



**Environmental  
Planning  
Commission**

*Agenda Number: 3  
Project Number: 1002776  
Case #: 12EPC 40037/40038  
August 9, 2012*

**Staff Report**

<b>Agent</b>	Guy Jackson
<b>Applicant</b>	Dan Rich
<b>Request</b>	<b>Amend Site Development Plan for Subdivision, Amend Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Lots Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, Y-2A-1-D, Taylor Ranch
<b>Location</b>	Taylor Ranch Drive, between Homestead Circle and Sooner Trail
<b>Size</b>	Approximately 10 acres
<b>Existing Zoning</b>	C-2 (SC)
<b>Proposed Zoning</b>	No Change

**Staff Recommendation**

**APPROVAL of 12EPC 40038, based on the Findings beginning on Page 13, and subject to the Conditions of Approval beginning on Page 14.**

**APPROVAL of 12EPC 40037, based on the Findings beginning on Page 15, and subject to the Conditions of Approval beginning on Page 18.**

**Staff Planner  
Randall Falkner, Planner**

**Summary of Analysis**

This is a two part request: A request for an amendment to a site development plan for subdivision and a request for an amendment to a site development plan for building permit.

The applicant intends to amend the site development plan for building permit by removing proposed retail (not built) and replacing it with storage/office. The applicant also intends to amend the site development plan for subdivision by eliminating the interior tract and dividing it up into existing tracts.

The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan. The site is also a designated Neighborhood Activity Center per the WSSP. Self-storage is a conditional use in the C-2 zone. As a result, the applicant will go to the Zoning Hearing Examiner (ZHE) on August 7, 2012 to request a conditional use. Approval of the site plan requests is contingent upon approval of the Conditional Use. There is neighborhood support for the Conditional Use request.

The request furthers or partially furthers a preponderance of applicable policies found in the Comprehensive Plan and the West Side Strategic Plan. Letters of support have been received. Staff is recommending approval with conditions.

City Departments and other interested agencies reviewed this application from 7/2/2012 to 7/13/2012  
Agency comments used in the preparation of this report begin on Page 20.

***I. AREA CHARACTERISTICS AND ZONING HISTORY***

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

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	C-2 (SC)	Established Urban Westside Strategic Plan	Commercial, Warehousing & Storage
<b><i>North</i></b>	R-1	”	Single Family Residential
<b><i>South</i></b>	R-T	”	Lyndon B. Johnson Middle School
<b><i>East</i></b>	R-T	”	Single Family Residential
<b><i>West</i></b>	R-1	”	Single Family Residential

***II. INTRODUCTION***

***Proposal***

This is a two part request: A request for an amendment to a site development plan for subdivision and a request for an amendment to a site development plan for building permit for Lots Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, Y-2A-1-D, Taylor Ranch. The site is located on Taylor Ranch Drive, between Homestead Circle and Sooner Trail and is approximately 10 acres. The site is zoned C-2 (SC).

The applicant intends to amend the site development plan for building permit with the following: remove retail/service building A (currently not built – 10,480 s.f.) and replace it with storage/office building H (2-story building – 43,780 s.f.), remove retail/service building B (not currently built – 5,317 s.f.) and replace it with storage building J (1,490 s.f.), and expand existing storage A by 275 s.f. The 3-story storage/office building H will include approximately 1,600 s.f. of small offices on the ground floor to help maintain the existing retail/office present at the center.

The applicant also intends to amend the site development plan for subdivision by eliminating the interior tract (Tract Y-2A-1-D) resulting in interior lot line adjustments, and new and vacated easements (existing public waterline easement to be vacated by final plat and proposed public waterline easement to be granted by final plat). Tract Y-2A-1-D (9,345 s.f.) will be divided up into existing Tracts Y-2A-1-A (1,708 s.f.) and Y-2A-1-B (7,637 s.f.).

The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan. The applicant will go to the Zoning Hearing Examiner (ZHE) on August 7, 2012 to request a conditional use for self storage units in a site zoned C-2 (SC).

### ***Context***

To the north and west of the subject site are single-family homes of Homestead Hills, which is one of the older subdivisions in Taylor Ranch. Across Taylor Ranch Dr. to the east are also single-family homes. South of the subject site is the LBJ middle school. There are a wide variety of existing businesses in the Homestead Hills Shopping Center, including the following: restaurants, day-care, convenience store & gas station, storage, dry cleaners, and various offices and retail shops. The applicant states that he has tried to market the proposed retail service buildings since 2007, but diminished demand for retail has resulted in the buildings not getting built. Although the site is designated as a Neighborhood Activity Center in the West Side Strategic Plan, the site is surrounded by single-family residential and is not next to any Principal or Minor Arterials. As a result, the applicant is requesting more storage and some limited office uses.

### ***History***

The subject site was annexed in the late 1970s and was part of an approx. 13 acre zone map amendment request from R-1 to C-1 in 1977 (Z-77-29). The subject site's zoning was changed again, this time from C-1 to C-2, in June 1980 (Z-80-74) as an amendment to the Taylor Ranch Master Plan.

The subject site is a designated shopping center (SC). The shopping center is known as the Homestead Hills Shopping Center. In September 1989, the EPC approved a site development plan for the entire shopping center, including the southeastern corner (Z-77-29-1).

In December 1998, the EPC approved a request for re-approval of a terminated site development plan and amendment to that plan (Z-98-135). Part of the shopping center shown on the 1989 plan developed and part of it didn't; therefore, as of September 1996, the 1989 plan expired pursuant to Zoning Code §14-16-3-11. The reason for the 1998 request was to allow a convenience store and a retail building. In January 1999, the ZHE granted a special exception for a portion of the shopping center to allow liquor sales for off-premise consumption for the convenience store (ZA-99-022).

In September 2007 the EPC approved a site development plan for subdivision amendment (07EPC 40041) and a site development plan for building permit amendment (07EPC 40040). The request consisted of 7 storage buildings, an office/caretaker's residence and two retail/service buildings. The applicant subdivided the undeveloped portion into three lots. The applicant obtained a conditional use permit to allow the self-storage use in a C-2 zone, as well as a special exception to allow a monument sign within less than 300 ft. of the existing sign. The current request is somewhat similar to the 2007 request.

***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. Taylor Ranch Drive and Homestead Circle, both classified as collectors, have a 68 ft. right-of-way. Golf Course Rd. and Montano Rd., which are in the general area, are both minor arterials with an 86 ft. right-of-way.

Albuquerque Ride Route #94-Unser Commuter, passes by the subject site on Taylor Ranch Rd. However, there isn't a stop until the Taylor Ranch Rd./Calle Nortena intersection. The #94 commuter route has limited hours, with two runs in the morning to downtown and two runs in the evening from downtown. Two routes, #92-Taylor Ranch Express and #157-Montano/Uptown/Kirtland, run along Golf Course Rd. in the general area of the subject site.

There is an existing bicycle lane on Taylor Ranch Drive and an existing bicycle route on Homestead Circle.

***Public Facilities/Community Services***

See attached Public Facilities Map for details.

**III. ANALYSIS**

***Albuquerque Comprehensive Zoning Code***

The subject site is zoned C-2 (SC) and is designated as a shopping center. Shopping center (SC) regulations, which apply to the current request, are found in Zoning Code Section 14-16-3-2. The SC regulations specify that development cannot occur on a shopping center site without a site development plan, which must be considered at the EPC.

The C-2 Community Commercial zone (Section 14-16-2-17) "provides suitable sites for offices, for most service and commercial activities, and for certain specified institutional uses." Permissive uses in the C-2 zone are listed with the stipulation that "there is no outdoor storage except parking." Self-storage, listed as the "transfer or storage of household goods", is a conditional use. Therefore, a conditional use permit is required to allow the proposed self-storage units.

Conditional Uses: In May 2007, the applicant applied for a conditional use permit (Project #1005331) to allow the proposed storage units (07ZHE 00045) and a caretaker's residence (07ZHE 00044). Both requests were approved with the following conditions: that lighting, landscaping and signage regulations will be complied with, and that the Taylor Ranch Neighborhood Association's stipulations will be adhered to. The notice of decision is entitled "amended" because the number of storage units (530) was incorrectly noted on the original notice as 485 (see attached).

Special Exception: In August 2007, the applicant applied for a special exception (Project #1006662). The request was for a variance from the shopping center (SC) regulation requirement that one on-premise sign is allowed per 300 ft. of street frontage. The applicant proposed to have

two signs within less than 300 ft. of each other. The ZHE granted the request with the condition that no requests for additional signage (number or size) shall be made.

***Definitions (Zoning Code Section 14-16-1-5)***

Shopping Center Site: A premises containing five or more acres; zoned P, C-1, C-2, C-3, M-1, M-2 or a combination thereof; but excluding premises used and proposed to be used only for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing.

Site Development Plan for Subdivision: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specified the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

Site Development Plan for Building Permit: In addition to information required for Subdivision, exact structure location, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

***SITE DEVELOPMENT PLAN FOR SUBDIVISION & BUILDING PERMIT***

The applicant intends to amend the site development plan for subdivision by eliminating the interior tract (Tract Y-2A-1-D) resulting in interior lot line adjustments, and new and vacated easements (existing public waterline easement to be vacated by final plat and proposed public waterline easement to be granted by final plat). Tract Y-2A-1-D (9,345 s.f.) will be divided up into Tracts Y-2A-1-A (1,708 s.f.) and Y-2A-1-B (7,637 s.f.). The applicant needs to have a legend with each Tract (Y-2A-1-A, Y-2A-1-B, Tract Y-2A-1-C, and Tract Y-2A-1-D) shown and the total square footage and acreage of each tract after the lot line adjustments.

The applicant intends to amend the site development plan for building permit with the following: remove retail/service building A (currently not built – 10,480 s.f.) and replace it with storage/office building H (2-story building – 43,780 s.f.), remove retail/service building B (not currently built – 5,317 s.f.) and replace it with storage building J (1,490 s.f.), and expand existing storage A by 275 s.f. The 3-story storage/office building H will include approximately 1,600 s.f. of small offices on the ground floor to help maintain the existing retail/office present at the center.

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

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

***Albuquerque / Bernalillo County Comprehensive Plan***

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

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The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Established Urban. The Comprehensive Plan goal of Developing and Established Urban Areas is “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.” Applicable policies and Goals include:

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

*The request will respect neighborhood values. The design is appropriate to the plan area and is consistent with the use (storage) already on the site. The proposed uses are not considered intense and are appropriate for the location. Storage uses are generally a benign use in terms of traffic, noise, and pollution. There is neighborhood support for the request. The request furthers Policy II.B.5d.*

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

*Urban services already exist in the shopping center, and the request will develop vacant land inside the site that is currently not in use, while ensuring the integrity of existing neighborhoods. The request will provide storage as well as 1,600 square feet of small offices on the ground floor of the building. The request furthers Policy II.B.5e.*

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 storage units and retail/service buildings would be located at the back of an existing shopping center, which is adjacent to single-family homes. Storage units do not typically create much noise, pollution or traffic. Lighting could be a concern; however, the majority of the lighting on the site is shielded and only turns on at night with motion sensors. The elevations show the east and south sides of the clock tower to be lighted at night. There are residential neighborhoods directly to the east across Taylor Ranch Drive. Lighting the tower at night would be a concern for the neighbors since it would be noticeable at night. The lighting of the clock tower at night is not consistent with the West Side Strategic Plan, which recommends careful design in order to prevent unnecessary “light pollution”. Landscaping and walls help to minimize lighting from residential areas; however, they can only minimize light and glare to a certain degree. The request partially furthers Policy II.B.5i.*

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

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

*The proposed development is located in an existing commercial zoned area. The subject site is designated in the WSSP as the Taylor Ranch Dr./Homestead Circle Neighborhood Center and provides pedestrian and bicycle access within reasonable distance of residential areas for walking and bicycling, and also provides access to mass transit. The building is proposed as a 2-story storage/office building. The building will have 1,600 square feet of small offices on the ground floor, which will help to maintain the existing retail/office presence at the subject site. The request furthers Policy II.B.5j.*

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 buildings are consistent with the existing storage and commercial buildings throughout the Taylor Ranch Dr./Homestead Circle Neighborhood Center. The storage units are monotonous and not innovative by nature, though they are a quality design. The request partially furthers Policy II.B.5l.*

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

*The proposed storage building will be a 2-story structure, which will help to maintain unique vistas. The parapet height for the majority of the building is 28'9". There is a tower at the southeast corner of the building that will be 42 feet in height. Following a facilitated meeting in which the neighbors complained about the proposed 3-story building (proposed parapet height was 39'9" while tower was 53 feet in height), the applicant agreed to lower the height of the building to a 2-story building. With the possible exception of the tower, the proposed building will not be visible to residential neighbors to the west of the site. The residential neighborhood to the north is as close as approximately 80 feet from the proposed building. However, the tower is located at the southeast corner of the site and not the northeast corner. The proposed structure does not exceed 26 feet in height within 85 feet of a lot zoned specifically for houses. The applicant has lowered the height of the building on the far northeast side in order to comply with the height regulation.*

*Lighting the clock tower at night would be a concern for neighbors, especially those to the east in residential neighborhoods. The lighting of the clock tower at night is not consistent with the West Side Strategic Plan, which recommends careful design in order to prevent unnecessary "light pollution". The request partially furthers Policy II.B.5m.*

Activity Centers Goal-

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The goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

***The subject site is designated as a neighborhood activity center (Taylor Ranch Dr./Homestead Circle Neighborhood Center). Neighborhood activity centers are envisioned as providing daily services. Though the small offices will partially fulfill this intent, the storage units are not the same kind of “daily needs” use. Although the proposed storage/office building will contain 1,600 s.f. of small offices on the ground floor, it must be pointed out that the site will lose approximately 15,000 s.f. of retail space with this request. Despite this loss of retail, neighbors are in support of the request. The request partially furthers the Activity Centers Goal.***

### ***West Side Strategic Plan (Rank II)***

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Taylor Ranch community, which consists of the area within the following boundaries: the Volcanic Escarpment on the west, Paseo del Norte on the north, the river on the east and the vicinity of Western Trail Road on the south.

The subject site is a designated Neighborhood Center, referred to as the Taylor Ranch Dr./Homestead Circle Neighborhood Center.

Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers (p. 38).

***The request for a commercial/office use is located in the Taylor Ranch Dr./Homestead Circle Neighborhood Center. The request will continue to allow non-residential development within the Neighborhood Activity Center. The request furthers Policy 1.1 of the WSSP Plan.***

Policy 3.16 (Taylor Ranch): Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas (p. 56).

***The request will provide some limited commercial development and employment (1,600 s.f. of offices on the ground floor) to a designated Neighborhood Center. The request does not further Policy 3.16 of the WSSP.***



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Policy 4.6: The following design guidelines sections shall become policies with the approval of this Plan: View Preservation; Views East of Coors Boulevard; Views to and from the Monument; Other views; Height; Lighting; Vegetation; Overhead utilities; Radio, TV and Cellular Towers; Signs; Fences and Walls, and Additional Design Guideline Issues. It is recognized that additional Design Guidelines based on these and other applicable policies of the Plan shall be developed as follow-up work, and will be more complete than those included here. These policies were considered too critical to wait for additional planning efforts in the future (p. 160-171).

*The WSSP intends for lighting, signage and height to not have adverse impacts and for views to be preserved to the greatest extent possible (p. 160). The parapet height for the majority of the building is 28'9". There is a tower at the southeast corner of the building that will be 42 feet in height. With the possible exception of the tower, the proposed building will not be visible to residential neighbors to the west of the site. The property line of the residential neighborhood to the west is approximately 270 feet from the proposed building. The residential neighborhood to the north is as close as approximately 80 feet from the proposed building. However, the tower is located at the southeast corner of the site and not the northeast corner. The proposed structure does not exceed 26 feet in height within 85 feet of a lot zoned specifically for houses. The applicant has lowered the height of the building on the far northeast side in order to comply with the height regulation. Views are generally protected with the proposed 2-story building.*

*Lighting is a concern; however, the majority of the lighting on the site is shielded and only turns on at night with motion sensors. Lighting the east and south sides of the clock tower at night would be a concern for the neighbors since it would be noticeable at night and would affect the night sky. There are residential neighborhoods directly to the east across Taylor Ranch Drive. The lighting of the clock tower at night is not consistent with the West Side Strategic Plan, which recommends careful design in order to prevent unnecessary "light pollution". Landscaping and walls help to minimize lighting from residential areas; however, they can only minimize light and glare to a certain degree.*

*The site contains existing abundant free-standing and building-mounted signage. Proposed signage is shown on the south façade of the elevations sheet. The signage takes up 5% of the area of the southern façade of the building. The C-2 site allows 12.5% since the sign area is wholly visible from Taylor Ranch Drive and the site already contains an existing free-standing sign. The applicant also proposes to increase the size of two of the existing free-standing signs. These signs are located near driveway entrances along Taylor Ranch Drive and Homestead Circle and do not directly face residential neighborhoods. The free-standing sign on Taylor Ranch Drive is oriented in a north/south direction, while the free-standing sign on Homestead Circle is oriented in an east/west direction (so it does not directly face LBJ Middle School). Although the size of the requested free-standing signs (88 s.f.) are allowed in the C-2 regulations of the Zoning Code, a condition from a previous variance does not allow additional signage requests to be made as to the number or size of signs. The request partially furthers Policy 4.6 of the WSSP.*

***Site Plan Layout / Configuration***

The subject site is approximately 10 acres in size; however, the area affected (proposed 2-story storage/office building – Building H – 43,780 s.f., proposed storage building – Building J – proposed 1,490 s.f., and expansion of existing storage A of 275) is much less than 10 acres. Proposed Building H is located in the northern central section of the site, while proposed Building J and Building A are located in the west central portion of the site. The existing site has a wide variety of uses including restaurants, storage, office, daycare, and retail/commercial. Existing dumpsters are located near the northwestern corner of retail/service Building A and near the southeastern corner of Storage Building C.

C-2 (SC) zoning allows structure heights up to 26 feet. Height shall be provided as in the O-1 zone (Section 14-16-2-15) which states the following concerning height: “Structure height up to 26 feet is permitted at any legal location. The height and width of the structure over 26 feet shall fall within the 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. To protect solar access, a structure over 26 feet may not exceed the northern boundary of these 45 degree planes, but may be sited in any other direction within planes drawn at a 60 degree angle from the same boundaries or centerline. . . Notwithstanding any of the above regulations, structures shall not exceed 26 feet in height within 85 feet of a lot zoned for houses.” The parapet height for the majority of the building is 28’9”. There is a tower at the southeast corner of the building that will be 42 feet in height. The height of the 2-story storage/office building exceeds 26 feet in height, but complies with the angle plane requirements and is approximately 80 feet from the residential neighborhood to the north. A small portion of the northeast corner of the building is within 85 feet of the residential neighborhood to the north, but this section has been cut down to less than 26 feet in height (25’6”).

***Public Outdoor Space***

There is an existing 1,250 s.f. public gathering area shown as the picnic area, just south of the existing sales department. No additional public outdoor space is proposed.

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

Vehicles can access the site through three existing driveways, two on Taylor Ranch Drive and one on Homestead Circle. Total parking provided for the entire site exceeds the number of parking spaces required. An appropriate number of disabled, motorcycle and bicycle spaces have been provided.

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

Existing sidewalks run along Taylor Ranch Drive and Homestead Circle. Within the subject site there is existing textured, colored concrete and colored concrete across drive aisles to help slow down traffic. There is pedestrian access provided throughout the site and connections to Taylor Ranch Drive and Homestead Circle. However, the site is largely oriented to the automobile as most of the uses are auto related (convenience store with a gas station, fast food restaurant, dry-cleaner, day-care and storage).

***Walls/Fences***

Existing CMU walls (8' to 9'7" high on residential side and 4'6" to 5'10" high on commercial side) enclose the self-storage buildings on the north and west sides of the site. A 7 – 8 high CMU wall with decorative stucco and brick soldier course banding at the top (south of proposed Storage J) is proposed to match the existing building walls.

***Lighting and Security***

The existing light poles are approx. 18 ft. tall, painted light blue and have a single, circular fixture. No additional light poles are proposed.

The proposed buildings will contain building-mounted (wall-pack) lights; however, the height at which they are mounted is unknown and they are not shown on the storage units' elevations. Wall-pack lighting, and the height at which they are mounted, shall be indicated on the storage unit elevations. The height of wall-pack light fixtures shall be consistent with other buildings throughout the site. The wall-pack lighting shall be downward lighting.

The clock tower is shown on the elevations as being lighted at night on the east and south sides of the building. The lighting of the clock tower at night would affect residential neighborhoods to the east across Taylor Ranch Drive. The lighting of the clock tower at night is not consistent with the West Side Strategic Plan, which recommends careful design in order to prevent unnecessary "light pollution". Staff recommends not having the clock tower lighted at night on the east or south sides.

***Landscaping***

There is sufficient landscaping throughout the interior of the subject site. The perimeter of the site, specifically along Taylor Ranch Drive and Homestead Circle, has some existing trees, but is lacking in groundcover landscaping. The applicant explained that previously there was grass in this area, but it was pulled out to save water. On the landscaping plan, these areas along Taylor Ranch Drive and Homestead Circle will receive additional landscaping, and it is shown as "proposed landscaping". This "proposed landscaping" will bring these areas into compliance with landscaping regulations (75% of required landscape shall be covered with live, vegetative material) and will result in the applicant meeting the 15 percent net lot area requirement (Section 14-16-3-10).

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

The applicant is using the 2007 grading and drainage plan, but has added notes to both the north and south grading and drainage plans concerning the 2012 development. Hydrology has reviewed the grading and drainage plan and has no adverse comments.

***Architecture***

The proposed architectural style can be characterized as contemporary and designed to match the existing shopping center buildings. These proposed buildings are stucco finished in light tan, with terra cotta roofs and accents, and the blue tile band characteristic of this shopping center.

### ***Signage***

The shopping center has existing signage, including free-standing and building-mounted signs. The applicant is proposing to increase the size of two of the existing free-standing signs from 8 feet in height and a total of 64 s.f. to 11 feet in height and a total of 88 s.f. The Zoning Code (Section 14-16-2-17, C-2) allows the sign area of free-standing signs to be 100 s.f. if the most important street abutting the lot is a collector street. Both Taylor Ranch Drive and Homestead Circle are collector streets, so the proposed signage would be allowed by the Zoning Code.

However, the applicant previously obtained a variance regarding signage (07ZHE 80021) from the Zoning Hearing Examiner in 2007. In this variance the ZHE had a condition that states: “No additional signage requests shall be made as to number or size of signs.” As a result, currently no additional free-standing signage can be requested as to number or size of signs. However, staff points out that the Shopping Center regulations (Section 14-16-3-2)(B)(4) state the following: “Free-standing signs on shopping center sites shall be limited to one on-premise sign per 300 feet of street frontage on arterial and collector streets.” The Zoning Code requirement does not state that there has to be at least 300 feet between signs on the same street frontage. Zoning Enforcement currently interprets this as meaning that as long as 900 feet of street frontage is provided then the applicant is allowed 3 free-standing signs. The distance between the existing free-standing sign (on the corner of Taylor Ranch Drive and Homestead Circle) and the existing monument sign on Homestead Circle is approximately 275 ft. The EPC may approve the signage as requested since it meets the requirements of the Zoning Code; however, the applicant will have to return to the ZHE to request removal of the condition associated with the variance request, 07ZHE 80021.

The applicant is proposing building-mounted signage on the south and east elevations. The proposed building-mounted signage on the south elevation does not exceed the 12.5% of the façade area that is allowed (applicant’s signs take up 5% of the south façade area) and does not face any single-family residential. The proposed building-mounted signage on the east elevation also does not exceed the 12.5% of the façade area that is allowed (applicant’s sign takes up 5% of the east façade area). The proposed tenant building-mounted signage on the east elevation does face a residential neighborhood to the east across Taylor Ranch drive; however, it will be mostly obscured by the existing building to the east, by existing trees along Taylor Ranch Drive, and is approximately 350 feet from the residential zone to the east.

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

### ***Reviewing Agencies/Pre-Hearing Discussion***

City Departments and other interested agencies reviewed this application from 7/2/2012 to 7/13/2012. Agency comments begin on page 20. Comments were received from the following agencies: Zoning, Office of Neighborhood Coordination, Transportation, and Public Service Company of New Mexico.

***Neighborhood/Public***

The Office of Neighborhood Coordination has determined that the Neighborhoods and/or Homeowner Associations and Coalitions affected by this request include the following: Taylor Ranch N.A. and the Westside Coalition of N.A.'s. Letters of support have been received from members of the neighborhood. One letter objected to the initially proposed 3-story building.

A facilitated meeting was held on June 27, 2012. The biggest neighborhood concern was the height of the proposed 3-story building, which was 39'9" in height at the parapet and 53' in height at the tower. Following the facilitated meeting, the agent agreed to get with the owner and the architect and discuss the height of the building. The applicant ultimately decided to lower the height of the building to a 2-story building that was 28'9" in height at the parapet and 42' in height at the tower. Overall, the neighbors generally liked the design details of the request at the facilitated meeting.

***V. CONCLUSION***

This is a two part request: A request for an amendment to a site development plan for subdivision and a request for an amendment to a site development plan for building permit for Lots Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, Y-2A-1-D, Taylor Ranch. The site is located on Taylor Ranch Drive, between Homestead Circle and Sooner Trail and is approximately 10 acres.

The applicant intends to amend the site development plan for building permit by removing proposed retail (not built) and replacing it with storage/office. The proposed 2-story storage/office building will include approximately 1,600 s.f. of small offices on the ground floor to help maintain the existing retail/office presence at the center. The applicant also intends to amend the site development plan for subdivision by eliminating the interior tract (Tract Y-2A-1-D) and dividing it up into existing Tracts Y-2A-1-A and Y-2A-1-B.

The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan. The site is also a designated Neighborhood Activity Center per the WSSP. Self-storage is a conditional use in the C-2 zone. As a result, the applicant will go to the Zoning Hearing Examiner (ZHE) on August 7, 2012 to request a conditional use. Approval of the site plan requests is contingent upon approval of the Conditional Use. There is neighborhood support for the Conditional Use request.

The request furthers or partially furthers a preponderance of applicable policies found in the Comprehensive Plan and the West Side Strategic Plan. Staff is recommending approval with conditions.

***FINDINGS – 12EPC 40038, August 9, 2012, Amendment to Site Development Plan for Subdivision***

1. This is a request for an amendment to a site development plan for subdivision for Lots Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, Y-2A-1-D, Taylor Ranch. The site is located on Taylor Ranch Drive, between Homestead Circle and Sooner Trail and is approximately 10 acres.
2. The applicant intends to eliminate the interior tract (Tract Y-2A-1-D) resulting in interior lot line adjustments, and new and vacated easements (existing public waterline easement to be vacated by final plat and proposed public waterline easement to be granted by final plat). Tract Y-2A-1-D (9,345 s.f.) will be divided up into Tracts Y-2A-1-A (1,708 s.f.) and Y-2A-1-B (7,637 s.f.).
3. The subject site is zoned C-2 (SC) and is designated as a Shopping Center. Self-storage is a conditional use in the C-2 zone pursuant to Zoning Code Section 14-16-2-17. In 2007 the applicant received a conditional use permit (07ZHE 00044/00045) to allow the existing self-storage units. The applicant is in the process of requesting another conditional use permit in order to allow additional self-storage units. The applicant will go to the Zoning Hearing Examiner (ZHE) on August 7, 2012. Approval of the subject request is contingent upon approval of the conditional use request.
4. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers or partially furthers the following policies of the Comprehensive Land Use Plan:
  - a. Policy II.B.5d – The request will respect neighborhood values. The design is appropriate to the plan area and is consistent with the use (storage) already on the site. The proposed uses are not considered intense and are appropriate for the location. There is neighborhood support for the request.
  - b. Policy II.B.5e – Urban services already exist in the shopping center, and the request will develop vacant land inside the site that is currently not in use, while ensuring the integrity of existing neighborhoods. The request will provide storage as well as 1,600 square feet of small offices on the ground floor of the building.

- c. Policy II.B.5j – The proposed development is located in an existing commercial zoned area. The subject site is designated in the WSSP as the Taylor Ranch Dr./Homestead Circle Neighborhood Center and provides pedestrian and bicycle access within reasonable distance of residential areas for walking and bicycling, and also provides access to mass transit.
  - d. Activity Centers Goal – The subject site is designated as a neighborhood activity center (Taylor Ranch Dr./Homestead Circle Neighborhood Center). Neighborhood activity centers are envisioned as providing daily services. Though the small offices will partially fulfill this intent, the storage units are not the same kind of “daily needs” use.
7. The request furthers Policy 1.1 of the West Side Strategic Plan. The request for a commercial/office use is located in the Taylor Ranch Dr./Homestead Circle Neighborhood Center. The request will continue to allow non-residential development within the Neighborhood Activity Center.
  8. Letters of support have been received from members of the neighborhood.
  9. A facilitated meeting was held on June 27, 2012. The biggest neighborhood concern was the height of the proposed 3-story building. After the facilitated meeting, the applicant decided to lower the height of the building to a 2-story building. Overall, the neighbors generally liked the design details of the request.

***RECOMMENDATION - 12EPC 40038, August 9, 2012, Amendment to Site Development Plan for Subdivision***

**APPROVAL of 12EPC 40038, a request for an Amendment to Site Development Plan for Subdivision, for Lots Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, Y-2A-1-D, Taylor Ranch, based on the preceding Findings (and subject to the following Conditions of Approval.)**

***CONDITIONS OF APPROVAL - 12EPC 40038, August 9, 2012, Amendment to Site Development Plan for Subdivision***

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.

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2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
  
  3. The applicant needs to have a legend with each Tract (Y-2A-1-A, Y-2A-1-B, Tract Y-2A-1-C, and Tract Y-2A-1-D) shown and the total square footage and acreage of each tract after the lot line adjustments.
  
  4. Conditions from the City Engineer, Municipal Development, and NMDOT:
    - a. Concurrent Platting Action required at Development Review Board (DRB) for proposed lot line adjustments.
    - b. A separate vacation request required for any vacation action.
    - c. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site.
    - d. Appropriate annotation and key notes will need to be provided for clarity of amendment.
    - e. Site plan shall comply and be in accordance with DPM (Development Process Manual) and ADA standards/ requirements.
    - f. All easements need to be shown and labeled on Site Plan.
  
  5. Conditions from Public Service Company of New Mexico:
    - a. An existing underground electric service line is located along the west property line and along the north side of the proposed project. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
    - b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project.
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***FINDINGS – 12EPC 40037, August 9, 2012, Amendment to Site Development Plan for Building Permit***

1. This is a request for an amendment to a site development plan for building permit for Lots Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, Y-2A-1-D, Taylor Ranch. The site is located on Taylor Ranch Drive, between Homestead Circle and Sooner Trail and is approximately 10 acres.
  
2. The applicant intends to amend the site development plan for building permit by removing proposed retail (not built) and replacing it with storage/office. The proposed 2-story



storage/office building will include approximately 1,600 s.f. of small offices on the ground floor to help maintain the existing retail/office presence at the center.

3. The subject site is zoned C-2 (SC) and is designated as a Shopping Center. Self-storage is a conditional use in the C-2 zone pursuant to Zoning Code Section 14-16-2-17. In 2007 the applicant received a conditional use permit (07ZHE 00044/00045) to allow the existing self-storage units. The applicant is in the process of requesting another conditional use permit in order to allow additional self-storage units. The applicant will go to the Zoning Hearing Examiner (ZHE) on August 7, 2012. Approval of the subject request is contingent upon approval of the conditional use request.
4. The applicant obtained a Special Exception (07ZHE 80021) in 2007 from the shopping center regulations (Zoning Code Section 14-16-3-2) to allow more than one sign per 300 ft. of street frontage. As part of the ZHE's decision on the Special Exception, a condition was provided that states the following: "No additional signage requests shall be made as to number or size of signs." As a result, the applicant is not currently allowed any additional free-standing signs and cannot add to the size of these signs. The EPC may approve the signage as requested since it meets the requirements of the Zoning Code; however, the applicant will have to return to the ZHE to request removal of the condition associated with the variance request (07ZHE 80021).
5. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers or partially furthers the following policies of the Comprehensive Land Use Plan:
  - a. Policy II.B.5d – The request will respect neighborhood values. The design is appropriate to the plan area and is consistent with the use (storage) already on the site. The proposed uses are not considered intense and are appropriate for the location. There is neighborhood support for the request.
  - b. Policy II.B.5e – Urban services already exist in the shopping center, and the request will develop vacant land inside the site that is currently not in use, while ensuring the integrity of existing neighborhoods. The request will provide storage as well as 1,600 square feet of small offices on the ground floor of the building.

- c. Policy II.B.5i – The proposed storage units and retail/service buildings would be located at the back of an existing shopping center, which is adjacent to single-family homes. Storage units do not typically create much noise, pollution or traffic.
  - d. Policy II.B.5j – The proposed development is located in an existing commercial zoned area. The subject site is designated in the WSSP as the Taylor Ranch Dr./Homestead Circle Neighborhood Center and provides pedestrian and bicycle access within reasonable distance of residential areas for walking and bicycling, and also provides access to mass transit.
  - e. Policy II.B.5l – The proposed buildings are consistent with the existing storage and commercial buildings throughout the Taylor Ranch Dr./Homestead Circle Neighborhood Center. The storage units are monotonous and not innovative by nature, though they are a quality design.
  - f. Policy II.B.5m – The proposed storage building will be a 2-story structure, which will help to maintain unique vistas. The proposed structure does not exceed height requirements in the C-2 Zone.
  - g. Activity Centers Goal – The subject site is designated as a neighborhood activity center (Taylor Ranch Dr./Homestead Circle Neighborhood Center). Neighborhood activity centers are envisioned as providing daily services. Though the small offices will partially fulfill this intent, the storage units are not the same kind of “daily needs” use.
8. The request furthers or partially furthers the following policies of the West Side Strategic Plan:
- a. Policy 1.1 – The request for a commercial/office use is located in the Taylor Ranch Dr./Homestead Circle Neighborhood Center. The request will continue to allow non-residential development within the Neighborhood Activity Center.
  - b. Policy 4.6 – The building has been lowered to 2-stories in order to help preserve views and to reduce adverse impacts. The height of the building does not exceed what is allowed in the C-2 Zone. Lighting is mostly contained within the site, but remains a concern.
9. Letters of support have been received from members of the neighborhood.
10. A facilitated meeting was held on June 27, 2012. The biggest neighborhood concern was the height of the proposed 3-story building. After the facilitated meeting, the applicant decided to lower the height of the building to a 2-story building. Overall, the neighbors generally liked the design details of the request.

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***RECOMMENDATION - 12EPC 40037, August 9, 2012, Amendment to Site Development Plan for Building Permit***

**APPROVAL of 12EPC 40037, a request for an Amendment to Site Development Plan for Building Permit, for Lots Y-2A-1-A, Y-2A-1-B, Y-2A-1-C, Y-2A-1-D, Taylor Ranch, based on the preceding Findings (and subject to the following Conditions of Approval.)**

***CONDITIONS OF APPROVAL - 12EPC 40037, August 9, 2012, Amendment to 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. In order to be able to expand the free-standing signage on the site development plan for building permit as requested, a variance from the ZHE must be obtained by the applicant to the shopping center regulations in Section 14-16-3-2 (B) (4) for free-standing signs.
4. Lighting:
  - a. Wall-pack lighting, and the height at which they are mounted, shall be indicated on the storage unit elevations.
  - b. The height of wall-pack light fixtures shall be consistent with other buildings throughout the site.
  - c. The wall-pack lighting shall be downward lighting.
  - d. The clock tower shall not be lighted at night.
5. Conditions from the City Engineer, Municipal Development, and NMDOT:
  - a. Concurrent Platting Action required at Development Review Board (DRB) for proposed lot line adjustments.
  - b. A separate vacation request required for any vacation action.
  - c. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site.

- d. Appropriate annotation and key notes will need to be provided for clarity of amendment.
  - e. Site plan shall comply and be in accordance with DPM (Development Process Manual) and ADA standards/ requirements.
  - f. All easements need to be shown and labeled on Site Plan.
6. Conditions from Public Service Company of New Mexico:
- a. An existing underground electric service line is located along the west property line and along the north side of the proposed project. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
  - b. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project.
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***Randall Falkner  
Planner***

***Notice of Decision cc list:***

Guy Jackson, 10522 Florence Avenue NE, Albuquerque, NM 87122  
Dan Rich, 12231 Academy Road NE #301, Albuquerque, NM 87111  
Ray Shortridge, 4800 College Heights Drive NW, Albuquerque, NM 87120  
Rene Horvath, 5515 Palomino Drive NW, Albuquerque, NM 87120  
Gerald C. Worrall, 1039 Pinatubo Place NW, Albuquerque, NM 87120  
Candelaria Patterson, 7608 Elderwood NW, Albuquerque, NM 87120

***Attachments***

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### **Zoning Enforcement**

A Conditional use approval is pending through the ZHE procedure. Dimensions should be provided on Elevations/Site Plan to demonstrate compliance with the Height regulations of the C-2 zone. These should indicate compliance with the 45 degree and 60 degree angle planes and show that portions of the proposed building exceeding 26 feet in height are not within 85 feet of a residential zone.

The existing landscape buffers along the public ROW of the Shopping Center are deficient and have not been planted.

Free-standing signs for Shopping Center (SC) designated properties are regulated per section 14-16-3-2(B)(4) of the city Zoning code. One free-standing sign is permitted for every 300 ft of street frontage on arterial and collector streets, max. sign area is 150 sq ft each, and max. height is 26 feet.

#### **Office of Neighborhood Coordination**

Taylor Ranch NA (R), Westside Coalition of NAs

7/2/12 – Recommended for Facilitation – sdb

7/3/12 – Assigned to Diane Grover – sdb

7/8/12 - A JOINT Facilitated Meeting for EPC Project (#1002776/12EPC-40037 and 40038) AND ZHE Project (#1009304/12ZHE-80189) has been scheduled for - Thursday, July 12, 2012 from 6:30 p.m. to 8:30 p.m. at the Don Newton Taylor Ranch Community Center, 4900 Kachina Street NW - siw

#### **Long Range Planning**

Will the surrounding residential uses be adequately buffered from this use?

The site is adjacent to property zoned R-1 and developed as single family housing. The C-2 zone refers to the O-1 zone for height, section 14-16-2-15-c-1, “structures shall not exceed 26 feet in height within 85 feet of a lot zone specifically for houses”. Does apply to C-2 SC sites also?

#### **Metropolitan Redevelopment Agency**

The subject development site is not within a Redevelopment Area, and therefore Metropolitan Redevelopment Section staff have no comments on this application.

### ***CITY ENGINEER***

#### **Transportation Development Services**

##### **Amendment of Site Development Plan for Building Permit:**

- Concurrent Platting Action required at Development Review Board (DRB) for proposed lot line adjustments.
- A separate vacation request required for any vacation action.
- Provide/label/detail all dimensions, classifications and proposed infrastructure for Site.

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- Site plan shall comply and be in accordance with DPM (Development Process Manual) and ADA standards/ requirements.
  - All easements need to be shown and labeled on Site Plan.

**Amendment Site Development Plan for Subdivision:**

- Concurrent Platting Action required at Development Review Board (DRB) for proposed lot line adjustments.
- A separate vacation request required for any vacation action.
- Appropriate annotation and key notes will need to be provided for clarity of amendment.
- All easements need to be shown and labeled on Site Plan.

**New Mexico Department of Transportation (NMDOT)**

- No comments received.

**Hydrology**

- Reviewed, no adverse comments.

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

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

**Traffic Engineering Operations**

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

**Street Maintenance**

- No comments received.

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

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

1. Concurrent Platting Action required at Development Review Board (DRB) for proposed lot line adjustments.
2. A separate vacation request required for any vacation action.
3. Provide/label/detail all dimensions, classifications and proposed infrastructure for Site.
4. Appropriate annotation and key notes will need to be provided for clarity of amendment.
5. Site plan shall comply and be in accordance with DPM (Development Process Manual) and ADA standards/ requirements.
6. All easements need to be shown and labeled on Site Plan.

**WATER UTILITY AUTHORITY  
Utility Services**

**ENVIRONMENTAL HEALTH DEPARTMENT  
Air Quality Division**

**Environmental Services Division**

**PARKS AND RECREATION  
Planning and Design**

**Open Space Division**

**POLICE DEPARTMENT/Planning**

This project is in the Northwest Area Command. No Crime Prevention or CPTED comments concerning the proposed Amended Site Development Plan for Building Permit or the Amended Site Development Plan for Subdivision request at this time.

**SOLID WASTE MANAGEMENT DEPARTMENT  
Refuse Division**

**FIRE DEPARTMENT/Planning**

All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for review and approval.

**TRANSIT DEPARTMENT**

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

Reviewed, no comment.

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**ALBUQUERQUE PUBLIC SCHOOLS**

<b>Project #1002776</b> 12EPC-40037 AMEND SITE DEVELOPMENT PLAN-BLD PRMT 12EPC-40038 AMEND SITE DEVELOPMENT PLAN-SUBDVN	<b>Taylor Ranch</b> , Lots Y-2A-1-A, Y-2A1-b, Y-2A-1-C, and Y-2A1-D, is located at 6871 Taylor Ranch Dr NW, between Taylor Ranch and Homestead Dr. The owner of the above property requests approval of an Amendment to the Site Development Plan for Building Permit, and another Amendment to the Site Development Plan for Subdivision. For the development of a 65, 800 sf 3 story Storage/Office building. This will have no adverse impacts to the APS district.
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**MID-REGION COUNCIL OF GOVERNMENTS**

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

An existing underground electric service line is located along the west property line and along the north side of the proposed project. Please add a condition that states that it is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

Please add a condition that states that it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project.