



**Environmental  
Planning  
Commission**

*Agenda Number: 04  
Project Number: 1010058  
Case #: 14EPC-40034, 14EPC-40028  
June, 12, 2014*

**Staff Report**

<b>Agent</b>	Darren Sowell Architects
<b>Applicant</b>	Ken Hurt
<b>Request</b>	<b>Site Development Plan for Building Permit Amendment to Site Development Plan for Subdivision (SDP)</b>
<b>Legal Description</b>	Lot 5A, Bosque Plaza
<b>Location</b>	Bosque Plaza Lane, between Coors Blvd and Corrales Riverside Drain
<b>Size</b>	Approximately .43 acres
<b>Existing Zoning</b>	C-1 SC
<b>Proposed Zoning</b>	NO CHANGE

**Staff Recommendation**  
*APPROVAL of 14EPC-40034 based on the Findings beginning on page 14 and subject to the Conditions of Approval beginning on Page 20.*  
  
*APPROVAL of 14EPC-40028 based on the Findings beginning on Page 12, and subject to the Conditions of Approval beginning on Page 26.*

**Staff Planner**  
*Maggie Gould, Planner*

**Summary of Analysis**  
 This is a request to develop a 4,800 square foot building with a 3,500 square foot dental practice and 1,300 square feet for a future tenant and amend the SDP to remove a 24 foot private connection between lots 4 and 5A.  
 The site is within the boundaries of the Westside Strategic Plan, Coors Corridor Plan and is covered by a Site Development Plan for Subdivision.  
 The requests are consistent with the goals, polices and regulations of the applicable plans.  
 A facilitated meeting occurred on May 14th; attendees supported for the building design and use, but not removal of the 24 foot private connection.  
 The owner of lot 4 would like the easement to remain, however the owner of lots to the south will not grant an easement through Riverside Plaza and the City cannot legally require this easement.  
 The Taylor Ranch NA and Westside Coalition of NA's and property owners with 100 feet were notified. Staff is recommending approval of both requests.



City Departments and other interested agencies reviewed this application from 4/28/14/ to 5/9/14  
 Agency comments used in the preparation of this report begin on Page 27

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

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

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	C-1 SC	Developing Urban, West Side Strategic Plan , Coors Corridor Plan	Vacant
<b><i>North</i></b>	C-1 SC	Same	Retail commercial
<b><i>South</i></b>	SU-1 for O-1 and C-1 uses	Same	Retail Commercial
<b><i>East</i></b>	C-1 SC, SU-1 Church and Related Facilities	Same	Office, Institutional
<b><i>West</i></b>	Across Coors, A-1, RD	Same	Vacant, Single -Family Housing

***II. INTRODUCTION***

***Proposal***

This is a request to develop a 4,800 square foot office building to include a 3,500 square foot orthodontic practice and 1,300 square feet of additional space for a future tenant and to amend the approved Site Development Plan for Subdivision to remove a 24 foot wide private pedestrian connection between lots 4 and 5 (5A).

***EPC Role***

The request is a quasi-judicial matter. The SC, Shopping Center Regulations §14-16-3-2(C) require the same approval process as an SU-1 zoned site. This request is heard by the EPC because of this provision in the SC regulations. However, unlike the SU-1 zone, the EPC does not have discretion over height and parking. Height and parking are regulated by the underlying zoning, sector development and approved Site Development Plans.

***History/Background***

Bosque Plaza was annexed into the City in 1987 (AX-87-9 and Z-87-56) as an 11.92 acre parcel in two tracts, A and B, and zoned C-1 with a Shopping Center Designation. The site was platted into nine lots in 1987 and remained vacant until 2004 when lot 10-A was re-platted into 3 lots and the Village Inn was built on lot 10-A (project 1002397).

The subject site and the lot to west were re-platted in 2005 from lots 5 and 6 to lots 5A and 6A (project 1004365), this action removed 20 feet from the width of the subject site. A 7 foot wide

drainage easement was added to the subject site with the DRB approval of the project 1004365 in May of 2006.

A Site Development Plan for Subdivision was approved in 2006 in order to establish design standards and access points for lots 1-9 and 10-A, 10-B-1 and 10-B-2. The re-platting and drainage easement did not appear on the Site Development Plan for Subdivision.

### ***Context***

The site is part of the Bosque Plaza Shopping Center which consists of 11 lots on 12 acres. The shopping center is partially developed; four lots, approximately 3.5 acres, are developed. The developed tracts include restaurants and a medical office. The area to the south is developed as shopping centers, Riverside Plaza and Montañó Plaza. To the north is a large church and to the east an additional smaller church and the Rio Grande Bosque. The proposed office building and tenant space will not conflict with the existing uses and will use the existing access points to the site.

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Coors Boulevard as a Principal Arterial.

The Long Range Roadway System designates Bosque Plaza as a Local street.

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

Coors Boulevard is a Major Transit Corridor.

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

The Rio Grande Bosque is 600 feet to east of the site. There are trails along the river and the Corrales Riverside Drain. Coors Boulevard has a designated bike lane.

### ***Transit***

The subject site is 700 feet from the northbound stop for the 96 and 155 routes. There a southbound stop for the 96, 155 and 162 routes on the west side of Coors Blvd., approximately 400 feet from the site.

Refer to Transit Agency comments.

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

Refer to the Public Facilities Map in the packet.

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### III. ANALYSIS

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

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

##### **Definitions (Zoning Code §14-16-1-5)**

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

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

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

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

##### **Land Use**

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

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

***The proposed office building is a Territorial Revival style that will blend nicely with the existing shopping center to the south and the Bosque setting. The height and mass of the building complies with the Coors Corridor and will not significantly alter scenic views. Compliance with the design standards, which the neighborhoods were involved in creating, will help ensure that the building respects existing neighborhood values. Therefore, the request furthers Policy II.B.5d.***

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

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*A full range of urban facilities and services are available. The proposed office development is not likely to affect the integrity of the nearby existing neighborhoods. The request furthers Policy II.B.5e.*

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

*The proposed office building will offer some employment opportunities, and will be separated from the residential areas by the cul-de-sac at the end of Winterhaven Rd. which prevents thru-traffic. Noise and light pollution are unlikely to adversely affect residential uses near the subject site. The request furthers Policy II.B.5i.*

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

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

*The proposed office development will be located in the small, neighborhood-oriented center, the Bosque Plaza shopping center, which is zoned for commercial uses. Pedestrian and bicycle access from the nearby residential areas along Winterhaven Rd. is an important part of the Bosque Plaza design standards and will be provided. The request furthers the intent of Policy II.B.5j.*

### **Economic Development**

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

Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

*The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with more housing than jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.*

Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. *The applicant is a long time west side business owner; the tenant space could be leased to a local or outside business. Policy II.D.6b is furthered by this request.*

### **Developed Landscape**

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Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

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

***West Side Strategic Plan (WSSP)***

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

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.

***The Taylor Ranch Community Center is located generally in the vicinity of the Coors Blvd./ Montañó Rd. intersection. A Neighborhood Center is expected in the vicinity of Montañó Rd./Taylor Ranch Blvd., and others will develop (WSSP, p. 55). The proposed office building is not located in a designated activity center. Rather, it can be considered part of a smaller de-facto neighborhood activity center developing at Coors Blvd./La Orilla Rd. The request partially furthers WSSP Policy 1.1.***

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

***The subject site (Lot 5A), is located within City boundaries in the Taylor Ranch Community and is an appropriate location for growth and an efficient location for receiving City services. The request furtheres Policy 3.12.***

Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

***The building will not interfere with views to or from the Escarpment. The building is low and the color and landscaping will be consistent with the exiting development. Policy 3.15 is furthered.***

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

*The intent of the WSSP is to concentrate commercial and employment uses in Community Activity Centers (see Policy 1.13) so that the Centers can offer a variety of uses to serve surrounding residential areas. Staff believes that Policy 3.16 refers to the designated activity centers and points out, once again, that the proposed office use will develop in a de facto neighborhood activity center at Coors Blvd./La Orilla Rd. The request partially furthers Policy 3.16.*

Policy 3.18 (Taylor Ranch): Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

*The proposed office building will be in the Bosque Plaza shopping center, located at the southeast corner of Coors Blvd. and La Orilla Rd. and is in the Bosque Transition Zone (see WSSP p. 202). The Bosque is a valued community asset; La Orilla Rd. provides a public access point. Development in Bosque Plaza shall be sensitive to the Bosque environment—meaning that buildings must blend in with natural surroundings and that the use must not compromise Bosque protection. The design of the proposed office building fits in well with the Bosque environment and demonstrates sensitivity toward it by featuring a low building and appropriate landscaping and colors. The request furthers WSSP Policy 3.18.*

Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.

*The proposed office building complies with the majority of design standards regarding pedestrian and bicycle circulation, which are important components of Bosque Plaza. There two bus stops within walking distance and a bike route along Coors Blvd, as well as the bike path along the Bosque. The request furthers WSSP Policy 4.10.*

#### ***Coors Corridor Sector Development Plan (CCSDP)***

The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank III plan adopted in 1984 and amended in 1989, 1995 and 2003. The plan is undergoing an update. A hearing is scheduled before the EPC for June 5<sup>th</sup>, 2014.

The CCSDP contains overarching policies and specific design regulations for development in the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCSDP divides the Coors Corridor into four segments; the subject site is located in Segment 3 (Western Trail to Calabacillas Arroyo) and lies within a view preservation area (see p. 103). The following CCSDP policies and regulations apply:

Policy 4.a.1 Views within the corridor: appropriate and pleasing visual impressing should be established and preserved.

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Policy 4.a. 2 Views beyond the corridor: Significant views beyond the corridor, including the volcanoes, escarpment, bosque, Rio Grande Valley and Sandia Mountains, as viewed from Coors should be preserved and enhanced.

***The proposed development will comply with the view regulations of the Coors Corridor Plan. The building height and color will blend in with existing development. The views to the Sandia Mountains, Bosque to the east will be clear. The views to the west will not be impacted. Policies 4.a.1 and 2 are furthered by this request.***

Policy 4.a.3-New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines (p. 86).

***The CCSDP aims to create design harmony by applying regulations to ensure compatibility of new development with the natural landscape and the built environment. The proposed office building is a Territorial Revival design. The colors are compatible with the nearby built environment, especially the Territorial Revival buildings to the south, and the nearby natural environment. The proposed building will not detract from the Bosque setting. The request furthers CCSDP Policy 4.a.3-New Development.***

Policy 4.b.4 Site landscaping: (staff paraphrases from text on page 92-93) this policy calls for landscaping that is appropriate to the area, logical and orderly, appropriately irrigated, appropriately scaled and compliant with the street tree ordinance.

***The landscaping plan shows a palette of native and other low water plants. The design is orderly, with plants spaced regularly and variation in plant types. The site will be irrigated by a drip irrigation system and plants in the drainage easement will receive runoff water. Policy 4.b.4is furthered by this request.***

Design regulation 1 (4.b.5.B.1): Landscaping “in” and “around” the paved area. A minimum of 20% of the parking lot area shall be landscaped. The landscaping shall consist primarily of shade trees and shrubs and shall be distributed throughout the parking lot. Generally, peripheral landscaping should not be less than 5 ft. in width.

***The proposed landscaping around the parking lot area consists of 6 shade trees for 21 parking spaces, in addition to shrubs and grass and fulfills the requirement. The peripheral landscape strips are greater than 5 ft. The request complies with Design regulation 1 of Policy 4.b.5.***

Policy 4.b.7-Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized (p. 96).

***A separate pedestrian connection from the sidewalk along Bosque Plaza Lane to the office building is proposed, so separate vehicular and pedestrian access is provided and driveways are not utilized as walkways. A pedestrian connection is provided to lot 6A. The request furthers Policy 4.b.7-Access.***



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Policy 4.b.9-Site Lighting: Site area lighting, including parking area lighting, should be carefully designed and located so as to minimize glare on any public right-of-way or any adjacent premises (p.98).

***Two single-fixture light poles with cut-off fixtures are proposed. The light poles would be located on the subject site's western side. The cut-off fixtures will keep the light on the subject site. The request complies with Policy 4.b.9-Site Lighting.***

Policy 4.b.10-Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

A. Architectural Design, Design Guideline 3: "Trade-Mark" type buildings are discouraged (p. 100).

B. Architectural Details, Design Guideline 2: The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged (p. 101).

***The CCSDP design regulations and guidelines serve to ensure the compatibility of new development with the natural landscape and the built environment. The proposed office building will contribute to the enhancement of the overall visual environment of the Coors Corridor. The proposed building is not a franchise design. The request complies with Design Guideline 3 of Policy 4.b.10-Architectural Design. The proposed brown and beige colors will be compatible with the natural and built visual environment in the area. The request complies with Design Guideline 2 of Policy 4.b.10-Architectural Details.***

Policy 4.c.1-View Preservation: Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor (p. 103).

***The CCSDP regulates site planning and design to protect the attractive views in Segments 3 and 4 of the Coors Corridor. Because the subject site is located in Segment 3, view preservation design regulations apply. The majority of proposed one-story building is 14 feet in height. A small tower portion of the building will be 18 feet in height and two smaller towers will be 16 feet in height. The plan allows a building to exceed the view plane by one third of its height. The proposed building will meet this standard. (See applicant's diagram). The request complies with Policy 4.c.1-View Preservation.***

B. View Preservation Design Regulation 1- View Plane Building Heights: ...in no event will the building height be permitted to penetrate above the view of the ridge line of the Sandia Mountains as seen from four feet above the east edge of the roadway (p. 109).

***The CCSDP view plane is 4 feet above the elevation at the east edge of the east driving lane of Coors Blvd. The contour nearest this location, as show on the City's AGIS system, is at 5,017 ft., so***

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*the view plane height is 5,021 ft. The finished floor elevation of the proposed building is 5,008 ft. The tallest point of the building is 18 ft. tall, so the final height would be approx. 5,024 ft. The majority of proposed one-story building is 14 feet in height. A small tower portion of the building will be 18 feet in height and two smaller towers will be 16 feet in height. The plan allows a building to exceed the view plane by one third of its height. Therefore, the request complies with View Preservation Design Regulation 1.*

Policy 4.d.1-Signage: Signs should complement the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor. (p. 112)

*Located in Segment 3, the proposed office building complies with the Bosque Plaza design standards regarding signage. One monument sign and one building-mounted sign are proposed. Both comply with the intent of CCSDP signage regulations (p. 112) for signage that is compatible with its surroundings and sensitive to the character of the area. The request furthers CCSDP Policy 4.d.1-Signage.*

#### **Conclusion**

The proposed office building complies with the regulations and intent of the applicable plans and the Site Development Plan for Subdivision.

#### **AMEND SITE DEVELOPMENT PLAN FOR SUBDIVISION**

The applicant proposes to amend to the approved Site Development Plan for Subdivision (SPS) to remove the 24 foot wide pedestrian/vehicle connection shown on lots 4 and 5( now 5A). This connection was added to the SPS as a condition of approval when it became clear that Winterhaven Road would not connect through the site. The SPS contains a note stating that “coordination with lots 7A and 8A in the Riverside Plaza will be required to accommodate the vehicular/ pedestrian connection between lots 4 and 5.”

In 2005, lots 5 and 6 were re-platted into lots 5A and 6A. This replat shrunk lot 5A by about 20 feet; reducing the frontage from 155 feet to 134 feet.

In November of 2005, a restaurant was approved on lot 6A with the new platting.

In May of 2006, a 7 foot wide drainage easement was added to the east and south edges of the site to accommodate drainage from lot 6A.

In July of 2006 the Site Plan for Subdivision that was approved. The re-platting from 2005 was not shown on this plan. The plan shows lots 5 and 6 in the pre- 2005 configuration and does not show the drainage easement.

These changes make lot 5A about 27 feet narrower than shown on the plat. If the site design had to accommodate this connection, the applicant would have to reduce the size of the building and/or the parking area by about half. This would not result in a viable project.

The owner of lots 7A and 8A of the Riverside Plaza Subdivision is not in favor of allowing the connection through his property to Bontierra Trail. If the 24 foot connection is required on lot 5A, there will not be a corresponding connection on lots 7A and 8A in Riverside Plaza and the connection will not reach Bontierra Trail. According to our legal staff, we do not have a way to require the connection through lots 7A and 8A of Riverside Plaza without purchasing the land.

The owner of lot 4 would like the connection to remain; staff recommends that the 12 foot connection remain on lot 4. The property owner can work out future access privately with the owner of Lots 7A and 8A if desired.

Staff also met with Transportation Engineering and was told that this connection was not one that Transportation would pursue and that the department has no way to require the connection through the property to the south.

Without the connection through lots 7A and 8A of Riverside Plaza, the connection does not seem useful.

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

#### ***Request***

The applicant proposes a 4,800 square foot office building to accommodate an existing dental practice and allow a small tenant space.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, Westside Strategic Plan, Coors Corridor Plan and the Approved Site Development Plan for Subdivision.

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

The Territorial style of the building is similar to the existing development. The office use will be compatible with the existing development. The proposed office will use existing access points and will not cause traffic or land use conflicts.

The entrance faces the parking area.

The majority of the building will be 14 feet in height; there will be two corner elements at 16 feet in height and an entryway element that is 18 feet in height. The height complies with the Coors Corridor Plan (see analysis section for more detail).

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

The applicant will provide a seating area to the south of the entrance. This meets the SPS requirement for outdoor seating.

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

Traffic will access the site from Bosque Plaza road. Parking will be provided at 1 space per 200 square feet of building, this complies with the requirements of the zoning code, § 14-16-3-1 General Parking Regulations.

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

The applicant will extend the existing six foot side along the north side of the site, an 8 foot sidewalk is proposed in front of the building. The SPS calls for a 15 foot sidewalk at the entryway to buildings, however the existing developments used an 8 foot sidewalk and the 8 foot width seems sufficient for the proposed used.

***Walls/Fences***

No walls or fences are proposed.

***Lighting and Security***

Two light poles are proposed at the northwest and south west corners of the building. These will be full cut-off fixtures and will not exceed 20 feet in height. This complies with the SPS and the zoning code §14-16-3-19 Area Lighting Regulations.

***Landscaping***

A palette of low to medium water uses plants is proposed. Most of the proposed plants are on the plant palette in the SPS; the plants not on the list are appropriate for the area and similar to what exists on the other sites in the subdivision. The plant list was supposed provide similar landscaping throughout the subdivision; most of the plant on the landscaping are on the plant list so the site will have landscaping that compliments the existing development without being an exact replica.

The note that states “ final landscaping layout and design to be determined upon receipt of final grading plan” must be removed before DRB submittal.

**Requirements:**

**Zoning Code:** 15% of the net lot area planted with 75% live plant material

Parking lot trees at one tree per each 10 spaces

Street Trees, 25-30 feet on center

**SPS:** mix of evergreen and deciduous

**Proposed:** 15% of net lot area is 2, 064 square feet, 5,401 square feet of landscaping is provided.

21 parking spaces, one evergreen tree and two deciduous are provided.

6 trees provided for 134 feet of frontage, one tree every 22 feet.

The landscaping plan meets the requirements of the applicable regulations.

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

There is a 7 foot wide drainage easement along the eastern edge of the site; this easement provides drainage for the subject site and the property to the west. The majority of the site will drain into the 7 foot wide easement; the northern most portion of the site will drain on to Bosque Plaza Lane.

### ***Architecture***

The proposed building design meets the requirements for Territorial architecture as illustrated in the design standards provided by the SPS. The stucco color, brick coping and flat roof are all required by the design standards.

### ***Signage***

**Allowed by SPS:** Monument signs for individual buildings are permitted facing Bosque Plaza, not to exceed 3 feet in height and 15 square feet.

Building Mounted signs are not to exceed 6% of the façade.

**Proposed:** One monument sign is proposed, 5'2" wide x 2'2" tall; 11.2 square feet.

One building mounted sign, at 86 square feet, 5.5% of the façade is proposed on the west façade. 94 feet would be allowed by the SPS.

The signage meets the requirements of the SPS and the zoning code § 14-16-3-5 General Signage Regulations.

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

### ***Reviewing Agencies***

Transportation had several comments regarding the dimensions and labeling of site infrastructure. These have will be addressed with an updated site plan.

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

The Taylor Ranch Neighborhood Association and the Westside Coalition of Neighborhoods were notified. A facilitated meeting was held on May 14<sup>th</sup>. Participants expressed general support for the use and the design if the building. There are concerns about removing the 24 foot private pedestrian/vehicle connection because there is no way to drive between Bosque Plaza and Riverside Plaza. Neighbors would like the connection between lots 4 and 5A built to allow vehicle connectivity between Bosque Plaza and Riverside Plaza.

## ***V. CONCLUSION***

This is a request to approve an amendment to the existing Site Development Plan for Subdivision for Bosque Plaza to remove a 24 foot wide private pedestrian/vehicle connection between lots 4

and 5A and approve a Site Development Plan for Building permit to allow the construction of 4,800 square foot office building.

These are generally consistent with the applicable goals policies and regulations in the Westside Strategic Plan, Coors Corridor plan and the design standards in the Site Developmnet for Subdivision.

**Recommended conditions from Staff:**

The 8 foot wide sidewalk in front of the proposed office building shall be continued to the south property line to provide a pedestrian connection to Riverside Plaza.

The Karl Foerester grass shall be replaced with a native grass, in order to more fully comply with the SPS.

The dumpster enclosure gates shall be painted to match the building trim or shall be metal with decorative accents.

***FINDINGS – 14-EPC-40034 -June 12<sup>th</sup>, 2014-Amend Site Development Plan for Subdivision***

1. This is a request for an amendment to a Site Development Plan for Subdivision for 5A of the Bosque Plaza Subdivision, located on Bosque Plaza Lane, east of Coors Boulevard and south of La Orilla Road, containing approximately .43 acres, zoned C-1 (SC).
2. The request removes the 12 foot portion of pedestrian/vehicle access on lot 5A shown between lots 4 and 5(now 5A). No other changes to the Site Development Plan for Subdivision are proposed.
3. The re-platting of lot 5 to 5A and the 7 foot drainage easement were not shown on the Site Development Plan for Subdivision, approved in July of 2006. This re-plat and easement removed approximately 27 feet of lot width from the subject site.
4. The site design proposed by the accompanying Site Development Plan for Building Permit is not possible if the connection is required.
5. The owner of lot 4 would like the 24 foot pedestrian/vehicle connection to remain.
6. The owner of lots 7A and 8A of the Riverside Plaza Subdivision has declined to grant access across his lots; without this connection the 24 foot connection between lots 4 and 5A does not connect to Bontierra Trail as proposed by the Site Development Plan for Subdivision.
7. A Site Development Plan for Building Permit is heard concurrently with this request.
8. The site is within the boundaries of the Established Urban area of the Comprehensive Plan, the Westside Strategic Plan, Coors Corridor Plan and is designated as an SC, Shopping Center site.
9. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

10. The request is consistent with the following applicable policies of the Comprehensive Plan:

**Land Use**

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

*The proposed office building is a Territorial Revival style that will blend nicely with the existing development and the Bosque setting. The height and mass of the building complies with the Coors Corridor Plan and will not significantly alter views. Compliance with the design standards, which the neighborhoods were involved in creating, will help ensure that the building respects existing neighborhood values. Policy II.B.5d. is furthered.*

- b) 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.

*A full range of urban facilities and services are available. The proposed office development is not likely to affect the integrity of the nearby existing neighborhoods. The request furthers Policy II.B.5e.*

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

*The proposed office building will offer some employment opportunities, and will be separated from the residential areas by the cul-de-sac at the end of Winterhaven Rd. which prevents thru-traffic. Noise and light pollution are unlikely to adversely affect residential uses near the subject site. The request furthers Policy II.B.5i.*

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

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

*The proposed office development will be located in the small, neighborhood-oriented center, which is zoned for commercial uses. Pedestrian and bicycle access from the nearby residential areas along Winterhaven Rd. will be provided. The request furthers the intent of Policy II.B.5j.*



### Economic Development

- a) Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.
- b) Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

*The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with more housing than jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.*

- c) Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. *The applicant is a long time west side business owner; the tenant space could be leased to a local or outside business. Policy II.D.6b is furthered by this request.*

### Developed Landscape

- a) Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

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

11. The request is consistent with the following applicable policies of the Westside Strategic Plan:

- a) Policy 1.1: Thirteen distinct communities... 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.

*The Taylor Ranch Community Center is located generally in the vicinity of the Coors Blvd./ Montañó Rd. intersection. A Neighborhood Center is expected in the vicinity of Montañó Rd./Taylor Ranch Blvd., and others will develop (WSSP, p. 55). The proposed office building is not located in a designated activity center. It can be considered part of a smaller de-facto neighborhood activity center developing at Coors Blvd./La Orilla Rd. The request partially furthers WSSP Policy 1.1.*

- b) Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.  
*The subject site (Lot 5A), is located within City boundaries in the Taylor Ranch Community and is an appropriate location for growth and an efficient location for receiving City services. The request furthers Policy 3.12.*
- c) Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.  
*The building will not interfere with views to or from the Escarpment. The building is low and the color and landscaping will be consistent with the existing development. Policy 3.15 is furthered.*
- d) Policy 3.16 (Taylor Ranch): Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

*The intent of the WSSP is to concentrate commercial and employment uses in Community Activity Centers (see Policy 1.13) so that the Centers can offer a variety of uses to serve surrounding residential areas. Staff believes that Policy 3.16 refers to the designated activity centers and points out, once again, that the proposed office use will develop in a de facto neighborhood activity center at Coors Blvd./La Orilla Rd. The request partially furthers Policy 3.16.*

- e) Policy 3.18 (Taylor Ranch): Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

*The proposed office building will be located in the Bosque Plaza shopping center, in the Bosque Transition Zone (see WSSP p. 202). The Bosque is a valued community asset; La Orilla Rd. provides a public access point. The design of the proposed office building fits in well with the Bosque environment and demonstrates sensitivity toward I by featuring a low building and appropriate landscaping and colors. The request furthers WSSP Policy 3.18.*

- f) Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.  
*The proposed office building complies with the majority of design standards regarding pedestrian and bicycle circulation for Bosque Plaza. There two bus stops within walking distance and a bike route along Coors Blvd, as well as the bike path along the Bosque. The request furthers WSSP Policy 4.10.*

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12. The request is consistent with the Coors Corridor Plan:

- a) Policy 4.a.1 Views within the corridor: appropriate and pleasing visual impressions should be established and preserved.

Policy 4.a. 2 Views beyond the corridor: Significant views beyond the corridor, including the volcanoes, escarpment, bosque, Rio Grande Valley and Sandia Mountains, as viewed from Coors should be preserved and enhanced.

*The proposed development will comply with the view regulations of the Coors Corridor Plan. The building height and color will blend in with existing development. The views to the Sandia Mountains, Bosque to the east will be clear. The views to the west will not be impacted. Policies 4.a.1 and 2 are furthered by this request.*

- b) Policy 4.a.3-New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines (p. 86).

*The proposed office building is a Territorial Revival design. The colors are compatible with the nearby built environment, especially the Territorial Revival buildings to the south, and the nearby natural environment. The proposed building will not detract from the Bosque setting. The request furthers CCSDP Policy 4.a.3-New Development.*

- c) Policy 4.b.4 Site landscaping: (staff paraphrases from text on page 92-93) this policy calls for landscaping that is appropriate to the area, logical and orderly, appropriately irrigated, appropriately scaled and compliant with the street tree ordinance.

*The landscaping plan shows a palette of native and other low water plants. The design is orderly, with plants spaced regularly and variation in plant types. The site will be irrigated by a drip irrigation system and plants in the drainage easement will receive runoff water. Policy 4.b.4is furthered by this request.*

- d) Policy 4.b.7-Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized (p. 96).

*A separate pedestrian connection from the sidewalk along Bosque Plaza Lane to the office building is proposed, so separate vehicular and pedestrian access is provided and driveways are not utilized as walkways. A pedestrian connection is provided to lot 6A. The request furthers Policy 4.b.7-Access.*

- e) Policy 4.b.9-Site Lighting: Site area lighting, including parking area lighting, should be carefully designed and located so as to minimize glare on any public right-of-way or any adjacent premises (p.98).

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*Two single-fixture light poles with cut-off fixtures are proposed. The light poles would be located on the subject site's western side. The cut-off fixtures will keep the light on the subject site. The request complies with Policy 4.b.9-Site Lighting.*

- f) Policy 4.b.10-Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.
- A. Architectural Design, Design Guideline 3: "Trade-Mark" type buildings are discouraged (p. 100).
  - B. Architectural Details, Design Guideline 2: The predominant building color should be compatible with ... buildings along the corridor and reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. (p. 101).

*The CCSDP design regulations and guidelines ensure the compatibility of new development with the natural landscape and the built environment. The proposed office building will contribute to the enhancement of the overall visual environment of the Coors Corridor. The proposed building is a not a franchise design. The request complies with Design Guideline 3 of Policy 4.b.10-Architectural Design. The proposed brown and beige colors will be compatible with the natural and built visual environment in the area. The request complies with Design Guideline 2 of Policy 4.b.10-Architectural Details.*

- g) Policy 4.c.1-View Preservation: Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor (p. 103).

*The proposed building complies with the view preservation policies of the Coors Corridor Plan.*

13. The Taylor Ranch Neighborhood Association and the Westside Coalition of Neighborhood were notified. A facilitated meeting was held on May 14th. Participants expressed general support for the use and the design of the building. There were concerns about removing the 24 foot private pedestrian/vehicle connection. Neighbors would like the connection between lots 4 and 5 built to allow vehicle connectivity between Bosque Plaza and Riverside Plaza.

**RECOMMENDATION – 14EPC-40034 June 12<sup>th</sup>, 2014**

**APPROVAL of 14EPC-40034, a request to amend a Site Development Plan for Subdivision, for 5A of the Bosque Plaza Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.**

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***CONDITIONS OF APPROVAL - 14-EPC-40034 -June 12th, 2014-Amend Site Development Plan for Subdivision***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
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, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
4. The Site Development Plan for Subdivision shall be amended to show the 12 foot wide connection on lot 4 only and remove the 12 foot wide pedestrian/vehicle connection from lot 5A.

***FINDINGS - 14EPC-40028-June 12<sup>th</sup> 2014- Site Development Plan for Building Permit***

1. This is a request for a Site Development Plan for Building Permit for lot 5A of the Bosque Plaza Subdivision located on Bosque Plaza Lane, east of Coors Boulevard and south of La Orilla Road and containing approximately .43 acres, zoned C-1 (SC)
2. This request will allow the development of an approximately 4,800 square foot office building.
3. The site is part of the Bosque Plaza Shopping Center, this request is heard by the EPC because of the SC, Shopping Center Designation.
4. The site is within the boundaries of the Established Urban area of the Comprehensive Plan, the Westside Strategic Plan, Coors Corridor Plan and is designated as an SC, Shopping Center site.

5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

14. The request is consistent with the following applicable policies of the Comprehensive Plan:

**Land Use**

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

*The proposed office building is a Territorial Revival style that will blend nicely with the existing development and the Bosque setting. The height and mass of the building complies with the Coors Corridor Plan and will not significantly alter views. Compliance with the design standards, which the neighborhoods were involved in creating, will help ensure that the building respects existing neighborhood values. Policy II.B.5d. is furthered.*

- b) 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.

*A full range of urban facilities and services are available. The proposed office development is not likely to affect the integrity of the nearby existing neighborhoods. The request furthers Policy II.B.5e.*

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

*The proposed office building will offer some employment opportunities, and will be separated from the residential areas by the cul-de-sac at the end of Winterhaven Rd. which prevents thru-traffic. Noise and light pollution are unlikely to adversely affect residential uses near the subject site. The request furthers Policy II.B.5i.*

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

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

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*The proposed office development will be located in the small, neighborhood-oriented center, which is zoned for commercial uses. Pedestrian and bicycle access from the nearby residential areas along Winterhaven Rd. will be provided. The request furthers the intent of Policy II.B.5j.*

#### **Economic Development**

- a) Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.
- b) Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

*The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with more housing than jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.*

- c) Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. *The applicant is a long time west side business owner; the tenant space could be leased to a local or outside business. Policy II.D.6b is furthered by this request.*

#### **Developed Landscape**

- a) Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

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

15. The request is consistent with the following applicable policies of the Westside Strategic Plan:

- a) Policy 1.1: Thirteen distinct communities... 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.

*The Taylor Ranch Community Center is located generally in the vicinity of the Coors Blvd./ Montañó Rd. intersection. A Neighborhood Center is expected in the vicinity of Montañó Rd./Taylor Ranch Blvd., and others will develop (WSSP, p. 55).*

*The proposed office building is not located in a designated activity center. It can be considered part of a smaller de-facto neighborhood activity center developing at Coors Blvd./La Orilla Rd. The request partially furthers WSSP Policy 1.1.*

- b) Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

*The subject site (Lot 5A), is located within City boundaries in the Taylor Ranch Community and is an appropriate location for growth and an efficient location for receiving City services. The request furthers Policy 3.12.*

- c) Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

*The building will not interfere with views to or from the Escarpment. The building is low and the color and landscaping will be consistent with the exiting development. Policy 3.15 is furthered.*

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

*The intent of the WSSP is to concentrate commercial and employment uses in Community Activity Centers (see Policy 1.13) so that the Centers can offer a variety of uses to serve surrounding residential areas. Staff believes that Policy 3.16 refers to the designated activity centers and points out, once again, that the proposed office use will develop in a de facto neighborhood activity center at Coors Blvd./La Orilla Rd. The request partially furthers Policy 3.16.*

- e) Policy 3.18 (Taylor Ranch): Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

*The proposed office building will be located in the Bosque Plaza shopping center, in the Bosque Transition Zone (see WSSP p. 202). The Bosque is a valued community asset; La Orilla Rd. provides a public access point. The design of the proposed office building fits in well with the Bosque environment and demonstrates sensitivity toward I by featuring a low building and appropriate landscaping and colors. The request furthers WSSP Policy 3.18.*

- f) Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.



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*The proposed office building complies with the majority of design standards regarding pedestrian and bicycle circulation for Bosque Plaza. There two bus stops within walking distance and a bike route along Coors Blvd, as well as the bike path along the Bosque. The request furthers WSSP Policy 4.10.*

16. The request is consistent with the Coors Corridor Plan:

- a) Policy 4.a.1 Views within the corridor: appropriate and pleasing visual impressing should be established and preserved.

Policy 4.a. 2 Views beyond the corridor: Significant views beyond the corridor, including the volcanoes, escarpment, bosque, Rio Grande Valley and Sandia Mountains, as viewed from Coors should be preserved and enhanced.

*The proposed development will comply with the view regulations of the Coors Corridor Plan. The building height and color will blend in with existing development. The views to the Sandia Mountains, Bosque to the east will be clear. The views to the west will not be impacted. Policies 4.a.1 and 2 are furthered by this request.*

- b) Policy 4.a.3-New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines (p. 86).

*The proposed office building is a Territorial Revival design. The colors are compatible with the nearby built environment, especially the Territorial Revival buildings to the south, and the nearby natural environment. The proposed building will not detract from the Bosque setting. The request furthers CCSDP Policy 4.a.3-New Development.*

- c) Policy 4.b.4 Site landscaping: (staff paraphrases from text on page 92-93) this policy calls for landscaping that is appropriate to the area, logical and orderly, appropriately irrigated, appropriately scaled and complaint with the street tree ordinance.

*The landscaping plan shows a palette of native and other low water plants. The design is orderly, with plants spaced regularly and variation in plant types. The site will be irrigated by a drip irrigation system and plants in the drainage easement will receive runoff water. Policy 4.b.4is furthered by this request.*

- d) Policy 4.b.7-Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized (p. 96).

*A separate pedestrian connection from the sidewalk along Bosque Plaza Lane to the office building is proposed, so separate vehicular and pedestrian access is provided and driveways are not utilized as walkways. A pedestrian connection is provided to lot 6A. The request furthers Policy 4.b.7-Access.*

- e) Policy 4.b.9-Site Lighting: Site area lighting, including parking area lighting, should be carefully designed and located so as to minimize glare on any public right-of-way or any adjacent premises (p.98).

***Two single-fixture light poles with cut-off fixtures are proposed. The light poles would be located on the subject site's western side. The cut-off fixtures will keep the light on the subject site. The request complies with Policy 4.b.9-Site Lighting.***

- f) Policy 4.b.10-Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.
- A. Architectural Design, Design Guideline 3: "Trade-Mark" type buildings are discouraged (p. 100).
  - B. Architectural Details, Design Guideline 2: The predominant building color should be compatible with ... buildings along the corridor and reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. (p. 101).

***The CCSDP design regulations and guidelines ensure the compatibility of new development with the natural landscape and the built environment. The proposed office building will contribute to the enhancement of the overall visual environment of the Coors Corridor. The proposed building is a not a franchise design. The request complies with Design Guideline 3 of Policy 4.b.10-Architectural Design. The proposed brown and beige colors will be compatible with the natural and built visual environment in the area. The request complies with Design Guideline 2 of Policy 4.b.10-Architectural Details.***

- g) Policy 4.c.1-View Preservation: Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor (p. 103).

***The proposed building complies with the view preservation policies of the Coors Corridor Plan.***

6. An amendment to the Site Development Plan for Subdivision is heard concurrently with this request.
7. The Taylor Ranch Neighborhood Association and the Westside Coalition of Neighborhood were notified. A facilitated meeting was held on May 14th. Participants expressed general support for the use and the design of the building. The Taylor Ranch Neighborhood Association and the Westside Coalition of Neighborhood were notified. A facilitated meeting was held on May 14th. Participants expressed general support for the use and the design of the building. There were concerns about removing the 24 foot private pedestrian/vehicle

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connection. Neighbors would like the connection between lots 4 and 5 built to allow vehicle connectivity between Bosque Plaza and Riverside Plaza.

***RECOMMENDATION – 14EPC-40028-June 12<sup>th</sup> 2014***

**APPROVAL of 14EPC-40028, a request for Site Development Plan for Building Permit, for lot 5A of the Bosque Plaza Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL - 14EPC-40028-June 12th 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 note on the landscaping plan that states “final landscaping layout and design to be determined upon receipt of final grading plan” must be removed before DRB submittal.
4. Conditions of Approval based on comment from Transportation:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
  - b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
  - c. Please add the following note to Site Plan for BP and Landscaping Plan: “Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”
5. Conditions of Approval based on Comments from PNM:
  - a. The applicant is responsible to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
  - b. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted

transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

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

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

Darren Sowell Architects, 4700 Lincoln Rd. NE Suite # 111, ABQ , NM 87109

Tierra West LLC, 5571 Midway Park Place NE, ABQ, NM 87109

Jolene Wolfley, 6804 Staghorn Dr. NW Albuquerque, NM 87120

Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120

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

### ***PLANNING DEPARTMENT***

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

Reviewed, No comment

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

Taylor Ranch NA (R)

Westside Coalition of NA's

5/2/14 – Recommended for Facilitation – siw

5/7/14 – Assigned to Philip Crump - th

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

The request is within the boundaries of the Coors Corridor Plan, and located in the south part of Segment 3. There is also an applicable Site Development Plan for Subdivision. Development at this site must comply with the regulations and Design Standards that are set forth in these documents.

The applicant has described the request's consistency with the applicable regulations in the project application letter.

#### ***Metropolitan Redevelopment Agency***

### ***CITY ENGINEER***

#### ***Transportation Development***

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

- Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard. Key note A incorrectly references COA STD DWG #2440. Refer to #2426.
- Please dimension sidewalk landing between existing sidewalk ramp (Lot 6) and proposed ramp. ADA requirement is a minimum of 5 ft.X 4 ft landing between ramps.
- Standard parking stalls require a minimum of 8.5 ft wide by 18 ft long. The length can be reduced to 16 ft if vehicle overhang is allowed. Please dimension all stalls or label typical.
- Dimension MC stall, minimum 4 ft x 8ft.
- Site Plan for Subdivision Design Standard Sheet 2/3 Section C.4 requires min. 15 ft shaded sidewalk in front of office/commercial building. Only an 8 ft sidewalk, un-shaded, is proposed with a reduction of 2 ft for vehicle overhang.
- HC stalls require wheel stops to prevent vehicles from impacting posted signs. If signs are relocated, still wheel stops are required to prevent encroachment on to HC ramps.

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- The HC stalls require 18 ft in length. Proposed layout does not provide for 18 foot HC stalls without impacting drive aisle width. The proposed layout reduces the 2-way vehicle access aisle from the required 24 ft to 22 ft wide.
  - Please label & dimension HC access aisle to meet current ADA standards.
  - Key Note K, pedestrian crosswalk, requires a minimum 6 ft wide “enhanced textured colored concrete” per SPSD design guideline. Please label & dimension accordingly.
  - Clarify Key Note B located between Lot 6’s existing 5 ft sidewalk and proposed pedestrian crossing through parking lot. Is this a ramp? Provide details.
  - Per SPSD design guidelines, a shaded patio with outdoor seating is required.
  - Please refer to COA STD DWG #2431 for paving a sidewalk around obstructions. The existing fire hydrant appears to encroach into proposed sidewalk.
  - The most north/westerly parking stall falls within the clear-sight requirements.
  - Please add the following note to site plan for BP and Landscaping Plan: “Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”

NMDOT has no objections to this project.

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

- No adverse comments on the Site Plan for Building Permit.
- Should the Site Plan for Subdivision be omitted as it does not match current platting?

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

- There are no comments regarding bicycle, trail, or roadway system facilities pertaining to this request.

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

- No comments received.

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

No comments received.

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

- No objections to the site plan

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

Conditions of approval for the proposed [Site Development – Building Permit](#) shall include:

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
3. Please add the following note to Site Plan for BP and Landscaping Plan: “Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be

***ENVIRONMENTAL HEALTH DEPARTMENT***

***PARKS AND RECREATION***

***Planning and Design***

***Open Space Division***

***City Forester***

***POLICE DEPARTMENT/Planning***

This project is in the Northwest Area Command.

- The south pole light appears to be in conflict with the proposed large variety tree planting adjacent to the parking lot. Once the tree reaches a mature size, it will reduce the effectiveness of the light. Recommend the removal the proposed tree from the plans to create better illumination and to take full advantage of available light.
- Suggest adding a video surveillance system to the property. Cameras should be positioned to view all vehicle access points, parking lots, walkways, common areas, maintenance areas and building entrances. Each camera should be monitored and recorded for real-time and historical use.

***SOLID WASTE MANAGEMENT DEPARTMENT***

***Refuse Division***

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

Route #790, Blue Line Rapid Line, Route #155, Coors Route, and Route #96, Commuter Crosstown route, pass near the site on Coors.

## ***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

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

Reviewed, no comment.

***ALBUQUERQUE PUBLIC SCHOOLS***

This will have no adverse impacts to the APS district.

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

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

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

Informational comment:

1. The developer can contact PNM's New Service Delivery Department at 241-3697 to coordinate electric service regarding this project.