



**Environmental  
Planning  
Commission**

**Agenda Number: 6  
Project Number: 1007099  
Case #: 14EPC-40061  
October 9, 2014**

**Staff Report**

<b>Agent</b>	Dorman + Breen Architects
<b>Applicant</b>	Main Bank
<b>Requests</b>	<b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Tracts A-1A & A-1B, Blocks 16 & 17, Zuni Addition
<b>Location</b>	Menaul Boulevard NE, between Mesilla Street NE and Pennsylvania Street NE (7300 Menaul Blvd. NE)
<b>Size</b>	Approximately 1.8 acres
<b>Zoning</b>	SU-1 for C-2 Permissive Uses including full service liquor only in conjunction with a restaurant, excluding the sale of alcohol for off-site consumption and excluding off-premise signs

**Staff Recommendation**

**APPROVAL of 14EPC-40061, 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**

This request is for a site development plan for building permit for an approximately 1.8 acre, vacant site that fronts Menaul Blvd. and is part of the old Rowland's Nursery site. The applicant proposes to develop a bank building on the western parcel. The bank is currently operating in the Uptown area and wants to have its own building.

The subject site is in the Established Urban Area of the Comprehensive Plan. No sector development plans apply. Overall, the request furthers a preponderance of applicable Goals and policies of the Comprehensive Plan.

The affected neighborhood organizations are the Uptown NA list (10 total) and the District 7 Coalition. All were notified as required. Staff has not received any correspondence as of this writing, but is aware that neighbors to the south are concerned that the building would have two stories. Staff recommends approval subject to minor conditions.

City Departments and other interested agencies reviewed this application from 9/2/2014 to 9/12/2014.  
Agency comments used in the preparation of this report begin on Page 19.

**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>	SU-1 for C-2 Permissive Uses including full service liquor only in conjunction with a restaurant excluding the sale of alcohol for off-site consumption and excluding off-premise signs	Established Urban Area	Vacant, Off-premise sign
<b><i>North</i></b>	C-2, SU-3 MU-UPT/Buffer	Established Urban Area, Uptown Sector Plan (nw of site)	Commercial, Office
<b><i>South</i></b>	R-1, P	Established Urban Area	Single-Family Residential, Commercial
<b><i>East</i></b>	C-2	Established Urban Area	Commercial
<b><i>West</i></b>	SU-3 MU-UPT/Buffer	Uptown Sector Plan	Commercial, Transportation Facility

**II. INTRODUCTION**

***Request***

This request is for a site development plan for building permit for an approximately (≈) 1.8 acre site located on Menaul Blvd. NE, between Mesilla St. NE and Pennsylvania St. NE (the “subject site”). The applicant proposes to develop an ≈ 20,300 square foot (sf) bank building, with a plaza area and drive-up lanes. This bank currently operates in the Uptown area, about a mile from the subject site, and is taking the opportunity to have its own site and building. Office space on the second floor would be available for lease.

The subject site is the western portion of a larger site often referred to as the “old Roland’s (nursery) site.” There is a site development plan for subdivision for the old Roland’s site, but it does not contain design standards and the request would not change any established lot lines. Therefore, a site development plan for subdivision amendment is not needed.

***Environmental Planning Commission (EPC) Role***

The EPC is hearing this case because development in an SU-1 zone may only occur in conformance with an approved site development plan. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. An appeal would go to the Land Use Hearing Officer (LUHO), who would make a recommendation. The City Council would make the final decision. The request is a quasi-judicial matter.

### ***Context***

The subject site is in the Established Urban Area of the Comprehensive Plan. No sector plans or Metropolitan Redevelopment Area (MRA) plans apply. Uptown, an existing Major Activity Center designated in the Comprehensive Plan, begins ≈225 feet to the west. Menaul Blvd. is designated as an Enhanced Transit Corridor. There is a large, off-premise sign on the subject site.

The subject site abuts Menaul Blvd., a broad commercial corridor running east-west through the City. Most of the surrounding area was developed in the 1950s and 60s and is characterized by strip commercial development, typically small, low buildings occupied by local businesses or small franchises. Behind these are residential properties, which are predominantly single family homes.

North of the subject site and across Menaul Blvd. is a lumber business, which occupies the block between San Pablo and Charleston. There is a strip mall between Charleston and Dallas. South of the subject site is a residential subdivision. The side or rear yards of five single family homes abut the subject site directly, while six homes face the site across Prospect Ave. To the east and west are other commercial properties, including a restaurant abutting to the east and a restaurant across Mesilla to the west.

### ***History***

The site was zoned C-2 Community Commercial in 1959 when the City's first zoning map was adopted. The site was a retail nursery (Rowland's Nursery) for approximately 45 years, until the company ceased operations in early 2006.

In May 2008, the EPC approved a site development plan for building permit and a zone map amendment (Project #1007099) from "C-2 and SU-1 for Nursery" to "SU-1 for C-2 Permissive Uses, including full service liquor only in conjunction with a restaurant, excluding the sale of alcohol for off-site consumption and excluding off-premise signs". The site plan for building permit was for a retail center with a drive-thru restaurant and three, multi-tenant retail buildings. The site was replatted from 23 lots to a single parcel (Tract A), and the section of Prospect Ave. that bisected the site was vacated and replaced with public access and utility easements. However, the proposed retail center was never built. The certificate of zoning was issued in October 2009.

In April 2012, the EPC approved a site development plan for subdivision (Project #1007099) for the abovementioned ≈4 acre site that superseded the previously approved site development plan for building permit. The site development plan for subdivision did not create any lots or include design standards. The AGIS system shows a lot line pertaining to the ≈1.8 acre current subject site, which was likely done subsequently at the Development Review Board (DRB).

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The LRRS designates Menaul Boulevard as an Urban Principal Arterial, with a right-of-way of 124 feet. The actual ROW in this area is 100 feet.

The LRRS designates Pennsylvania St. south of Menaul as an Urban Minor Arterial, and north of Menaul as an Urban Collector, both with a right-of-way of 68 feet. Prospect Ave. and Mesilla St. are local streets, as are San Pablo, Charleston, and Dallas Sts. on the north side of Menaul.

There is an existing bicycle lane on Pennsylvania St., east of the subject site. ABQ Ride route #8-Menaul passes the subject site along Menaul Blvd. There is an existing bus stop in front of the site.

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

The Coronado Mall Community Police Substation, Cutler Park and Zuni Tennis Courts are within 0.5 mile of the site. Inez and Zuni Elementary, Sandia High School, the Wyoming Library and five other city parks are between 0.5 and 1 mile of the site.

» See attached Public Facilities Map for details.

### **III. ALBUQUERQUE COMPREHENSIVE ZONING CODE**

#### ***Definitions (§14-16-1-5)***

Site Development Plan for Building Permit. In addition to information required for Subdivision, exact structure locations, 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.

#### ***Zoning***

The subject site is currently zoned “SU-1 for C-2 Permissive Uses including full service liquor only in conjunction with a restaurant excluding the sale of alcohol for off-site consumption and excluding off-premise signs.” The SU-1 special use zone (Zoning Code §14-16-2-22) provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. Development of an SU-1 zone may “only occur in conformance with an approved site development plan” that is subject to EPC review. The applicant has provided a site development plan for building permit to satisfy this requirement.

The C-2 zone (Zoning Code §14-16-2-17) provides suitable sites for offices, for most service and commercial activities, and for certain specified institutional uses. In the C-2 zone, the uses are expanded from the C-1 zone to emphasize the community rather than the neighborhood. Vehicle sales are first allowed in the C-2 zone, as well as higher impact uses such as liquor sales, hotels and motels, larger signs and billboards, outdoor activities, and drive-in restaurants that are not allowed in the C-1 zone.

### **IV. ANALYSIS- APPLICABLE PLANS, POLICIES & REGULATIONS**

#### **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. The Design Standards of the 2012 site development plan for subdivision apply. Because the site is less than 5 acres, the Shopping Center Regulations do not apply.

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.” Applicable policies include:

*Land Use Policies-Developing & Established Urban Areas*

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

*The request would facilitate development of a bank and office building on a major commercial street. The location and development intensity would respect neighborhood values by being as far east as possible on the site, by providing the required landscape buffering and adhering to the applicable design standards (which it will with conditions). Neighbors have not expressed any opposition. Scenic, social, cultural and recreational resources aren't really a factor here. The request furthers Policy II.B.5d-neighborhood/ environmental conditions/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.

*The request would facilitate new growth in an area where full urban services are available. Utilities exist along Menaul Blvd., adjacent to the subject site, and the governing site development plan for subdivision created easements that would not interfere with surrounding properties. Neighborhood integrity would be ensured. The request furthers Policy II.B.5e- new growth/urban services/neighborhood integrity.*

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 request would facilitate development of a bank/office building that generally would not adversely affect the nearby residential environment. The subject site abuts single-family residences to the south. The required landscape buffer would be provided and lights would be full-cut off. The main entrance is on Menaul Blvd., though the secondary entrance on Mesilla Ave. NE could cause more traffic to use that street. The proposed building is close to Menaul Blvd. and not the residences, and the design standards are mostly being complied with. 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.
- 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 free-standing retailing and contiguous storefronts along streets in older neighborhoods.

*The request would provide commercial development in a location already zoned for C-2 commercial uses, though the subject site is not part of a neighborhood oriented center, a larger shopping center and is not a contiguous storefront. The request partially furthers Policy II.B.5j.*

Policy II.B.5.k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation and planning operation.

*The request has been designed to minimize the harmful effects of traffic, and the livability and safety of established residential neighborhoods are protected by effective transportation and planning operation. Prospect Avenue has been dead-ended and vacated (or soon to be vacated) to not allow thru-traffic and protect the neighborhood. The request furthers Policy II.B.5k.*

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 building shows quality features such as variation in material and texture, recesses and a covered walkway. The plaza area and pedestrian entrances from Menaul Blvd. are appropriate to this area, as is the separation of pedestrian and vehicle traffic in this Enhanced Transit Corridor. The request furthers Policy II.B.5l-quality design/new development.*

#### *D.4. Community Resource Management- Transportation & Transit*

Policy II.D.4a: Table 11 presents ideal policy objectives for street design, transit service, and development form consistent with Transportation Corridors and Activity Centers as shown on the Comprehensive Plan's Activity Centers and Transportation Corridors map in the Activity Centers section. Each corridor will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation (pages II-82 & 83).

*Menaul Blvd., adjacent to the subject site, is a designated Enhanced Transit Corridor. This type of roadway is designed to improve transit opportunities for residents and businesses and to intensify development of jobs and housing to promote transit use, while ensuring good vehicular movement and accommodating pedestrians and cyclists. The proposed site layout separates pedestrian traffic from Menaul Blvd. from vehicles that enter and exit at the site's southern side, mostly to use the drive-thru lanes. Pedestrian access from the neighborhood is precluded by the*

*site development plan for subdivision requirement for a continuous perimeter wall along the site's southern side, though neighbors could walk down Prospect Ave. and around to access the site. The request partially furthers Policy II.D.4a.*

Development Form Standards for Enhanced Transit Corridors include:

- Provide an entrance from the street
- Minimum setback to provide for landscaping or pedestrian activity areas
- Parking to be separated from the street by the building or located at the side of the building
- Floor area ratio of 0.5 to 1.5
- Modal Hierarchy: Transit & Autos, Pedestrians, Bikes

*The building access and entries are visible from the street. The building setbacks include landscaping and pedestrian walkways, and are pursuant to the O-1 zone. Parking is located at the side and rear of the building. and the street, which is inconsistent with the policy objective that parking is to be separated from the street by the building or located at the side of the building. Although parking is provided in front of the building, the parking does not dominate the street frontage. The floor area ratio is approx. 0.3, which does not meet the development form standard of 0.5 to 1.5.*

*With the exception of FAR, the request meets the Development Form Standards for Enhanced Transit Corridors as shown in Table 11, Policy a. Corridor Policies in an Enhanced Transit Corridor. The request partially furthers Policy II.D.4a.*

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

*Pedestrian opportunities are from Menaul Blvd. and are separated from vehicular travel to the rear of the building (for the drive-thru lanes) and to the side of the building (for walk-in traffic). There is no connection from the parking areas or from the neighborhood; the latter was not desired by neighbors. The request partially furthers Policy II.D.4g.*

#### *D.6. Community Resource Management- Economic Development*

Goal: To achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

*The request would provide some economic development to the extent that the bank is expanding, and would be located on a commercial corridor and designated transit corridor. Some new employment opportunities may result and may have a range of skills and salary levels that can be considered diversified. The request partially furthers the Economic Development Goal.*

## **V. SITE DEVELOPMENT PLAN FOR SUBDIVISION**

The existing site development plan for subdivision (SPS) governs the ≈4.13 acre Tract A, of which the subject site is an ≈1.8 acre portion. The subject site was subdivided subsequently. The SPS

established Tract A, access and easements (roadway, sidewalk, water, and sewer). A full intersection, which aligns with Charleston St. NE, was created on Menaul Blvd. Prospect Ave. NE, which dead-ends at the southern end of the subject site, formerly continued through the subject site. This alignment was to be vacated (probably has been by now).

A SPS amendment is not needed because the current request would not change any established lot lines or uses in certain locations (note: the subject site is zoned SU-1 and is site plan controlled). The only change is that the entrance on Mesilla St. NE would be moved about 150 feet south with the current request. The main access would be from the intersection aligned with Charleston St. NE. The SPS contains design standards that apply to the proposed site development plan for building permit (see below).

#### ***VI. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT & Applicable Design Standards***

The applicant proposes to develop an  $\approx$  20,300 square foot (sf), two-story bank building with a plaza area, two drive-up lanes, and an ATM lane, on an  $\approx$  1.8 acre site. Banking operations would be on the first floor and office space (some for lease) would be on the second floor.

Zoning Code §14-16-3-11 states: "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." Staff has reviewed the proposed site development plan for conformance with applicable goals and policies of the Comprehensive Plan and against the applicable design standards contained in the site development plan for subdivision.

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

The proposed building would be located on the site's eastern side, near the entrance that aligns with Charleston St. NE. Parking is proposed on half the western side of the site and drive-thru lanes are on the building's south side. Landscaping areas are proposed on all sides. The building could be flip-flopped to be at the corner of Mesilla Ave. and Menaul Blvd. to make use of that corner, though it appears that the desire is to have the drive-thru traffic exit onto the internal street.

Drive-thru uses are not to adversely affect the pedestrian qualities of the site (design standards). The subject site is generally oriented to separate drive-thru traffic, walk-in traffic and pedestrians.

Setbacks are pursuant to the C-2 zone, which refers to the O-1 zone. The main entrance faces west and is visible from the street, which satisfies the requirements of the Approved Site Development Plan for Subdivision.

#### ***Refuse Enclosure***

The refuse enclosure, 6 feet high of CMU with a split-face cap and steel frame gates, is proposed near the southeastern side of the site and complies with the design standards. Gate colors need to be specified.

#### ***Vehicular Access & Circulation***

Vehicular access to the site is from Mesilla Avenue via 30 foot wide aisle and from Menaul Boulevard via a 40 foot wide shared drive aisle.



The drive through lanes and drive up ATM lane are accessible from the east. Traffic can enter or exit from Menaul Blvd. or Mesilla Ave. A Traffic Impact Study (TIS) or trip generation update was not required. The Menaul Retail Center TIS was completed in 2008.

### ***Parking***

85 vehicle parking spaces are proposed. Required parking is calculated pursuant to Zoning Code §14-16-3-1. For office uses, one space is required for every 200 sf of building area on the ground floor and one space for every 300 square feet on the upper floors. The proposed building is 18,000 sf, with 11,046 sf on the ground floor and 6,050 on the second story.  $11,046/200 = 55$ , and  $6,050/300 = 20$ , so 75 spaces would be required.

Of the required parking spaces, 4 must be handicap (HC). 4 HC spaces are provided. In addition to the required spaces, 3 motorcycle (MC) spaces are required. 4 are provided (equivalent to 2 regular, additional parking spaces). For bicycle parking, calculated at the rate of 1 space/20 required parking spaces, 4 spaces are required and 5 will be provided on one bike rack (note: sheet A-1 states that 7 spaces will be provided, but one 5 space bike rack is shown). Four motorcycle spaces are proposed, the zone code requirement would be 3 spaces for 51-100 required parking spaces.

Pursuant to the SU-1 zone [14-16-2-22(C)], “off-street parking shall be provided as required by the EPC.” The EPC has discretion regarding the amount of parking provided on the subject site.

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

Pedestrian access is provided from Mesilla Ave. and Menaul Blvd. from the existing 6 foot wide public sidewalk. A six wide pedestrian walkway is proposed on the east side of the building to connect to the sidewalk. A 13 foot wide covered walkway is proposed on the west side of the building to access the main entrance. [Ref: Zoning Code 14-16-3-1(H)]. There is an existing bus stop at the adjacent site to the east.

Zoning Code §14-16-3-18 contains design standards for commercial retail/services. Subsection (C)(1) pertains to sidewalks. For buildings 10,000-30,000 sf, a ten foot sidewalk is required along the entire length of main facades that contain primary entrances. This is achieved with the plaza area and covered walkway on the western side.

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

A 6 foot high tan, split-face CMU wall is proposed around the subject site’s southern perimeter. This is specified in the Site Development Plan for Subdivision ( 12EPC-40021).

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

Parking lot light poles, 16 feet high, are proposed around the parking areas. The light pole detail needs to be standard and show height, materials, colors and finish. Full cut-off, single or double fixtures are proposed. No building-mounted lighting is proposed.

### ***Landscaping***

*Scope:* Landscaping is proposed around the subject site's perimeter and in the parking areas. Trees proposed include Desert Willow, Western Redbud, Afghan Pine and Western Soapberry. Shrubs proposed include Tam Juniper, Gro-lo Sumac, Cherry Sage, Dwarf Oregon Grape, Potentilla, Maiden Grass and Rosemary. Proposed ornamental grasses are Beargrass, Maiden Grass and Feather Reed Grass.

*Requirements:* Zoning Code §14-16-3-10, Landscaping Regulations Applicable to Apartment and Non-Residential Development, applies. The minimum requirement for 75% coverage with living, vegetative materials is met in most required locations, except the northwest corner. Additional plant material is needed to achieve the 75% coverage here, along a portion of Menaul Blvd. and by the refuse enclosure.

*Parking Lot Trees:* One parking lot tree is required for every 10 parking spaces.  $85/10 \approx 8$  parking lot trees required. 10 are provided (Western Soapberry).

*Street Trees:* Street trees are required pursuant to the Street Tree Ordinance (§ 6-6-2-1). Western Redbud is shown Menaul Blvd. The required spacing, about 30 feet, is achieved.

*Buffer against residential areas:* The Site Development Plan for Subdivision and the Zoning Code require a minimum 10 foot buffer where the site abuts residential development. This landscaping plan shows a 10 foot buffer with evergreen trees and mixed shrubs. This meets the requirement for the buffer, but the trees need to be spaced closer together (design standard).

*Water Harvesting:* The landscape areas in the parking area will be below grade in order to harvest water. However, the tree planting detail and the shrub planting detail both state "on grade" and show the plantings level with the ground. The details need to be changed.

Curb notches in select places in landscape islands and curbing can facilitate water re-use on site. The curb notches need to be shown on the landscaping plan and on the grading and drainage plan. Additional notches are needed in the landscape islands and NW corner of the site.

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

Zoning Code §14-16-3-18(C)(3), General Building & Site Design for Non-Residential Uses, requires outdoor seating for major facades greater than 100 feet in length, such as the building's western and northern façades ( $\approx 170$  feet long). The seating must be provided at the rate of 1 seat per 25 linear feet of façade. Each seat shall be a minimum of 24" wide.  $112/25 \approx 4$  seats and  $126/25 \approx 5$  seats, and  $104/25 \approx 4$  seats. 13 seats are required. Another bench and/or seating ledge, with details, is needed and the math needs to be shown.

A 1,455 plaza space is proposed at the building's NW corner. Dimensions are needed. There is a built-in bench, but it's not under the overhang. Staff suggests that the additional bench be in the shaded area. At least 25% of the seating is required to be in the shade if it's on the western or southern side of a building [§14-16-3-18(C)(3)]. Public outdoor space is not required because the proposed building is less than 60,000 sf [Ref: 14-16-3-18(C)(4)].

### ***Grading & Drainage Plan***

The subject site generally slopes downward, approximately from W to E, with about a 22 foot drop. Contour elevations range from  $\approx 5,151$  ft. near the far SW corner to  $\approx 5,129$  near the eastern border. There are two ponding areas, at the site's SW corner and far northern end. Existing and proposed grading contours are shown at one-foot intervals. Curb cuts for water harvesting need to be shown and match those shown on the landscaping plan.

*Drainage Narrative:* Usually the drainage narrative discusses the site's existing and proposed conditions in terms of elevations, slopes and percentages. However, this drainage narrative doesn't do that. Rather, it states the maximum runoff discharge allowed, and further states that depressed landscaping and water harvest basins will be used and shown on the final grading and drainage plan.

### ***Utility Plan***

Existing water, sewer, and fire lines will be into the site from Menaul Blvd. A new fire hydrant is proposed to the east of the building.

### ***Architecture***

The proposed,  $\approx 18,000$  sf, two-story building is 31 feet tall at the highest point (which is for mechanical screening).

The proposed building is a modern style. The finish will be a tan stucco with stacked stone veneer accents and aluminum wall panels in a satin finish. The building is articulated on all sides with changes in color, material and depth. Clarification is needed regarding awning material (second story, design standard).

Design standards applicable to all non-residential uses are found in Zoning Code §14-16-3-18(D). As required, the primary entrance is clearly defined (D)(1). (D)(2) requires that at least two architectural features listed (a – g) are used to break-up the building's mass, which has been achieved.

### ***Signage***

Building-mounted signage is proposed on the west (main) and east elevations. A 50 square foot sign is proposed on the west façade of the second story, with the Main Bank logo, and additional 25 square foot sign is proposed on the west façade of the first floor for Ameriplex Mortgage. A 50 square foot sign is proposed on the east facade of the first floor with the Main Bank logo. The signs are composed of individual painted aluminum letters, though the cabinet material needs to be specified. Plastic is not allowed (design standards).

The signage square footage meets the requirements of the C-2 zone and of the design requirements of the Site Development Plan for Subdivision, which allows signage on no more 6% of the facade and prohibits signage on the south façade. No building-mounted signage is proposed on the north or south elevations.

Off-premise signs are prohibited (design standards). The existing, large off-premise sign will be removed.

## **VII. AGENCY & NEIGHBORHOOD CONCERNS**

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

City Departments and other agencies reviewed this application from 9/2/2014 to 9/12/2014. Zoning Staff have no adverse comment. Long Range Planning Staff note that there is an applicable site development plan for subdivision with design standards, and that the sidewalk near the site's main driveway needs to connect to something. Transportation Staff request clarification of sidewalks, parking spaces, curb radii and the clear sight triangles. Hydrology Staff note that the conceptual grading and drainage plan will need to be revised prior to going to the DRB.

The Transit Department requests that the applicant install a Type C bus shelter and associated bench and trash can at the bus stop adjacent to the subject site. This condition applied to the April 2013 request that wasn't built, and it applies today. PNM submitted standard comments.

The applicant attended the pre-hearing discussion meeting on September 17, 2014. Agency comments begin on p. 19.

### ***Neighborhood Concerns***

Property owners within 100-feet of the site and the following affected Neighborhood and/or Homeowner Associations were notified of this request: ABQ-Park N.A., Alvarado Park N.A., Classic Uptown N.A., Inez N.A., Jerry Cline Park N.A., Mark Twain N.A., Quigley Park N.A., Snow Heights N.A., Uptown Progress Team, Inc., Winrock South N.A., and the District 7 Coalition of N.As.

A facilitated meeting was neither recommended nor held. There is no known neighborhood or other opposition as of this writing. No one has contacted Staff, though some nearby property owners have expressed concern to the agent about the building having windows on the second story. A member of the public viewed the file, but did not seem to have any concerns.

## **VIII. CONCLUSION**

This request is for a site development plan for building permit for approximately 1.8 acre, vacant site that fronts Menaul Blvd. and is part of the old Rowland's Nursery site. The applicant proposes to develop a bank building on the western parcel. The bank is currently operating in the Uptown area and wants to have its own building.

The subject site is in the Established Urban Area of the Comprehensive Plan. No sector development plans apply, though the governing site development plan for subdivision contains applicable design standards. Overall, the request furthers a preponderance of applicable Goals and policies of the Comprehensive Plan. The subject site is generally oriented to separate drive-thru traffic, walk-in traffic and pedestrians. The proposed site development plan mostly complies with the Design Standards, which were written to protect the adjacent neighborhood from potential adverse impacts of an adjacent commercial use.

Property owners within 100-feet of the site and representatives of the affected Neighborhood organizations were notified as required. A facilitated meeting was neither recommended nor held. There is no known neighborhood or other opposition, though a resident who lives nearby has expressed concern to the agent about the building having windows on the second story.

Staff recommends approval subject to conditions, which will address provide clarity and demonstrate that the design standards and Zoning Code requirements are met.

***FINDINGS – 14EPC-40061, October 9, 2014, Site Development Plan for Building Permit***

1. This is a request for a site development plan for building permit for Tract A-1A and A-1B, Blocks 16 & 17, Zuni Addition, an approximately 1.8 acre site located on the south side of Menaul Boulevard NE, between Mesilla Street NE and Pennsylvania Street NE.
2. The subject site is zoned “SU-1 for C-2 Permissive Uses, including full service liquor only in conjunction with a restaurant, excluding sale of alcohol for off-site consumption and excluding off-premise signs.” The request is for a bank, which is a permissive use under the current zoning.
3. The site is located in the Established Urban Area of the Comprehensive Plan and is not located within the boundaries of any sector plan. A site development plan for subdivision with Design Standards applies to the subject site.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following, applicable Comprehensive Plan policies:
  - A. Policy II.B.5d- neighborhood/ environmental conditions/resources. The location and development intensity would respect neighborhood values by being as far east as possible on the site, by providing the required landscape buffering and adhering to applicable design standards (which it will with conditions). Neighbors have not expressed any opposition.
  - B. Policy II.B.5e- new growth/urban services/neighborhood integrity. The request would facilitate new growth in an area where full urban services are available. Utilities exist along Menaul Blvd., adjacent to the subject site. Neighborhood integrity would be ensured.
  - C. Policy II.B.5i- employment/service use location. The bank/office building that generally would not adversely affect the nearby residential environment to the south. The required landscape buffer would be provided and lights would be full-cut off. The main entrance is on Menaul Blvd. The proposed building is close to Menaul Blvd. and not the residences, and the design standards are mostly being complied with.
  - D. Policy II.B.5.k-arterial streets/planning/neighborhoods. The request has been designed to minimize the harmful effects of traffic, and the livability and safety of established residential neighborhoods are protected by effective transportation and planning operation. Prospect Avenue has been dead-ended and vacated (or soon to be vacated) to not allow thru-traffic and protect the neighborhood.
  - E. Policy II.B.5l- quality design/new development. The proposed building shows quality features such as variation in material and texture, recesses and a covered walkway. The plaza area and pedestrian entrances from Menaul Blvd. are appropriate to this area, as is the separation of pedestrian and vehicle traffic in this Enhanced Transit Corridor.

6. The request partially furthers the following, applicable Comprehensive Plan Goal and policy:
  - A. Economic Development Goal: The request would provide some economic development to the extent that the bank is expanding, and would be located on a commercial corridor and designated transit corridor. Some new employment opportunities may result and may have a range of skills and salary levels that can be considered diversified.
  - B. Policy II.B.5j- commercial development location: The request would provide commercial development in a location already zoned for C-2 commercial uses, though the subject site is not part of a neighborhood oriented center, a larger shopping center and is not a contiguous storefront.
  - C. Policy II.D.4g- Safe and pleasant Pedestrian opportunities: Pedestrian opportunities from Menaul Blvd. are separated from vehicular travel to the rear of the building and to the side of the building. There is no connection from the parking areas or from the neighborhood; the latter was not desired by neighbors.
  
7. *The request partially furthers the following policies found in Section D.4. Community Resource Management- Transportation & Transit of the Comprehensive Plan:*
  - A. Policy II.D.4a-Table 11: Menaul Blvd., adjacent to the subject site, is a designated Enhanced Transit Corridor. This type of roadway is designed to improve transit opportunities for residents and businesses and to intensify development of jobs and housing to promote transit use, while ensuring good vehicular movement and accommodating pedestrians and cyclists. The proposed site layout separates pedestrian traffic from Menaul Blvd. from vehicles that enter and exit at the site's southern side, mostly to use the drive-thru lanes. Pedestrian access from the neighborhood is precluded by the site development plan for subdivision requirement for a continuous perimeter wall along the site's southern side, though neighbors could walk down Prospect Ave. and around to access the site.
  - B. Policy II.D.4a-Development Form Standards for Enhanced Transit Corridors: With the exception of FAR, the request meets the Development Form Standards for Enhanced Transit Corridors as shown in Table 11, Policy a. Corridor Policies in an Enhanced Transit Corridor.
  
8. Transit requests that the applicant install a Type C bus shelter as per the COA Design standard COA 2355, and associated bench and trash can, at the bus stop adjacent to the subject site.
  
9. Property owners within 100-feet of the subject site and the following affected Neighborhood and/or Homeowner Associations were notified of this request: ABQ-Park N.A., Alvarado Park N.A., Classic Uptown N.A., Inez N.A., Jerry Cline Park N.A., Mark Twain N.A., Quigley Park N.A., Snow Heights N.A., Uptown Progress Team, Inc., Winrock South N.A., and the District 7 Coalition of N.As. There is no known neighborhood or other opposition, though a resident who lives nearby has expressed concern to the agent about the building having windows on the second story.

***RECOMMENDATION – 14EPC-40061, October 9, 2014 – Site Development Plan for Building Permit***

**APPROVAL of 14EPC-40061, a request for Site Development Plan for Building Permit, for Tracts A-1A & A-1B, Block 16 & 17, Zuni Addition, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 14EPC-40061, October 9, 2014 – Site Development Plan for Building Permit***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan shall comply with the General Regulations of the Zoning Code and the applicable design regulations of the site development plan for subdivision.
4. Walls/Fences:  
The perimeter wall shall comply with the requirements of §14-16-3-19, Height/Design Regulations for Walls, Fences & Retaining Walls (design standards). A feature regarding layout and a feature regarding façade design shall be added.
5. Landscaping:
  - A. Additional landscaping (not trees) shall be added to the site's NW corner, the buffer along Menaul Blvd. NE and the refuse enclosure area.
  - B. The desert willow nearest the monument sign shall be replaced with at least 5 plants from the list of shrubs.
  - C. Spacing of trees in the landscape buffer adjacent to residential uses shall be equal to 75% the mature canopy of the trees (design standard).
  - D. The landscaping coverage calculation shall be revised accordingly.
  - E. The landscaping buffer adjacent to residential uses shall be dimensioned.
6. Water Harvesting:



At least one additional curb notch shall be added to the site's NW corner and to each landscape island (except for the LS island that already has two curb notches, design standards).

7. Architecture & Seating:

- A. Add a note stating that highly reflective surfaces are prohibited (design standards).
- B. Specify the material of the overhang on the second story (can't be plastic or vinyl, design standards).
- C. A bench shall be added to the plaza area (§14-16-3-18(C)(3), General Building & Site Design for Non-Residential Uses).
- D. Seating calculation shall be provided.

8. Lighting:

- A. A standard light pole detail showing height, materials, color and finish shall be provided.
- B. A note shall be added stating that sodium lighting is prohibited (design standards).

9. Signage:

- A. The signage detail shall show a sign that does not exceed 50 sf (design standards).
- B. The monument sign case shall material shall be specified and shall not be plastic (design standards).

10. The applicant shall coordinate with the Transit Department and install a Type C bus shelter as per the COA Design standard COA 2355, and associated bench and trash can, at the bus stop adjacent to the subject site.

11. Minor and "Clean-Up":

- A. The color of the refuse enclosure gate shall be specified.
- B. Drainage notes shall be on the Grading & Drainage plan (not the main sheet).
- C. Curb notches shall be shown on both the Landscaping Plan and the Grading & Drainage Plan.

12. Conditions from the City Engineer, Municipal Development and NMDOT:

- A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).

- B. Please add the following note to the clear sight triangle: “Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”

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

- A. An existing overhead electric distribution line is located on the southwest portion of the subject property. The applicant is responsible to abide by any conditions or terms of those easements.
- B. Coordination with PNM is necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric overhead distribution line along the southwest portion of the site. Trees indicated on the Landscape Plan, L-1, Sheet 2, are not a compatible height with the existing overhead electric distribution line. A shorter tree selection is recommended at this location. PNM’s landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be planted to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.  
Contact:

Mike Moyer, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107  
Phone: (505) 241-3697

- C. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.
- 

***Catalina Lehner, AICP***  
***Senior Planner***

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

Dorman + Breen Architects, Attn: Mark Baczek, 13604 Rebonito Ct. NE, Albuquerque, NM 87112  
James Sundsmo, ABQ-Park N.A., 7501 Prospect Ave. NE, Albuquerque, NM 87110  
Alex Morgan, ABQ-Park N.A., 7414 Leah Dr. NE, Albuquerque, NM 87110  
Emily White, Alvarado Park N.A., 5709 Aspen NE, Albuquerque, NM 87110  
Billy Cohn, Alvarado Park N.A., PO Box 35704, Albuquerque, NM 87176  
David Haughwout, Classic Uptown N.A., 2824 Chama St. NE, Albuquerque, NM 87110

Robert Lah, Classic Uptown N.A., 2901 Mesilla St. NE, Albuquerque, NM 87110  
Evelyn B. Feltner, Inez N.A., 2014 Utah St. NE, Albuquerque, NM 87110  
Donna Yetter, Inez N.A., 2111 Hoffman Dr. NE, Albuquerque, NM 87110  
Cindy Griesmeyer, Jerry Cline Park N.A., 909 San Pablo St., Albuquerque, NM 87110  
Ron Goldsmith, Jerry Cline Park N.A., 1216 Alcazar St. NE, Albuquerque, NM 87110  
Barbara Lohbeck, Mark Twain N.A., 1402 California NE, Albuquerque, NM 87111  
Noreen Bladergroen, Mark Twain N.A., 1201 California NE, Albuquerque, NM 87110  
Winnie Schmidt, Quigley Park N.A., 2916 Cuervo Dr. NE, Albuquerque, NM 87110  
Danielle Shipley, Quigley Park N.A., 2813 La Veta Dr. NE, Albuquerque, NM 87110  
Julie Nielsen, Snow Heights N.A., 8020 Bellamah NE, Albuquerque, NM 87110  
Laura Garcia, Snow Heights N.A., 1404 Katie NE, Albuquerque, NM 87110  
Ed Anlian, Uptown Progress Team, Inc., 2424 Louisiana Blvd., NE, Ste. 300, Albuquerque, NM 87110  
Kim Corcoran, Uptown Progress Team, Inc., P.O. Box 93488, Albuquerque, NM 87199  
Richard Peterson, Winrock South N.A., 7110 Constitution Ave. NE, Abq, NM 87110  
Virginia Kinney, Winrock South N.A., 7110 Constitution Ave. NE, Abq, NM 87110  
Bill Hoch, District 7 Coalition of N.As, 813 Calle Del Corte NE, Abq, NM 87110  
Lynne Martin, District 7 Coalition of N.As, 1531 Espejo NE, Albuquerque, NM 87112

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

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

No comments received.

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

*Uptown NA List* consisting of the following: ABQ-Park (R), Alvarado Park (R), Classic Uptown (R), Inez (R), Jerry Cline Park (R), Mark Twain (R), Quigley Park (R), Snow Heights (R), Uptown Progress Team, Inc. (R), Winrock South (R), District 7 Coalition of NAs

#### ***Long Range Planning***

The request is for a site development plan for building permit to construct a new bank. There is a site development plan for subdivision with design standards that are applicable to this site. Copies of the site development plan for subdivisions should be provided with this application, and the site plan must comply with the Site Development Plan for Subdivision.

There is a short sidewalk from the east side of the building that ends at the site's main driveway. This sidewalk should connect to something to "accommodate the inter-related movement of vehicles, bicycles, and pedestrians, safely and conveniently, both within the proposed development and to and from the street and the surrounding areas, and to contribute to the attractiveness of the development," (§14-16-3-1(H)).

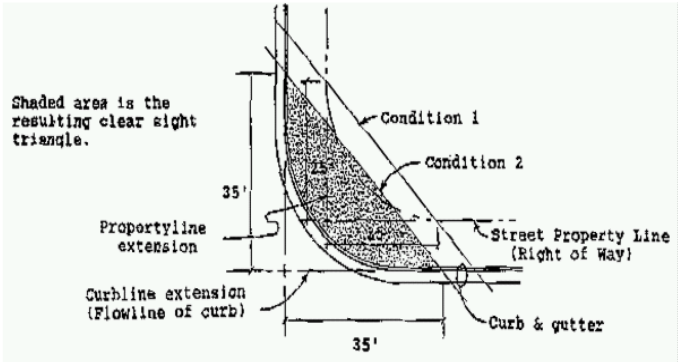
***Metropolitan Redevelopment-*** No comments received.

### **CITY ENGINEER**

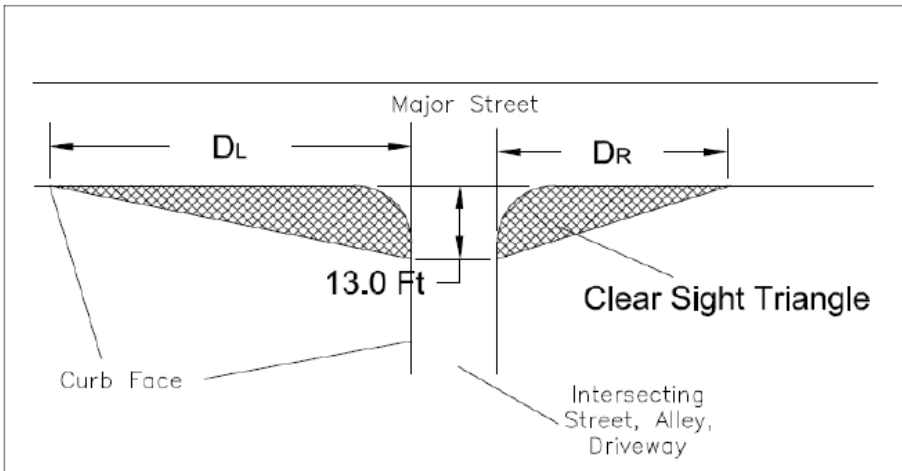
#### ***Transportation Development (City Engineer/Planning Department):***

- Work within the public right of way requires a work order with DRC approved plans.
- Show proposed bus stop shelter on Menaul Blvd.
- Clarify purpose of 6-foot sidewalk located on East side of building. Connect to the existing sidewalk along Menaul Blvd. if it is an ADA accessible route.
- Show all parking space widths and lengths as well as all landscape island radii.
- One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress.
- The mini clear sight triangle is only appropriate on residential streets.
  - The proposed pylon sign may interfere with the sight distance of the intersection of Menaul and Mesilla. Please provide a sight distance exhibit (see the Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance).

The driveways located on Menaul must use the intersection clear sight triangle as shown here.



Traffic Engineering Specifies:



**Figure 3. Intersection Clear Sight Triangles**

**Table 1. Distance To Right (DR)<sup>1</sup>**  
 Speed Limit, MPH

Width of Major Street (ft)	Typical Description <sup>2</sup>	25	30	35	40	45	50
18-32	LUR	100	-	-	-	-	-
18-32	LU	130	160	190	250	290	370
40-48	4LU	110	130	160	200	250	310
66	4LD	70	90	110	140	180	220
86	6LD	60	70	90	120	150	190

**Table 2. Distance To Left (DL)<sup>1</sup>**  
 Speed Limit, MPH

Width of Major Street (ft)	Typical Description <sup>2</sup>	25	30	35	40	45	50
18-32	LUR	130	-	-	-	-	-
All Others	-	210	260	350	460	560	690

<sup>1</sup> Note: DR and DL not to be used as sight distance  
<sup>2</sup> Typical Description defined:  
 LUR - Local, Undivided, Single Family Residential  
 LU - Local, Undivided, All Other Uses  
 4LU - 2 or 4 Lanes, Undivided  
 4LD - 4 Lanes, Divided with Raised or Painted Median  
 6LD - 6 Lanes, Divided with Raised or Painted Median

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

- Site Plan Bldg Permit -18 cfs is a lot of flow for a wall opening and to be draining across the site. This property would be better served if an inlet(s) was constructed in Prospect st and a storm drain constructed from the inlet to the storm drain in Mesilla St.
- Revise the Conceptual Drainage Plan for DRB approval.

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

- Reviewed, but there are no comments pertaining to trail or bicycle facilities. Per the Long Range Roadway System map, Menaul Blvd. is a Principal Arterial with approximately 106 feet of existing R/W.

**Traffic Engineering Operations (Department of Municipal Development):**

- No comments received.

**Street Maintenance (Department of Municipal Development):**

- No comments received.

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

- The NMDOT has no objections to the site development plan for a building permit.

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

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

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
2. Please add the following note to the clear sight triangle: “Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”

***WATER UTILITY AUTHORITY***

**Utility Services**

***ENVIRONMENTAL HEALTH DEPARTMENT- No Comments Received***

**Air Quality Division**

**Environmental Services Division**

***PARKS AND RECREATION***

**Planning and Design**

No comments.

**Open Space Division**

Reviewed, no comment.

***POLICE DEPARTMENT/Planning***

***SOLID WASTE MANAGEMENT DEPARTMENT***

**Refuse Division**

Approved. Must comply with SWMD ordinance.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

<b>Project # 1007099</b>  <b><i>14EPC-40061 SITE DEVELOPMENT –                  BUILDING PERMIT</i></b>   <b><i>LOT A, BLOCKS 16 &amp; 17, ZUNI                  ADDITION, ZONED SU-1 FOR C-2                  PERMISSIVE USES, LOCATED 7300                  MENAUL BLVD NE. APPROX. 1.764                  ACRES. (H-19)</i></b>	Adjacent and nearby routes	Route #8, Menaul route passes the site in the Eastbound direction.
	Adjacent bus stops	There is an existing bus stop adjacent to the property
	Site plan requirements	Transit previously requested the applicant to install a Type C bus shelter as per the COA Design standard COA 2355, and associated bench and trash can at the existing bus stop located adjacent to the property on Menaul. Same condition applies for the present developer.
	Large site TDM suggestions	None.
	Other information	None

***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed, no comment.

***ALBUQUERQUE PUBLIC SCHOOLS***

***MID-REGION COUNCIL OF GOVERNMENTS***

- MRMPO has no adverse comments.
- For informational purposes, the functional classification of Menaul Boulevard is that of an Urban Principal Arterial.

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

1. An existing overhead electric distribution line is located on the southwest portion of the subject property. The applicant is responsible to abide by any conditions or terms of those easements.
2. Coordination with PNM is necessary for this project regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric overhead distribution line along the southwest portion of the site. Trees indicated on the Landscape Plan, L-1, Sheet 2, are not a compatible height with the existing overhead electric distribution line. A shorter tree selection is recommended at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be planted to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. Contact:

Mike Moyer, PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697

2. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.