



**Environmental
Planning
Commission**

**Agenda Number: 4
Project Number: 1008886
Case #: 11EPC 40049
August 11, 2011**

Staff Report

Agent	Modulus Architects
Applicant	Glen Garcia
Request(s)	Site Development Plan for Building Permit
Legal Description	2A2C, Black Ranch
Location	Valley View Drive NW, between Corrales Main Canal and Coors Blvd. NW
Size	Approximately 1 acre
Existing Zoning	SU-1 for C-1 permissive uses and hotel not to exceed two stories in height and restaurants with full service liquor license
Proposed Zoning	No change

Staff Recommendation

APPROVAL of 11EPC 40049, based on the Findings beginning on Page 22, and subject to the Conditions of Approval beginning on Page 24.

Staff Planner

Randall Falkner, Planner

Summary of Analysis

This is a request for a site development plan for building permit for Lot 2A2C, Black Ranch, located on Valley View Drive NW, between the Corrales Main Canal and Coors Boulevard NW. The site is zoned SU-1 for C-1 permissive uses and hotel not to exceed two stories in height and restaurants with full service liquor license. The applicant intends to build a 33,600 square foot two-story nursing home on vacant land.

The request meets the intent of a preponderance of policies of the Comprehensive Plan, the West Side Strategic Plan, and the Coors Corridor Plan. Staff is recommending approval with conditions.

Location Map (3" x 3")

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 C-1 permissive uses and hotel not to exceed two stories in height and restaurants with full service liquor license	Developing Urban West Side Strategic Plan Coors Corridor Plan	Vacant
North	SU-1 for C-1 permissive uses and hotel not to exceed two stories in height and restaurants with full service liquor license	”	Vacant
South	RO-1	”	Vacant
East	Drain, and RA-1 (east of Corrales Main Canal)	”	Drainage/Flood Control, Single Family Residential, and Vacant (east of Corrales Main Canal)
West	SU-1 for C-1 permissive uses, restaurants with full service liquor or limited vehicle sales, and SU-1 for C-1 permissive uses and hotel not to exceed two stories in height and restaurants with full service liquor license	”	Office, Commercial

II. INTRODUCTION

Request

This is a request for a site development plan for building permit for Lot 2A2C, Black Ranch, located on Valley View Drive NW, between the Corrales Main Canal and Coors Boulevard NW. The site is zoned SU-1 for C-1 permissive uses and hotel not to exceed two stories in height and restaurants with full service liquor license. The applicant intends to build a 33,600 square foot two-story nursing home on vacant land.

The EPC is hearing this request because development of an SU-1 zone may only occur in conformance with an approved site development plan. The site is located in the Developing

Urban Area of the Comprehensive Plan and is within the boundaries of the West Side Strategic Plan (WSSP) and the Coors Corridor Plan (CCP). The subject site is located in segment 3 of the Coors Corridor Plan.

Context

The subject site is bordered by a music store and rental car company to the west, vacant lots to the north and south, and the Corrales Main Canal to the east. Further east, across the Corrales Main Canal are residential lots, a number of which are vacant. The site has good views of the Sandia Mountains to the east. The Coors Corridor Plan (CCP) has view preservation requirements. Traffic is not heavy along Valley View Drive; however the site is approximately 260 feet east of Coors Boulevard and 500 feet north of Paseo del Norte, which is one of the busiest interchanges in Albuquerque.

History

The subject site was annexed by the City in December 2001 and was assigned the current zoning as part of a request (01110 00557) to annex approximately 19 acres located on Coors between Paseo del Norte and Irving NW. A site development plan for subdivision containing design standards was also approved by the EPC as part of the June 2001 request (01EPC 00558). A series of additional subdivisions were approved that resulted in the current lot configuration (02EPC 01345, 03EPC 00510, and 03EPC 00697).

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 Boulevard NW as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates Paseo del Norte as a Freeway.

Valley View Drive NW is a local street.

Coors Boulevard is an Enhanced Transit Corridor.

There are no bicycle routes, lanes or trails directly adjacent to the subject site (along Valley View Drive). There is a proposed bicycle lane along Coors Boulevard.

Coors Boulevard is served by the following bus routes: #96 (Crosstown Commuter), # 155 (Coors), # 251 (Abq-Rio Rancho/Rail Runner Connection), #551 (Jefferson/Paseo del Norte Express), and #790 (Rapid Ride Blue Line). The closest bus stop is approximately 500 feet to the west, but is on the opposite side of Coors Boulevard. The closest bus stop on the east side of Coors Boulevard is just north of Irving, approximately 1,600 feet away.

Public Facilities/Community Services

See attached Public Facilities Map for details.

Definitions, Coors Corridor Plan

View Plane: On the east side of Coors Boulevard in corridor Segments 3 and 4, a view plane is established at four feet above the elevation at the east edge of the east driving lane. The view plane extends horizontally at 90 degrees to the easterly boundary of the corridor (Coors Corridor Plan, page 103).

Sighting Lines: Imaginary sighting lines at a 45 degree angle to the road alignment are shown on the View Preservation Maps, Figures 32, 33 and 34 for corridor Segments 3 and 4. The sighting lines indicate the most restrictive viewing angle of the motorist when travelling northbound on Coors Boulevard (Coors Corridor Plan, page 103).

View Area: The view area for a parcel of land is a series of rectangular view frames created by the Coors Boulevard grade level as the bottom of the view frame; the highest point of the ridge line of the Sandia Mountains as the top of the view frame. The north and south edges of the view frame are created by vertical extensions from the north and south property lines of the parcel. The series of view frames change as the viewer travels north on Coors Boulevard. The view frames are perpendicular to sighting lines. Collectively, the series of view frames is the view area (Coors Corridor Plan, page 103).

III. ANALYSIS

Albuquerque Comprehensive Zoning Code

The site is zoned SU-1 for C-1 permissive uses and hotel not to exceed two stories in height and restaurants with full service liquor license. The proposed use (a nursing home, which is classified as an institution) is permissive in the C-1 zone. The SU-1 zone provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. Development on an SU-1 zone may "only occur in conformance with an approved site development plan" that is subject to EPC review. The applicant has provided a site development plan to satisfy this requirement.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

This is a request for a site development plan for building permit. The applicant intends to build a 33,600 square foot two-story nursing home on vacant land.

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

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

Note: Policy is in regular text; *Applicant's justification is in italics; staff's 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."

The applicant has cited the following policies to justify the request:

II.B.5 Developed and Established Urban Areas

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.

Applicant's Justification: This proposed development furthers this policy both inside and outside of the building. Parking, as noted, is more than adequate and will cause no traffic problems to the adjoining uses. The property is accessed from Valley View Road.

The property is located off Coors Boulevard, a major commercial thoroughfare. The design of the property will utilize the views to the bosque and the mountains. The property to the east, which sits between this site and the river is all zoned RA-1. There is a drainage ditch between this site and the residential neighborhood, which will assure that there is no impact of the use on the single family homes. Further, the property to the north of this site if offices, many of which are, or could be medical offices that could integrate with the nursing home. Skilled nursing homes are important to an aging society and the proximity of such a use to the burgeoning west side residential neighborhoods would provide a needed amenity to the area.

The Applicant has met with the Riverfront Estates Neighborhood Association. The association expressed their support of the overall design of the project. Applicant hopes to have a letter of support available before the Environmental Planning Commission hears this request.

Staff's response: The location, intensity, and design of the proposed development comports with neighborhood values. The site is separated from residential uses to the east by the Corrales Main Canal. The request will develop land that is currently vacant. Vacant land tends to attract weeds, litter, loitering, and crime. The request will provide a valuable service (nursing home) to an aging population, and provide jobs to Westside residents. Neighborhood values will be improved by providing infill and encouraging economic development. The applicant has revised the site plan by rotating the building and lowering the far southern portion of the building to one-story in order to lessen the impact on the view plane (as described on page 103 of the CCP and page 3 of this staff report). There is no known neighborhood opposition to the request. The request furthers Policy II.B.5d.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services where the integrity of existing neighborhoods can be ensured.

Staff's Response: The applicant did not justify this policy; however staff believes it is relevant. The zone change request would provide infill development on a site that is currently vacant and is contiguous to existing urban facilities and services. The integrity of the neighborhood would be ensured by providing infill development, encouraging economic development, and by minimizing adverse effects through proper site plan design. SU-1 zoning allows EPC site plan control and a hearing which allows neighborhood participation. 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.

Applicant's Justification: The site is adjacent to a service road that accesses the Corrales Canal. All appropriate topography and trails have been considered in the site development plan. As stated above, the property is designed to take advantage of the views to the river and the bosque, as well as the Sandia Mountains.

Staff's Response: The development has been carefully designed to conform to topographical features. There is no trail connection from the subject site to the Corrales Main Canal; however, there is currently no trail along the Corrales Main Canal. The request partially furthers Policy II.B.5g.

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.

Applicant's justification: As previously noted, this design is integrated into the topography and designed to take advantage of the eastern views of the Sandia Mountains and the Rio Grande Bosque. Colors are varied and in compliance with the earth tone requirements of the Coors Corridor Plan. One innovative feature is the outdoor seating area on the eastern side of the property. In addition, the site glazing will allow for a pleasing visual experience for residents and guests dining or relaxing in the common areas.

Staff's response: The request is a quality design which is appropriate to the Plan area. The site plan has been designed to minimize the impact of noise, lighting, pollution and traffic on residential environs. The applicant has revised the site plan by rotating the building and lowering the far southern portion of the building to one-story in order to lessen the impact on the view plane. While the request is a quality design it is not a particularly innovative design. The request partially 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.

Applicant's justification: Again, the design of this building takes advantage of the spectacular eastern views to the mountains and the river, while providing a visually pleasing development both in terms of building design and landscaping of the property.

Staff's response: The site proposes a two-story 33,600 square foot building. The request would provide great views to the east for residents and staff of the nursing home. The building does not penetrate the view plane of the CCP. However, when looking directly east from Coors Boulevard, the proposed building is mostly obscured by the existing rental car building (see applicant's view analysis). The applicant has revised the site plan by rotating the building and by reducing the southern portion of the building to one story so that only a small portion of the height of the building actually penetrates the view plane. The building does not exceed 50 percent of the view area, and provides appropriate massing as described in the CCP (see page 109-110 of the CCP, and pages 13-15 of this staff report for a more detailed analysis of CCP Design Regulations). The request partially furthers Policy II.B.5m.

II.C.8 Developed Landscape

The Goal is to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8a: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

Applicant's justification: For the same reasons as documented above, the site design also furthers Policy II.B.8.a.

Staff's response: The request generally preserves the surrounding natural and visual environment. The Corrales Main Canal to the east will not be significantly impacted. The majority of the landscaping contains water conservative species. The request will provide pleasing eastern views to the Sandia Mountains for residents and staff of the nursing home. The height of the two-story building ranges between 27' and 32'. A building height of 32' is allowed in the Design Guidelines; however, building heights shall be in accordance with the Coors Corridor Plan view corridor restrictions. The building does not penetrate the view plane of the CCP; however, the nursing home building will be mostly obscured by the rental car building to the west, which fronts Coors Boulevard, and the building design has been revised to lessen impact upon the view plane. The request partially furthers Policy II.C.8a.

II.C.9 Community Identity and Urban Design

The Goal is to preserve and enhance the natural and built characteristics, social, cultural, and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

Policy II.C.9b: In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following:

1) The natural environment

- Indigenous vegetation and other materials appropriate to landscapes.
- Topography and landscape features such as arroyos, the Rio Grande and bosque, the foothills and escarpments
- Soils and erosion potential
- Colors and textures of the natural environment
- Views

2) Built environment

- Height and massing of buildings
 - Setbacks from the street
 - Placement of entrances and windows
 - Walls and fences
 - Parking areas design and relationship to buildings
 - Road widths, sidewalks, curb cuts, medians
 - Grain of streets/size of parcels
 - Patterns of movement (e.g. pedestrian connections, access to transportation/transit)
 - Street furniture (e.g. bus stops, street lights, signs)
 - Landscaping materials, both planting and hardscape
 - Public infrastructure (e.g. drainage facilities, bridges)
 - Social interaction opportunities
 - Relationship between built and natural environment
- 3) Local history
- Architectural styles and traditions
 - Current and historic significance to Albuquerque
 - Historic plazas and other Activity Centers

Applicant's justification: Subsection 1. of this policy include topography and landscape features such as the Rio Grande and bosque, colors and textures of the natural environment and views. Each of these issues have already been discussed above. Further, the built environment includes height and massing of buildings, setbacks, placement of entrances and windows, parking areas, social interaction opportunities and relationship between built and natural environment are all found in subsection 2. The submitted design, as well as previous narrative shows how each of these issues have been factored into the development and design of this site.

Staff's response: The natural and built environment have generally been preserved with this request. The landscaping is primarily low to medium water use with native landscaping that is appropriate for the subject site. The request will not have a detrimental impact on the Corrales Main Canal. The building is two stories, reaches a maximum height of 32 feet, and penetrates a portion of the view plane of the CCP. When looking east (at a 90 degree angle plane), the proposed nursing home building is mostly obscured by the rental car building.

When looking at the building from further south, at a 45-degree angle it is more visible; however, it still does not exceed more than 50 percent of the view area. The building is stucco with natural colors (dark and light brown). The request partially furthers Policy II.C.9b.

West Side Strategic Plan (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is in the Paradise Community, which includes the existing County subdivisions of Paradise Hills and those lands on both sides of Coors Boulevard to the Rio Grande. Policies for the Paradise Community pertain to Community and Neighborhood Centers, transportation planning, and the Calabacillas and Piedras Marcadas arroyos. These policies are not applicable to this request. Staff has reviewed the WSSP against the request.

Goal 10: The Plan should create a framework to build a community where its citizens can live, work, shop, play and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.

Staff's Response: The request would help to build a community where citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents. The request would provide infill development on a vacant site, while also providing jobs that would allow West Side residents to remain on the West Side. The request has been designed to minimize any adverse effects, and to respect existing neighborhood values. The request furthers Goal 10 of the WSSP.

Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

Staff's Response: The request would provide for a mix of land uses on the West Side, offer opportunities for employment, and minimize the needs for cross-metro trips. The request furthers Objective 1 of the WSSP.

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

Staff's Response: The request would promote job opportunities and business growth in an appropriate area of the West Side. The request provides appropriate infill development in an area that would benefit local neighborhoods, the West Side, and the City. The request furthers Objective 8 of the WSSP.

Policy 4.6: The following design guidelines are required to be considered for all new development: View Preservation; Views East of Coors Boulevard; Views to and from the Monument; Other Views; Height; Lighting; Vegetation; Overhead Utilities; Radio, TV, and Cellular Towers; Signs; Fences and Walls.

Staff's response: The West Side Strategic Plan contains suggested design guidelines that are more specifically addressed as regulations in the Coors Corridor Plan. In order to avoid duplication, site design is addressed pursuant to the CCP design regulations.

Coors Corridor Plan

The Coors Corridor Plan (CCP) was adopted in 1984 and revised in 1989. It provides detailed design guidelines for the development 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 CCP, which extends from Western Trail on the south to the Calabacillas Arroyo on the north. The following policies apply to this request:

Issue 3: Land Use and Intensity of Development

Policy 5: Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.

Staff's response: This policy was not cited by the applicant; however, staff believes that it is applicable. The intensity of the proposed development is in accord with roadway function, existing zoning, environmental concerns and design guidelines. The request furthers this policy.

Issue 4: Visual Impressions and Urban Design Overlay Zone

A: General Policies

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

Applicant's justification: regulates views within the corridor. "Appropriate and pleasing visual impressions within the corridor should be established and preserved."

Staff's response: The two-story building varies between 27 and 32 feet in height, has 16,800 square feet per floor and 33,600 of total square feet. The view preservation restrictions of the Coors Corridor Plan allows only one-third of any multiple-story building to penetrate the view plane. The applicant has rotated the building from a previous site plan so that only a 15 feet wide portion of the two-story building at a height of 27' penetrates the view plane. The building has also been altered by reducing the far southern portion of the building to one-

story (shown on the site plan as 1-story 2nd floor patio). The majority of the building is blocked by the Enterprise Rent-A-Car building. The proposed nursing home building is approximately 380' east of Coors Boulevard. The applicant has provided a justification for hardship and/or exceptional design, which is found under Section C: View Preservation for Corridor Segments 3 and 4, on page 13 of the staff report. The request partially furthers this policy.

Policy 2: Views beyond the Corridor: 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

Applicant's justification: Policy a. 2. calls for "[s]ignificant 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 [to be] preserved and enhanced." As has been previously stated, the views to the east are paramount in this design.

Staff's response: The two-story building which is between 27 and 32 feet in height will partially obstruct views beyond the corridor. According to the view analysis submitted by the applicant a 15' portion of the building penetrates the view plane. Looking directly east from Coors Boulevard; however, the majority of the nursing home will be obstructed by the rental car building. Residents and employees of the nursing home would have excellent views to the Sandia Mountains to the east. The request partially furthers this policy.

Policy 3: New Development: 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.

Applicant's justification: Much of the development in this area was constructed before the CCP went into effect. This particular proposal complies with all of the CCP requirements and applicant believes that it is in full accord with the spirit and design guidelines of the Coors Corridor Plan.

Staff's response: The proposed development has generally been designed to be compatible with the natural landscape and the built environment in accordance with design regulations and guidelines. However, a small portion of the building penetrates the view plane. The request partially furthers this policy.

B: Site Planning and Architecture

Policy 1: Site Design: Natural site amenities should be incorporated into the site design.

Applicant's justification: As has been noted and can be observed on the elevation and grading plan.

Staff's response: This policy is not applicable since there are no significant amenities on the site.

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.

Applicant's justification: The policy is translated into specific regulations regarding setbacks, height and bulk as found on page 89 of the CCP. A review of the site plan indicates that the development is in full compliance with these regulations.

Staff's response: The building is setback approximately 30' from Valley View Drive to the north. The building does not front on Coors Boulevard, and is approximately 380 feet from Coors. The building does not exceed the height required in the underlying zone. The zoning allows a two-story building and the design standards allow a 32' building; however building heights have to be in accordance with the Coors Corridor Plan view corridor restrictions. A small portion of the building penetrates the view plane of the CCP. The request partially furthers this Policy.

Policy 4: Site landscaping: 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.

Applicant's justification: There are several regulations and guidelines found on pages 92 and 93 of the Coors Corridor Plan, all of which have been incorporated into the site plan.

Staff's response: The request shows landscaping that is complementary to the individual site and to the overall appearance of the corridor. The applicant has provided evergreen trees along the eastern façade to help shield the building from the residential neighborhood to the east. A 7 foot wide landscaping buffer along the primary façade helps to beautify the site. The request furthers this policy.

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

Applicant's justification: Off Street Parking Policy b.5 has several design regulations and guidelines that are complied with in this request.

Staff's response: The majority of the off-street parking for this request is located to the western side of the building, away from Valley View Drive. A portion of the parking is to the rear of the building and the parking is somewhat broken up by pedestrian connections. The building itself, as well as abundant landscaping, including evergreens, will help to shield the parking lot from residential development to the east. The residences to the east are also at a much lower grade than the subject site. As a result, views of the parking lot from residences to

the east will be almost impossible. In addition, the building is not located along Coors Boulevard, but is located approximately 380 feet to the east of Coors Boulevard, along Valley View Drive. The request partially furthers this policy.

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

Staff's response: The applicant has provided separate pedestrian and vehicular access to the site as well as connections to neighboring businesses. Pedestrians can access all sides of the building by sidewalk, and a colored and textured pedestrian crosswalk connects the commercial developments to the west to the primary entrance of the nursing home. The request furthers this policy.

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.

Applicant's justification: This policy and the attendant regulations were written before the Night Skies Ordinance was adopted which requires that no lighting trespass from the premises. The project is developed so that the lighting fixtures comply with guidelines of this policy and are integrated architecturally into both the building and the site.

Staff's response: The site area lighting consists of 16' tall full cut-off angle lights that have been carefully designed to minimize glare on any public right-of-way or adjacent premises. The request furthers this policy.

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

Applicant's justification: Applicant believes that the architectural design materially "contributes to the enhancement the overall visual environment of the Coors Corridor" as is envisioned by Architectural Design Policy b.10. Several desirable building elements have been incorporated into the design of the building including wall insets, balconies and portals. Further, glazing designed to allow an abundance of indoor light are also important design factors, as well as responsive to energy considerations. Parapet walls are treated as an integral part of the building design and no mechanical equipment is visible to the public. The main building entry is clearly identified as such through its design and color. The building colors are appropriate earth tones and color differentiation is a function of the plane differentiation and architectural enhancements such as canopies and other projections.

Staff's response: The architectural design consists of natural colors (light and dark brown, grey and red). The building is stucco, which fits in with surrounding buildings along the

Coors Corridor. Insets, awnings and balconies help to break up the mass of the building. No mechanical equipment is visible to the public. The request furthers this policy.

C: View Preservation for Corridor Segments 3 and 4

Policy 1: View Preservation: 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.

Design Regulations: B. Height, Bulk, and Massing

1. View Plan Building Heights: Heights of buildings on the east side of Coors Boulevard in corridor Segments 3 and 4 shall not penetrate above the view plane within the building setback area for multi-story buildings. (i.e. at any location with an elevation which is less than ten feet below the east edge of the roadway. See figures 39 through 41.) In no event will the building height be permitted to penetrate above the view of the ridge line of the Sandia Mountains as seen from four feet above the east edge of the roadway. In no event will more than one-third of the total building height outside of the setback area for multi-story buildings be permitted to penetrate through the view plan.
2. View Plan Building Bulk: Not more than 50 percent of the view area, for any parcel of land on the east side of Coors Boulevard in corridor Segments 3 and 4 shall be obscured by the bulk of the building(s) placed on the parcel.
3. Massing: Projects containing several building should provide variety in building size and massing. A transition from low buildings on roadway frontages to larger and taller structures on the interior of the property is generally encouraged.

Applicant's justification: Applicant believes that the intent and purpose of the view plane regulations have been substantially complied with and that a minor waiver to the regulations is warranted based upon hardship and exceptional design as is allowed in Section D.2.a., and D.2.b. Specifically, applicant believes that the intent of the Coors Corridor guidelines have been met as demonstrated by the policies furthered as noted in this justification. Additionally, Section B.3 of the view plane requirements on page 110 of the Coors Corridor Plan states that "[a] transition from low buildings on roadway frontages to larger and taller structures on the interior of the property is generally encouraged." Even though this property is separate from the property that fronts Coors Boulevard, the overall intent of this policy is achieved.

Moreover, the portion which may encroach into the view plane is blocked almost entirely on the west by two commercial buildings, Enterprise Rent-A-Car, and Grandma's, which front directly on Coors Boulevard. As stated previously, this site has no frontage directly on Coors. This site exceptionality was used for a previous approval and is justified in this case as well.

In addition to the hardship, applicant believes that the design elements also warrant an exception to the view plane requirement. A key component of the property is second floor

balconies and second floor views to the Sandia's. The view would be compromised by limiting the height. The building has also been designed with increased indoor and outdoor dining area to allow the same views. Landscaping has also been integrated on the east side to act as both the required buffer to the nearby residential property as well as to allow for the mountain and river views.

Staff's response: The request partially complies with the View Plane Building Height Design Regulation in the CCP. The Design Regulation allows only one-third of the total building height of any multiple-story building to penetrate the view plane. The two-story building varies between 27 and 32 feet in height. The 15 foot wide portion of the building that encroaches on the view plane is 27 feet in height. Approximately two-thirds of the building height (19 feet) is above the horizontal view plane line (5016 feet). A 15 foot wide portion of the building is exceeding the building height regulation by approximately 10 feet. As a result, more than one-third of the proposed building's height penetrates the view plane (see applicant's view analysis, Sheets VP1 & VP2, and VP4). The View Plane Building Height Design Regulation also states that building height is not permitted to penetrate above the view of the ridge line of the Sandia Mountains as seen from four feet above the east edge of the roadway. The building height (as shown in the applicant's view analysis) does not penetrate above the view of the ridge line of the Sandia Mountains. The request complies with the View Plane Building Bulk Design Regulation. The Design Regulation allows not more than 50 percent of the view area to be obscured by the bulk of the building. The bulk of the building, as shown in the applicant's view analysis (Sheet VP2, 45 degree view at elev 5008) does not exceed 50 percent of the view area. The request complies with the Massing Design Regulation. There is a transition from lower buildings along Coors Boulevard (Enterprise Rent-A-Car and Grandma's Music and Sound) to taller structures on the interior of the property. Although the subject site property is separate from the properties that front on Coors, the overall intent of the Massing policy is accomplished. The vacant site to the south (owned by AMAFCA) is drainage and should remain so in the future, since it provides drainage for a large area.

The applicant has provided a view plane exhibit as well as justification for hardship and exceptional design. The EPC will need to determine whether the applicant has been able to adequately demonstrate that a hardship exists or that exceptional design has been achieved. Staff has determined that the site does penetrate the view plane; however, the rental car building to the west obscures the majority of the nursing home building when viewed from Coors Boulevard, and the site does not directly front on Coors Boulevard (the portion of building that penetrates the view plan is approximately 380 feet west of Coors). The applicant has revised the site plan by rotating the building so that only a 15 foot wide portion of the two-story building at a height of 27' penetrates the view plane. The southern-most portion of the building has also been reduced to one-story to prevent any further penetration into the view plane (shown on the site plan as 1-story 2nd floor patio). The request partially complies with the View Plane Building Height Design Regulation, and complies with the View Plane Building Bulk and Massing Design Regulations.

D: Signage:

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

Applicant's justification: Signs will meet all of the rationale as identified in Signage Policy d.1.

Staff's response: Free-standing signage is not allowed because the site is in a developing urban area that is under 5 acres (per Section 14-16-2-16 (A)(12)(b)(3)(b)). No free-standing signs are proposed. Building-mounted signage that meets the CCP is allowed. The request partially furthers this Policy.

Design Guidelines for Tract 2A, Black Ranch

A Site Development Plan for Subdivision (Tract 2A, Black Ranch), with Design Guidelines applies to the subject site. The Design Guidelines were organized into two separate categories: 1) standards (those which are required); and 2) guidelines (those which are encouraged but not required). The majority of the Design Guidelines are met by the request; however, the following Design Guidelines have not been met, are in partial conflict or require an explanation:

Landscape Buffer Standards

Standard 2: Landscape buffers shall consist primarily of evergreen trees (to maintain its screening ability on a year-round basis) that must be at least 8 feet tall when planted and be capable of reaching a mature height of 25 feet. Trees shall be spaced at a maximum of 25 feet on center.

Evergreen trees have been provided on the eastern façade of the building to help shield the building from the residential neighborhoods to the east. However, there are currently no evergreen trees in any other areas of the site. The standard states that "landscape buffers shall consist primarily of evergreen trees. Also, the evergreen trees "must be at least 8 feet tall when planted and be capable of reaching a mature height of 25 feet." The installed size is listed as 6 feet, while the maximum height is listed as 15 feet. More evergreen trees shall be planted throughout the site and they shall be listed as at least 8 feet tall and reach a mature height of 25 feet.

Site Planning Standards

Standard 2: Sidewalks along the entry façade of all buildings shall be 15 feet wide with a minimum 6 foot wide clear path. Walkways shall be covered with portals, canopies and/or shade trees (25 foot average spacing in 5 foot by foot planters).

The request meets this standard; however, an explanation is needed. A 6 foot wide clear path appears to have been provided. The standard requires a 15 foot wide sidewalk along entry facades; however, the standard also describes the walkway being covered with portals, canopies, and/or shade trees. Shade trees have been provided along with other shrubs and groundcover in a 7 foot wide landscape buffer (some portions are actually wider than 7 feet).

The 7 foot landscape buffer combined with the 8 foot wide sidewalk, results in a 15 foot wide walkway, along with a 6 foot wide clear path. The request meets this standard.

Standard 11: There shall be a minimum 6-foot high, solid wall along the eastern edge of the subject site.

The applicant has not provided a 6 foot wall along the eastern edge of the property because it would interfere with the nursing home residents' view of the Sandia Mountains to the east. A 4 foot wall has been provided along the northern half of the eastern façade. The purpose for a screen wall is to protect the residential properties to the east. However, these residences are at a much lower grade than the subject site and parking from the site is almost entirely shielded by the building. Extensive landscaping, primarily evergreen landscaping has been provided to screen the building from the residential neighborhoods to the east. A 6 foot wall would appear extremely high to the residential properties to the east and would not really serve a purpose, since the parking is already shielded by the building and landscaping. Although the applicant has not met this standard, the applicant has provided a 4 foot wall on the northern half of the eastern façade and landscaping has been provided. Staff agrees with the applicant that a 6' wall is not needed.

Architecture Standards

Standard 3: The maximum building height for commercial and office uses shall be 32-feet; however, building heights shall be in accordance with the Coors Corridor Plan view corridor restrictions.

The building height mostly complies with the CCP; however, a view analysis showing the view plane and height of the building shows that the building penetrates a portion of the view plane of the CCP. The applicant has provided justification for an exception to the regulation, that of a hardship and exceptional design.

Signage

Standard 5: All signage shall be designed to be consistent with and complement the materials, color, and the architectural style of the building or site location.

The materials, color, and architectural style of the signage has not been provided. When the signage is designed it will need to match the materials, colors, and architectural style of the proposed building.

Standard 9: No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.

The applicant is proposing 80 sf internally lit signage on all four sides of the building. The Signage Design Standards in the Site Development Plan for Subdivision, Tract 2-A, Black Ranch states the following: "No lighted signs shall be placed on east-facing buildings or in a

location that is visible from residential areas east of this development.” Since internally lit signage has been provided on every side of the building, including the eastern façade, the signage on the eastern façade will need to be removed so it is not visible from residential areas east of the development.

Lighting

Standard 4: All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing “dark sky” (additional shielding shall be provided on the east side of those fixtures on the eastern edge of the property) and equipped with automatic timing devices. Cobra and sodium lights are prohibited at this site.

This shall be noted on the site development plan for building permit, as it is not currently noted.

Standard 5: All outdoor light fixtures within commercial or office zones shall remain off between 11:00 pm and sunrise except for security purposes (limited to 12-feet in height) or to illuminate walkways, driveways, equipment yards, and parking lots.

This shall be noted on the site development plan for building permit, as it is not currently noted.

Site Plan Layout / Configuration

The subject size is approximately 1 acre. The site is vacant and has never been developed. The applicant proposes to build a two-story 33,600 square foot nursing home. The proposed nursing home is located just off Valley View Drive and (the subject site) is approximately 260 feet east of Coors Boulevard. To the west of the site are two commercial developments (a rental car agency and a music store), to the immediate north is vacant land, further northwest are a variety of commercial businesses (including fast food restaurants, gas stations/convenience stores, and auto repair). To the east is the Corrales Main Canal, while further east is residential development. To the south is vacant land, which is owned by AMAFCA and is used for drainage. The overall area of the subject site has developed in an auto-oriented style, and the request is compatible with existing development.

The proposed L-shaped building has a footprint of 16,800 square feet, and is 33,600 square feet in total. The primary façade of the building faces west, towards Coors Boulevard and away from the residential neighborhoods to the east. The dumpster is located in the far southeast corner of the subject site.

The proposed height of the building ranges between 27’ and 32’, which is in compliance with all applicable plans. However, while the Design Guidelines for the site plan for subdivision allow buildings up to 32’ in height, it also states that “building heights shall be in accordance with the

Coors Corridor Plan view corridor restrictions.” The building penetrates a portion of the view plane; however, it is mostly obscured by the rental car building to the west which fronts on Coors Boulevard.

Public Outdoor Space

Open space is provided in the form of three separate 2nd story outdoor patios, one at the primary entrance, one at the far southern portion of the building, and one at the far northeast corner of the building. The site plan should indicate that the patios contain seating. The patios on the southern and northeastern ends of the building will allow nursing home residents and staff a great view of the Sandia Mountains to the east. According to the applicant, the main dining room will also be located on the northeast corner, offering the residents a similar view as the outdoor patio. There is another patio on the northwest corner of the building that needs to be identified as patio or public outdoor space. The primary entrance also has some public outdoor space with bench seating.

Vehicular Access, Circulation and Parking

Vehicular access is from Valley View Drive to the northwest of the site. There is a reciprocal parking access agreement between the subject site and Tract 2A2A (Grandma’s Music and Sound) and Tract 2A2B (Enterprise Rent-A-Car). The site development plan for building permit shall note that there is a reciprocal parking agreement between the subject site (Tract 2A2C) and Tracts 2A2A and 2A2B. The site development plan shows 39 spaces required (based on the parking requirement of one space for each two beds) and 39 spaces provided. Parking is located in three sections, the section that is northwest of the building and just off of Valley View Drive, the section that is west of the building, and the section that is south of the building. Parking is shielded from the residential neighborhoods to the east by the building itself and by extensive landscaping along the eastern façade of the building. Handicapped and motorcycle signs need to be shown on the details sheet. Bike spaces required should be changed from 5 to 2 spaces on the site development plan for building permit.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian walkways allow access to all sides of the building and provide connections to the public sidewalk along Valley View Drive and to the businesses to the west. The site plan shows an 8 foot wide pedestrian walkway along the primary façade (western façade). Dimensions of the pedestrian walkways on the north, south, and east sides of the building need to be shown on the site development plan for building permit. Keyed note number one shows an 8 foot integrally colored and textured concrete pedestrian crosswalk; however the crosswalk itself is not shown on the site plan. The pedestrian crosswalk that corresponds with keyed note number one on the site development plan for building permit needs to be shown connecting the primary entrance of the building to the sidewalk to the west.

There are no bicycle routes, lanes or trails directly adjacent to the subject site. There is a proposed bicycle lane along Coors Boulevard. Adequate bicycle parking (6 spaces) is provided near the building’s primary entrance.

Coors Boulevard is served by the following bus routes: #96 (Crosstown Commuter), # 155 (Coors), # 251 (Abq-Rio Rancho/Rail Runner Connection), #551 (Jefferson/Paseo del Norte Express), and #790 (Rapid Ride Blue Line). The closest bus stop is approximately 500 feet to the west, but is on the opposite side of Coors Boulevard. The closest bus stop on the east side of Coors Boulevard is just north of Irving and is approximately 1,600 feet away. Transit access to the bus stops from the subject site are available via pedestrian walkways and sidewalks.

Walls/Fences

A 6 foot high wall along the eastern edge of the subject site is required by the Design Guidelines of the site plan for subdivision. The applicant has not provided a 6 foot high wall along the eastern edge of the property because it would interfere with the nursing home residents' view of the Sandia Mountains to the east. The purpose for this screen wall is to protect the residential properties to the east. However, these residences are at a much lower grade than the subject site and parking from the site is already shielded by the building and landscaping. The applicant has provided a 4 foot high screen wall (shown on grading and drainage plan) along approximately half of the eastern portion of the building. This same wall extends along the entire northern portion of the building. An approximately 3 foot high wall is a design guideline for the site plan for subdivision, and is intended to shield parking from the road. A building stem wall is located along the eastern and southeastern sides of the building. Retaining walls are located just south of the building and to the west of the western parking lot. All walls need to be identified on the site development plan for building permit. The height, color, finish and type of each wall needs to be specified in wall details.

Lighting and Security

The applicant is proposing 16' full-cut off parking lot lights. The legend on the site development plan for building permit needs to show the appropriate symbol for a light pole. Lighting Standards 4 and 5 of the Design Guidelines shall be included on the site development plan for building permit. Lighting Standard 4: "All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky" (additional shielding shall be provided on the east side of those fixtures on the eastern edge of the property) and equipped with automatic timing devices. Cobra and sodium lights are prohibited at this site." Lighting Standard 5: "All outdoor light fixtures within commercial or office zones shall remain off between 11:00 pm and sunrise except for security purposes (limited to 12 feet in height) or to illuminate walkways, driveways, equipment yards, and parking lots." Another note shall be provided on the site plan indicating that the site will comply with the Area Lighting Regulations, Section 14-16-3-9 of the Zoning Code.

Landscaping

Abundant landscaping has been provided throughout the site. Street trees have been provided along Valley View Drive. Twelve of the nineteen plants listed on the plant legend of the landscape plan appear in the list of suggested plants located in the Design Guidelines of the site development plan for subdivision. All landscaping areas need to be identified with keyed note number 12 on the site development plan for building permit.

Landscape Buffer Standard 2 of the Design Guidelines states that “landscape buffers shall consist primarily of evergreen trees (to maintain its screening ability on a year-round basis) that must be at least 8 feet tall when planted and be capable of reaching a mature height of 25 feet.” As a result more evergreen trees should be planted throughout the site, and the evergreen trees must be larger than the One Seed Juniper (shown on the landscape plan as 6 foot high when installed and 15 feet high at maturity). The Texas Red Oak is a high water species that should be replaced with a tree that is a low to medium water use. Exterior lighting and landscaping should not be in conflict with each other.

Grading, Drainage, Utility Plans

The applicant has provided grading, drainage, and utility plans. The site development plan for building permit shows several items (such as fire hydrant, telephone pedestal, street sign, storm manhole, water valve, and sewer manhole) that should only be listed on the utility plan. Remove symbols on the site development plan for building permit that should only be shown on the Utility Plan. The site is relatively flat. A narrative of the existing site topography needs to be provided.

Architecture

Building architecture primarily consists of dark and light brown stucco. Other elements include the following: rust red stucco, grey metal panels, grey metal awnings, and off white painted steel. The Design Standards of the site plan for subdivision does not dictate an architectural style to be used, but does contain some standards. The proposal is in compliance with all site plan for subdivision architectural standards. There is no rooftop equipment to be screened.

Signage

The applicant is providing building-mounted signage, but not free-standing signage. Free-standing signs are not allowed in a Developing Urban area with less than 5 acres, per section 14-16-2-16 (A)(12)(b)(3)(b). The building-mounted signage is shown as 80 sf internally lit on all four sides of the building. The signage does not exceed 6 percent of the façade area to which it is attached on any side of the building. The ninth signage design standard on the site development plan for subdivision, states that “No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.” Since internally lit signage has been provided on every side of the building, including the eastern façade, the signage on the eastern façade will need to be removed so it is not visible from residential areas east of the development.

The materials, color, and architectural style of the signage has not been provided. When the signage is designed it needs to match the materials, colors, and architectural style of the proposed building.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

City Departments and other interested agencies reviewed this application from 7/5/2011 to 7/15/2011. Agency comments begin on page 29. Agency comments were received from the following: Zoning Enforcement, Office of Neighborhood Coordination, City Engineering, Hydrology, Police Department, and Public Service Company of New Mexico. Comments from Zoning Enforcement have either been addressed by the revised site development plan for building permit or by proposed conditions of approval.

Neighborhood/Public

The affected Neighborhood and/or Homeowner and Coalitions include the following: Riverfronte Estates NA, Northwest Alliance of Neighbors, and the Westside Coalition of NA's.

Staff has not received any letters of opposition or support for this proposal. A facilitated meeting was not recommended by the Office of Neighborhood Coordination.

V. CONCLUSION

This is a request for a site development plan for building permit for Lot 2A2C, Black Ranch, located on Valley View Drive NW, between the Corrales Main Canal and Coors Boulevard NW. The site is zoned SU-1 for C-1 permissive uses and hotel not to exceed two stories in height and restaurants with full service liquor license. The applicant intends to build a 33,600 square foot two-story nursing home on vacant land.

The request meets the intent of a preponderance of policies of the Comprehensive Plan, the West Side Strategic Plan, and the Coors Corridor Plan. Staff is recommending approval with conditions.

FINDINGS – 1008886, August 11, 2011, Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Lot 2A2C, Black Ranch, located on Valley View Drive NW, between the Corrales Main Canal and Coors Boulevard NW, containing approximately 1 acre.
2. The applicant intends to build a 33,600 square foot, two-story nursing home on vacant land.
3. The site is zoned SU-1 for C-1 permissive uses and hotel not to exceed two stories in height and restaurants with full service liquor license. The proposed use is permissive under the current zoning.
4. The EPC is hearing this request because development of an SU-1 zone may only occur in conformance with an approved site development plan.
5. The site is located in the Developing Urban Area of the Comprehensive Plan and is within the boundaries of the West Side Strategic Plan and the Coors Corridor Plan. The subject site is located in segment 3 of the Coors Corridor Plan. The site is also subject to design guidelines established in the site development plan for subdivision that was approved by the EPC in June 2001 (01EPC 00558).
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers applicable policies of the Comprehensive Plan, including the following:
 - a. Developing and Established Urban Areas Policy II.B.5d – The location, intensity, and design of the proposed development comports with neighborhood values. Neighborhood values will be improved by providing infill development and encouraging economic development. The request will provide a valuable service (nursing home) to an aging population, and provide jobs to Westside residents.
 - b. Developing and Established Urban Areas Policy II.B.5e – The zone change request will provide infill development on a site that is currently vacant and is contiguous to existing urban facilities and services. The integrity of the neighborhood would be ensured by proper site design and by developing a site that is vacant. The proposed SU-1 zoning permits EPC site plan control and a hearing which allows neighborhood participation.

8. The request furthers the following West Side Strategic Plan policies:
 - a. Goal 10 – The request would help to build a community where citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents. The request would provide infill development on a vacant site, while also providing jobs that would allow West Side residents to remain on the West Side. The request has been designed to minimize any adverse effects and to respect existing neighborhood values.
 - b. Objective 1 – The request would provide for a mix of land uses on the West Side, offer opportunities for employment, and minimize the needs for cross-metro trips.
 - c. Objective 8 – The request would promote job opportunities and business growth in an appropriate area of the West Side. The request provides appropriate infill development in an area that would benefit local neighborhoods, the West Side, and the City.

9. The request furthers the following Coors Corridor Plan policies:
 - a. Issue 3, Policy 5 – The intensity of the proposed development is in accord with roadway function, existing zoning, environmental concerns and design guidelines.
 - b. Issue 4, B, Policy 4 – The request shows landscaping that is complementary to the individual site and to the overall appearance of the corridor.
 - c. Issue 4, B, Policy 7 – Separate pedestrian and vehicular access is provided.
 - d. Issue 4, B, Policy 9 – The site area lighting has been carefully designed to minimize glare on any public right-of-way or adjacent premises.
 - e. Issue 4, B, Policy 10 – The architectural design contributes to the enhancement and overall visual environment of the Coors Corridor.
 - f. Issue 4, C, Policy 1, Des. Reg. B.2 & 3 – The request meets the View Plane Building Bulk and Massing Design Regulations.

10. The request is in compliance with a preponderance of design policies, design regulations, and design guidelines of the Coors Corridor Plan, with the exception of the View Plane Building Height Design Regulation B.1. A portion of the building penetrates more than one-third of the view plane. The portion that penetrates the view plan is a 15 foot wide portion of the building that is 2 stories and 27 feet high. The Coors Corridor Plan allows exceptions to the View Regulations to be granted by the EPC provided the applicant provides adequate justification.

11. The intent and purpose of the view plane regulations have been substantially complied with and a minor waiver to the regulations is warranted based upon hardship and exceptional design. The applicant has reduced the total area of the building that penetrates the view plane by rotating the building and by reducing the far southern end of the building to one-story. The majority of the

nursing home and the view plane, which extends horizontally at 90 degrees from Coors Boulevard will be shielded by the rental car building which fronts on Coors. In addition, the property immediately south of the site is currently vacant and if this site is developed, it could provide additional screening of the building from Coors Blvd. The view plane building bulk does not exceed 50 percent of the view area and the view plane building massing provides a transition from low buildings on the roadway to taller structures on the interior of the property.

12. The request is in compliance with a preponderance of standards and design guidelines of the regulating site development plan for subdivision (Tract 2A, Black Ranch) with the exception of the following: Landscape Buffer Standard 2, Site Planning Standard 11, Architectural Standard 3, Signage Standards 5 and 9, and Lighting Standards 4 and 5. The conditions of approval address the instances of non-compliance, with the exceptions of Site Planning Standard 11 and Architectural Standard 3.
13. Regarding Site Plan for Subdivision Site Planning Standard 11, a 6 foot high wall along the eastern edge of the subject site is required. This wall would block eastward views for patrons of the nursing home. The building, landscaping, and a 4 foot high wall along the northern portion of the east side of the building already provide screening of the parking lot.
14. Regarding Site Plan for Subdivision Architectural Standard 3, the site plan does not meet the View Plane Building Height Regulation, however, the applicant is requesting an exception to the regulation through hardship and exceptional design, and has provided a view plane exhibit.
15. There is no known opposition to the request.

RECOMMENDATION - 1008886, August 11, 2011, Site Development Plan for Building Permit

APPROVAL of 11EPC 40049, a request for approval of a Site Development Plan for Building Permit, for Lot 2A2C, Black Ranch, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 1008886, August 11, 2011, Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany

the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The applicant shall contact the Solid Waster Department in order to come into compliance (Solid Waste disapproved the request and states that a compacter for the site must comply with the SWMD ordinance).
4. Outdoor Space:
 - a. The site plan shall indicate that the patios contain seating.
 - b. The patio on the northwest corner of the building shall be identified as a patio or public outdoor space on the site development plan for building permit.
5. Parking:
 - a. Handicapped and motorcycle signs shall be shown on the details sheet.
 - b. Bike spaces required shall be changed from 5 to 2 spaces on the site development plan for building permit.
 - c. The site development plan for building permit shall note that there is a reciprocal parking agreement between the subject site (Tract 2A2C) and Tracts 2A2A and 2A2B.
6. Pedestrian Access:
 - a. Dimensions of the pedestrian walkways on the north, south, and east sides of the building shall be shown on the site development plan for building permit.
 - b. The pedestrian crosswalk that corresponds with keyed note number one on the site development plan for building permit shall be shown connecting the primary entrance of the building to the sidewalk to the west.
7. Walls/ Fences:
 - a. All walls shall be identified on the site development plan for building permit.
 - b. The height, color, finish and type of each wall shall be specified in wall details.

8. Lighting:

- a. The legend on the site development plan for building permit shall show the appropriate symbol for a light pole.
- b. Lighting Standards 4 and 5 of the Design Guidelines shall be adhered to and included on the site development plan for building permit. Lighting Standard 4: "All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky" (additional shielding shall be provided on the east side of those fixtures on the eastern edge of the property) and equipped with automatic timing devices. Cobra and sodium lights are prohibited at this site." Lighting Standard 5: "All outdoor light fixtures within commercial or office zones shall remain off between 11:00 pm and sunrise except for security purposes (limited to 12 feet in height) or to illuminate walkways, driveways, equipment yards, and parking lots."
- c. A note shall be provided on the site development plan for building permit indicating that the site will comply with the Area Lighting Regulations, Section 14-16-3-9 of the Zoning Code.

9. Landscaping:

- a. All landscaping areas shall be identified with keyed note number 12 on the site development plan for building permit.
- b. Exterior lighting and landscaping shall not be in conflict with each other.
- c. More evergreen trees shall be planted throughout the site to comply with Landscape Buffer Standard 2 of the Design Guidelines, which states "landscape buffers shall consist primarily of evergreen trees (to maintain its screening ability on a year-round basis) that must be at least 8 feet tall when planted and be capable of reaching a mature height of 25 feet."
- d. The One Seed Juniper shall be replaced with an evergreen tree that is at least 8 feet tall at installation, and that reaches a mature height of 25 feet.
- e. The Texas Red Oak is a high water species that shall be replaced with a tree that is a low to medium water use.

10. Elevations:

- a. The entire façade and length of each façade shall be shown.
- b. All dimensions shall be shown for windows, doors and framing.
- c. The depth of varied setbacks and wall planes shall be shown on each façade.

11. Signage:

- a. A note on the site plan for building permit shall state that all signage shall adhere to the City Comprehensive Zoning Code, the Coors Corridor Plan, and the Design Guidelines for Tract 2-A, Black Ranch.
- b. Signage on the eastern façade will need to be removed so it is not visible from residential areas east of the development (per Signage Design Standard #9, Site Development Plan for Subdivision, Tract 2-A, Black Ranch).
- c. The materials, color, and architectural style of the signage has not been provided. When the signage is designed it shall match the materials, colors, and architectural style of the proposed building.

12. General Cleanup:

- a. Remove symbols on the site development plan for building permit that should only be shown on the Utility Plan.
- b. The existing zoning (SU-1 for C-1 permissive uses and hotel not to exceed two stories in height and restaurants with full service liquor license) shall be labeled on the site development plan for building permit.
- c. All sheets need to be numbered and dated (There are now 11 sheets instead of only 8).
- d. A narrative of the existing site topography needs to be provided on the Grading and Drainage Plan.
- e. The Sheet labeled as “Conceptual Grading ? Drainage Plan” shall be labeled as “Grading & Drainage Plan.”
- f. The Sheet labeled as “Conceptual Utility Plan” shall be labeled as “Utility Plan.”
- g. The Sheet labeled as “Conceptual Elevations” shall be labeled as “Elevations.”

13. Conditions from City Engineer, Municipal Development, Water Authority, and NMDOT:

- a. All easements need to be shown and labeled on the Site Plan.
- b. Label, dimension and provide all geometric information and infrastructure that is being proposed versus existing infrastructure within COA ROW and on Site.
- c. Details for wheel ramp on Site detail sheet don't match the proposed Site Plan. Please clear up these details.
- d. Provide parking bumpers where applicable with vehicle overhang conflicts with wall and vehicles.

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- e. 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).
 - f. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - g. Site plan shall comply and be designed per DPM Standards.

14. Conditions from Public Service Company of New Mexico

- a. 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.
- b. Screening should be designed to allow for access to utility facilities. As a condition, all screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide for specifications.
- c. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.

Randall Falkner
Planner

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Glen Garcia, 7611 Indian School Road NE, Suite 101, Albuquerque, NM 87110
Marlo Peters, 9506 Kandace NW, Albuquerque, NM 87114
Mary McCormick, 9509 Dancing River Dr. NW, Albuquerque, NM 87114
Dan Serrano, 4408 Atherton Way NW, Albuquerque, NM 87120
Gerald C. Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120
Candy Patterson, 7608 Elderwood NW, Albuquerque, NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

- ❖ Bumpers need to be installed where cars can over hang the sidewalk
- ❖ Need Sign detail
- ❖ The site is within the Coors Corridor Plan and requires the building and landscaping to meet the view preservation regulations within the Design Standards. The submittal needs to demonstrate how these standards are met. Information is required to demonstrate the grade of Coors to verify if the view plane restrictions have been met and an illustration to demonstrate that bulk and massing has been addressed.
- ❖ The screening of mechanical equipment needs to be demonstrated within the sector plan.
- ❖ A note needs to be provided indicating that the site will comply with the Area Lighting Regulations, 14-16-3-9 of the Zoning Code.

Office of Neighborhood Coordination

Riverfronte Estates NA (R)

Northwest Alliance of Neighbors

Westside Coalition of NA's

Long Range Planning

Metropolitan Redevelopment Agency

Metropolitan Redevelopment Agency staff have no comments on this application.

Transportation Development (City Engineer/Planning Department):

- All easements need to be shown and labeled on Site Plan.
- Label, dimension and provide all geometric information and infrastructure that is being proposed versus existing infrastructure within COA ROW and on Site.
- Provide parking bumpers where applicable with vehicle overhang conflicts with wall and vehicles.
- Your details for wheel ramp on Site detail sheet don't match the proposed Site Plan. Please clear up these details.
- 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 Development (City Engineer/Planning Department):

-
- AMAFCA approval is required for Site Plan approval at DRB, Hydrology comments, if any, will be provided at DRB.

Transportation Planning (Department of Municipal Development):

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

Traffic Engineering Operations (Department of Municipal Development):

- *No comments received.*

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed Amendment to Zone Map shall include:

1. All easements need to be shown and labeled on Site Plan.
2. Label, dimension and provide all geometric information and infrastructure that is being proposed versus existing infrastructure within COA ROW and on Site.
3. Details for wheel ramp on Site detail sheet don't match the proposed Site Plan. Please clear up these details.
4. Provide parking bumpers where applicable with vehicle overhang conflicts with wall and vehicles.
5. 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).
6. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
7. Site plan shall comply and be designed per DPM Standards.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

This project is in the NW Area Command.

- Proposed exterior lighting and landscaping appear to be in conflict with each other. Recommend not planting large variety trees in the same parking lot island or adjacent to proposed pole lights.
- Suggest adding wall-mounted lights above all building entrances, walkways, maintenance areas and common areas.
- Recommend installing video surveillance cameras to view all building entrances, walkways, parking lots and common areas. Each camera should be able to be recorded and monitored for historical and real-time use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Disapproved need a compacter for site must comply with SWMD ordinance

FIRE DEPARTMENT/Planning

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

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

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. 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.
3. PNM's standard for public utility easements is 10 feet in width to ensure adequate, safe clearances.