fixtures are proposed between the concentric rows of parking around the fellowship hall. They should be repositioned to avoid conflict with shade trees and, possibly, stormwater flows. General Note B should also state that the location of site lighting shall be coordinated with the landscape and grading & drainage plans. An additional general note is recommended stating that area lighting shall comply with 14-16-3-9 of the Zoning Code.

There are existing lightpoles on the upper level (see Fig. 3 in staff photos), which are not shown on the site plan. The applicant needs to clarify whether they are being retained or removed, which would be necessary if they exceed 16' in height.

While the parking area appears to have adequate lighting, the walkways around the fellowship hall appear deficient in this regard as noted by the Police Department. Staff recommends additional illumination, such as bollard or building-mounted fixtures, along facades of the fellowship hall and future office building to improve safety and security.

Landscaping

The landscape plan consists of two sheets. Sheet L-100 shows the existing landscaping that is being retained during Phase 1 and the new landscaping. The area of landscaping to remain "as is" in the north part of the site should be hatched and calculated the same as the area in the southern part of the site. Sheet L-101 shows all the existing landscaping, including what will be removed as a result of the proposed development.

The plant palette is limited to low and medium water use plants, includes evergreen shrubs and groundcover, and adds native seed mix and desert willow to the detention pond at the northwest corner of the site. The new plantings will complement the existing landscaping and enhance the site. Two types of shade trees are proposed in the upper parking area. The number and distribution are in compliance, but the calculations need to be corrected to reflect the actual number of parking spaces and trees provided. A note states that new trees shall not be placed within a 30' wide zone within the sanitary sewer (SAS) easement, per the Water Utility Authority. The note should be more legible and a Honey Locust in the northeast corner of the site needs to be relocated to comply.

Street trees are existing along Camino San Martin and Summerfield Place, and existing trees buffer the residential properties to the north and south of the site.

The landscape calculations generally demonstrate that the proposal complies with landscape regulations in the Zoning Code. However, they should clarify what areas are included in the

“total proposed” and “total existing” landscape provided, and the square footage figures denoting the same landscaped areas (new, existing, etc.) should match up throughout the sheets. Staff also recommends additional calculations to demonstrate that landscaping will continue to comply after the future office building replaces the terraced landscaped bed in Phase II.

Public Outdoor Space

Seating is required along the façade of the fellowship hall per 14-16-3-18(C)(3). One option is to add seating to the tree planters as long as a 6' clear pedestrian path and any rainwater harvesting into the planters are maintained.

Although outdoor space is not required by the Zoning Code, staff believes a portion of the parking area adjacent to the fellowship hall could be converted to an attractive patio or used to widen the walkway, which would provide outdoor space to complement activities in the hall. It would not create a parking deficiency, since there is excess parking on the upper level for the fellowship hall and the applicant has stated that the three activities on the site will never happen simultaneously.

Utilities

The utility plan appears complete.

General Note C on sheet 1 (AS-101) simply calls for screening of roof and ground-mounted equipment. Staff recommends that it also: refer to 14-16-3-18(C)(6); state that any structural features used to screen equipment match the predominant materials and colors used in the buildings; and allow adequate clearance for ground-mounted transformers and utility pads per comments from PNM.

Grading and Drainage Plan

The grading and drainage plan indicates that the elevation of the finished floor of the church is 5052.4 ft. The square footage and finished floor elevation of the new building should be called out on the plan, but is approximately 5062.5 ft., i.e. ten feet higher than the church. The plan calls out the future office building but does not provide drainage information associated with it.

There are two existing detention ponds on the site and a connecting swale between them. The higher one, at the northwest corner, will be enlarged to accommodate the increased runoff from the fellowship hall and expanded parking area on the upper level of the site. The one in the east corner will continue to receive flows from the lower level of the site and any excess flows from the upper level via a swale. A small pump would discharge any excess flows to the public storm drain system.

Runoff on the upper level will flow through curb cuts in the parking area to the northwest detention pond. The depressed landscaped strips between the rows of parking are designed to intercept some of the flow to supplement irrigation for plantings. Staff questions how much will be intercepted because the curb cuts are not offset. There are curb-cut details on sheet 1. Staff recommends improving their legibility and moving them to sheet 2 with the other details.

Architecture

The proposed fellowship hall is an 18' high, one-story building with a square footage of 9,500 sf. Its semi-circular shape, roof line, windows, materials and color mirror the architectural style of the church. The new building will create a more welcoming and attractive façade for people viewing or entering the site from Camino San Martin than the rear façade of the church currently does. The main entrance is at the center of the building facing the street, and there are secondary and service doors.

The metallic roof should be noted as “non-reflective” to prevent unnecessary glare to surrounding properties.

The applicant has provided design standards for the future office building on a separate sheet, to supplement a brief note on the elevations sheet. Staff believes they include some redundant information that is already covered on the site plan, while some other standards could apply to the site as a whole rather than just the office building. The remaining standards provide useful and adequate guidance to ensure that the future building matches the architecture of the church and fellowship hall and is compatible in terms of height. The streamlined design guidelines should be incorporated into the site development plan.

Signage

There is an existing free-standing sign (see Fig. 1 in staff photos) north of the site drive on Camino San Martin, which should be called out on the site development plan and briefly described as to type, size and height. According to the City’s AGIS system, it appears to be located on land owned by the applicant rather than in the public ROW, but the land is not officially part of the subject site. No new signage is proposed.

The deficiencies noted in the analysis of the site development plan are reflected in recommended conditions of approval.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

Comments from departments and agencies begin on p. 22, including the Traffic Engineer, Solid Waste Department, Water Utility Authority, Police Department and PNM. The applicant addressed the significant comments, except for comments on lighting from the Police Department and on clearance for utilities from PNM.

NEIGHBORHOOD/PUBLIC CONCERNS

Property-owners within 100', the Westgate Heights Neighborhood Association (NA), South Valley Coalition of NAs, South West Alliance of Neighbors (SWAN) and Westside Coalition of NAs were notified of the proposal. No written comments have been received and there is no known opposition to the request.

CONCLUSIONS

The request to add a fellowship hall and future office building to the Santuario de San Martin furthers a preponderance of applicable goals and policies in the Comprehensive Plan and West Side Strategic Plan. The proposed site design will enhance the appearance of the property and the architecture of the building additions matches the style established by the church.

Conditions of approval are recommended to “clean up” the submittal and to bring the site development plan into greater compliance with general zoning regulations and with city goals and policies, including those encouraging pedestrian connectivity between complementary land uses.

There is no known opposition to the request.

Staff recommends approval subject to conditions.

FINDINGS – 10EPC-40004, February 18, 2010, Site Development Plan for Building Permit Amendment

1. The site development plan for building permit amendment is for Tract A, Westgate Heights Subdivision, a site of approximately 4.7 acres zoned SU-1 for Church and Related Facilities, located on Camino San Martin between Unser Blvd. and Gibson Blvd. SW. The site currently contains a 9,500 sf church, parking, landscaping and detention ponds. The architecture of the church was inspired by the design of a church in Peru and the applicant proposes to construct a 9,500 sf fellowship hall, and a future 3,000 sf office building in the same style.
2. The subject site is in the Developing Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, including the Southwest Albuquerque Strategic Action Plan.
3. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject site is on two levels: the finished floor of the existing church is at 5,052.4 ft and the finished floor of the proposed fellowship hall is at 5,062.5 ft, a grade difference of 10.1 ft.
5. The site is surrounded on three sides by residential zones (R-LT and R-D), which are developed with single-family homes.
6. The site was rezoned from R-1 to its current zoning in 1979 (Z-79-137, 11/15/1979) and a site development plan for the church received final sign-off on 7/2/1980. As a condition of approval, the EPC required sidewalks and shade trees along all streets. In addition, the site development plan required direct pedestrian access from the future street along the east property line.
7. The request furthers the following goals and policies of the Comprehensive Plan (CP) and the West Side Strategic Plan (WSSP), which includes the Southwest Albuquerque Strategic Area Plan (SWASAP):
 - a. The proposed site and building design respects neighborhood values and scenic resources, is appropriate to the plan area and will improve the visual quality of the site (CP policies II.B.5.d., l., & m.)

- b. The proposed landscaping throughout the upper parking area and along pedestrian pathways will control water erosion and dust and improve the appearance of the site. Some native vegetation is proposed. (CP policy II.C.8.d)
 - c. An existing on-site detention pond and swale will be enlarged to accommodate runoff from the proposed development and will be appropriately landscaped, and a portion of the runoff will supplement irrigation in landscaped strips within the parking area (CP Policies II.D.2.a. & b.)
 - d. The additional buildings and land uses will result in an appropriate development density for the church site and its residential context. Increased runoff from the development is handled through on-site detention and some infiltration, which conserves water (WSSP objective 6)
 - e. The proposed fellowship hall provides space for new educational and social opportunities, which helps create a more complete neighborhood in the Westgate Heights area (SWASAP Goal 1).
8. The request conflicts or partially conflicts with the following goals and policies of the Comprehensive Plan (CP) and the West Side Strategic Plan (WSSP), which includes the Southwest Albuquerque Strategic Area Plan (SWASAP):
- a. Pedestrian and bicycle opportunities are integrated into the upper level of the site, but there is no ADA-compliant connection with the lower level and no direct access to it from the abutting street. As a result, there is no link to the existing trail and proposed bike lane on Unser Blvd. (CP Transportation & Transit Goal and Policy II.D.4.g, WSSP Objective 11 & Policy 4.10, SWASAP Goal 5)
 - b. Lighting around the perimeter of the new buildings is not adequate to ensure pedestrian safety and security (WSSP policy 4.6/Lighting).
9. The applicant is requesting delegation of approval for the office building to the DRB, which would be acceptable with minor changes to the proposed design standards.
10. Conditions are recommended to correct and complete information in the site development plan, with regard to parking, lighting, landscaping and utilities equipment. An additional pedestrian access is required to bring the development into compliance with the approved site development plan and to further city goals and policies that encourage walking and pedestrian connectivity. Outdoor space is recommended as an amenity, and pedestrian lighting for safety and security reasons.

11. Property-owners within 100', the Westgate Heights Neighborhood Association (NA), South Valley Coalition of NAs, South West Alliance of Neighbors (SWAN) and Westside Coalition of NAs were notified of the proposal. No written comments have been received and there is no known opposition to the request.

RECOMMENDATION - 10EPC-40004, February 18, 2010

APPROVAL of 10EPC-40004, a Site Development Plan for Building Permit Amendment, for Tract A, Westgate Heights Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 10EPC-40004, February 18, 2010, Site Development Plan for Building Permit Amendment

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The EPC delegates approval of the future office building to the DRB according to this site development plan, as amended by the following conditions.
4. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:** Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
 - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - b. If applicable, provide encroachment agreements for fencing and signage located within City of Albuquerque right-of-way.
 - c. Site plan shall comply and be designed per DPM Standards.

5. Site Development Plan (sheet 1 –AS-101)

- a. In the label for the future building, include “office” to specify the use, and include the gross square footage instead of the net leasable area.
- b. Call out the existing free-standing sign on Camino San Martin and provide its dimensions, materials, colors and lighting, if any.
- c. Move the curb cut detail and cross-section to sheet 2 (AS-501).

6. Parking

- a. Calculations
 - i. Specify “fellowship hall” and “office” to identify the uses of the two buildings.
 - ii. Provide the number of seats in the sanctuary.
 - iii. Provide the number of motorcycle and bicycle spaces required by the church and future office use.
 - iv. Correct the total number of parking spaces provided.
- b. On the site plan, call out the number of new parking spaces (149) on the upper level of the site and the number of existing (75) and proposed spaces (69) on the lower level.
- c. Add one motorcycle parking space in a location visible from a main entrance to the church.
- d. Add the following text to Keyed Note 30: “Motorcycle parking spaces for each building on the site shall be located to comply with 14-16-3-1(C).”
- e. Call out the existing disabled parking signs in front of the church.

7. Pedestrian access and circulation:

- a. Create an opening in the wall and fence on Summerfield Place to provide an ADA-compliant pedestrian connection to the walkway at the front of the church. The opening may have a gate that can be locked except during church services and related activities.
- b. The crosswalks shall be textured colored concrete, thermoplastic or similar material.
- c. The bike rack at the west corner of the fellowship shall be repositioned to maintain a minimum 6' clear pedestrian path around the rack when it is in use.

8. Lighting:

- a. General Note B on sheet 1 (AS-101) shall also state that the location of site lighting shall be coordinated with the landscape plan and grading & drainage plan to avoid conflict with shade trees and stormwater flows.
- b. Add a General Note to sheet 1 (AS-101) stating that area lighting shall comply with 14-16-3-9 of the Zoning Code.
- c. Call out any existing lightpoles that are being retained or removed.
- d. Bollard and/or building-mounted lighting shall be added along facades of the fellowship hall and future office building to improve safety and security.

9. Landscaping:

- a. The area of existing landscaping to remain “as is” in the north part of the site shall be hatched and its square footage shall be indicated on the site plan.
- b. Correct parking area tree calculations to reflect the actual number of parking spaces and trees provided.
- c. Improve the legibility of the note concerning the 30’ clear zone in the SAS easement. Relocate the Honey Locust in the northeast corner of the site outside this zone.
- d. In landscape calculations, clarify which areas are included in the “total proposed” and “total existing” landscape provided.
- e. Ensure that square footage figures denoting the same landscaped areas are identical throughout the landscape plan.
- f. Add calculations for the Phase II development (future office building).

10. Outdoor amenities:

- a. Seating shall be added along the circular frontage of the fellowship hall to comply with 14-16-3-18(C)(3). Seating may include benches in combination with the proposed tree planters, provided a 6’ clear pedestrian path and any rainwater harvesting measures are maintained.
- b. A patio area or wider walkway with, at minimum, seating and 25% shade shall replace a portion of the parking adjacent to the fellowship hall (max. 18 spaces) and be located to

complement indoor uses of the building. Parking calculations shall be adjusted accordingly.

11. Utility equipment

- a. Insert “per 14-16-3-18(C)(6)” in General Note C. Add a second sentence: “Any structural features used to screen equipment shall match the predominant materials and colors used in the buildings.”
- b. Add the following as General Notes per PNM:
 - i. It is the applicant’s obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements or agreements.
 - ii. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes.

12. Grading & Drainage Plan:

- a. Call out the square footage and finished floor elevation of the fellowship hall on the building footprint.
- b. Provide preliminary drainage information for the Phase II development (future office building).

13. Architecture: On the elevations sheet, the metallic roof shall be noted as “non-reflective” to prevent unnecessary glare to surrounding properties.

14. Design Standards

- a. Move the following sections to the site plan or elevations (sheet 1 or 7) and title them “Design Standards for the Future Office Building”: Overall Design Theme, Architecture, Materials and Colors, Building Height. Amend them as follows:
 - i. Architecture: after “future”, insert “office”; replace “All buildings” with “The building”.

- ii. Materials and Colors: replace “Buildings” with “The building”; insert “gluelam or wood timber beams” after “metal”; insert “bronze anodize” after “Topaz”; delete “colors and” and sentence beginning “No metal or plain...”.
 - iii. Building height: replace text with “maximum 26 ft”.
 - b. Add a note to sheet 1 (AS-101) stating that the EPC delegates approval of the future office building to the DRB, per the Design Standards on [appropriate sheet].
 - c. Move sentence in the Equipment section that begins “Roof penetrations...” to General Note C on sheet 1.
 - d. Move the following bullet points in the Lighting section to the General Notes on sheet 1 (AS-101): bullet points beginning with “Controlled...”, “Fixture...”, “Exterior...”, “Uplighting...”
-

Carol Toffaleti
Planner

cc: Rev. Leo Padget, San Martin de Porres Parish, 8301 Camino San Martin SW, Albuquerque, NM 87121
John A. Huchmala, Archdiocese of Santa Fe, 4000 St. Joseph’s Place NW, Albuquerque, NM 87120
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Matthew Archuleta, Westgate Heights NA, 1628 Summerfield SW, Albuquerque, NM 87121
Susan White, South Valley Coalition of NAs, 2736 Los Padillas SW, Albuquerque, NM 87105
Marcia Fernandez, South Valley Coalition of NAs, 2401 Violet SW, Albuquerque, NM 87105
Klarissa Peña, Southwest Alliance of Neighbors, 6301 Sunset Gardens, Albuquerque, NM 87121
Louis Tafoya, Southwest Alliance of Neighbors, 6411 Avalon Rd NW, Albuquerque, NM 87105
Brett Lopez, Westside Coalition of NAs, 4815 Northern Trail NW, Albuquerque, NM 87120
Candelaria Patterson, Westside Coalition of NAs, 7608 Elderwood NW, Albuquerque, NM 87120

Attachments

Z-79-137, 11/15/1979

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

No comments received.

Office of Neighborhood Coordination

Westgate Heights NA (R)
South Valley Coalition of NA's
Westside Coalition of NA's
South West Alliance of Neighbors (SWAN)

Long Range Planning

No comments received.

CITY ENGINEER

Transportation Development Services (Revised 2/4/2010)

- 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).
- If applicable, provide encroachment agreements for fencing and signage located within City of Albuquerque right-of-way.
- Site plan shall comply and be designed per DPM Standards.

Hydrology

- The Hydrology Section has no adverse comments on the site plan. Prior to DRB, a conceptual grading and drainage plan must be submitted to Hydrology to determine what, if any, infrastructure requirements are warranted.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

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

Traffic Engineering Operations

- No comments received.

Street Maintenance

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

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

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- b. If applicable, provide encroachment agreements for fencing and signage located within City of Albuquerque right-of-way.
- c. Site plan shall comply and be designed per DPM Standards.

WATER UTILITY AUTHORITY

Utility Services

Regarding the 50' sanitary sewer easement: a "demarcation" is possible within the easement where no trees can be planted. The "demarcation" should be 30' wide centered over the sewer line.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

- No comments received.

Environmental Services Division

- No comments received.

PARKS AND RECREATION

Planning and Design

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

Open Space Division

Open Space has no adverse comments

City Forester

- No comments received.

POLICE DEPARTMENT/Planning

Shawn McWethy Southwest Substation, 6404 Los Volcanes Rd. NW, West of river; south of I-40

Lighting – should illuminate all parking areas, walkways, maintenance areas and building entrances and should not conflict with existing and/or proposed landscaping.

Landscaping – Proposed landscaping appears to be in conflict with the new proposed lighting poles. Mature trees will eventually reduce the effectiveness of these lights. Landscaping should be removed from the areas immediately adjacent to the building and surrounding sidewalks.

Neighborhood involvement – Property management should contact neighbors in the surrounding area for assistance. Recommend asking that they notice and report suspicious activity.

Other – Recommend installing video surveillance equipment to view all parking lots, walkways, common areas and entrance/exit points (building).

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Disapproved need two trash enclosures not one. Call for details. [Note: the revised site plan includes a double enclosure]

FIRE DEPARTMENT/Planning

- No comments received.

TRANSIT DEPARTMENT

Adjacent and nearby routes	None
Adjacent bus stops	None
Site plan requirements	None
Large site TDM suggestions	N/A
Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

- No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

- No comments received.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

- No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- As a condition, it is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements or agreements.
- Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.