



**Environmental
Planning
Commission**

**Agenda Number: 7
Project Number: 1004976
Case #: 13EPC-40090
April 11, 2013**

Supplemental Staff Report

Agent	Bordenave Designs
Applicant	Calabacillas Group
Request	Site Development Plan for Subdivision Amendment
Legal Description	Lots A-1-A, B-1-A, B-1-B & C-1-A, Black Arroyo Dam
Location	On the SW corner of the Golf Course Rd. and Westside Blvd. intersection
Size	≈12.5 acres
Zoning	C-2(SC), no change proposed

Staff Recommendation

APPROVAL of Case 13EPC-40090 based on the Findings beginning on Page 13, and subject to the Conditions of Approval beginning on Page 15.

**Staff Planner
Catalina Lehner, AICP-Senior Planner**

Summary of Analysis

The request is for an amendment to the Calabacillas Commercial Park site development plan for subdivision (sdps) to revise and reorganize the design standards, and to address the required elements of a sdps. The request was deferred at the March 14, 2013 EPC hearing for 30 days to allow additional to complete these tasks.

The associated request, a site development plan for building permit for Lot B-1-A (13EPC-40091), was approved at the March hearing. The proposed building's location in a flood plain will be dealt with at the Development Review Board (DRB). Lot B-1-A is proposed to re-plat into Lots B-1-A-1 and B-1-A-2; this needs to be shown in the sdps for consistency.

The subject site is in the Established Urban area. The West Side Strategic Plan applies. No sector plans apply. Staff finds that the request generally furthers applicable Goals and policies.

Notification was completed as required. There is no known opposition as of this writing. Staff recommends approval subject to conditions needed to improve clarity and internal consistency.

Please read this supplemental report in conjunction with the original March 14, 2013 report (see attached).

City Departments and other interested agencies reviewed this application from 2/4/2013 to 2/15/2013. Agency comments used in the preparation of this report begin on Page 22 of the original Staff report.

I. OVERVIEW

The applicant proposes to amend the Calabacillas Commercial Park site development plan for subdivision, which covers approximately (\approx) 12.5 acres at the SW corner of the intersection of Golf Course Rd. and Westside Blvd., and contains of Lots A-1-A, B-1-A, B-1-B & C-1-A, Black Arroyo Dam (the “subject site”). The subject site is zoned C-2 (SC).

The amendment consists of revising and reorganizing the existing design standards for the Calabacillas Commercial Park. The minimum elements of a site development plan for subdivision (see definition) will also be addressed. A replat of Lot B-1-A, into Lots B-1-A-1 and B-1-A-2, shown on the associated site development plan for building permit (13EPC-40091), must be included with the proposed site development plan for subdivision amendment.

Deferral & Associated Request

This request (13EPC-40090) was deferred, at the applicant’s request, at the March 14, 2013 Environmental Planning Commission (EPC) hearing for 30 days. Additional time was needed to revise and update the design standards, completely reorganize them and ensure that the required elements of a site development plan for subdivision are addressed.

The associated request for a site development plan for building permit (13EPC-40091), for an office/retail building on Lot B-1-A, was approved with conditions at the March 14th hearing. The proposed building’s location in a flood plain will be dealt with at the Development Review Board (DRB) when a Letter of Map Revision (LOMR) is obtained from the Federal Emergency Management Agency (FEMA) to indicate that the building is no longer in a designated flood plain. Until the LOMR is approved, the site’s grade is required to be one foot above the highest existing grade (\approx 5,186 feet).

The result of the proposed re-plat, Lots B-1-A-1 and B-1-A-2, is shown on the site development plan for building permit request. The office/retail building would be located on Lot B-1-A-1 and a new lot, Lot B-1-A-2 adjacent to the south, would be created for future development. This needs to be reflected on the site development plan for subdivision request.

Design Standards

The purpose of design standards is to provide a framework for a given development to ensure that it will be consistent internally, be a higher quality than Zoning Code minimum requirements, and contribute to furthering applicable Goals and policies. The site development plan for subdivision for the Calabacillas Commercial Park, as revised, will serve as an overarching guide for development on the \approx 12.5 acre site.

- » Please refer to the original Staff report (see attachment) for information regarding EPC Role (p. 2), Context (p. 2), History (p. 2-3), Transportation System (p. 3) and Public Facilities/Community Services (p. 3).

II. ALBUQUERQUE COMPREHENSIVE ZONING CODE

Definitions (§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; 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.

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 specifies 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.

Zoning

The subject site is zoned C-2 (SC). The purpose of the C-2 Community Commercial zone (Zoning Code §14-16-2-17) is to “provides suitable sites for offices, for most service and commercial activities, and for certain specified institutional uses.” The subject site is designated as a shopping center (SC) site. Therefore, the shopping center regulations (Zoning Code §14-16-3-2), and the EPC process, apply.

III. ANALYSIS- APPLICABLE PLANS, POLICIES & REGULATIONS (updated)

A) Albuquerque / Bernalillo County Comprehensive Plan (Rank I)

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

Zoning Code §14-16-3-11 states that “Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” As such, Staff has reviewed the proposed site development plan for conformance with applicable goals and policies of the Comprehensive Plan.

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated as Established Urban. The goal of the 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.”

Land Use Policies-Developing & Established Urban Areas

Policy II.B.5.a: The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The request would help facilitate development of new commercial, office and retail uses in the area, which would then result in a more complete range of urban land uses. This area currently consists of predominantly residential and drainage uses (see land use map). The request generally furthers Policy II.B.5.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, recreational concern.

The request would facilitate non-residential development that would generally respect natural environmental conditions and scenic resources in terms of architecture, style and colors. However, social and recreational elements such as plaza areas and pedestrian pathways, would not be included to the extent they should be. Overall, the request partially furthers Policy II.B.5d-neighborhood /environmental/ resources.

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.

Future development would be on vacant land contiguous to existing urban facilities and services. Neighborhood integrity would generally not be affected because the single-family homes to the south are buffered by the arroyo and drainage basin. The request generally 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.

Future commercial development would be located across the Black Arroyo and the Detention Basin from the existing single-family homes to the south, which would generally help minimize adverse effects of noise and lighting. The request generally furthers Policy II.B.5i-employment/service use location.

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. *NA*
- 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. *Applies*
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods. *NA*

Future development of the subject site, which is zoned C-2(SC), would be in accordance with the C-2 commercial zone and be located in a larger, area-wide shopping center site. However, it

does not have access to mass transit because only a commuter line (no stops) passes by. The request partially furthers Policy II.B.5j- new commercial development/location.

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 design standards allow broadly defined southwest architectural styles, which are generally appropriate to the Plan area. The exclusion of unmodified franchise architecture will result in greater design quality for this SC site. The request furthers Policy II.B.5l-quality design/new development.

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 design standards acknowledge the site's dramatic views of the mountains. Patios and plazas would be designed to take advantage of such views. Building design would be similar and contextual to its surroundings. The request furthers Policy II.B.5m-site design/vistas/ visual environment.

Activity Centers

Goal: 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 located in a designated Activity Center, the Golf Course/County Line Neighborhood Activity Center (see WSSP p. 30 for boundaries), though it is zoned C-2(SC). (Neighborhood Activity Centers usually correspond to C-1 zoning). The boundaries correspond to those of the Calabacillas Commercial Park. The proposed design standards would generally help facilitate expansion of concentrations of non-residential uses, and would do so in a way that would create a contextually appropriate development that could enhance the identity of this Westside location. The Activity Centers Goal is generally furthered.

D.4. Community Resource Management- Transportation and Transit

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

The proposed design standards would create adequate pedestrian connectivity on individual sites, but not throughout the larger SC site. However, pedestrian ingress and egress and circulation are addressed. The request partially furthers Policy II.D.4g- pedestrian opportunities /development /safe and pleasant conditions.

B) West Side Strategic Plan (WSSP)- Rank II

The West Side Strategic Plan (WSSP) was first adopted in 1997. It was amended in 2002 to help promote development of Neighborhood and Community Activity Centers and in 2009 to

incorporate the Southwest Albuquerque Strategic Action Plan (SWASAP) (R-08-169, Enactment R-2009-035).

The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Seven Bar Ranch community, which consists of the area between: the Calabacillas Arroyo to the south and the County line to the north, the Rio Grande to the east and approximately Rainbow Blvd. to the west. Policies particular to the Seven Bar Ranch Community mostly address development of the Regional Center near Cottonwood Mall.

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.

WSSP Policy 1.1 requires that higher density and non-residential development occur within Community and Neighborhood Centers. The subject site is located in the Golf Course/County Line Neighborhood Center (p. 141), zoned C-2(SC) and is intended for non-residential development. Residential development exists around it. The request generally furthers WSSP Policy 1.1.

Policy 1.15: Neighborhood Centers of 15 to 35 acres shall contain generally small parcels and buildings; on-street parking is permitted, with smaller off-street parking areas shared among businesses and institutions. The neighborhood center shall have a built scale very accommodating to pedestrians and bicyclists, including outdoor seating for informal gatherings. Services such as childcare, dry cleaners, drugstores, and small restaurants, along with a park and/or school should be located central to surrounding neighborhoods (p. 41).

Policy 1.16: Neighborhood Centers shall be located on local collector and sometimes arterial streets. While their primary access may be by auto, pedestrian and bicycle connections shall be provided to all adjacent neighborhoods, parks, and to the larger open space system. Convenient transit services shall be connected with community-wide and regional transit development (p. 41).

The WSSP intends Neighborhood Centers to provide daily goods and services for people within about a 1 mile radius (p. 36). Neighborhood Center uses must be connected for bicycles and pedestrians, which the design standards do not adequately address.

The subject site is located in the Golf Course/County Line Neighborhood Center (p. 141). The site plan for subdivision somewhat addresses non-vehicular ingress and egress, but does not really integrate pedestrian-friendly elements into site design (Policy 1.15). It does not discuss how this SC site will be connected to “all adjacent neighborhoods, parks, and to the larger open space system”. A few more things could be done to create development that is “very

accommodating to pedestrians and bicyclists". Overall, the request partially furthers WSSP Policies 1.15 and 1.16.

Policy 3.4 (Seven Bar Ranch): Several clusters of neighborhoods will develop within the Seven Bar Ranch Community. Each of these shall be served by a Neighborhood Center, so neighborhood commercial, public and quasi-public uses and other uses appropriate for such Centers shall be encouraged. The lowest density single-family residential development shall not occur within these Centers, but must have safe pedestrian and bicycle access to them (p. 51).

The request partially furthers WSSP Policy 3.4, which says that neighborhoods will be served by neighborhood centers with appropriate uses that provide daily goods and services. Staff recognizes that the subject site is zoned C-2(SC). However, the design standards and future proposed buildings can provide safe pedestrian and bicycle access and try to be a more integrated part of this growing community.

Policy 4.6: The following design guidelines (pages 164-174 of the Plan) shall become policies with the approval of this Plan:

- View Preservation; Views East of Coors Boulevard; Views to and from the Monument; *Other Views* (emphasis mine);
- 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.

WSSP design guidelines/policies apply to several elements in design standards, particularly views. The proposed design standards adequately address views, signage, lighting, vegetation (landscaping) and Walls/Fences, though they don't address building height with respect to the angle planes. Overall, the request furthers WSSP Policy 4.6-design guidelines.

Commercial Development

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

The proposed design standards do not address building or parking placement that would make the site easily accessible by transit. Currently, a commuter route (no stops) passes by; additional transit is possible in the future as the area continues to grow. Pedestrian ingress and egress is addressed as required by the definition of site development plan for subdivision and connections are required to the sidewalk, but the standard to address connectivity between sites was removed. The request partially furthers WSSP Policy 4.6.g.

Policy 4.6.h: Limit the maximum number of parking spaces for office and commercial uses to 10% above Zoning Code requirements. Each development shall have an approved pedestrian and bicycle circulation plan that provides safe, attractive, and efficient routes to neighboring properties, adjacent streets, and transit service. The site plan shall show convenient access throughout the site. Regularly spaced pedestrian access through breaks in walls and continuous landscaping shall be provided. Stairways do not promote pedestrian convenience and shall be restricted or eliminated.

The proposed design standards limit maximum parking spaces to 10% above required, but need to include pedestrian standards to at least meet Zoning Code requirements. Pedestrian and bicycle circulation is not adequately addressed. The request does not further WSSP Policy 4.6.h.

C) Westside-McMahon Land Use and Transportation Guide (Enactment 117-1999)*

**included in the West Side Strategic Plan (WSSP)*

In November 1999, the City Council adopted Enactment No. 117-1999 as an amendment to the WSSP. This Enactment incorporated the Westside-McMahon Land Use and Transportation Guide, which was synthesized into policies and a map (Attachment A) and is contained in the Enactment. The concepts identified therein identify an arrangement of mixed land uses and “establish a desirable direction for promoting the opportunity for reduced automobile travel and encourage the use of transit, bicycle and pedestrian modes”.

The subject site falls within the boundaries of Enactment No. 117-1999. Note the following found in Section 4: “The map included as Attachment A, Transportation and Land Use Concept for the Westside-McMahon Corridor, and the performance measures listed below establish the policies that will be used by the EPC and the City Council in their review of development and rezoning proposals for properties located within the Westside-McMahon corridor”. The following policies apply:

Section 3: The land use concepts set forth herein are not intended to imply zoning or supersede existing zoning and/or development plans.

Section 4(A): Such proposals should be generally consistent with density, type and hierarchy of uses as illustrated in Attachment A (*which designates the subject site as Low Commercial*). (emphasis mine)

Section 4(A)(2): Low Commercial includes neighborhood scale commercial development *as allowed under the C-1 zone category* of the City of Albuquerque Comprehensive Zoning Code (emphasis mine).

Section 4(A)(3): Medium Commercial includes community scale commercial development *as allowed under the C-2 zone category* of the City of Albuquerque Comprehensive Zoning Code (emphasis mine).

Section 4(C): Connections that provide safe and efficient pedestrian movements to enhance mobility within the corridor and encourage the use of transit, bicycle and pedestrian modes as an alternative to automobile travel should be provided between adjoining uses and between developments and the transportation system.”

The Westside-McMahon Land Use and Transportation Guide (the Guide) designates the subject site “Low Commercial”. The WSSP envisions C-1 neighborhood commercial uses, which are most appropriate for this location in the Golf Course/County Line neighborhood activity center (p. 30). The “Medium Commercial” category, designated appropriate for C-2 uses, is found along NM 528. The proposal conflicts with Sections 4(A)(2) and 4(A)(3) of Enactment 117-1999. However, Section 3 indicates that the Guide does not supersede existing zoning. The subject site is already zoned for C-2 uses.

Attachment A shows a bicycle/pedestrian facility along Westside Blvd. and along Golf Course Rd. (the north and east sides of the subject site). The proposed site plan for subdivision includes neither and does not sufficiently address non-auto travel, and therefore does not comply with Section 4(C) of Enactment 117-1999.

D) Facility Plan for Arroyos (FPA)- Rank II

The Facility Plan for Arroyos (1986) establishes guidelines and procedures for implementing Comprehensive Plan goals in order to create a multi-purpose network of recreational trails and open space along arroyos (FPA, p.11). The Facility Plan for Arroyos (FPA) is a Rank II facility plan that designates some arroyos for further study and development as recreational corridors. The term arroyo is defined as a “small, steep-sided watercourse or gulch with a nearly flat floor” (p.75). The Facility Plan for Arroyos (FPA) contains general policies for all arroyos and seven specific policies for the different classifications of arroyos.

The subject site’s southern boundary abuts the Black Arroyo, which is a part of the Calabacillas Arroyo system. The Calabacillas Arroyo is designated by the FPA as a Major Open Space Link. Major Open Space Link arroyos are slated for development of arroyo corridor plans (p. 33), though so far this has not occurred. The FPA intends that Major Open Space Link arroyos have recreational trails and form continuous east-west linkages across the City.

IV. SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT

The proposed amendment to the existing site development plan for subdivision consists of revising and re-organizing the design standards and addressing the minimum elements of a site development plan for subdivision (see definition) in order to make them usable for future development of the Commercial Park. A 30-day deferral was granted in March to allow additional time to complete these tasks.

Background

The existing design standards for the Calabacillas Commercial Park apply to the ≈12.5 acres that comprise the SW corner of the Golf Course Rd./Westside Blvd. intersection (Project #1004976). Approved by the EPC in September 2006, they received final sign-off in March 2007. Several conditions were needed. However, the existing design standards do not address the definition of a site development plan for subdivision adequately, are disjointed, too specific in places and contain awkward phrasing, though Staff had worked closely with the applicant in 2007.

Current Request

The applicant has re-drawn the site development plan for subdivision, including the design standards, followed a more continuous and standardized format and separated the design standards into two sheets, which is standard practice. The elements of a site development plan for subdivision (see definition in Zoning Code §14-16-1-5) are now addressed on the first sheet. A signature block, map and vicinity map are included.

The design standards follow on the second sheet. A re-organization was essential to remedy the standards' disjointedness. For instance, architectural standards were found in three separate locations. Landscaping standards were in four. These standards are now grouped together and arranged in the typical order. Information pertaining to the formerly-proposed storage units has been removed.

A) Sheet 1- Site Development Plan for Subdivision

Definition

Pursuant to its definition in Zoning Code §14-16-1-5, a site development plan for subdivision is:

“An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies 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.”

These items must be addressed in a site development plan for subdivision. This information, along with a map of the site and signature block, goes on the first sheet. The applicant has created a first sheet and has mostly addressed these items. Building height is cross-referenced and needs to be addressed (see B on the following page).

The easement for the internal roadway, shown as 30 feet in 2007, is proposed to be shown as 32 feet to be consistent with the actual roadway.

Lot Lines

The applicant proposes to remove two internal lot lines. Four lots were created with the 2007 site development plan for subdivision and are currently shown in the AGIS system (see attachment). The proposal would create a new \approx 9.3 acre Tract A-1-A-1 by consolidating the three tracts, which abut the Black Arroyo, into one. Tract B-1-A-1, the subject of the associated site development plan for building permit (13EPC-40091), is 3.2 acres and is the second tract proposed.

Note that a replat of Lot B-1-A into Lots B-1-A-1 and B-1-A-2 was included with the associated site development plan for building permit (13EPC-40091). Two separate lots were shown. Now, Lot B-1-A-1 is shown on the proposed site development plan for subdivision but Lot B-1-A-2 is not.

Lot B-1-A-2 must be shown on the site development plan for subdivision to create consistency with the site development plan for building permit. Therefore, the proposed site development plan for subdivision would contain three lots total.

Regarding the proposed Sheet 1, Staff suggests that an exhibit be provided to illustrate the “least mean dimension” listed under the Lot Size category. Rephrasing the “mixed use community of a commercial nature” would be beneficial, as would be the use of regular (not all caps) lettering. The wording could be moved down for ease of reading.

B) Sheet 2- Design Standards

Introduction

Future site development plans for building permit will be required to comply with the Calabacillas Commercial Park design standards. Note that few, if any, proposed revisions would have affected the previous site development plan for building permit request (13EPC-40091). Consistency of design and site layout can be achieved for the Calabacillas Commercial Park.

In addition to what’s explained above (see A above), the proposed design standards differ from the 2006 design standards (06EPC-00424) in the following ways:

1. The architectural, landscape, parking, lighting and signage standards have been grouped together and placed under their respective subsection headings.
2. The roadway cross-section and signage details are not shown.
3. The “intention of development” statement (i.e. the goal) is reworded.
4. The land use allocation table is removed.
5. Restaurants are encouraged (not required) to provide outdoor seating.
6. Required landscaping as 15% of the net lot area.
7. References to a project from the 2006 timeframe are removed.
8. Various terminology and phrasing changes.

Note that, in no instance, can the design standards require less than Zoning Code minimum requirements.

Proposed Standards

Six subsection headings are used: General, Architectural Standards, Landscape Standards, Parking Standards, Lighting Standards and Signage Standards. The top should say “Design Standards”, not guidelines. Headings for Setbacks and Screening & Walls are needed to make this information easy to find. The discussion below focuses on Staff’s suggestions for each subsection below, rather than re-iterate what the proposed standards say. Staff has communicated with the applicant regarding the type and scope of the suggestions.

General

The term “standards” should be used to be internally consistent. “Development” should be used instead of “community”. The subject site is commercial, zoned C-2(SC). The reference to Black Arroyo Dam as the project name should be changed to the Calabacillas Commercial Park.

Architectural Standards

The phrase “as it relates to the previously mentioned architectural styles” should be removed. The 2006 standards will no longer apply. Standard 6, which addresses building materials and reflectivity, should be separated into 6 and 7 with subsequent renumbering. The commercial design standards in Zoning Code 14-16-3-18, at a minimum, must be met- though application of the proposed standards would result in a cohesive building type. Standards 8, 9 and 10, pertaining to screening, need their own heading, such as “Screening & Walls” (though this often goes under a Utilities heading). Same for Setbacks (Standard 11). Building height, referenced from Sheet 1, needs to be mentioned here as well.

Landscape Standards

Internally inconsistent landscaping standards have been reconciled. The standards required 80% living, vegetative coverage and 20% overall coverage, but restated Zoning Code minimums in another location. Standard 12, pertaining to CMU walls and fencing, needs to be moved to the Architecture subsection.

Standard 9, suggested trees, doesn’t need to mention shrubs because that’s covered in Standard 10. Adding a standard for landscaping depressed below grade would be beneficial, especially given the site’s proximity to a drainage basin. Add the word “ornamental” to grasses. Staff suggests sod not be used. Either that, or “sparingly” needs to be defined.

Parking Standards

These also cover pedestrian standards. The subsection heading should be “Parking & Pedestrian Standards” or they can be separated out. Two 2006 standards should be reinstated: connections between all tracts and connections between public sidewalks and buildings. Both are needed further WPPS policies 4.6g and h (see Section III of this report). The roadway cross-section, which was for Golf Course Blvd. and Westside Blvd., was removed. Of more use would be a cross-section of the internal roadway.

Lighting Standards

A sample light pole detail, typically found in design standards, should be included. Requiring a certain manufacturer could be a problem in the future. Instead, finish and color can be specified, as well as uniformity throughout the site.

Signage Standards

The sign details need to be reinstated; these details are included with design standards and are helpful to users. Also, the standard pertaining to sign casing matching the building should be reinstated. It was inadvertently omitted.

Conclusion

Staff concludes that the proposed site development plan for subdivision and design standards are much improved over the previous version. Conditions of approval are needed for clarity, consistency with the previous standards, and to make the standards more user-friendly and to ensure that a couple of WSSP policies are furthered.

V. AGENCY & NEIGHBORHOOD CONCERNS

The applicant notified the Westside Coalition on March 12, 2013 (see attachments), though notifying coalitions is not a requirement. Staff has not been contacted by any members of the public and is not aware of any concerns as of this writing.

- » For information regarding Reviewing Agencies/Pre-Hearing Discussion and Neighborhood/Public, please refer to p. 17-18 the original Staff report (see attachment).

VI. CONCLUSION

The request is for a site development plan for subdivision amendment for the \approx 12.5 acre Calabacillas Commercial Park, zoned C-2 (SC), was deferred at the March 14, 2013 EPC hearing to allow additional time to complete major revisions to the design standards and address the definition of a site development plan for subdivision. The associated request, a site development plan for building permit for an \approx 4.0 acre site, was approved.

The subject site is in the Established Urban Area of the Comprehensive Plan. The Westside Strategic Plan (WSSP) applies; the Facility Plan for Arroyos is informational. The request generally furthers applicable Goals and policies, though there is conflict with some WSSP policies. No sector plan applies.

The applicant notified the Westside Coalition, though this is not required. Staff is not aware of any concerns as of this writing.

Staff concludes that the proposed site development plan for subdivision and design standards are much improved over the previous version. Conditions of approval are needed for clarity, consistency with the previous standards and to make the standards more user-friendly. Most conditions are minor and organizational, though some are needed to ensure that applicable WSSP policies are furthered.

FINDINGS – 13EPC-40090 – April 11, 2013 – Site Development Plan for Subdivision Amendment

1. The request is for an amendment to the Calabacillas Commercial Park site development plan for subdivision, an approximately 12.5 acre site consisting of Lots A-1-A, B-1-A, B-1-B & C-1-A, Black Arroyo Dam, located at the southwest corner of Golf Course and Westside Boulevards, zoned C-2(SC).
2. The applicant proposes to amend the above-referenced site development plan for subdivision to revise and reorganize the existing design standards for the Calabacillas Commercial Park and address the minimum elements in the definition of a site development plan for subdivision. A replat of Lot B-1-A into Lots B-1-A-1 and B-1-A-2, is also included.
3. The accompanying request for a site development plan for building permit (13EPC-40091), for an office/retail building on the approximately 4.0 acre Lot B-1-A, was approved at the March 14, 2013 EPC hearing. Receipt of a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA), to indicate that the building is no longer in a designated flood plain, is pending and will be considered as part of the Development Review Board (DRB) process.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the Westside Strategic Plan, the Facility Plan for Arroyos and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is located in the Established Urban Area of the Comprehensive Plan. The Westside Strategic Plan also applies. The Facility Plan for Arroyos is informational. No Sector Development Plans apply. The subject site is located in a designated Activity Center, the Golf Course/County Line Neighborhood Activity Center.
6. The request furthers the following, applicable Comprehensive Plan land use policies:
 - A. Policy II.B.5.a-full range of urban land uses. The request would help facilitate development of new commercial, office and retail uses, which would result in a more complete range of urban land uses in an area characterized by mostly residential and drainage uses.
 - B. Policy II.B.5e-urban services/neighborhood integrity. Future development would be on vacant land contiguous to existing urban facilities and services. Neighborhood integrity would generally not be affected because the single-family homes to the south are buffered by the arroyo and drainage basin.
 - C. Policy II.B.5i-employment/service use location. Future commercial development would be located across the Black Arroyo and drainage basin from the existing single-family homes, which would generally help minimize adverse effects of noise and lighting.

- D. Policy II.B.5l-quality design/new development. The design standards allow broadly defined southwest architectural styles, which are generally appropriate to the Plan area.
- E. Policy II.B.5m-site design/vistas/ visual environment. The design standards acknowledge the site's dramatic views, which patios and plazas would be designed to take advantage of. Building design would be contextual to its surroundings.
7. The request partially furthers the following, Comprehensive Plan land use policies:
- A. Policy II.B.5d-neighborhood /environmental/ resources. The request would facilitate non-residential development that would generally respect natural environmental conditions and scenic resources in terms of architecture, style and colors. However, social and recreational elements such as plaza areas and pedestrian pathways, would not be included to the extent they should be.
- B. Policy II.B.5j- new commercial development/location. Future development of the subject site, which is zoned C-2(SC), would be in accordance with the C-2 commercial zone and be located in a larger, area-wide shopping center site. However, it does not have access to mass transit because only a commuter line (no stops) passes by.
- C. Policy II.D.4g- pedestrian opportunities /development /safe and pleasant conditions. The proposed design standards would create adequate pedestrian connectivity on individual sites, but not throughout the larger SC site. However, pedestrian ingress and egress and circulation are addressed.
8. The request generally furthers the Activity Centers Goal and WSSP Policy 1.1. The design standards would generally help facilitate expansion of concentrations of non-residential uses, and would do so in a way that would create a contextually appropriate development that could enhance the identity of this Westside location. The non-residential development would occur in a designated Neighborhood Center, which is surrounded by residential development.
9. Regarding the West Side Strategic Plan (WSSP), the request:
- A. Furthers WSSP Policy 4.6-design guidelines. WSSP design guidelines/policies apply to several elements in design standards, particularly views. The proposed design standards adequately address views, signage, lighting, vegetation (landscaping) and Walls/Fences.
- B. Partially furthers WSSP Policies 1.15 and 1.16. Non-vehicular ingress and egress is addressed, but pedestrian elements aren't really integrated into site design (Policy 1.15). More things could be done to create development that is "very accommodating to pedestrians and bicyclists" (Policy 1.16).

- C. Partially furthers WSSP Policy 3.4. The design standards should provide safe pedestrian and bicycle access and try to be more integrated with the surrounding community, especially since the subject site constitutes a Neighborhood Center.
 - D. Partially furthers WSSP Policy 4.6.g. The proposed design standards do not address building or parking placement that would make the site easily accessible by transit. Pedestrian ingress and egress is addressed and connections are required to the sidewalk, but the standard to address connectivity between sites was removed.
 - E. Does not further WSSP Policy 4.6.h. The proposed design standards limit maximum parking spaces to 10% above required, but need to include pedestrian standards and address pedestrian and bicycle circulation.
10. The design standards cannot allow less than the Zoning Code's minimum requirements.
11. Conditions of approval are needed to improve clarity, create consistency with the previous standards and make the standards more user-friendly. Most conditions are minor and organizational, though some are needed to ensure that applicable WSSP policies are furthered.
12. The affected neighborhood organization, as cited by the Office of Neighborhood Coordination (ONC), is the Westside Coalition. No neighborhood or homeowners associations were required to be notified. Though notification to Coalitions is a courtesy and not required, the applicant mailed notification to the Westside Coalition on March 12, 2013. Property owners were notified as required. A facilitated meeting was not recommended. Staff is not aware of any concerns as of this writing.

RECOMMENDATION – 13EPC-40090 – April 11, 2013 – Site Development Plan for Subdivision Amendment

APPROVAL of 13EPC-40090, a request for Site Development Plan for Subdivision Amendment for the Calabacillas Commercial Park, an approximately 12.5 acre site consisting of Lots A-1-A, B-1-A, B-1-B & C-1-A, Black Arroyo Dam, based on the preceding findings and subject to the following conditions of approval.

CONDITIONS OF APPROVAL – 13EPC-40090 – April 11, 2013 – Site Development Plan for Subdivision Amendment

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions.

Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Sheet 1- Site Development Plan for Subdivision
 - A. Lot B-1-A-2 shall be shown and indicated.
 - B. The difference between the 12.5 acres indicated as the site's size and the 11.95 acres the lots total shall be explained.
 - C. An exhibit to illustrate the "least mean dimension" shall be provided. listed under the Lot Size category.
 - D. The phrase "mixed use community of a commercial nature" shall be rephrased.

Sheet 2- Design Standards

4. *General*

- A. A design standard to ensure consistency with Zoning Code regulations shall be included.
- B. The term "standard(s)" shall be used.
- C. The phrase shall read: "It is intended that the site develop [~~as a mixed use community of a commercial nature~~] [+with a variety of commercial uses+], including...".

5. *Architectural Standards*

- A. A discussion of building height (referenced from Sheet 1) shall be provided and included as a standard.
- B. The phrase "as it relates to the previously mentioned architectural styles" shall be removed.
- C. Standard 6, which addresses building materials and reflectivity, shall be separated into 6 and 7 with subsequent renumbering.
- D. A heading, such as "Screening & Walls", shall be used for Standards 8, 9 and 10.
- E. Setbacks (Standard 11) shall be given its own heading.

6. *Landscape Standards*

- A. Standard 12, pertaining to CMU walls and fencing, shall be moved to the Architecture subsection.
- B. Standard 9, suggested trees, shall not mention shrubs (covered in Standard 10).
- C. A standard to require landscaping depressed below grade shall be added.

- D. The word “ornamental” shall be added to grasses.
- E. Sod shall not be used.

7. *Parking Standards*

- A. The subsection heading shall be “Parking & Pedestrian Standards”.
- B. The standard pertaining to providing pedestrian connections between all tracts shall be reinstated.
- C. Standard 3: The second sentence pertaining to pedestrian connections between public sidewalks and buildings shall be broken-out and numbered as Standard 4, with renumbering of the subsequent standards.
- D. Standard 4 (which will become 5): The term “pedestrian pathway” rather than “pedestrian link” shall be used.

8. *Lighting Standards*

- A. A sample light pole detail, with dimensions, shall be provided.
- B. Rather than a certain manufacturer, finish, color and uniformity throughout the site shall be specified.

9. *Signage Standards*

- A. The signage details shall be reinstated.
- B. The standard pertaining to sign casing being compatible with building architecture shall be reinstated.
- C. Standard 2: “most proximate” shall be replaced with “facing”.
- D. Standard 4: The word “above” shall be added between “feet” and “the adjacent grade”.
- E. Standard 9: The phrase shall read “...the area of the ~~front~~ façade of the ~~business or tenant~~ to which it is attached.”

10. *Minor “Clean-Up” & Consistency*

- A. “Calabacillas Commercial Park” shall be used instead of “Black Arroyo Dam Site”.
- B. All spelling errors shall be corrected.
- C. The document shall not be in all capital letters.

11. Condition from the City Engineer, Municipal Development and NMDOT:

The following note shall be added: “Landscaping and signage will not interfere with clear sight requirements. Signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”

12. Conditions from the Public Service Company of New Mexico (PNM):

- A. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.

 - B. Screening should 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. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.
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***Catalina Lehner, AICP
Senior Planner***

Notice of Decision cc list:

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