



## **Environmental Planning Commission**

**Agenda Number: 03  
Project Number: 1000318  
Case #: 14EPC-40020, 40021, 40022, 40029  
May 8th, 2014**

### **Staff Report**

<b>Agent</b>	Dekker Perich Sabatini
<b>Applicant</b>	Old Town Hotel Tenancy
<b>Request</b>	<b>Zone Map Amendment, Site Plan for Building Permit Amendment, Site Plan for Building Permit</b>
<b>Legal Description</b>	Tract A, B, and D, Sheraton Old Town Inn Complex
<b>Location</b>	Bellamah Ave NW, between Rio Grande Blvd. and 20 <sup>th</sup> street
<b>Size</b>	12.25 acres
<b>Existing Zoning</b>	C-2,
<b>Proposed Zoning</b>	C-2 and SU-1 for Hotel and Related Uses

#### **Staff Recommendation**

**APPROVAL of 14EPC-40029, based on the Findings beginning on Page 18.**

**APPROVAL of 14EPC-40020, based on the Findings beginning on Page 19, and subject to the Conditions of Approval beginning on Page 25.**

**APPROVAL of 14EPC-40022, based on the Findings beginning on Page 25, and subject to the Conditions of Approval beginning on Page 30.**

**APPROVAL of 14EPC-40021, based on the Findings beginning on Page 32, and subject to the Conditions of Approval beginning on Page 36.**

**Staff Planner  
Maggie Gould, Planner**

#### **Summary of Analysis**

This request will result in the development of a five story, 120 room hotel and site improvements for the Sheraton Old Inn Complex, located on Rio Grande Boulevard, between Mountain Rd and Bellamah Ave.

The applicant proposes to remove the SC (Shopping Center) designation from the site, amend the existing Site Development Plan for Building Permit (SDBP) to remove Tract D and improve two parking areas on Tract A and B, and create an SU-1 zone SDBP for Tract D. The SU-1 zone will allow flexibility in height and parking.

The site is within the boundaries of the Established Urban area of the Comprehensive Plan, The Rio Grande Corridor Plan and the Sawmill Wells Park Sector Development Plan. This request furthers many goals and policies of those plans.

Property owners within 100 feet and affected neighborhoods received notification. A facilitated meeting was a declined because the applicant had previously met with several groups and there were no concerns. Staff is recommending approval with conditions.

**I. AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	C-2	Central Urban, Saw Mill Wells Park, Rio Grande Corridor, Saw Mill Wells Park MR Area	Hotel/ vacant
<b>North</b>	C-2 and S-MI	Central Urban, Saw Mill Wells Park, Rio Grande Corridor, Saw Mill Wells Park MR Area	Industrial
<b>South</b>	H-1 and SU-1 for Museum and related facilities	Central Urban, Rio Grande Corridor,	Commercial , public institutional
<b>East</b>	C-2 and S-MI	Central Urban, Saw Mill Wells Park, Rio Grande Corridor, Saw Mill Wells Park MR Area	Commercial , public institutional
<b>West</b>	C-1 and SU-1	Central Urban, Rio Grande Corridor,	Commercial

**II. INTRODUCTION**

**Proposal**

This is a request that will result in the development of a five story, 120 room hotel on tract D and site improvements on tracts A and B of Sheraton Old Inn Complex, located on Rio Grande Boulevard, between Mountain Rd and Bellamah Ave. The applicant proposes to remove the SC (Shopping Center) designation from the site, leaving tracts A and B subject to the zoning code, Rio Grande Corridor Plan and Saw Mill Wells Park Sector Development Plan. Amend the existing Site Development Plan for Building Permit to remove Tract D and improve two parking lots on Tracts A and B and approve an SU-1 zone and Site Development Plan for Building Permit for Tract D. The SU-1 zone on tract D will allow flexibility in height that will allow the hotel to be closer to the street and provide a quality pedestrian environment. Improvements to the existing pool area will be made in a second phase.

**EPC Role**

The EPC is hearing this case because the EPC has the authority to hear all zone map amendment (zone change) cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, an appeal of the zone change would go to the City Council rather than the Land Use Hearing Officer (LUHO). The LUHO does not hear appeals of zone changes at this time, though proposed legislation currently before the City Council would allow the LUHO to hear zone change appeals. The request is a quasi-judicial matter. The EPC is hearing the Site Plan for Building Permit because the site is greater than 5 acres and zoned C-2, this triggers the SC( Shopping Center Designation) which requires approval per the SU-1 zone process.

### ***History/Background***

The site was zoned M-1 prior to 1971, this was probably the original zoning. The zoning was changed to C-2 in 1971 (Z-71-60). The site was developed as a hotel in the mid-1970s. The current Site Development Plan for Building Permit ( SPBP) has been amended several times, most recently in 2002 to add a pool, chapel and various site improvements. Staff was not able to find an original SPBP on file or a Site Development Plan for Subdivision. The previous amendments to the SPBP were approved administratively.

### ***Context***

Tract A, B and D make up the Sheraton Old Town Inn complex. Tract D contains the pool area, but no developed buildings. Tracts A and B contain The Hotel Albuquerque, and related facilities, including a pool, gardens, wedding chapel, meeting and event spaces and a restaurant and bar. The hotel is southwestern in style.

The site is to the north of the historic Old Town Plaza area. The Albuquerque Museum, New Mexico Museum of Natural History and Explora Children's Museum are within .25 miles of the site. There are several businesses along Rio Grande Boulevard serving both locals and tourists.

The uses and design on the site will be compatible with the existing development and should not cause land use conflicts.

### ***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 Rio Grande Boulevard as a Minor Arterial.

The Long Range Roadway System designates Mountain Road as a Collector street.

The Long Range Roadway System designates Bellamah Avenue as a Local street.

### ***Comprehensive Plan Corridor Designation***

Rio Grande Boulevard is an Enhanced Transit Corridor.

### ***Trails/Bikeways***

Mountain road is designated as a Bike Boulevard. There is a designated bike lane on Rio Grande Boulevard.

### ***Transit***

Refer to Transit Agency comments

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

See public facilities map

### **III. ANALYSIS**

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

##### ***Albuquerque Comprehensive Zoning Code***

The site is zoned C-2, Community Commercial. This zone allows a variety of commercial and service uses, office, certain intuitional uses and multi-family uses in specific areas.

The site also has an SC, Shopping Center Designation. This designation applies to sites 5 acres and over zoned, P, C-1, C-2, C-3, M-1 or M-2. The designation requires EPC approval of development on these sites. The SC designation requires access to the shopping center to be designed according to accepted traffic engineering practice, landscape compliance with the zoning code, limitations on signage and the applicant taking responsibility for traffic improvement associated with the project.

##### **Signage**

Under the SC designation a freestanding sign could not exceed 150 square feet and one sign would be allowed per each 300 feet of street frontage on an arterial or a collector.

The C-2 zone would allow a 300 square foot free standing sign and one sign would be allowed for each 300 feet of street frontage, up to two signs in 630 feet.

The Sawmill Wells Park Sector Development Plan does not contain guidance for signage for this site.

The Rio Grande Corridor Plan refers to the zoning code for signage, but requires that signs “not dominate the Rio Grande Boulevard Streetscape”

The requirements of the zone code, General Sign Regulations, 14-16-3-5, in addition to those mentioned above, would still apply to the and would regulate sign placement, electronic signs, interference with traffic and buffering from residential areas.

##### **Large Retail Facility Ordinance**

The Large Retail Facility Regulations, 14-16-3-2-(D), extra design and layout requirements for commercial facilities over 75,000 square feet, would still apply to future development on tracts A and B, even if the SC designation is removed. Although it is unlikely that the current hotel use will leave the site; these regulations would apply if the site were redeveloped with large commercial buildings.

##### **Height**

The C-2 zone refers to the O-1 zone for height; the O-1 zone allows a structure up 26 feet in height at any location. Buildings over 26 feet in height must fall within a 45 degree angle plane drawn from the “horizontal at the mean grade along each internal boundary of the premises and each adjacent public right of way centerline.” A structure may not exceed the northern boundary of these 45 degree planes, but can be sited in any other direction within planes drawn at a 60 degree angle from the same boundaries.

The SU-1 zone would allow the proposed building to be located closer to the street, providing the desired street activity, pedestrian benefits and amenities. The existing Hotel Albuquerque is 11 stories, the proposed new hotel would be only five. The lower height provides a transition to the residential uses to the east and north of the site.

##### **Parking**

Parking for hotel use is addressed in the off-street parking regulations, 14-16-3-1-(20), and is one space per each rental unit. Parking for retail and service is one space per each 200 square feet of net leasable area up to 15,000 square feet. Parking for bars and restaurants is one space for four seats or one space for each three person of fire occupancy, if the establishment has a full service liquor license.

The SU-1 zone allows the EPC discretion over parking. The applicant will be providing parking on site and off site. Only the on-site parking would count toward the zoning requirement. The SU-1 zone allows the provision of adequate parking without having to provide all of the parking on site.

The applicant could apply for on-street parking credits, but this process does not guarantee that the spaces will approved.

The proposed SU-1 zone for Tract D would allow the development of a hotel as shown in the accompanying Site Development Plan for Building Permit. Other uses associated with the hotel, such as meeting spaces, restaurants, fitness center or other amenities would be allowed, but would have to be approved by the EPC or Planning Director through the Administrative Amendment Process, if added to the site outside of this submittal.

### *Albuquerque / Bernalillo County Comprehensive Plan*

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

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “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:

#### **Land Use**

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, or recreational concern.

***The proposed zoning and building on the site will allow development that is compatible in use, scale and design with existing development and will add to the area by providing new service, opportunities and well-designed development. Policy II.B.5d is furthered by this request.***

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

***The site has access to transit, utilities, and a full range of other urban services. The proposed zoning and development will not compromise the integrity of the area, but will allow development that is compatible with the existing development in scale design and use. Policy II.B.5e is furthered by this request.***

Policy II.B 5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

***The proposed request will allow the development of new employment and service opportunities that will be accessible by residents and others. The site is not directly adjacent to the single family***

*residential areas, so the impacts of the new development will be minimized. There is no neighborhood opposition to this request. Policy II.B 5i is furthered by this request.*

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

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

*The site is an existing commercially zoned area. The retail uses on the site will function similarly to a neighborhood oriented center. The proposed development will be accessible by local residents and tourists. The site is appropriate for this type of development. Policy II.B 5j is furthered by this request.*

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

*The proposed new hotel will have a more modern design than some the development near the site; however the design will be compatible with the historic character of the area. The use of materials and setbacks, articulation and changes in colors and materials result in a unique building. The site design also incorporates water harvesting features that creatively address drainage requirements. II.B5l is furthered by this request.*

Policy II.B 5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened

*The subject site is in an older neighborhood in the Established Urban area of the Comprehensive Plan. The development allowed by the proposed request will offer new opportunities for employment, new services and new design ideas for the area. Policy II.B 5o is furthered by this request.*

### **Developed Landscape**

Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians

*The proposed development has streetscaping that is designed to be safe and visually attractive. The applicant proposes to relocate the utilities along Bellamah Avenue. The provisions of the Rio Grande Corridor Plan require pedestrian accessible streetscapes. Policy II.C.8c is furthered by this request.*

Policy II.C.8d: 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 requests allow the development of several areas landscaped with native vegetation and design to harvest water to support that vegetation. The plants will keep down dust and hold dirt in place. Policy II.C.8d is furthered by this request.*

### **Economic Development**

Policy II.D.6 a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need. *The requests will allow the development of a new hotel and site improvements to an existing hotel. The applicant states that approximately 100 new jobs will be generated by the new hotel. The jobs range from management positions to service positions. The Sawmill Wells Park area is identified as lower income area. The area is also identified as a Historically Underutilized Business (HUB) Zone, a federal designation that design to encourage development in areas of need. Policy II.D.6a is furthered by this request.*

Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. *The applicant is a local business person. The related retail and service uses on the site could be run by local or outside firms. Policy II.D.6b is furthered by this request.*

Policy II.D.6 d: Tourism shall be promoted. *The requests allow the development or improvement of two hotel sites in close proximity to Historic Old Town, Museums and the Rio Grande Bosque. The site is an ideal location for lodging for tourists. Policy II.D.6d is furthered by this request.*

Policy II.D.6g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel. *The subject is adjacent to the Old Town Community Activity Center. There are existing residential areas near the site, many people would be able to access to site using transit, biking or walking. Because is the site is not technically within the boundary of the activity center, Policy II.D.6g is partially furthered.*

### **Rio Grande Corridor Plan (Rank 3)**

The Rio Grande Corridor Plan was first adopted in 1989 The Plan generally encompasses properties along Rio Grande Boulevard between Montañó Road and Alhambra Avenue ( near Central Avenue ) ; specific boundaries are shown on Figure 3 in the Plan. The main purpose of the Plan is “introduce policies, regulations and projects to improve non-motorized travel in the public right-of-way and to enhance existing corridor qualities: visible evidence of area history, river valley landscapes, southwestern architectural styles and regional building materials.

The subject site is within subarea 2B, Mountain Road to I-40, part subarea 2, Central to Indian School. This area should include an improved pedestrian environment, with curb ramps, lighting benches and landscape that tie the area to Historic Old Town.

Relevant goals/policies include the following:

Policy 6: Sidewalks shall be designed to improve pedestrian movement as well as the overall visual quality of the corridor. They shall be made of all-weather, non-slip construction materials.

Policy 7: Rio Grande Boulevard public right-of-way seating, bus shelters, lamp fixtures and signs shall be similar to those in Old Town, and shall be located to provide greater safety and convenience to pedestrians and transit riders.

Policy 9: The Rio Grande Boulevard Corridor shall be landscaped abundantly with plants that imitate the forms, colors, and textures of existing North Valley landscapes. Landscaping must comply with policy and ordinance and be properly maintained. (staff paraphrases)

*The proposed development on the site will have pedestrian connection within the site and to the street. The sidewalks will meet zoning code requirements for safety. The new site lighting will match the existing hotel lighting which is similar to the Old Town Style. The will contain ample landscaping using plants that are appropriate to the area. Policies 6, 7 and 9 are furthered by this request.*

Policy 10: New and redeveloped structures shall complement the existing predominant architectural styles of each subarea. *The proposed new hotel is more modern than some adjacent development, but is still compatible with the existing character of the area because of its use of color, scale and materials. Policy 10 is furthered by this request.*

Policy 11: Site designs shall ensure visual and functional connection to the public right-of-way while reinforcing streetscape and subarea character.

*The proposed development will have connections to the sidewalks and streets. Landscaping across the site will add to the area character. The proposed zoning for Tract D allows a pedestrian oriented streetscape. Policy 11 is furthered by this request.*

Policy 12: Signs shall be readable and attractive, but shall not dominate the Rio Grande Boulevard streetscape. *Proposed signs are appropriate scaled and do not dominate the streetscape. Future development will also have to comply with this standard. Policy 12 is furthered.*

### **Sawmill Wells Park Sector Plan (Rank 3)**

The Sawmill/Wells Park Sector Development Plan, adopted in 1996 and amended in 2002, provides a framework for growth and development for the area bounded by Rio Grande Boulevard to the west, Interstate 40 to the north, Mountain Road to the south, and roughly 4th Street to the east. The intent of the plan is revitalize the area while keep the historic character intact. The Plan goals are found in the appendix.

Plan Goal 1: Conserve and build on community identity and historic character.

Plan Goal 2: Protect and improve existing residential neighborhoods.

*The requests allow the development of a new hotel and improvements to the existing site that will be compatible with the area character, provide new job opportunities, improved streetscapes and are directly adjacent to the single family areas. Goals 1 and 2 are furthered by this request.*

Plan Goal 3: Prevent new environmental hazards, correct existing environmental problems and promote resource conservation. *The site design incorporates water harvesting features that will conserve water on site for landscaping and by doing so keep run off water cleaner. The proposed uses on the site are considered to be compatible with the existing development and are not industrial in nature. Goal 3 is furthered.*

Plan Goal 5: Improve circulation for people walking, bicycling, using public transportation and/or driving. *The proposed new hotel will have pedestrian connections through the site and to the street. Bike racks are provided on site and the site is adjacent to Mountain road, a designated bike boulevard. The proposed improvements to the parking areas will add landscaping make the site more pleasant for pedestrians and should slow traffic. Goal 5 is furthered.*



Plan Goal 8. Guide the future development of vacant land. Promote uses compatible with adjacent neighborhoods, the museums and historic Old Town. *The existing and proposed development on the site is compatible with the neighborhoods and complimentary to Old Town and the Museum areas. The site provides and will provide more lodging for locals and tourists who want to explore Old Town. Goal 8 is furthered.*

Plan Goal 9: Support commercial and industrial revitalization, jobs and job training for local residents that do not conflict with other plan goals.

*The proposed development will add to the commercial and service uses in the area and will be consistent with the goals of the Sector Plan. The applicant states that the new hotel will create approximately 100 new jobs with a range skill and pay levels. Plan Goal 9 is furthered by this request.*

### **Conclusion**

The proposed requests are not in significant conflict with the applicable plans governing the site. Many goals and policies of these plans are furthered, specifically those addressing economic development, pedestrian amenities and developed landscape.

### **Resolution 270-1980 (Policies for Zone Map Change Applications)**

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

### **Analysis of Applicant's Justification**

**Note:** Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

- a) A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

*The proposed use is allowed under the existing zoning. The new zone furthers the general welfare by enabling the development of a new hotel the will serve residents and visitors. The proposed use is compatible with the existing development in the area.*

***Staff agrees that the request is not contrary to the health, safety, morals and general welfare of the city. The hotel and related uses and the removal of the SC zone will not endanger residents or allow uses that are considered incompatible with the existing development.***

- b) Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

*The proposed use is allowed under the existing zone, the new will allow the development of a hotel with specific design guidelines. The hotel will help revitalize the area, add jobs and add to tax base.*

*Staff agrees that the proposed zoning will not destabilize the area. The hotel use is allowed under the existing zoning and most of the site is currently developed as hotel use.*

- c) A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

*Applicant (summarized) the proposed change to the SU-1 for Hotel and Related uses zone will not be in conflict with the goals and policies of the Comprehensive Plan, Rio Grande Corridor Plan and Sawmill Wells Park Sector Development Plan. The proposed zoning allows development that will bring economic development, be consistent with Federal policies regarding HUB zones, promote tourism, provide quality design, promote multi-modal travel options, help revitalize and strengthen the area, be compatible with the existing character of the area, provide quality pedestrian amenities and use innovative solutions to address drainage.*

*Relevant Citations: Comprehensive Plan-Developing and Established Urban Goal; Policies II.B.5d, Policies II.B.5e, Policies II.B.5i, Policies II.B.5l, Policies II.B.5o. Policies II.B.5k was cited, but staff believes that this would apply more to development directly adjacent to Rio Grande Boulevard.*

*Rio Grande Corridor Plan- policies 6, 7, 9-12*

*Sawmill Wells Park Sector Development Plan – Plan Goals 1-3, 5, 8-10*

***Staff agrees with applicant’s justification. The applicant has adequately considered that applicable goals and policies that govern the site. The analysis shows that there is no significant conflict with applicable goals and policies and furthermore, many goals and policies are furthered by this request.***

***Refer to policy analysis for more detail***

- d) The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
  2. Changed neighborhood or community conditions justify the change; or
  3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

*The applicant (summarized) states that (3), the new zoning is more advantageous to the community as articulated in the Comprehensive Plan, Rio Grande Corridor Plan and the Sawmill Wells Park Sector Development Plan. Design standards in the new zoning will provide predictable criteria for future development that will be in line with the goals and policies of applicable plans.*

***The applicant states that the proposed development will bring new economic development without negatively impacting the area. The SU-1 zone requires review of future development on the site, insuring compatibility with the surrounding area. There is no known opposition to this request, indicating that it would a compatible project for the area. Staff believes that this response to section D is sufficient.***

- e) A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

*Current zoning already allows for the proposed use. The use is complementary and compatible with surrounding uses.*

***Staff agrees that the permissive uses are currently allowed by the underlying zoning and the proposed changes will not be harmful to the surrounding area.***

- f) A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
  2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

*The proposed development is not seeking funds from the City.*

***Staff agrees that the changes will not cause the need for major capital expenditures on the part of the City.***

- g) The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

*Current zoning already allows for the proposed use, therefore, the desired zone change is not tied to economic considerations.*

***Staff agrees that the uses are allowed under the current zone, and that economic considerations are not the determining factor.***

- h) Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

*The proposed hotel use is allowable under the current C-2 zoning. The location along Bellamah Avenue is not a factor in the desire to change the zoning.*

***Staff agrees. The street location is not the primary justification for the zone change. The change will be consistent with goals and policies of existing plans.***

- i) A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

*Current zoning already allows for the proposed use, therefore it is not a spot zone. SU-1 zoning will apply design standards that are meant to control the design of the site, not its use.*

***Staff agrees that the proposed change has more to do with design and process than use. The SU-1 zone is considered to be a justified spot zone.***

- j) A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

*Current zoning already allows for the proposed use. SU-1 zoning will apply design standards that are meant to control the design of the site, not its use.*

*Staff agrees that the proposed changes have more to with design and process than use. The parcels governed by the request do not constitute a strip zone.*

#### **Removal of SC Shopping Center Designation.**

SC Shopping Center Zone

§ 14-16-5-1 defines Shopping Center Site as “A premises containing five or more acres; zoned P, C-1, C-2, C-3, M-1, M-2, or a combination thereof; or a large retail facility; but excluding premises used and proposed to be used only for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing. Shopping center sites are subject to the shopping center regulations of the Zoning Code, § 14-16-3-2.”

14-16-3-2(A)4

The Planning Commission may modify the boundaries of or eliminate an existing Shopping Center designation for any site, upon application by the property owner, if the Planning Commission finds no public benefit in continued application of the shopping center regulations because most of the site has been allowed to develop without the guidance of a site development plan.

*The applicant states that the site has been allowed to develop with hotel uses and has an established, distinctive character. The site has not developed as a traditional shopping center with a variety of tenants and uses on separate pad sites.*

*Although it is not stated specifically in the definition of the Shopping Center, it seems that the intent of the SC designation is to provide orderly development of commercial sites over 5 acres. The Shopping Center definition appears in the 1963 zoning code and defines a shopping center as “contiguous parcel of land containing 5 or more acres and zoned P-1, P-2, C-1, C-2 or C-3.” A development plan was required for these sites. In 1973 the code adds language requiring the Zoning Officer to designate a shopping center with the SC designation when a building is complete and all fees have been paid. This site was zoned in 1971 and would not have been subject to the SC designation at that time.*

*In 1976 the approval process per the SU-1 zone was added and the Planning Director was given the responsibility of placing the SC designation on site when the project was completed.*

*The subject site is governed by two Sector Development Plans which contain design standards that provide requirements for quality design.*

*The process for removing the SC designation asks the Planning Commission to look at the public benefit of keeping the SC designation and if the site has developed with a site development plan. City Legal states that the reference to “site plan” in the SC designation refers to a Site Development Plan*

*for Subdivision. These plans general contain design guidelines, site layout requirements and other detail beyond the requirements of the zoning code.*

*This site has developed with a Site Development Plan for Building Permit, not a Site Development Plan for Subdivision and the character of the site is already established.*

*The zoning code has been updated several times since the imposition of the SC zone. The general design standards of the zoning code now address building articulation and massing, landscaping, height and connectivity. These additions address many of things that a reviewer would look for when approving development in a shopping center site.*

*Removing the SC designation from Tract D and replacing it with the SU-1 zone provides public review for this project and future projects. This review is the same review that would occur under the Shopping Center Regulations for a similar development.*

*The removal of the SC designation on Tract A and B of the site would not remove the requirements of the existing Sector Development plans or the zoning code. Additionally, the existing Site Development Plan for Building Permit would still be in effect. The previous improvements on the site were approved administratively, by current planning staff, without a public hearing.*

*The requirements of the existing zoning code and the two sector development plans provide design regulations beyond what is required by the SC designation. The main impact of removal of the SC designation from tract A and B would be to allow the site to have larger signage and would allow projects that comply with the requirements of the Zoning Code and the Sector Development Plans to be approved as part of the building permit process without a public hearing.*

### ***Other Analysis***

A Traffic Impact Study (TIS) was not required because the proposed project is less than 250 rooms, the threshold that would trigger a TIS for this use.

### ***SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AMENDMENT***

The applicant proposes to amend the existing Site Development Plan for Building Permit, to remove tract D. Tract D currently contains the pool area, but no buildings. The tract will be covered by a new SU-1 zone that will allow the hotel use that is allowed on tracts A and B, but with a governing site plan and additional flexibility in height and parking. Tracts A and B will remain subject to the requirements of the previously approved Site Development Plan for Building Permit. Tracts A and B contain the existing hotel and parking areas.

The amendment also includes improvements to existing parking areas. Fifty-nine spaces on tract A will be restriped and landscaped. The parking area will comply with underlying regulations of the C-2 zone and includes parking trees, lighting, landscaped areas, pedestrian connections and 6 accessible spaces.

A new service area is proposed on Tract A, to the south of the existing chapel. This area will contain one of the new cisterns to catch roof runoff from the new hotel on tract D

18 additional spaces are to be developed on Tract B, the lot will comply with underlying regulations of the C-2 zone and includes parking trees, lighting, landscaped areas, pedestrian connections and 6 accessible spaces.

The removal of Tract D allows the development of a quality urban hotel. The existing regulations for development on Tracts A and B will continue to guide quality development on those tracts.

### ***SITE DEVELOPMENT PLAN FOR BUILDING PERMIT***

#### ***Request***

The applicant requests review and approval of a Site Development Plan for Building permit for an approximately 2.6 acre tract, Tract D of the Sheraton Old Complex. The plan is for the development of an approximately 113,780 square foot, five story hotel with 120 rooms.

**Please note that use of the 1:30 scale and the 1/16<sup>th</sup> scale were approved by the Planning Department on February 14, 2014.**

Section 14-16-3-11, Site Development Plan Approval Requirements, 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 in the Comprehensive Plan, Rio Grande Boulevard Corridor Plan and Sawmill Wells Park Sector Development Plan.

#### ***Site Plan Layout / Configuration***

The proposed hotel will be smaller than the existing hotel on tract A and B. The architectural style of the hotel will be a southwestern inspired style that will be complimentary to the existing hotel, but have a more modern feel.

The main entrance will face the corner of Bellamah Avenue and 20<sup>th</sup> street and will open on to a triangular patio area that provides open space, a pedestrian area and compliance with the clear sight triangular required for vehicle safety. The entry placement meet the guidelines of the Sawmill Wells Park SDP that front doors of non-residential buildings face the public right of way.

The building is setback approximately 15 feet from 20<sup>th</sup> street, with a landscaped area between the building and street and approximately 20 feet from Bellamah Avenue with a sidewalk and landscaped between the building and street. The sidewalks exceed the 6 foot minimum requirement.

The proposed height will vary from 31 feet at the lower stories to 64 feet at the highest point.

A 65 space parking area is provided at the south edge of the site. Additional parking will be available on tracts A and B and on street.

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

There is an existing outdoor pool area that will remain. An upgrade to the pool area is proposed as second phase of construction following the development of the hotel. The corner of Bellamah and 20<sup>th</sup> street will be an entry way patio area. An approximately 4,000 square foot landscaped area containing a mixture of trees, evergreen shrubs and possible vegetable garden area will be provided on the east end of the site, in front of the pool and in between the restaurant and the parking area. A new landscaped area will be added between the existing pool area and the south entrance to the hotel.

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

Vehicular access to the site will from 20<sup>th</sup> Avenue. A 65 space parking area will be provided at the south of the site. The zoning code requirement is one space per room for the hotel. Restaurants would require

1 space per each 4 seats, depending on if they serve liquor. The restaurant space has about 100 seats, so 20 spaces would be required. The SU-1 zone allows the EPC discretion over parking requirements. The Site Development Plan for Building Permit (SPBP), page SDP 4.1 contains a note stating that Tracts A, B and D will share parking, access, cross-lot drainage and private utilities.

The amended SPBP shows that there approximately 300 excess parking space on lots A and B. These spaces will be more than adequate for the new development. The hotel and restaurant would require about 75 additional, beyond the 65 provided on Tract D.

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

The site will have pedestrian connections to and along 20<sup>th</sup> Street via a six foot wide internal sidewalk.

Eight bicycle spaces are proposed in racks near the entrance, six spaces would be required by the General Parking Regulations of the Zoning Code. There is space on the site add more bicycle parking if deemed necessary.

### ***Walls/Fences***

There will be a 3 foot tall stucco covered CMU wall along the east side of the parking area to screen it from public view. There will be a 7 foot high wall along the south side of the pool area, separating it from the parking and providing privacy for pool users. A 9 foot high wall, approximately 10 feet in length is shown on the west side of the site to secure access to the pool area.

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

24 foot high light poles are proposed in the parking lot area. Light fixtures will be full cut off and will match the existing on the site light fixtures.

### ***Landscaping***

The Landscape plan shows a good palette of low to medium water use plants. The applicant is calculating landscaping per the zoning code at 15 % of the net lot area. The applicant is providing landscaping on approximately 29% of the site. The landscaping meets the requirement of Rio Grande Corridor Plan to have abundant landscaping areas with plants that are appropriate to the area.

All plant varieties must be finalized at the time of DRB submittal. Multi-trunked trees are not allowed as parking lot trees per § 14-16-3-10(G)(1)(d) which requires canopy type trees.

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

The site slopes from northeast to southwest, and approximately 4 foot change in grade. The parking lot tree wells will act as water harvesting features and keep some runoff on site. The drainage from the roof of the building will be accommodated in two cisterns designed to catch the first ½ inch of runoff. One cistern will be located on tract A; the Site Development Plan for Building Permit (SPBP), page SDP 4.1 contains a note stating that Tracts A, B and D will share parking, access, cross-lot drainage and private utilities.

There are existing PNM lines along the north side of the site. The applicant is working with PNM to relocate these lines. Please see PNM comment and conditions.

### ***Architecture***

The building will have a southwestern inspired style. The building meets the standards of the Rio Grande Corridor plan that require larger buildings to be broken up to resemble small buildings. The

proposed hotel has individual retail spaces on the north ground level. The east ground level will include the pool canopy, a restaurant space and hotel entrance.

The building also steps back, providing changes in mass, making the building more human scale and giving the building a modern Pueblo feel that is appropriate for the area.

All facades contain a variety of materials, including stone, glass and non-reflective metal. The facades facing Bellamah Avenue and 20<sup>th</sup> street have multiple windows. Although tract D would be covered by the SU-1 zone, these windows would be consistent with the Sawmill Wells Park Sector Development Plan that requires windows on at least 25% of street facing facades.

### ***Signage***

Three building mounted signs are proposed for the hotel, on the north, south and west facades. The signage will be bronze finish metal and internally illuminated. The design standards do not specify a size for signage. The C-2 zone would allow a building mounted sign to take up 25% of the facade if it is visible from a collector street; all three signs would be well under this threshold. The south facade is approximately 9,324 square feet, allowing 2,331 square feet of signage. The proposed south sign is approximately 80 square feet. The west facade is approximately 7,693 square feet, allowing 1,923 square feet of signage. The north facade is approximately 6,993 square feet, allowing 1,748 square feet of signage. The proposed north and west signs are approximately 72 square feet.

One monument sign is proposed at the entrance, approximately 50 square feet in size. The sign would have bronzed metal, internally illuminated letters. This would be consistent with the general signage regulations and the C-2 zone. All proposed signage is similar to the signage on the existing hotel.

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

### ***Reviewing Agencies***

Hydrology staff confirms that the design will most likely meet the requirements of our new drainage ordinance and any issues can be addressed at DRB.

### ***Neighborhood/Public***

The Sawmill Area Neighborhood Association, Sawmill Community Land Trust and the North Valley Coalition were all notified. A facilitated meeting was declined because the applicant had met with the neighborhood Associations and other community members. There were no concerns or questions about the project.

## ***V. CONCLUSION***

This is a request that will result in the development of a five story, 120 room hotel on tract D and site improvements on tracts A and B of Sheraton Old Inn Complex, on Rio Grande Boulevard, between Mountain Rd and Bellamah Ave. The applicant proposes to remove the SC designation from the site, leaving tracts A and B subject to the zoning code, Rio Grande Corridor Plan and Saw Mill Wells Park Sector Development Plan. Amend the existing Site Development Plan for Building Permit to remove Tract D and improve two parking lots on Tracts A and B and approve an SU-1 zone and Site Development Plan for Building Permit for Tract D. The SU-1 zone on tract D will allow flexibility in height that will allow the hotel to be closer to the street and provide a quality pedestrian environment.

The requests are consistent with the goals and policies of the governing plans.



**FINDINGS – 14 EPC 40029- May 8th, 2014- Remove SC Designation**

1. This is a request to remove the SC, Shopping Center Designation from Tracts A, B and D, Sheraton Old Inn Complex located on Rio Grande Boulevard between Mountain Road and Bellamah Avenue containing approximately 12.5 acres.
2. The SC designation applies to sites 5 acres and over zoned, P, C-1, C-2, C-3, M-1 or M-2. This designation requires development review per the SU-1 zone process.
3. The Planning Commission has the authority to remove this designation at the request of a property owner per §14-16-3-2(A) 4 of the zoning code if the Planning Commission can determine that no public benefit finds no public benefit in continued application of the shopping center regulations because most of the site has been allowed to develop without the guidance of a site development plan.
4. The subject site has developed without a Site Development Plan for Building Permit.
5. The Albuquerque/Bernalillo County Comprehensive Plan, The Rio Grande Boulevard Corridor Plan, Sawmill Wells Park Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The following Comprehensive Plan policies are furthered by this request;
  - a) Policy II.B5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.  
***The existing uses on the site are compatible with the area. The design and layout do not add traffic to the area. The materials and colors are complimentary to the style of development in the area. The removal of the SC designation will not change the underlying use or design requirements.***
  - b) Policy II.B5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.  
***The site has to all existing urban services. Future development will follow the same guidelines that allowed the current compatible development.***
  - c) Policy II.D.6.b Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. ***The applicant is a local business person.***
  - d) Policy II.D.6 d: Tourism shall be promoted. ***The site is an ideal location for lodging or other services for tourists. Because of it's proximity to Old Town, most uses on the site could be available to tourists.***
  - e) Policy II.D.6 f The City and the County should remove obstacles to sound growth management and economic development throughout the community. ***The subject site is in urban core of the city. Any new development on the site will be infill development and help to keep the city more***

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*compact. The removal of the SC designation takes away a layer of process that may discourage future projects.*

7. The goals and policies of the Rio Grande Boulevard Corridor Plan and Sawmill Wells Park Sector Development Plan are not affected by the removal of the SC designation.
8. Removing the SC designation from Tract D and replacing it with the SU-1 zone provides public review for this project and future projects. This review is the same review that would occur under the Shopping Center Regulations for a similar development.
9. If the SC zone is removed from Tract A and B, these tracts will be subject to the general regulations of the zoning code, the specific regulations of the C-2 zone and the regulations of the Rio Grande Boulevard Corridor Plan and Sawmill Wells Park Sector Development Plan.
10. A facilitated meeting was offered to the affected Neighborhood Associations and was declined because there were no concerns about the proposed project.

***RECOMMENDATION – 14 EPC 40029, May 8th 2014***

**APPROVAL of 14 EPC 40029 a request for the removal of the SC designation for Tracts A, B and D, based on the preceding Findings.**

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***FINDINGS – 14 EPC 40020-May 8<sup>th</sup>, 2014- Zone Map Amendment- SU-1 Zone***

1. This is a request for a zone map amendment from C-2 to SU-1 for Hotel and Related Facilities for Tract D, Sheraton Old Inn Complex located on Bellamah and 20<sup>th</sup> Street and containing approximately 2.6 acres.
2. The applicant proposes to amend the zoning in order to develop a five story, 113,780 square foot hotel with associated retail. The amendment is necessary to allow flexibility in parking and height in order to have the building closer to street, providing a better pedestrian experience.
3. The Albuquerque/Bernalillo County Comprehensive Plan, (Sector Plan/Master Plan, etc.) and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject site is within the Established Urban Area of the Comprehensive Plan and is The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

5. The request is consistent with Comprehensive Plan and further many goals and policies including:

**Land Use**

- a. 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, or recreational concern.

*The proposed zoning and building on the site will allow development that is compatible in use, scale and design and will add to the area by providing new service, opportunities and well-designed development. Policy II.B.5d is furthered by this request.*

- b. Policy II.B.5e: New growth shall be accommodated ... where vacant land is contiguous to programmed urban facilities and services and where the integrity of existing neighborhood services can be ensured.

*The site is vacant and has access to transit, utilities, and a full range of other urban services. The proposed zoning and development will not compromise the integrity of the area, but will allow development that is compatible with the existing development in scale design and use. Policy II.B.5e is furthered by this request.*

- c. Policy II.B 5i: Employment and service uses shall be located to complement residential areas ... sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

*The proposed request will allow the development of new employment and service opportunities that will be accessible by residents and others. The site is not directly adjacent to the single family residential areas, so the impacts of the new development will be minimized. There is no neighborhood opposition to this request. Policy II.B 5i is furthered by this request.*

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

1. In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
2. In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
3. In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

*The site is an existing commercially zoned area. The proposed development will be accessible by local residents and tourists. The development will offer services similar to a neighborhood center. The site is appropriate for this type of development.*

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

*The proposed new hotel will have a more modern design than some the development near the site; however the design will be compatible with the historic character of the area. The use of materials and setbacks, articulation and changes in colors and materials result in a unique building. The site design also incorporates water harvesting features that creatively address drainage requirements. Policy II.B 5l is furthered by this request.*

- f. Policy II.B 5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened

*The subject site is in an older neighborhood in the Established Urban area of the Comprehensive Plan. The development allowed by the proposed request will offer new opportunities for employment, new services and new design ideas for the area. Policy II.B 5o is furthered by this request.*

### **Developed Landscape**

- a. Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians  
*The proposed development has streetscaping that is designed to be safe and visually attractive. The applicant proposes to relocate the utilities along Bellamah Avenue. The provisions of the Rio Grande Corridor Plan require pedestrian accessible streetscapes. Policy II.C.8c is furthered by this request.*
- b. Policy II.C.8d: 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 requests allow the development of several areas landscaped with native vegetation and design to harvest water to support that vegetation. The plants will keep down dust and old dirt in place. Policy II.C.8d is furthered by this request.*

### **Economic Development**

- a. Policy II.D.6 a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need. *The requests will allow the development of a new hotel and site improvements to an existing hotel. The applicant states that approximately 100 new jobs will be generated by the new hotel. The jobs range from management positions to service positions. The Sawmill Wells Park area is identified as lower income area. The area is also identified as a Historically Underutilized Business (HUB) Zone, a federal designation that design to encourage development in areas of need. Policy II.D.6 a is furthered by this request.*
- b. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. *The applicant is a local business person. The related retail and service uses on the site could be run by local or outside firms. Policy II.D.6b is furthered by this request.*
- c. Policy II.D.6 d: Tourism shall be promoted. *The requests allow the development or improvement of two hotel sites in close proximity to Historic Old Town, Museums and the Rio Grande Bosque. The site is an ideal location for lodging for tourists. Policy II.D.6d is furthered by this request.*
- d. Policy II.D.6g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel. *The subject site is adjacent to the Old Town Community Activity Center. There are existing residential areas near the site, many people would be able to access to site using transit, biking or walking. Because is the site is not technically within the boundary of the activity center, policy II.D.6g is partially furthered.*

6. The request furthers several policies of the Rio Grande Boulevard Corridor Plan:

- a. Policy 6: Sidewalks shall be designed to improve pedestrian movement as well as the overall visual quality of the corridor. They shall be made of all-weather, non-slip construction materials.

Policy 7: Rio Grande Boulevard public right-of-way seating, bus shelters, lamp fixtures and signs shall be similar to those in Old Town, and shall be located to provide greater safety and convenience to pedestrians and transit riders.

Policy 9: The Rio Grande Boulevard Corridor shall be landscaped abundantly with plants that imitate the forms, colors, and textures of existing North Valley landscapes. Landscaping must comply with policy and ordinance and be properly maintained.( staff paraphrases)

*The proposed development on the site will have pedestrian connection within the site and to the street. The sidewalks will meet zoning code requirements for safety. The new site lighting will match the existing lighting which is similar to the Old Town Style. The will contain ample landscaping using plants that are appropriate to the area. Policies 6, 7 and 9 are furthered by this request.*

- b. Policy 10: New and redeveloped structures shall complement the existing predominant architectural styles of each subarea. *The proposed new hotel is more modern than some adjacent development, but is still compatible with the existing character of the area because of its uses color, scale and materials. Policy 10 is furthered by this request.*

Policy 11: Site designs shall ensure visual and functional connection to the public right-of-way while reinforcing streetscape and subarea character.

*The proposed development will have connections to the sidewalks and streets. Landscaping across the site will add to the area character. The proposed zoning for Tract D allows a pedestrian oriented streetscape. Policy 11 is furthered by this request.*

- c. Policy 12: Signs shall be readable and attractive, but shall not dominate the Rio Grande Boulevard streetscape. *Proposed signs are appropriate scaled and do not dominate the streetscape. Future development will also have to comply with standard. Policy 12 is furthered.*

7. Goals of the Sawmill Wells Park Sector Development Plan are furthered:

- a. Plan Goal 1: Conserve and build on community identity and historic character.

Plan Goal 2: Protect and improve existing residential neighborhoods *The requests allow the development of a new hotel and improvements to the existing site that will be compatible with the area character, provide new job opportunities, improved streetscapes and are directly adjacent to the single family areas. Goals 1 and 2 are furthered by this request.*

- b. Plan Goal 3: Prevent new environmental hazards, correct existing environmental problems and promote resource conservation. *The site design incorporates water harvesting features that will conserve water on site for landscaping and by doing so keep run off water cleaner. The proposed uses on the site are considered to be compatible with the existing development and are not industrial in nature. Goal 3 is furthered.*

- c. Plan Goal 5: Improve circulation for people walking, bicycling, using public transportation and/or driving. *The proposed new hotel will have pedestrian connections through the site and to the street. Bike racks are provided on site and the site is adjacent to Mountain road, a designated bike boulevard. The proposed improvements to the*

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*parking areas will add landscaping make the site more pleasant for pedestrians and should slow traffic. Goal 5 is furthered.*

- d. Plan Goal 8. Guide the future development of vacant land. Promote uses compatible with adjacent neighborhoods, the museums and historic Old Town. ***The existing and proposed development on the site is compatible with the neighborhoods and complimentary to Old Town and the Museum areas. The site provides and will provide more lodging for locals and tourists who want to explore Old Town. Goal 8 is furthered.***
- e. Plan Goal 9: Support commercial and industrial revitalization, jobs and job training for local residents that do not conflict with other plan goals. ***The proposed development will add to the commercial and service uses in the area and will be consistent with the goals of the Sector Plan. The applicant states that the new hotel will create approximately 100 new jobs with a range skill and pay levels.***
8. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
- A. Staff agrees that the request is not contrary to the health, safety, morals and general welfare of the city. The hotel and related uses zone will not endanger residents or allow uses that are considered incompatible with the existing development.
- B. the proposed zoning will not destabilize the area. The hotel use is allowed under the existing zoning and most of the site is currently developed as hotel use.
- C. The request is consistent with and furthers several goals and policies of applicable plans (see findings 5, 6, and 7)
- D. The applicant states that the proposed development will bring new economic development without negatively impacting the area. The SU-1 zone requires review of future development on the site, insuring compatibility with the surrounding area. There is no known opposition to this request, indicating that it would a compatible project for the area. Staff believes that this response to section D is sufficient.
- E. The permissive uses are currently allowed by the underlying zoning and the proposed changes will not be harmful to the surrounding area and the new development allowed by the changes may help improve the area.
- F. The proposed development is not seeking funds from the City.
- G. The uses are allowed under the current zone, however the proposed new design guidelines may have an economic component, but it is not the determining factor.
- H. The street location is not the primary justification for the zone change. The change will be consistent with goals and policies of existing plans.
- I. Staff agrees that the proposed changes have more to do with design and process than use. The SU-1 zone is considered to be a justified spot zone.
- J. Staff agrees that the proposed changes have more to with design and process than use. The parcels governed by the request do not constitute a strip zone.

9. A facilitated meeting was offered to the affected Neighborhood Associations and was declined because there were no concerns about the proposed project.

***RECOMMENDATION – 14EPC-40020, May 8<sup>th</sup> 2014***

**APPROVAL of 14 EPC 40020, a request for Zone Map Amendment from C-2 to SU-1 for Hotel and Related Facilities for Tract D of the Sheraton Old Town Inn Complex, based on the preceding Findings and subject to the following Conditions of Approval .**

***CONDITIONS OF APPROVAL – 14 EPC 40020- Zone change from C-2 to SU-1 for Hotel and Related Facilities***

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

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***FINDINGS – 14-EPC 40022- May 8<sup>th</sup>, 2014 -Amend Site Development Plan for Building Permit***

1. This is a request for an amendment to an existing Site Development Plan for Building Permit for Tracts A, B and D of the Sheraton Old Town Complex located on Rio Grande Boulevard and containing approximately 12 acres
2. This request will allow the removal of Tract D from the existing Site Development Plan for Building and allow improvements on Tract A and B. An SU-1 zone will be established for tract D to ensure that future development is appropriate for the site.
3. The removal of Tract D allows development that furthers many goals and policies of applicable plans.
4. The request also allows the development of a service area on Tract A and improved parking areas on Tracts A and B.
5. The site contains the Hotel Albuquerque, formerly the Sheraton Old Town and had been in use as a hotel since the 1970s.

6. The site is within the boundaries of the Established Urban area of the Comprehensive Plan, the Rio Grande Corridor Plan and the Sawmill Wells Park Sector Development Plan.
7. The Albuquerque/Bernalillo County Comprehensive Plan, Rio Grande Boulevard Corridor Plan, Sawmill Wells Park Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The request is consistent with Comprehensive Plan and further many goals and policies including:  
**Land Use**
  - a. 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, or recreational concern.  
*The proposed zoning and building on the site will allow development that is compatible in use, scale and design and will add to the area by providing new service, opportunities and well-designed development. Policy II.B.5d is furthered by this request.*
  - b. Policy II.B.5e: New growth shall be accommodated ... where vacant land is contiguous to programmed urban facilities and services and where the integrity of existing neighborhood services can be ensured.  
*The site is vacant and has access to transit, utilities, and a full range of other urban services. The proposed zoning development will not compromise the integrity of the area, but will allow development that is compatible with the existing development in scale design and use. Policy II.B.5e is furthered by this request.*
  - c. Policy II.B 5i: Employment and service uses shall be located to complement residential areas ... sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.  
*The proposed request will allow the development of new employment and service opportunities that will be accessible by residents and others. The site is not directly adjacent to the single family residential areas, so the impacts of the new development will be minimized. There is no neighborhood opposition to this request. Policy II.B 5i is furthered by this request.*
  - d. Policy II.B 5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:
    4. In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
    5. In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
    6. In freestanding retailing and contiguous storefronts along streets in older neighborhoods.*The site is an existing commercially zoned area. The proposed development will be accessible by local residents and tourists. The site is appropriate for this type of development.*
  - e. Policy II.B 5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.  
*The proposed new hotel will have a more modern design than some the development near the site; however the design will be compatible with the historic character of the area. The use of materials and setbacks, articulation and changes in colors and materials result in a unique building. The site design also incorporates water harvesting features that creatively address drainage requirements. Policy II.B 5l is furthered by this request.*



- f. Policy II.B 5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened  
*The subject site is in an older neighborhood in the Established Urban are of the Comprehensive Plan. The development allowed by the proposed request will offer new opportunities for employment, new services and new design ideas for the area. Policy II.B 5o is furthered by this request.*

#### **Developed Landscape**

- a. Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians  
*The proposed development has streetscaping that is designed to be safe and visually attractive. The applicant proposes to relocate the utilities along Bellamah Avenue. The provisions of the Rio Grande Corridor Plan require pedestrian accessible streetscapes. Policy II.C.8c is furthered by this request.*
- b. Policy II.C.8d: 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 requests allow the development of several areas landscaped with native vegetation and design to harvest water to support that vegetation. The plants will keep down dust and old dirt in place. Policy II.C.8d is furthered by this request.*

#### **Economic Development**

- e. PolicyII.D.6 a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need. *The requests will allow the development of a new hotel and site improvements to an existing hotel. The applicant states that approximately 100 new jobs will be generated by the new hotel. The jobs range from management positions to service positions. The Sawmill Wells Park area is identified as lower income area. The area is also identified as a Historically Underutilized Business (HUB) Zone, a federal designation that design to encourage development in areas of need. PolicyII.D.6 a is furthered by this request.*
- f. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. *The applicant is a local business person. The related retail and service uses on the site could be run by local or outside firms. Policy II.D.6b is furthered by this request.*
- g. PolicyII.D.6 d: Tourism shall be promoted. *The requests allow the development or improvement of two hotel sites in close proximity to Historic Old Town, Museums and the Rio Grande Bosque. The site is an ideal location for lodging for tourists. PolicyII.D.6d is furthered by this request.*
- h. Policy II.D.6g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel. *The subject site is adjacent to the Old Town Community Activity Center. There are existing residential areas near the site, many people would be able to access to site using transit, biking or*

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*walking. Because is the site is not technically within the boundary of the activity center, policy II.D.6g is partially furthered.*

9. The request furthers several policies of the Rio Grande Boulevard Corridor Plan:

- a. Policy 6: Sidewalks shall be designed to improve pedestrian movement as well as the overall visual quality of the corridor. They shall be made of all-weather, non-slip construction materials.

Policy 7: Rio Grande Boulevard public right-of-way seating, bus shelters, lamp fixtures and signs shall be similar to those in Old Town, and shall be located to provide greater safety and convenience to pedestrians and transit riders.

Policy 9: The Rio Grande Boulevard Corridor shall be landscaped abundantly with plants that imitate the forms, colors, and textures of existing North Valley landscapes. Landscaping must comply with policy and ordinance and be properly maintained. ( staff paraphrases)

*The proposed development on the site will have pedestrian connection within the site and to the street. The sidewalks will meet zoning code requirements for safety. The new site lighting will match the existing lighting which is similar to the Old Town Style. The will contain ample landscaping using plants that are appropriate to the area. Policies 6, 7 and 9 are furthered by this request.*

- b. Policy 10: New and redeveloped structures shall complement the existing predominant architectural styles of each subarea. *The proposed new hotel is more modern than some adjacent development, but is still compatible with the existing character of the area because of its uses color, scale and materials. Policy 10 is furthered by this request.*

Policy 11: Site designs shall ensure visual and functional connection to the public right-of-way while reinforcing streetscape and subarea character.

*The proposed development will have connections to the sidewalks and streets. Landscaping across the site will add to the area character. The proposed zoning for Tract D allows a pedestrian oriented streetscape. Policy 11 is furthered by this request.*

- c. Policy 12: Signs shall be readable and attractive, but shall not dominate the Rio Grande Boulevard streetscape. *Proposed signs are appropriate scaled and do not dominate the streetscape. Future development will also have to comply with this standard. Policy 12 is furthered.*

10. Goals of the Sawmill Wells Park Sector Development Plan are furthered:

- a. Plan Goal 1: Conserve and build on community identity and historic character.  
Plan Goal 2: Protect and improve existing residential neighborhoods *The requests allow the development of a new hotel and improvements to the existing site that will be compatible with the area character, provide new job opportunities, improved streetscapes and are directly adjacent to the single family areas. Goals 1 and 2 are furthered by this request.*
- b. Plan Goal 3: Prevent new environmental hazards, correct existing environmental problems and promote resource conservation. *The site design incorporates water harvesting*

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*features that will conserve water on site for landscaping and by doing so keep run off water cleaner. The proposed uses on the site are considered to be compatible with the existing development and are not industrial in nature. Goal 3 is furthered.*

- c. Plan Goal 5: Improve circulation for people walking, bicycling, using public transportation and/or driving. *The proposed new hotel will have pedestrian connections through the site and to the street. Bike racks are provided on site and the site is adjacent to Mountain road, a designated bike boulevard. The proposed improvements to the parking areas will add landscaping make the site more pleasant for pedestrians and should slow traffic. Goal 5 is furthered.*
- d. Plan Goal 8. Guide the future development of vacant land. Promote uses compatible with adjacent neighborhoods, the museums and historic Old Town. *The existing and proposed development on the site is compatible with the neighborhoods and complimentary to Old Town and the Museum areas. The site provides and will provide more lodging for locals and tourists who want to explore Old Town. Goal 8 is furthered.*
- e. Plan Goal 9: Support commercial and industrial revitalization, jobs and job training for local residents that do not conflict with other plan goals. *The proposed development will add to the commercial and service uses in the area and will be consistent with the goals of the Sector Plan. The applicant states that the new hotel will create approximately 100 new jobs with a range skill and pay levels.*

11. A facilitated meeting was offered to the affected Neighborhood Associations and was declined because there were no concerns about the proposed project.

**RECOMMENDATION – 14EPC-40022- May 8<sup>th</sup> 2014**

**APPROVAL of 14EPC-40022, a request to amend a Site Development Plan for Tracts A, B and D of the Sheraton Old Town Inn Complex, based on the preceding Findings and subject to the following Conditions of Approval.**

**CONDITIONS OF APPROVAL - 14-EPC-40022- Amend 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. Conditions of Approval based on Recommendations from City Engineer, Municipal Development and NMDOT:
  - a) The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
  - b) Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
  - c) Provide Cross-Access and Shared Parking Agreements
  - d) Please add the following note to the General Notes and Landscaping Plan: “Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”
  - e) Please demonstrate that landscaping and proposed sign will not conflict with clear sight requirements at the proposed driveway on Bellamah Ave, and existing driveway at 20th Street.
  - f) Please provide build notes and details or site COA STD DWG for all items built within the site and COA ROW.
  - g) The plan shall show Stormwater Control measures designed to manage the first flush and control runoff generated by contributing impervious surfaces.
  - h) The NMDOT shall require the developer to submit a traffic impact analysis which evaluates, but not limited to, the signalized intersections at I-40 Eastbound and Westbound on/off ramps and Rio Grande Boulevard.
  
4. Conditions based recommendation from PNM:
  - a) An existing electric overhead distribution line is located at the site on the south side of Bellamah Avenue NW. Sheet SDP-1.1 for the Site Development Plan for Permit and Sheet SDP-1.2 for the Amendment to the Existing Site Development Plan indicate that the overhead electric distribution line is to be removed or relocated. Any relocation, changes or realignment regarding existing electric utilities will be done at the developer’s expense.
  - b) The applicant is responsible to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
  - c) It will be necessary to contact PNM’s New Service Delivery Department early in the process to coordinate electric service regarding the project to avoid potential delays in meeting in-service target dates. Contact:  
Mike Moyer, PNM Service Center  
4201 Edith Boulevard NE, Albuquerque, NM 87107  
Phone: (505) 241-3697
  - d) On Sheet SDP-1.2, under SITE DESIGN, WALLS, insert the following:  
Ground-mounted equipment screening will be designed to allow for access to utility facilities. 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. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

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***FINDINGS – 14 EPC-40021 May 8<sup>th</sup> 2014- Site Development Plan for Building Permit***

1. This is a request for a Site Development Plan for Building Permit for Tract D of the Sheraton Old Town Inn Complex, located on Bellamah Avenue and 20<sup>th</sup> street and containing approximately 2.6 acres.
2. The request will allow the development of an approximately 113, 780 square foot hotel with related retail and service uses. The proposed use is permissive under the existing zoning.
3. Tract D is part of a larger site that has contained hotel use since the 1970s.
4. The site is within the boundaries of the Established Urban area of the Comprehensive Plan, the Rio Grande Corridor Plan and the Sawmill Wells Park Sector Development Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, Rio Grande Corridor Plan, Sawmill Wells Park Sector Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request is consistent with Comprehensive Plan and further many goals and policies including:  
**Land Use**
  - a. 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, or recreational concern.  
***The proposed zoning and building on the site will allow development that is compatible in use, scale and design and will add to the area by providing new service, opportunities and well-designed development. Policy II.B.5d is furthered by this request.***
  - b. Policy II.B.5e: New growth shall be accommodated ... where vacant land is contiguous to programmed urban facilities and services and where the integrity of existing neighborhood services can be ensured.  
***The site has access to transit, utilities, and a full range of other urban services. The proposed zoning development will not compromise the integrity of the area, but will allow development that is compatible with the existing development in scale design and use. Policy II.B.5e is furthered by this request.***

- c. Policy II.B 5i: Employment and service uses shall be located to complement residential areas ... sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

*The proposed request will allow the development of new employment and service opportunities that will be accessible by residents and others. The site is not directly adjacent to the single family residential areas, so the impacts of the new development will be minimized. There is no neighborhood opposition to this request. Policy II.B 5i is furthered by this request.*

- d. Policy II.B 5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:
1. In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
  2. In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
  3. In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

*The site is an existing commercially zoned area. The proposed development will be accessible by local residents and tourists. The site is appropriate for this type of development.*

- e. Policy II.B 5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.
- The proposed new hotel will have a more modern design than some the development near the site; however the design will be compatible with the historic character of the area. The use of materials and setbacks, articulation and changes in colors and materials result in a unique building. The site design also incorporates water harvesting features that creatively address drainage requirements. Policy II.B 5l is furthered by this request.*

- f. Policy II.B 5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened

*The subject site is in an older neighborhood in the Established Urban are of the Comprehensive Plan. The development allowed by the proposed request will offer new opportunities for employment, new services and new design ideas for the area. Policy II.B 5o is furthered by this request.*

#### **Developed Landscape**

- a. Policy II.C.8c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians

*The proposed development has streetscaping that is designed to be safe and visually attractive. The applicant proposes to relocate the utilities along Bellamah Avenue. The provisions of the Rio Grande Corridor Plan require pedestrian accessible streetscapes. Policy II.C.8c is furthered by this request.*

- b. Policy II.C.8d: 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 requests allow the development of several areas landscaped with native vegetation and design to harvest water to support that vegetation. The plants will keep down dust and old dirt in place. Policy II.C.8d is furthered by this request.*

#### **Economic Development**

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- a. Policy II.D.6 a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need. ***The requests will allow the development of a new hotel and site improvements to an existing hotel. The applicant states that approximately 100 new jobs will be generated by the new hotel. The jobs range from management positions to service positions. The Sawmill Wells Park area is identified as lower income area. The area is also identified as a Historically Underutilized Business (HUB) Zone, a federal designation that design to encourage development in areas of need. Policy II.D.6 a is furthered by this request.***
  - b. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. ***The applicant is a local business person. The related retail and service uses on the site could be run by local or outside firms. Policy II.D.6b is furthered by this request.***
  - c. Policy II.D.6 d: Tourism shall be promoted. ***The requests allow the development or improvement of two hotel sites in close proximity to Historic Old Town, Museums and the Rio Grande Bosque. The site is an ideal location for lodging for tourists. Policy II.D.6d is furthered by this request.***
  - d. Policy II.D.6g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel. ***The subject site is adjacent to the Old Town Community Activity Center. There are existing residential areas near the site, many people would be able to access to site using transit, biking or walking. Because is the site is not technically within the boundary of the activity center, policy II.D.6g is partially furthered.***
7. The request furthers several policies of the Rio Grande Boulevard Corridor Plan:
- a. Policy 6: Sidewalks shall be designed to improve pedestrian movement as well as the overall visual quality of the corridor. They shall be made of all-weather, non-slip construction materials.  
Policy 7: Rio Grande Boulevard public right-of-way seating, bus shelters, lamp fixtures and signs shall be similar to those in Old Town, and shall be located to provide greater safety and convenience to pedestrians and transit riders.  
Policy 9: The Rio Grande Boulevard Corridor shall be landscaped abundantly with plants that imitate the forms, colors, and textures of existing North Valley landscapes. Landscaping must comply with policy and ordinance and be properly maintained.( staff paraphrases)  
***The proposed development on the site will have pedestrian connection within the site and to the street. The sidewalks will meet zoning code requirements for safety. The new site lighting will match the existing lighting which is similar to the Old Town Style. The will contain ample landscaping using plants that are appropriate to the area. Policies 6, 7 and 9 are furthered by this request.***

- b. Policy 10: New and redeveloped structures shall complement the existing predominant architectural styles of each subarea. ***The proposed new hotel is more modern than some adjacent development, but is still compatible with the existing character of the area because of its uses color, scale and materials. Policy 10 is furthered by this request.***

Policy 11: Site designs shall ensure visual and functional connection to the public right-of-way while reinforcing streetscape and subarea character.

***The proposed development will have connections to the sidewalks and streets. Landscaping across the site will add to the area character. The proposed zoning for Tract D allows a pedestrian oriented streetscape. Policy 11 is furthered by this request.***

- c. Policy 12: Signs shall be readable and attractive, but shall not dominate the Rio Grande Boulevard streetscape. ***Proposed signs are appropriate scaled and do not dominate the streetscape. Future development will also have to comply with standard. Policy 12 is furthered.***

8. Goals of the Sawmill Wells Park Sector Development Plan are furthered:

- a. Plan Goal 1: Conserve and build on community identity and historic character.  
Plan Goal 2: Protect and improve existing residential neighborhoods ***The requests allow the development of a new hotel and improvements to the existing site that will be compatible with the area character, provide new job opportunities, improved streetscapes and are directly adjacent to the single family areas. Goals 1 and 2 are furthered by this request.***
- b. Plan Goal 3: Prevent new environmental hazards, correct existing environmental problems and promote resource conservation. ***The site design incorporates water harvesting features that will conserve water on site for landscaping and by doing so keep run off water cleaner. The proposed uses on the site are considered to be compatible with the existing development and are not industrial in nature. Goal 3 is furthered.***
- c. Plan Goal 5: Improve circulation for people walking, bicycling, using public transportation and/or driving. ***The proposed new hotel will have pedestrian connections through the site and to the street. Bike racks are provided on site and the site is adjacent to Mountain road, a designated bike boulevard. The proposed improvements to the parking areas will add landscaping make the site more pleasant for pedestrians and should slow traffic. Goal 5 is furthered.***
- d. Plan Goal 8: Guide the future development of vacant land. Promote uses compatible with adjacent neighborhoods, the museums and historic Old Town. ***The existing and proposed development on the site is compatible with the neighborhoods and complimentary to Old Town and the Museum areas. The site provides and will provide more lodging for locals and tourists who want to explore Old Town. Goal 8 is furthered.***
- e. Plan Goal 9: Support commercial and industrial revitalization, jobs and job training for local residents that do not conflict with other plan goals. ***The proposed development will add to the commercial and service uses in the area and will be consistent with the goals of the Sector Plan. The applicant states that the new hotel will create approximately 100 new jobs with a range skill and pay levels.***

9. An amendment to the previously approved Site Development Plan for Building Permit and a zone map amendment are heard concurrently with this request.



10. The Sawmill Area Neighborhood Association, Sawmill Community Land Trust, North Valley Coalition and property owners within 100 feet were notified. Staff has not received comments from the public as of this writing.
11. A facilitated meeting was offered to the affected Neighborhood Associations and was declined because there were no concerns about the proposed project.

***RECOMMENDATION - 14 EPC-40021 May 8th 2014***

**APPROVAL of 14EPC-40021, a request for Site Development Plan for Building Permit), for Tract D of the Sheraton Old Town Inn Complex, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 14 EPC-40021 May 8th 2014-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. Plant choices on the landscape plan shall be finalized by DRB submittal. Desert Willow and Chaste Tree shall not be used as parking lot trees or street trees.
4. Conditions based on recommendation from City Engineer, Municipal Development and NM DOT:
  - a) The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
  - b) Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
  - c) Provide Cross-Access and Shared Parking Agreements.
  - d) Please provide build notes and details or site COA STD DWG for all items built within the site and COA ROW.
  - e) Please add the following note to the General Notes and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls,

trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”

- f) The plan shall show Stormwater Control measures designed to manage the first flush and control runoff generated by contributing impervious surfaces.
  - g) The NMDOT shall require the developer to submit a traffic impact analysis which evaluates, but not limited to, the signalized intersections at I-40 Eastbound and Westbound on/off ramps and Rio Grande Boulevard.
5. Conditions based on recommendations from PNM:
- a) An existing electric overhead distribution line is located at the site on the south side of Bellamah Avenue NW. Sheet SDP-1.1 for the Site Development Plan for Permit and Sheet SDP-1.2 for the Amendment to the Existing Site Development Plan indicate that the overhead electric distribution line is to be removed or relocated. Any relocation, changes or realignment regarding existing electric utilities will be done at the developer’s expense.
  - b) The applicant is responsible to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
  - c) It will be necessary to contact PNM’s New Service Delivery Department early in the process to coordinate electric service regarding the project to avoid potential delays in meeting in-service target dates. Contact:  
Mike Moyer, PNM Service Center  
4201 Edith Boulevard NE, Albuquerque, NM 87107  
Phone: (505) 241-3697
  - d) On Sheet SDP-1.2, under SITE DESIGN, WALLS, insert the following:  
Ground-mounted equipment screening will be designed to allow for access to utility facilities. 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. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.
6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC

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Maggie Gould  
*Planner*

*Notice of Decision cc list:*

DPS,	7601 Jefferson NE Suite 100	ABQ NM	87109
Heritage Hotels and Resorts	201 Third Street NE suite 1500	ABQ NM	87102

**CITY OF ALBUQUERQUE AGENCY COMMENTS**

***PLANNING DEPARTMENT***

***Zoning Enforcement***

Off-Street parking per 14-16-2-22(C)

***Office of Neighborhood Coordination***

***Long Range Planning***

Please clarify why a zone change is needed. The requested use is permissive in the current zoning. Please identify if the request is needed to add flexibility with specific regulations.

Is there an existing site development plan that this request would amend/replace for the northeast corner? If so, a copy of the overarching site development plan should be included with the application.

Is this the correct procedure to remove the Shopping Center Designation from the larger site? The Shopping Center Regulations do not indicate a process for removing this designation for C-2 sites larger than 5 acres.

Does there need to be a separate R-270-1980 justification for this part of the request? Perhaps, at a minimum, the project maps should include the entire area that is requesting a zoning amendment.

The building architecture appears compatible with other recent structures in the area. The new infill development is consistent with the plan's intent to "address the most critical area issues, foster positive change, and reinforce community stability, vitality and character."

***Metropolitan Redevelopment Agency***

**Case 2 – Old Town Hotel Tenancy (12.25 acres)**

**#1000318**

**14EPC-40020**

**Amendment to Zone Map**

**Transportation Development (City Engineer/Planning Department):**

- No comments.

**Hydrology Development (City Engineer/Planning Department):**

- Hydrology has no adverse comments.

**Transportation Planning (Department of Municipal Development):**

- No comments.

**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.

**14EPC-40021**

**Site Development – Building Permit**

**Transportation Development (City Engineer/Planning Department):**

- Please refer to current, revised 7/2013, ADA Parking requirements for signage and pavement markings, (Keyed Note 49 & 50).
- Please provide build notes and details or site COA STD DWG for all items built within the site and COA ROW.
- Clear Sight Triangles labeled on sheets SDP-1.1 (Keyed Note 58) & SPD-2.1 (Keyed Note 8) are not measured correctly. Please recalculate/label and demonstrate that proposed landscaping, 7'X7' Signs, and 6' HT Wall will not conflict with clear sight requirements at the corner driveways on Bellamah Ave. and 20<sup>th</sup> Street
- Please provide minimum spacing width between proposed bollards, Keyed Note 46. Must be a minimum of 42 inch separation to comply with ADA regulations.
- Loading Zone on 20<sup>th</sup> Street (Keyed Note 36) indicates unloading of restaurant shipments must negotiate across landscape buffer and stairs. Please clarify loading path.
- Proposed concrete stairs (Keyed Note 26) and 4' Railing (Keyed Note 29) abutting public sidewalk along 20<sup>th</sup> Street must not encroach onto COA ROW.
- Please clarify if Stabilized Crusher Fines (Keyed Note 17) are ADA accessible.
- Please provide COA STD DWG numbers for ADA ramps (Keyed Note 24 & 25).
- Please clarify the use of a "One Way" directional sign at the private corner drive (Keyed Note 65).
- Please label and dimension the line type within the private corner drive aisle, appears to be raised lane medians.
- Please provide wheel stops in two parking stalls that abut 6' sidewalk to prevent encroachment into pedestrian path.
- Keyed Note 20, new concrete sidewalk, is labeled on site plan; sheet SDP-1.1, directly south of Tract D lot line along 20<sup>th</sup> Street. This work is outside of the proposed site for building permit. Please clarify.
- Remove Keyed Notes and details that fall outside of proposed Site Plan (Tract D) or label "illustrative only."
- Please provide phasing line on site plan, sheet SDP-1.1. Necessary for future C.O. requests.

**Hydrology Development (City Engineer/Planning Department):**

- The plan has water harvesting features included; however, the plan shall show Stormwater Control measures designed to manage the first flush and control runoff generated by contributing impervious surfaces.

**Transportation Planning (Department of Municipal Development):**

- Per the Long Range Roadway System map Rio Grande Blvd. is a Minor Arterial.
- Per the Long Range Bikeway Systems map Rio Grande Blvd. is to also contain bicycle lanes, which presently exist in front of the subject request.

**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):**

- See Conditions

**14EPC-40022**

**Amend Site Development Plan**

**Transportation Development (City Engineer/Planning Department):**

- Clear Sight Triangle labeled on sheets SDP-1.2 & 2.2 is not measured correctly. The 11 ft Clear Sight Triangles applies to residential driveways and is measured from back of sidewalk towards lot, not face of sidewalk towards street. Proposed 25 ft driveway on Bellamah Ave falls under different criteria for laying out the clear sight distance. Please recalculate/label and demonstrate that proposed landscaping, 7'X7' Sign and 3' CMU Wall will not conflict with clear sight requirements at the driveway on Bellamah Ave. Additionally, demonstrate proposed 7'x7' Sign and 3' CMU wall at existing driveway at 20<sup>th</sup> Street will not interfere with clear sight requirements.
- Remove Keyed Notes and details that fall outside of proposed Site Plan or label "illustrative only."
- Service Enclosure Gates (Keyed Note 42) conflict with ADA ramp path when open. Please consider reconfiguring.
- Please label minimum width of all concrete sidewalk pathways leading to existing hotel. Six foot minimum width required.
- Please provide build notes and details or site COA STD DWG for all items built within the site and COA ROW.
- Please refer to current, revised 7/2013, ADA Parking requirements for signage and pavement markings.
- Please provide COA STD DWG number for ADA ramps (Keyed Note 25).
- Keyed Note 20, new concrete sidewalk, is labeled on site plan; sheet SDP 1.2, directly south of existing driveway at 20<sup>th</sup> Street. Please provide limits of proposed work.

**Hydrology Development (City Engineer/Planning Department):**

- The plan has water harvesting features included, however, the plan shall show Stormwater Control measures designed to manage the first flush and control runoff generated by contributing impervious surfaces.

**Transportation Planning (Department of Municipal Development):**

- **Waiting comments**

**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):**

- **See Conditions**

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:**

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

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
3. Provide Cross-Access and Shared Parking Agreements.
4. Please provide build notes and details or site COA STD DWG for all items built within the site and COA ROW.

5. Please add the following note to the General Notes and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
6. The plan shall show Stormwater Control measures designed to manage the first flush and control runoff generated by contributing impervious surfaces.
7. The NMDOT shall require the developer to submit a traffic impact analysis which evaluates, but not limited to, the signalized intersections at I-40 Eastbound and Westbound on/off ramps and Rio Grande Boulevard.

Conditions of approval for the proposed **Amend Site Development Plan** shall include:

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
3. Provide Cross-Access and Shared Parking Agreements
4. Please add the following note to the General Notes and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
5. Please demonstrate that landscaping and proposed sign will not conflict with clear sight requirements at the proposed driveway on Bellaham Ave, and existing driveway at 20<sup>th</sup> Street.
6. Please provide build notes and details or site COA STD DWG for all items built within the site and COA ROW.
7. The plan shall show Stormwater Control measures designed to manage the first flush and control runoff generated by contributing impervious surfaces.
8. The NMDOT shall require the developer to submit a traffic impact analysis which evaluates, but not limited to, the signalized intersections at I-40 Eastbound and Westbound on/off ramps and Rio Grande Boulevard.

**WATER UTILITY AUTHORITY**

**Utility Services**

Availability statement is in process.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**PARKS AND RECREATION**

**Planning and Design**

No comments

**Open Space Division**

**City Forester**

***POLICE DEPARTMENT/Planning***

This project is in the Valley 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. Adequate illumination will be reduced once trees grow to maturity.

-Recommend incorporating a facility-wide exterior video surveillance system. Camera should be positioned to view all vehicle access points, parking lots, walkways, common areas, maintenance facilities, recreational areas, building entrances and walk-ups. Each camera should be monitored and recorded for real-time and historical use.

***SOLID WASTE MANAGEMENT DEPARTMENT***

***Refuse Division***

Disapproved Need compactor call for detail 681-2766

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

## ***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. An existing electric overhead distribution line is located at the site on the south side of Bellemah Avenue NW. Sheet SDP-1.1 for the Site Development Plan for Permit and Sheet SDP-1.2 for the Amendment to the Existing Site Development Plan indicate that the overhead electric distribution line is to be removed or relocated. Any relocation, changes or realignment regarding existing electric utilities will be done at the developer's expense.

2. The applicant is responsible to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

3. It will be necessary to contact PNM's New Service Delivery Department early in the process to coordinate electric service regarding the project to avoid potential delays in meeting in-service target dates. Contact:

Mike Moyer, PNM Service Center



4201 Edith Boulevard NE

Albuquerque, NM 87107

Phone: (505) 241-3697

3. On Sheet SDP-1.2, under SITE DESIGN, WALLS, insert the following:

Ground-mounted equipment screening will be designed to allow for access to utility facilities. 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. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.