



**Environmental  
Planning  
Commission**

**Agenda Number: 2  
Project Number: 1004000  
Case #: 13EPC-40092 & 93  
March 14, 2013**

**Staff Report**

<b>Agent</b>	Tierra West, LLC
<b>Applicant</b>	Land Reserve of New Mexico
<b>Requests</b>	<b>Site Dev. Plan for Subdivision Site Dev. Plan for Building Permit</b>
<b>Legal Description</b>	Tract A-1 of Tr A, Unit 2, Albuquerque West Subdivision
<b>Location</b>	Paradise Blvd., adjacent to Paseo del Norte, between Eagle Ranch Rd. and Coors Blvd.
<b>Size</b>	Approximately 3.48 acres
<b>Existing Zoning</b>	SU-1 PDA to include C-3 Uses
<b>Proposed Zoning</b>	No Change

**Staff Recommendation**

**APPROVAL of Case #13EPC-40092 based on the Findings beginning on Page 18, and subject to the Conditions of Approval beginning on Page 21.**

**APPROVAL of Case #13EPC-40092 based on the Findings beginning on Page 22, and subject to the Conditions of Approval beginning on Page 26.**

**Staff Planner  
Carrie Barkhurst, Planner**

**Summary of Analysis**

The applicant proposes to construct a free-standing shooting range building (15,600 SF + 7,200 SF future expansion) and in Phase II, two in-line retail buildings (14,400 SF). The requested uses are permissive under the current site zoning.

The subject site is within the Established Urban Area of the Comprehensive Plan, and within the boundaries of the West Side Strategic Plan and the Coors Corridor Plan.

Regarding the Site Development Plan for Building Permit, Staff finds that the site design is consistent with a preponderance of applicable goals and policies. Staff recommends minor changes to improve compliance with the DPM, Zoning Code, site layout best practice, and to correct minor errors on the SPBP.

A facilitated meeting was held, and residents had concerns about the wastewater system capacity and about MRCOG's consideration of Paradise Blvd. as a transit route in the High Capacity Transit Study. MRCOG stated that providing adequate ROW along Paradise is critical for viability of this route as an alternative. This segment of Paradise is used in 2 of the 3 preferred options. There is no known opposition.

Staff recommends approval of both requests, with conditions.



Paradise Blvd. between Eagle Ranch Rd. and Coors Blvd.

City Departments and other interested agencies reviewed this application from 2/4/13 to 3/6/13. Agency comments used in the preparation of this report begin on Page 31.

**I. AREA CHARACTERISTICS AND ZONING HISTORY**

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1 PDA to Include C-3 Uses	Established Urban Area; West Side Strategic Plan; Coors Corridor Sector Plan	vacant
<b>North</b>	C-2 Shopping Center	”	Multi-family (50+ units)
<b>South</b>	SU-1 PDA to Include C-3 Uses	”	Public ROW (Paseo del Norte)
<b>East</b>	C-2 Shopping Center	”	Commercial Retail Complex
<b>West</b>	SU-1 PDA to Include C-3 Uses	”	Medical Office & Automobile- oriented commercial uses

**II. INTRODUCTION**

**Proposal**

This is a two part request: a site development plan for subdivision and site development plan for building permit for Tract A-1 of Tract A, Albuquerque West Subdivision, a site of approximately 3.48 acres, located at the eastern terminus of Paradise Blvd., between Eagle Ranch Rd. and Coors Blvd. The site abuts the northern boundary of Paseo del Norte, but does not have access. The proposed use is a Sports Center (Shooting Range) with future general retail uses in Phase II.

**EPC Role**

The Environmental Planning Commission (EPC) is the approval body for site development plans that are required by the SU-1 Special Use Zone, §14-16-2-22. This request is a quasi-judicial matter, since this request pertains to one property. Future site development is delegated to DRB.

**Context**

The subject site is located in the Established Urban Area and is a currently vacant, infill site. It is surrounded on all sides with existing development and infrastructure. To the north of the subject site is an apartment complex; to the east is a shopping center site; to the south is Paseo del Norte; and to the west is an office. Along Paradise Blvd., there are views to the Manzano Mountains, although they are substantially obscured by the mature trees on the north side of Paradise Blvd.

The subject site is within the Paseo del Norte Community Activity Center, which is located at the northwest corner of Paseo del Norte and Coors Blvd. The subject site slopes down to the east, with an elevation change of approximately 24 feet across the site. The overall slope ranges between 2 – 3%.

### ***History***

The subject site was annexed into the City in 1983 as part of a 706 acre annexation (AX-83-13/Z-83-89). The land was within the zoning jurisdiction of the Paradise Hills Special Zoning District Board (PH SDZB). When annexed, an agreement was reached to match the existing zoning as approved by the PH SDZB as closely as possible with city zones.

Ordinance O-186 enacted the annexation and the zoning. The subject site was zoned SU-1 for PDA for C-3 Uses, further subject to the development parameters shown on “Exhibit A” (attached). Exhibit A established the zoning; the maximum development height and FAR; a list of excluded uses; and the process for future development at the site. O-1 and C-1 uses that are less than 2.5 stories, with adequate landscaping, and less than 0.5 FAR are delegated to the DRB. Because the proposed use at this time is first permissive in the C-2 zone, EPC approval of a site development plan is required. However, future development at the site will be delegated to the DRB after a site development plan for subdivision is approved.

### ***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 Paradise Blvd. as a Local street in the vicinity of the subject site. Eagle Ranch Rd. is designated as an Urban Minor Arterial.

The Long Range Roadway System designates Paseo del Norte as a Limited-Access Principal arterial and Coors Blvd. as a Principal Arterial. The site does not have direct access to either of these nearby roads.

***Comprehensive Plan Corridor Designation.*** Paseo del Norte is designated by the Comprehensive Plan as an express corridor. Express Corridors are designed to quickly and efficiently move vehicles.

***Trails/Bikeways.*** There is an existing bicycle trail along Paradise Blvd. in the subject site vicinity. Eagle Ranch Rd. is proposed to have bicycle lanes. The area is minimally served with trail and bicycle facilities, although more are planned in the future.

***Transit.*** Within walking distance of the subject site, there are several bus transit routes. Route 94, Unser Commuter, provides peak-hour service along Eagle Ranch Rd. Coors Blvd. has Rapid Ride Blue Line 790, Crosstown Commuter Route 96 and Coors Blvd. Local Route 155.

MRCOG is considering this segment of Paradise Blvd. for two of the three preferred alternative routes for a high capacity transit line that would connect Rio Rancho to the Journal Center. In one of the alternatives, there is the possibility of also connecting to the Volcano Heights Major Activity Center (see attachments from Rio Metro). This high-frequency service will have major benefits for regional transportation mobility and congestion management.

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

There are several parks and an elementary school within 1 mile of the subject site. *For more specific information, see the Public Facilities Map (attached).*

---

---

### III. ANALYSIS – APPLICABLE ORDINANCES, PLANS AND POLICIES

#### *Albuquerque Comprehensive Zoning Code*

The site's zoning is SU-1 for PDA to Include C-3 Uses. The C-3 zone provides suitable sites for C-2 uses, wholesale commercial uses, and some light industrial uses which cause no vibration discernible beyond the premises. The SU-1 zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

A shooting range is considered a service, and therefore is a permissive use in the C-2 zone. Retail sales are also permissive in the C-2 zone. In addition to the SU-1 and C-3 regulations, the Zoning Code General Landscaping Regulations and General Building Regulations also apply.

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

##### Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.”

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

***The subject site is zoned for a variety of uses, excluding industrial and manufacturing. The request will allow infill development that permissive with the site's zoning. The proposed Phase I use is a service that is not currently available on the west side of the city; approval of the request will allow a full range of urban land uses. The request furthers Policy II.B.5.a.***

Policy II.B.5.d: 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 location, intensity, and design of the site create respect neighborhood values by being of compatible scale and design with surrounding developments. The site proposes roadway and drainage improvements that will help protect environmental carrying capacities. Scenic views to the mountains have been preserved. The request is consistent with Policy II.B.5.d.***

Policy II.B.5.e: 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 development is proposed on vacant land that is contiguous to existing urban facilities and services. Neighborhood integrity is preserved through landscaping along Paradise Blvd. and also by the proposed buildings, which will buffer the adjacent residential development from Paseo del Norte. The request further Policy II.B.5e.*

Policy II.B.5.i: 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 development will add new employment opportunities in an area zoned for commercial uses and adjacent to a community activity center. The use should not have any adverse impacts on the adjacent residential development. Any adverse effects would be mitigated by landscape buffering and through site design, which locates the parking area away from the apartments. The request furthers Policy II.B.5.i.*

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 planning and operation.

*Land adjacent to arterial streets has been planned to minimize the harmful effects of traffic and improve livability; the property accesses the adjacent local street and has no direct connection to the limited-access Paseo del Norte. Vehicular access and circulation for the development are designed to align with adjacent driveways. The applicant has provided a 6' wide sidewalk on the north side of the site. The request further Policy II.B.5.k.*

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

*The request furthers this policy by proposing a development that exhibits design quality in the building articulation, site layout, and landscaping design. The request further Policy II.B.5.l.*

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

*By placing the buildings towards Paradise Blvd., views of the Sandia Mountains from Paseo del Norte will be preserved. Views of the Manzano Mountains from Paradise Blvd. will be largely unaffected. The request further Policy II.B.5.m.*

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

*The request is within the boundaries of the WWSP Paseo del Norte Community Activity Center. The Goal for Activity Centers is to create a node of density where mixed use activities help to reduce urban sprawl and reliance on the automobile. The site plan proposes a*

---

*recreational service use and future retail. The site plan, as proposed, would negatively impact the feasibility of a future High Capacity Transit line in the Paradise right-of-way. Requiring dedication of right-of-way concurrent with development would both reduce service costs associated with future purchase of the right-of-way and also help reduce auto travel needs through provision of frequent transit service in the Paseo del Norte Activity Center.*

Policy II.B.7.g: Activity Center locations shown on a Comprehensive Plan map, and their predominate uses in accordance with their unique roles and expected needs of the community, shall be developed in accordance with more specific sub-area planning efforts.

*The proposed site should be developed consistently with the ongoing Paseo del Norte High Capacity Transit planning effort, see the right-of-way consideration discussion on page 11.*

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

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is in the Paradise Community, which consists of the area within the following boundaries: the County Line to the north, the Calabacillas Arroyo to the south, the river to the east and an area slightly west of the Rainbow Corridor to the west. The WSSP designates the intersection of Unser and McMahon Boulevards, including the subject site as a Neighborhood Center.

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

Policy 1.3: Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments.

***The subject site is within the Paradise Community Activity Center. The request proposes commercial and service uses, which are appropriate at this location. The request furthers WSSP Policies 1.1 and 1.3.***

Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

***The proposed site development plan incorporates pedestrian and bicycle access into the development. Parking is located behind the buildings, and convenient pedestrian and bicycle access are provided from the public right-of-way to the building entrances. The pedestrian***

---

*access between the two phases of development could be improved, as discussed in the site plan analysis, below. The request partially furthers WSSP Policy 1.5.*

Paradise Community Summary: There are significant regional transportation system impacts on this Community, due to road extension and capacity issues that are still unresolved. Resolution of these issues is critical to handling existing traffic in the area, and absolutely necessary to accommodate future growth in the area. (p. 57)

Policy 3.9: Bernalillo County and the City of Albuquerque shall continue to work closely with MRGCOG and the Petroglyph National Monument to resolve several critical road issues greatly impacting the Paradise Community. These include corridor studies, alignment issues, right-of-way acquisition, and the designs for Irving, Golf Course, Paradise Boulevard, Universe, Rainbow, and Paseo del Norte. North/south roads should be extended and widened through the Paradise Community as soon as the Paseo del Norte alignment issue has been resolved. The roadway analyses noted above shall consider the impacts of these improvements on the Paradise community.

*MRCOG is in the process of completing a High Capacity Transit Corridor Study, and the subject site is within the study area. A high frequency transit line will likely be routed along Paradise Blvd. adjacent to the subject site. Paradise Blvd. narrows in front of the subject site. It appears as if additional right-of-way dedication was intended, in order to have a consistently wide road right-of-way, where the 20' storm water easement is shown. MRCOG has commented that providing a consistently wide road ROW would provide more options for the transit capital improvements that are being studied. Additionally, the eastern driveway may not be compatible with the proposed public improvements. The request currently conflicts with WSSP Policy 3.9.*

### ***Coors Corridor Sector Development Plan (Rank III)***

The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank III plan first adopted in 1984 and amended in 1989, 1995 and 2003. The CCSDP provides policy and design standards for development within 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 North (approx. La Orilla Rd. to Calabacillas Arroyo). The following CCSDP policies and design regulations apply to the proposal:

#### *Issue 2: Environmental Concerns and Related Improvements*

Environmental Policy 9 - public transportation and transportation system management program (p. 42): The City and County shall continue planning and implementing programs and efforts for an improved public transportation system and for an expanded Transportation System Management (TSM) Program.

---

***Dedication of additional right-of-way for the Paradise Blvd. may be warranted to implement the Paseo del Norte High Capacity Transit Line. MRCOG has indicated that adequate right of way is critical for two of the three feasible alignments. If there is insufficient space along Paradise Blvd., then those two route options would no longer be viable, despite other favorable elements associated with both. The request is inconsistent with CCP Policy 9.***

Environmental Policy 7 - grading (p. 57): Changes to natural topography shall be kept to a minimum.

***Site topography is generally consistent with the existing conditions. There is a proposed retaining wall that will step down a maximum of 9 feet at the west property line which is required to create an ADA-accessible development. The west end of the site is slightly elevated from existing conditions, in order to minimize the grading on the east side. The request furthers CCP Policy 7.***

*Issue 3: Land Use and Intensity of Development*

Land Use Policy 5 - development intensity (p. 79): Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines. Proposed development should be encouraged or limited based upon its merit and relationship to the major issues, policies and guidelines for the Coors Corridor.

***The proposed development intensity and site design are compatible with existing zoning and the site's location within a WSSP Community Activity Center. However, the easternmost driveway may not be compatible with anticipated infrastructure, and should be approved contingently upon determination of the preferred alternative for the route alignment. The request is inconsistent with CCP Policy 5.***

*Issue 4: Visual Impressions and Urban Design Overlay Zone (Policies, Regulations and Guidelines)*

*A. General Policies*

Visual Impressions Policy A.1 - views within the corridor (p. 84): Appropriate and pleasing visual impressions within the corridor should be established and preserved.

Visual Impressions Policy A.2 - views beyond the corridor (p. 84): Significant views beyond the corridor, including the volcanoes, the escarpment, the arroyos, the bosque, the Rio Grande Valley, and the Sandia Mountains as viewed from Coors Boulevard should be preserved and enhanced.

***The request proposes an attractive development within the Corridor that respects views to the site from Paradise Blvd. and Paseo del Norte. There are no views of the site from Coors Blvd. The development does not block views of the bosque and Manzano mountains. If the future retail buildings are designed with articulation and details on all four sides of the building, including the back side that abuts Paradise, views into the site will be protected and enhanced.***



---

Visual Impressions Policy A.3 - new development (p. 86): 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.

***The site is designed with a variety of natural colors and materials, and as such, is compatible with the natural landscape. The site plan is substantially compliant with the CCP design regulations and guidelines. Where inconsistencies exist, staff has prepared recommended conditions of approval.***

*B. Site Planning and Architecture*

Visual Impressions Policy B.2 - building setback, height and bulk (p. 88): Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site, and to adjacent or related buildings and structures.

***The site plan has a well-designed relationship among the buildings and the roadway that preserves desirable visual impressions in the area.***

Visual Impressions Policy B.4 - site landscaping (p. 92): Landscape design and improvements should be complementary to the individual site and to the overall appearance of the corridor in accordance with the design regulations and guidelines.

Design Regulations B.4 - site landscaping (p. 92): Landscape Plans are required; appropriate irrigation is required; all exterior trash and storage utility boxes, electric and gas meters, transformers, etc. shall be screened from view.

***The site plan provides a landscaping plan that meets the design regulation requirements. Long Range Planning has commented that the street tree species are high pollen producers and should be replaced with other species. Staff recommends Purple Leaf Plum, which would coordinate with the street trees on the north side of Paradise Blvd.***

Visual Impressions Policy B.5 - off-street parking (p. 94): Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

***The site plan proposes parking to the rear of the site, as accessed from Paradise Blvd., although the parking is located to the front of the site as seen from Paseo del Norte. The street frontage on both adjacent streets are lined with street trees.***

Design Regulations B.5 - off-street parking (p. 94): Barriers around all landscaped areas to protect landscaping from vehicles; landscaping “in” and “around” the paved area; a minimum of 20% of the parking lot area shall be landscaped; One tree shall be planted per every 10 parking spaces; the landscaping shall consist primarily of shade trees and shrubs and shall be distributed throughout the parking lot.

***The site plan provides landscaping that meets the design regulation requirements.***

Visual Impressions Policy B.7 - access (p. 96): 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.

*The site plan provides separated pedestrian and vehicular access. The pedestrian walkways are specified to be a material other than asphalt, such as scored concrete or thermoplastic material. Pedestrian access between uses at the site and between the road and the buildings could be more direct.*

Visual Impressions Policy B.9 - site lighting (p. 98): 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)

*The site plan locates the parking lot and site lighting behind the main buildings, so they should not have any glare on adjacent premises. The lights are full cut-off fixtures.*

Visual Impressions Policy B.10 - architectural design (p. 99): Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

*Staff believes that the architectural design of the Phase I building is well articulated and contributes to the enhancement of the visual environment of the corridor.*

Design Regulations B.10 - architectural design (p. 99-101): Each phase of a phased development shall attain a visual completeness; parapet walls shall be treated as an integral part of the building design; mechanical equipment shall be screened.

*The phasing plan is somewhat inconsistent between Sheet 2, Site Development Plan for Building Permit, and Sheet 3, Landscape Plan. It is unclear how much of the site improvements and landscaping are proposed in Phase I. The parking lot should be constructed so that the project attains visual and functional completeness in Phase I. The parapet walls have been designed as an integral part of the building design, and all mechanical equipment appears to have been screened.*

Design Guidelines B.10 - architectural design (p. 99-101): All building designs are encouraged to achieve a sense of human scale; “trade-mark” type buildings are discouraged; building entries should be protected from the elements and should afford a “sense of entry” for the structure; 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.

*The proposed building has sufficient detailing and articulation to achieve a sense of human scale. It does not appear to be a “trade-mark” type building. The entry portico provides protection from elements and serves as a focal point for the main façade. Other buildings along the Paradise Blvd. corridor tend to be a warm shade of white. The proposed building is a light tan with terra cotta accents. Those colors are generally compatible, and this building will add visual interest without being monotonous.*

*D. Signage*

Visual Impressions Policy D.1 – protect views (p. 112): Signs should complement the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor.

Design Regulations B.1 – maximum items per street frontage (p. 112-115): Includes a list of prohibited signs, incl. free-standing or projecting signs over 75 SF, moving signs, portable signs, etc.; maximum number of items per premise frontage: A maximum of ten items (words) allowed per premise frontage may be displayed on a combination of signs, per street frontage.

*The proposed monument sign has a sign area of 70 SF. It is set back from the roadway and will not impact views from the road. It is generally compliant with the Sign Design Regulations. A note needs to be added that indicates a maximum of 10 items of information per street frontage is allowed on a combination of wall-mounted and free-standing signs.*

Many more policies were partially applicable, but pertain only to sites that front on Coors Blvd. Because this site is not contiguous to Coors Blvd., those policies were not analyzed.

**IV. ANALYSIS – SITE DEVELOPMENT PLAN**

The proposal consists of two parts, A and B, below:

**A) Site Development Plan for Subdivision**

The applicant proposes to subdivide an approx. 3.5 acre site, also referred to as the “subject site,” into two new parcels.

***Site Plan Layout / Configuration***

The proposed uses are compatible with the subject site’s zoning as well as the surrounding C-2 and SU-1 for PDA to Include C-3 Uses zones. The subject site faces a large apartment complex that is part of a Shopping Center Site. The proposed shooting range may be considered, by some, to be incompatible with the adjacent residential uses.

The proposed maximum building height is 26 feet, which is consistent with the C-3 zone. The minimum front building setback is 11 feet, and the side and rear setbacks are 10 feet each. The site’s Floor to Area Ratio (FAR) is 0.235 (Tract A-1-A is 0.28 and Tract A-1-B is 0.19). As shown on the site plan, the FAR calculations do not include the future addition on Tract A-1-A, and should be revised to include that square footage in the total maximum FAR. This correction is recommended as a condition of approval.

***Vehicular, Pedestrian and Bicycle Access and Circulation***

There are two driveways that access the site from Paradise Blvd. that will provide vehicular, pedestrian and bicycle access into the site. There is no access from the subject site to Paseo del Norte.

***Adjacent Road Right-of-Way Considerations***

The Paradise Blvd. road right-of-way width for the adjacent parcel is 110 feet. At the subject site, the right-of-way width is 85 feet. Right-of-way width requirements may be adjusted by the Traffic Engineer if necessary to properly accommodate existing right-of-way on the same street in the vicinity. It appears that the subject site was originally intended to have dedicated 25 feet of right-of-way, to preserve a uniformly wide right-of-way. The public right-of-way terminates at the eastern end of the subject site in a cul-de-sac. Because Paradise Blvd. is no longer a through street, the dedication has not been required. However, in reality, there is a paved vehicular connection between the adjacent shopping center and this segment of Paradise Blvd. As observed by staff on the site visit, and as documented in the aerial image below, there is a fairly steady flow of traffic along this route.

MRCOG is considering this segment of Paradise Blvd. for two of the three preferred alternative routes for a high capacity transit line that would connect Rio Rancho to the Journal Center. This high-frequency service will have major benefits for regional transportation mobility and congestion management. A transit flyover bridge would connect Paradise Blvd. with Paseo del Norte, just beyond the Coors interchange. In one of the two alternatives that use Paradise Blvd., there is the possibility of also connecting to the Volcano Heights Major Activity Center (see attachments from Rio Metro). The third alternative, which does not use Paradise Blvd., does not provide direct access to the Paseo del Norte Community Activity Center.

Dedication of right-of-way should be required for this site plan to be consistent with the policies and regulations of the West Side Strategic Plan and the Coors Corridor Plan, which require interagency coordination with MRCOG to resolve regional transportation issues.



### *Future Approval Process*

If the EPC approves this Site Development Plan for Subdivision, the all future development requests may proceed directly to the DRB for approval, according to the Zoning and Special Use Parameters that are associated with the subject site's zoning (see F/S O-186, "Exhibit B").

## **B) Site Development Plan for Building Permit**

The applicant proposes to develop a sports center, consisting of a shooting range business, and future general retail uses on an approximately 3.5 acre site, also referred to as the "subject site."

### *Site Plan Layout / Configuration*

The proposed buildings are located along the Paradise Blvd. roadway, but they are oriented towards the shared parking area and Paseo del Norte. The site layout is compatible with surrounding development, which also has buildings located along Paradise Blvd. The setbacks for both tracts are a minimum of 11 feet on the front, and 10 feet on the side and rear. The front of the development has 30 feet of existing easements, so the proposed buildings are located with a 30 foot minimum setback.

Tract A-1-A, Phase I. The main mass of the building is proposed to be 20 feet tall, with a portion at the entry area that is 24 feet tall. The FAR is 0.197, and will be increased to 0.22 when the future addition is constructed. A 607 SF patio is proposed at the southwestern corner of the building, next to the dumpster and parking lot. A patio space may be more appropriately located in the front building setback near Paradise Blvd., where it would have the benefit of being in a more open and visible location near the landscaped part of the site.

Tract A-1-B, Phase II. Two in-line retail buildings are proposed in the second phase. While no details regarding these buildings have been provided, the maximum building height is 26 feet. The FAR is 0.19, for a total site FAR of 0.235. A 495 SF patio is proposed at the southeastern corner of the buildings. It relates to the streetscape and has a pedestrian walkway between the building front and the sidewalk.

### *Public Outdoor Space*

Public outdoor space is only applicable to sites with buildings 60,000 square feet or greater, therefore there are no requirements for this site. However, as mentioned above, two patio spaces have been provided – 607 SF and 495 SF. Staff recommends that these spaces have a bench, shade, planters, trash cans, ash tray receptacles, or other amenities that would incite people to gather in the patio space. As they are shown, they appear to be little more than additional paving located to the rear of the buildings.

### *Vehicular Access, Circulation and Parking*

Vehicular access to the subject site is provided from Paradise Blvd. There are two driveways; the western one will be constructed with Phase I development. Both driveways access a shared parking area. MRCOG has commented that the eastern driveway may be incompatible with anticipated transit infrastructure in Paradise Blvd.

The site plan provides 77 parking spaces in Phase I and 72 parking spaces in Phase II. For the purposes of calculating parking for the shooting range, Code Enforcement has indicated that the shooting field is to be excluded from the building square footage used. This is because it is not a building space that is occupied. According to the site plan, 18 spaces are required for the occupiable portion of the shooting range, which results in an excess of 59 parking spaces for Phase I.

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

Pedestrian access is provided to the northern corner of the shooting range building and to the western and eastern corners of the retail building. Bicycle access is provided with the vehicular access into the site. Transit users would likely arrive from either Coors Blvd. or Eagle Ranch Rd., and enter the site along one of the three pedestrian walkways. Pedestrian access is proposed between the two Phases of development; however, it is quite circuitous. The pedestrian route should be improved to be more direct, and to only cross drive aisles perpendicularly, which is safer. This change is included as a recommended condition of approval.

The development proposes to add sidewalks along Paradise Blvd. adjacent to the subject site. They have been located adjacent to the travel lanes, which is discouraged for new development. The drainage and utility easements along the road frontage may be the reason the sidewalk cannot be set back, with the street tree landscape planters between the vehicular travel lanes and the sidewalk. This issue could use further evaluation, and Staff has prepared a recommended condition of approval to address this item.

***Walls/Fences***

There is an existing chain link fence along the Paseo del Norte roadway, which is proposed to remain. Although chain link is not the most attractive fencing material, it is an existing structure. The benefit of a chain link fence is that it provides visibility into the site and additional casual surveillance of the area. However, similar benefits could be provided with a wrought-iron fence, which would be compatible with the perimeter fence of the adjacent commercial development. The West Side Strategic Plan states on page 173: "In the urban areas (communities with a gross overall density of 2 or more), fences and walls are to be constructed of wood, stone, adobe, wrought iron, or masonry products and colored to match the surroundings." Staff recommends a condition of approval that the perimeter fence shall be constructed of wrought iron.

The site has a retaining wall along the western property line that ranges from 1.5' to 4' high for a 230 foot segment. The adjacent property is retained, and the subject site is at a lower elevation. There is a retaining wall along the southern property line (contiguous with Paseo del Norte right-of-way) that ranges from 1.5' to 3' high for a 200 foot segment adjacent to the parking area. The subject site is retained at this location and is higher than the road right-of-way. Both are constructed of brown split face CMU blocks.

***Lighting and Security***

Three 17'-6" feet tall parking lot lights are shown. The maximum light fixture height established by the site plan is 20 feet, with full cut-off fixtures. The request is consistent with the Zoning

---

Code §14-16-3-9, Area Lighting Regulations. Building-mounted lights are proposed at 16'-7" along all sides of the building (Tract A-1-A).

APD recommends removing from the plans any tree variety landscaping adjacent to pole light locations. As the tree matures it will eventually obscure or diminish illumination. All lower-level bush variety landscaping should be maintained to a level no more than 3' off the ground to allow for the best possible natural surveillance.

External property video surveillance cameras should be positioned to cover all vehicle access points, parking lots (including each side of the building, which has reduced natural surveillance), walkways, common and maintenance areas, building entrance walk-up and all other areas deemed important to the operation. Each camera image should be monitored in a variety of locations inside the business and recorded for real-time and historical use.

### ***Landscaping***

Landscaping is proposed along the perimeter of the site and within planting areas in the parking lot. All trees are medium water use, and include honey locust, Chinese Pistache, and Chaste Tree. Autumn Purple Ash and Spartan Juniper are high pollen producers. Staff suggests replacement with a less allergenic species.

Shrubs proposed include Blue Mist, Red Yucca, Buffalo Juniper, Gro Low Sumac, Fernbrush, Rosewood, 3 Leaf Sumac, and Apache Plume. Proposed ornamental grasses are Maiden Grass and Karl Forester Grass. Cobble mulch is proposed, but the color needs to be specified.

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 appears to not be met in places, such as the southern landscape buffer. A few more plants are needed there. Note that tree canopy does not count.

Street trees are required along Paseo del Norte pursuant to the Street Tree Ordinance. In Phase I, 34 street trees are proposed, along both Paseo del Norte and Paradise Blvd. In Phase II, an additional 12 street trees will be provided, which will make the site consistent with the Street Tree Ordinance. Staff is unclear why the street trees to the south are not included in Phase I development, and also why the phasing lines are not the same for landscaping and other site improvements shown on Sheet 2.

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

A drainage narrative, which is a description of existing site topography and any proposed grading, has been provided. The subject site slopes downward, approximately from west to east, with about an approximately 27 foot elevation change. Contour elevations range from 5,059 ft. near the western side to 5,032 near the eastern corner. Ponding areas are proposed in the front lot landscape buffer and at the eastern-most corner of the site. Existing grading contours are shown at one-foot intervals with proposed spot elevations.

New utility service lines for water and sanitary sewer are provided to each building from existing service lines in Paradise Blvd. right-of-way.

***Architecture***

Tract A-1-A, Phase I. The first phase of development consists of a single structure that is 15,036 SF. The main building façade faces southeast. It is proposed to be 20 feet tall, with an entry element that is 24 feet tall. The building would consist of beige EIFS, with a brown stacked-stone wainscoting. There are several vertical elements – tan buttresses – that break up the length of the building.

The entrance, proposed on the south side of the building, is articulated with a portico with a copper roof and exposed timber beam. There are storefront windows around the door and also along the northeastern side of the building.

Zoning Code §14-16-3-18 contains design standards for all non-residential uses. The proposed design is substantially consistent with these regulations, except the sidewalk needs to be minimum of 10 feet in width, along the entire length of the building façade and seating should be provided, at the rate of one seat per 25 feet (9 seats) §14-16-3-18(C)(3).

APD commented that the proposed pillars on each side of the main entrance walk-up should be eliminated from the plans. The building walk-up should be completely clear from obstructions, which could greatly increase the ability to see and be seen. Customers and employees should have clear lines-of-sight when approaching and/or leaving the business. The decorative pillars along the outer portion of the building could produce the same obscured sight lines.

Tract A-1-B, Phase II. Two in-line retail buildings are proposed in the second phase. The site development plan for building permit does not address these building elevations, and no design guidelines have been provided. Staff recommends a condition of approval requiring architectural compatibility with the Phase I design, in order to promote a cohesive development over time.

***Signage***

Two monument signs are proposed – one near the site’s southwest corner and the other adjacent to the future retail buildings along Paradise Blvd. The monument sign is architecturally integrated with the building design. It has a tan buttress and a brown stacked stone base. The total structure height is 14 feet, although the sign height is just under 12 feet high. The sign area is 70 square feet, and it is designed to accommodate multiple tenant signs.

Zoning Code §14-16-2-17(A)(10)b, C-3 Permissive Use regulations, allow one free-standing sign for each street frontage of each premises or joint sign premises which has at least 100 feet of street frontage. Therefore the two proposed monument signs are allowed. Signage is proposed on the north, south, and east building facades. The total size is 85.5 square feet per sign. They are all proposed to be internally illuminated.

**IV. AGENCY & NEIGHBORHOOD CONCERNS**

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

Transportation Services provided several minor comments that need to be addressed but should not impact the site layout as presented. These are included as conditions of approval.



The Police Department has noted conflicts between the proposed landscaping and the parking lot lights. Staff has prepared recommended conditions of approval that address this issue. It is also recommended to remove the entry portico, because it could pose a safety issue because it does not allow a clear line of sight into and out of the building. The EPC should consider the extent to which this comment should be addressed.

AMAFCA and PNM provided comments regarding existing stormwater flows and electric facilities requirements, which are included as conditions of approval.

MRCOG is in the process of completing a High Capacity Transit Corridor Study, and the subject site is within the study area. The site has been identified as a (low-priority) potential location for a park and ride lot. However, more significantly, this segment of Paradise Blvd. is anticipated to be the route for the High Capacity Transit Route. A transit-only, fly-over bridge is being studied as the preferred alternative for moving transit quickly through the Paseo del Norte and Coors Blvd. interchange. This fly-over bridge would likely begin somewhere adjacent to the subject site. If this option is selected, the proposed eastern driveway may not be compatible with the proposed improvements in the public right-of-way. Additionally, the sidewalk and street trees may not be needed or appropriate if a bridge ramp is located adjacent to the subject site. Because this study has not been finalized, Staff recommends that the streetscape improvements on the east side of the development be postponed until Phase II development. The MRCOG should finalize the study and recommendations over the next year or two, at which time the extents of streetscape improvements along Phase II should be better understood.

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

Property owners within 100 feet of the subject site, Taylor Ranch NA, and the Westside Coalition of NA's were notified. A facilitated meeting was held on February 22, 2013. Residents expressed concerns about how the proposed development would coordinate with existing and future transit plans. MRCOG is currently studying the area as part of a high-capacity transit study, and has identified the subject site as a potential location for a park and ride lot (it is 1 of 10 sites). They also expressed general concerns about water and wastewater use and concerns about how this development will tie into the already-congested wastewater system.

There is no known opposition to the request.

### ***V. CONCLUSION***

Applicant requests EPC approval of a site development plan for subdivision and site plan for building permit for Tract A-1 of Tract A, Albuquerque West Unit 2 located on Paradise Boulevard NW between Paseo del Norte and Eagle Ranch Road NW. The site plan proposes initial construction of a 15,600 square foot indoor shooting range with classrooms, future expansion of 7,200 square feet, and a future 14,400 square foot retail building under the existing zoning.

Regarding the SPBP, staff finds that the site design is consistent with a preponderance of applicable goals and policies. The proposed use is permissive and it will contribute to a greater diversity in land use; the site improvements include pedestrian and bicycle connections; and the

site design with parking to the rear adequately buffers adjacent residential development from any adverse impacts of the new use. Staff recommends minor changes to improve compliance with the DPM, Zoning Code, site layout best practice, and to correct minor errors on the SPBP.

The main remaining outstanding issue for consideration is whether the site should be required to dedicate public right-of-way along Paradise Blvd. Comments provided by MRCOG indicate that right-of-way dedication and also possibly elimination of the eastern driveway may be required for development of dedicated transit infrastructure along the corridor. The main implication for the site would be that the landscaping and street tree buffer would become part of the public right-of-way. This situation is not unusual. However, the ponding areas are not appropriate for the public right-of-way and may need to be removed. There was not enough time to get revised comments from City Hydrology prior to printing of this staff report.

There is no known opposition to the request, and Staff recommends approval with conditions.

***FINDINGS – 13EPC-40092 – March 14, 2013 – Site Development Plan for Subdivision***

1. This is a request for site development plan for subdivision for Tract A-1 of Tract A, Albuquerque West Unit 2 located on Paradise Boulevard NW between Paseo del Norte and Eagle Ranch Road NW, containing approximately 3.48 acres. The subject site is zoned *SU-1 PDA to include C-3 Uses*.
2. The applicant proposes to subdivide the property into two parcels, which roughly correspond to Phase I and Phase II development.
3. The request is accompanied by a request for a Site Development Plan for Building Permit (13EPC-40093).
4. The subject site is zoned *SU-1 PDA to include C-3 Uses*. The proposed uses, a shooting range and retail, are permissive under the current zoning.
5. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, which also designates the site as a Community Activity Center, and the Coors Corridor Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following Comprehensive Plan policies of the Established Urban Area:
  - a. Policy II.B.5.a - full range of urban uses. The proposed Phase I use is a service that is not currently available on the west side of the city; approval of the request will contribute to a full range of urban land uses.
  - b. Policy II.B.5.d - location, intensity, and design of new development shall respect neighborhood values. The location, intensity, and design of the site create respect neighborhood values by being of compatible scale and design with surrounding developments. The site proposes roadway and drainage improvements that will help protect environmental carrying capacities.
  - c. Policy II.B.5.e - development contiguous to existing facilities and services. The development is proposed on vacant land served by existing infrastructure.

- d. Policy II.B.5.i - employment and service uses/complement residential areas. The proposed development will add new employment opportunities in an area zoned for commercial uses and adjacent to a community activity center.
  - e. Policy II.B.5.k - land adjacent to arterial streets/minimize harmful effects of traffic. Land adjacent to arterial streets has been planned to minimize the harmful effects of traffic and improve livability; the property accesses the adjacent local street and has no direct connection to the limited-access Paseo del Norte.
8. The request is partially inconsistent with the following Comprehensive Plan Activity Center goal and policy:
- a. Activity Centers Goal: The request is within the boundaries of the WWSP Paseo del Norte Community Activity Center. The Goal for Activity Centers is to create a node of density where mixed use activities help to reduce urban sprawl and reliance on the automobile. The site plan proposes a recreational service use and future retail. The site plan, as proposed, would negatively impact the feasibility of a future High Capacity Transit line in the Paradise right-of-way. Requiring dedication of right-of-way concurrent with development would both reduce service costs be associated with future purchase of the right-of-way and also help reduce auto travel needs through provision of frequent transit service in the Paseo del Norte Activity Center.
  - b. Policy II.B.7.g - Activity Centers shall be developed in accordance with more specific sub-area planning efforts: The proposed site should be developed consistently with the ongoing Paseo del Norte High Capacity Transit planning effort, see the right-of-way consideration discussion on page 11.
9. The request generally furthers the following policies of the West Side Strategic Plan:
- a. Policy 1.1 and 1.3 - community areas and clustered commercial development. The subject site is within the Paradise Community Activity Center. The request proposes commercial and service uses, which are appropriate at this location.
  - b. Policy 1.5 - pedestrian and bicycle access to key activity areas. The proposed site development plan incorporates pedestrian and bicycle access into the development. Parking is located behind the buildings, and convenient pedestrian and bicycle access are provided from the public right-of-way to the building entrances. However, the pedestrian access between the two phases of development could be improved.
10. The request is inconsistent with the following West Side Strategic Plan policy:
- a. Policy 3.9 – interagency coordination to resolve critical road issues. MRCOG is in the process of completing a High Capacity Transit Corridor Study, and the subject site is within the study area. A high frequency transit line will likely be routed along Paradise

Blvd. adjacent to the subject site. Paradise Blvd. narrows in front of the subject site. MRCOG has commented that providing a consistently wide road ROW would provide more options for the transit capital improvements that are being studied.

11. The request generally furthers the following policies of the Coors Corridor Plan:
  - a. Visual Impressions Policy A.1 & A.2 - views within and beyond the corridor. The request proposes an attractive development within the Corridor that respects views to the site from Paradise Blvd. and Paseo del Norte. There are no views of the site from Coors Blvd.
  - b. Land Use Policy 5 - development intensity. The proposed development intensity and site design are compatible with existing zoning and the site's location within a WSSP Community Activity Center. However, the easternmost driveway may not be compatible with anticipated infrastructure.
  
12. The request is inconsistent with the following policy of the Coors Corridor Plan:
  - a. Environmental Policy 9 - public transportation and transportation management program. Dedication of additional right-of-way for the Paradise Blvd. may be warranted to implement the Paseo del Norte High Capacity Transit Line.
  
13. MRCOG is currently studying the area as part of a high-capacity transit study, and has identified Paradise Blvd. as a potential transit route in two of the three preferred alternatives. Dedication of right-of-way along Paradise Blvd. could create a consistent road right-of-way width, which would facilitate development of a transit corridor if Paradise Blvd. is selected as the preferred alternative. Dedication of right-of-way would not adversely impact the proposed development.
  
14. In order for this site plan to be consistent with the policies of the West Side Strategic Plan and the Coors Corridor Plan, which require interagency coordination with MRCOG to resolve transportation related issues, dedication of right-of-way should be provided (WSSP Policy 3.9, CCP Environmental Policy 9, CCP Land Use Policy 5).
  
15. Property owners within 100 feet of the subject site, Taylor Ranch NA, and the Westside Coalition of NA's were notified. A facilitated meeting was held on February 22, 2013. Residents expressed concerns about the capacity of the wastewater system and adding new uses as well as MRCOG's consideration of Paradise Blvd. as a transit route in the High Capacity Transit Study.

---

---

***RECOMMENDATION – 13EPC-40092 – March 14, 2013 – Site Development Plan for Subdivision***

**APPROVAL of 13EPC-40092, a request for Site Development Plan for Subdivision, for Tract A-1 of Tract A, Albuquerque West Unit 2 located on Paradise Boulevard NW, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 13EPC-40092 – March 14, 2013 – 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 FAR provided does not include the future addition for Tract A-1-A. The FAR for Tract A-1-A shall be revised to be 0.279, and the total FAR for the site shall be revised to be 0.235.
4. A note shall be added to the Site Plan that indicates the architectural design shall be compatible with Phase I development on Tract A-1-A. It shall be similar in color and material to the first building on the site and have a similar level of articulation and detail. Future buildings shall be consistent with the General Building Regulations, §14-16-3-18.
5. The subject site shall dedicate additional right-of-way so that there is a consistent right-of-way width along Paradise Blvd.
6. Conditions from City Engineer, Municipal Development and NMDOT:
  - a. All Please clarify note #8 regarding construction materials for pedestrian pathways.
  - b. Right-of-way dedication may be required on Paradise Blvd. Ref. to DPM Table 23.2.1A Note (4).

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

***FINDINGS – 13EPC-40093 – March 14, 2013 – Site Development Plan for Building Permit***

2. This is a request for site development plan for building permit for Tract A-1 of Tract A, Albuquerque West Unit 2 located on Paradise Boulevard NW between Paseo del Norte and Eagle Ranch Road NW, containing approximately 3.48 acres. The subject site is zoned *SU-1 PDA to include C-3 Uses*.
3. The site plan proposes initial construction of a 15,600 square foot indoor shooting range with classrooms, future expansion of 7,200 square feet, and a future 14,400 square foot retail building under the existing zoning.
4. The request is accompanied by a request for a Site Development Plan for Subdivision (13EPC-40092).
5. The subject site is zoned *SU-1 for PDA to include C-3 Uses*. The proposed uses, a shooting range and retail, are permissive under the current zoning.
6. The site is located in the Established Urban Area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan, which also designates the site as a Community Activity Center, and the Coors Corridor Plan.
7. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The request furthers the following Comprehensive Plan policies of the Established Urban Area:
  - a. Policy II.B.5.a - full range of urban uses. The proposed Phase I use is a service that is not currently available on the west side of the city; approval of the request will contribute to a full range of urban land uses.

- b. Policy II.B.5.d - location, intensity, and design of new development shall respect neighborhood values. The location, intensity, and design of the site create respect neighborhood values by being of compatible scale and design with surrounding developments. The site proposes roadway and drainage improvements that will help protect environmental carrying capacities. Scenic views to the mountains have been preserved.
- c. Policy II.B.5.e - development contiguous to existing facilities and services. The development is proposed on vacant land served by existing infrastructure.
- d. Policy II.B.5.i - employment and service uses/complement residential areas. The proposed development will add new employment opportunities in an area zoned for commercial uses and adjacent to a community activity center.
- e. Policy II.B.5.k - land adjacent to arterial streets shall be planned to minimize harmful effects of traffic. Land adjacent to arterial streets has been planned to minimize the harmful effects of traffic and improve livability; the property accesses the adjacent local street and has no direct connection to the limited-access Paseo del Norte.
- f. Policy II.B.5.l - Quality and innovation in design. The request furthers this policy by proposing a development that exhibits design quality in the building articulation, site layout, and landscaping design.
- g. Policy II.B.5.m - unique vistas/quality of the visual environment. By placing the buildings towards Paradise Blvd., views of the Sandia Mountains from Paseo del Norte will be preserved. Views of the Manzano Mountains from Paradise Blvd. will be largely unaffected.
- h. The request is partially inconsistent with the following Comprehensive Plan Activity Center goal and policy:
  - i. Activity Centers Goal: The request is within the boundaries of the WWSP Paseo del Norte Community Activity Center. The Goal for Activity Centers is to create a node of density where mixed use activities help to reduce urban sprawl and reliance on the automobile. The site plan proposes a recreational service use and future retail. The site plan, as proposed, would negatively impact the feasibility of a future High Capacity Transit line in the Paradise right-of-way. Requiring dedication of right-of-way concurrent with development would both reduce service costs be associated with future purchase of the right-of-way and also help reduce auto travel needs through provision of frequent transit service in the Paseo del Norte Activity Center.
  - ii. Policy II.B.7.g - Activity Centers shall be developed in accordance with more specific sub-area planning efforts: The proposed site should be developed consistently with the ongoing Paseo del Norte High Capacity Transit planning effort, see the right-of-way consideration discussion on page 11.



9. The request generally furthers the following policies of the West Side Strategic Plan:
  - a. Policy 1.1 and 1.3 - community areas and clustered commercial development. The subject site is within the Paradise Community Activity Center. The request proposes commercial and service uses, which are appropriate at this location.
  - b. Policy 1.5 - pedestrian and bicycle access to key activity areas. The proposed site development plan incorporates pedestrian and bicycle access into the development. Parking is located behind the buildings, and convenient pedestrian and bicycle access are provided from the public right-of-way to the building entrances. However, the pedestrian access between the two phases of development could be improved.
  
10. The request is inconsistent with the following West Side Strategic Plan policy:
  - a. Policy 3.9 – interagency coordination to resolve critical road issues. MRCOG is in the process of completing a High Capacity Transit Corridor Study, and the subject site is within the study area. A high frequency transit line will likely be routed along Paradise Blvd. adjacent to the subject site. Paradise Blvd. narrows in front of the subject site. MRCOG has commented that providing a consistently wide road ROW would provide more options for the transit capital improvements that are being studied.
  
11. The request generally furthers the following policies of the Coors Corridor Plan:
  - a. Environmental Policy 7 – minimize grading. Site topography is generally consistent with the existing conditions, and the extent of grading is minimized.
  - b. Visual Impressions Policy A.1 & A.2 - views within and beyond the corridor. The request proposes an attractive development within the Corridor that respects views to the site from Paradise Blvd. and Paseo del Norte. There are no views of the site from Coors Blvd.
  - a. Visual Impressions Policy A.3 - new development/design regulations/guidelines. The site is designed with a variety of natural colors and materials, and as such, is compatible with the natural landscape. Where inconsistencies exist, conditions of approval can resolve the discrepancies.
  - b. Visual Impressions Policy B.2 - building setback, height and bulk. The site plan has a well-designed relationship among the buildings and the roadway that preserves desirable visual impressions in the area.
  
12. The request is inconsistent with the following Coors Corridor Plan policy:
  - a. Land Use Policy 5 - development intensity/compatibility. The proposed development intensity and site design are generally compatible with existing zoning and the site’s location within a WSSP Community Activity Center. However, the easternmost driveway may not be compatible with anticipated transit infrastructure. The chain link fence is also

- not compatible with the WWSP fence materials list (pg. 173) and the adjacent property's perimeter fence.
- b. Environmental Policy 9 - public transportation and transportation management program. Dedication of additional right-of-way for the Paradise Blvd. may be warranted to implement the Paseo del Norte High Capacity Transit Line.
13. The request generally complies with the Coors Corridor Design Overlay Zone regulations. Where inconsistencies exist, conditions of approval can be used to resolve the discrepancies.
14. MRCOG is currently studying the area as part of a high-capacity transit study, and has identified Paradise Blvd. as a potential transit route in two of the three preferred alternatives. Dedication of right-of-way along Paradise Blvd. could create a consistent road right-of-way width, which would facilitate development of a transit corridor if Paradise Blvd. is selected as the preferred alternative. Dedication of right-of-way would not adversely impact the proposed development.
15. In order for this site plan to be consistent with the policies of the West Side Strategic Plan and the Coors Corridor Plan, which require interagency coordination with MRCOG to resolve transportation related issues, dedication of right-of-way should be provided (WSSP Policy 3.9, CCP Environmental Policy 9, CCP Land Use Policy 5).
16. Property owners within 100 feet of the subject site, Taylor Ranch NA, and the Westside Coalition of NA's were notified. A facilitated meeting was held on February 22, 2013. Residents expressed concerns about the capacity of the wastewater system and adding new uses as well as MRCOG's consideration of Paradise Blvd. as a transit route in the High Capacity Transit Study.

***RECOMMENDATION – 13EPC-40093 – March 14, 2013 – Site Development Plan for Building Permit***

**APPROVAL of 13EPC-40093, a request for Site Development Plan for Building Permit, for Tract A-1 of Tract A, Albuquerque West Unit 2 located on Paradise Boulevard NW, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 13EPC-40093 – March 14, 2013 – 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. Pedestrian Access & Amenities:
  - a. A pedestrian walkway, minimum of 10 feet in width, shall be provided along the entire length of the major building façade on Tract A-1-A, §14-16-3-18(C)(1)(a). A note shall be added to the site plan that indicates the 10-foot walkway and other related pedestrian features shall be relocated if the building is expanded in a future phase.
  - b. The pedestrian walkway between the two Tracts shall be relocated so that it is a more direct route between the two building entrances and also so that it crosses drive aisles perpendicularly.
  - c. The patio space on Tract A-1-A shall be relocated to the front building setback near Paradise Blvd., where it would have the benefit of being in a more open and visible location near the landscaped portion of the site.
  - d. The sidewalk shall be relocated so that the street trees are between the sidewalk and the vehicular travel lanes - improving pedestrian safety and compliance with street tree ordinance.
4. Walls and Fences: The existing chain link fence provides visibility into the site and additional casual surveillance of the area. However, similar benefits could be provided with a wrought-iron fence, which would coordinate with the perimeter fence around the adjacent property. This is required for consistency with the West Side Strategic Plan fence materials list and CCP Land Use Policy 5.

5. Landscaping:
  - a. The phase lines for development do not correspond to the phasing shown on the Site Plan sheet. The extent of landscaping and parking lot improvements shall be clarified and shall be consistent on all sheets.
  - b. Street trees shall be placed between the curb and the public sidewalk and in the parkway, unless traffic safety requires different locations of trees, §6-6-2-5(B).
  - c. Additional landscaping is required to achieve the minimum 75% live, vegetative material groundcover requirement in the southern landscape buffer along Paseo del Norte. Tree canopy does not count, §14-16-3-10.
  - d. Autumn Purple Ash and Spartan Juniper are high pollen producers. These trees shall be replaced with less allergenic species. If possible, the replacement species shall coordinate with the plant palette on the north side of Paradise Blvd.
  
6. Architecture:
  - a. The architectural elevations for Tract A-1-A are labeled incorrectly. The cardinal directions for each building façade shall be corrected. Also, "Singage" is misspelled on Sheet A2.02.
  - b. The future building addition and related site improvements, i.e., the pedestrian walkway, on Tract A-1-A shall not encroach into the 24-foot wide drive aisle.
  - c. A note shall be added to the Site Plan that indicates the architectural design shall be compatible with Phase I development on Tract A-1-A. It shall be similar in color and material to the first building on the site and have a similar level of articulation and detail. Future buildings shall be consistent with the General Building Regulations, §14-16-3-18.
  - d. Major facades greater than 100 feet in length shall incorporate outdoor seating adjacent to at least one of the facades, a minimum of one seat per 25 linear feet of building façade, §14-16-3-18(C)(3).
  
7. Signage: The signage plan shall indicate: "A total of ten items of information allowed per premise frontage may be displayed on a combination of ground signs, wall signs, and projecting signs. Directional signs are not counted. An item of information means any of the following: a word, an abbreviation, a number, a symbol, or a geometric shape."
  
8. Conditions from City Engineer, Municipal Development and NMDOT:
  - a. Provide 6 ft. of unobstructed ADA accessible pedestrian pathway from the COA ROW to the nearest building entrance.
  - b. Provide 6 ft. of unobstructed ADA accessible pedestrian pathways from all ADA parking stalls to nearest building entrance.

- 
- c. Provide 6 ft. of unobstructed ADA accessible pedestrian pathway connections between buildings to provide accessible connectivity.
  - d. Revise note #9 “All future development shall be delegated to the Development Review Board.”
  - e. Provide detail drawings of ADA access ramps abutting parking stalls.
  - f. Please consider realigning the construction phase line, per our discussion on 02/29/13, to include both curb returns at the westerly access off of Paradise Blvd., as well as the adjoining sidewalk from the eastern curb return and pedestrian path leading to the Shooting Range Building. The COA ROW infrastructure: roadway, curb, gutter, valley gutters, sidewalk, ADA accessible ramps with truncated domes and pavement markings will be included with the phasing line alignment.
  - g. Provide/label/detail all dimensions, classifications and proposed infrastructure within the site. Please include the following: width of sidewalk at entrance to proposed building phase 1(a 6 ft. min. required), label keyway clearance width at dead-end parking stalls (a 5 ft. min. clearance required), demonstrate adequate clearance between trash enclosure door swing and perpendicular parking stall, and provide dimensional information to ensure the overhang of parked vehicles onto pedestrian pathways maintains 6 feet of unobstructed ADA accessible width.
  - h. Please clarify note #5 regarding construction materials for pedestrian pathways.
  - i. Please provide a note to clarify that the phase one construction will include the full sidewalk and parking area adjacent to the “future addition” with the certificate of occupancy for the Indoor Shooting Range.
  - j. A Shared Parking Agreement will be required.
  - k. The response letter (02/27/13) to EPC comments included “The largest delivery truck anticipated for the site is a WB-30 or panel truck.” Please note that WB-30 is correctly referenced as SU-30. Also, have you received access approval from the Fire Department?
  - l. Phase line on SPBP does not match phase line on Landscaping Plan.
  - m. Right-of-way dedication may be required on Paradise Blvd. Ref. to DPM Table 23.2.1A Note (4).
  - n. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
9. Conditions from the Police Department: Recommend removing from the plans any tree variety landscaping adjacent to pole light locations. As the tree matures it will eventually obscure or diminish illumination. All lower-level bush variety landscaping should be maintained to a level no more than 3' off the ground to allow for the best possible natural surveillance.
10. Conditions from AMAFCA: AMAFCA notes that some stormwater runoff in Paradise Boulevard currently flows through this tract. The engineer shall ensure that the flow stays in

the roadway and does not flank the proposed curb. Also, the runoff from the lot to the west may not be cut off by the curb. It currently drains through a pipe that outfalls to the existing roadside swale.

11. Conditions from PNM: The applicant shall coordinate with PNM's New Service Delivery Department regarding proposed tree location and height, sign location and height, and lighting height in order to ensure sufficient safety clearances with the existing overhead distribution facilities on the property. Trees indicated on the Landscape Plan Sheet 3 are not a compatible height with the existing overhead utilities particularly on the north side of the property along Paradise Blvd. NW. A shorter tree selection is recommended at this location.
- 

***Carrie Barkhurst  
Planner***

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

Tierra West, LLC, 5571 Midway Park Place NE, Albuquerque, NM 87109  
Land Reserve of New Mexico, 11024 Montgomery NE, Albuquerque, NM 87111  
Ray Shortridge, 4800 College Heights Dr. NW, Albuquerque, NM 87120  
Rene Horvath, 5515 Palomino Dr. NW, Albuquerque, NM 87120  
Gerald Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120  
Candelaria Patterson, 7608 Elderwood NW, Albuquerque, NM 87120

***Attachments***

1. Additional Staff Information:
  - a. Photographs
  - b. Annexation and Zoning Ordinance F/S O-186
  - c. PRT, dated 11/20/12
  - d. Coors Corridor Signage Regulations
  - e. Aerial image of Paradise Blvd. cul-de-sac "terminus"
  - f. MRCOG - Paseo del Norte High Capacity Transit Study – Park and Ride Alternatives

- g. Current Zoning - Special Use 1, SU-1 (§4-16-2-22)
  - h. Current Zoning – Heavy Commercial, C-3 (§14-16-2-18)
2. Application:
- a. Application Cover Page 1/31/13
  - b. TIS form – 1/25/13
  - c. Authorization letter – 1/24/13
  - d. Request letter – 1/30/13
  - e. Support material from applicant – 2/27/13
3. Neighborhood info/input
- a. ONC letter
  - b. Applicant letter & certified mail receipts
  - c. Facilitated Meeting Report – 2/22/13
4. Site Plan reductions

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

### ***PLANNING DEPARTMENT***

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

The existing zoning of the property is SU-1 PDA to include C-3 uses – not- SU-2 PDA to include C-3 uses. No further comments.

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

Taylor Ranch NA (R); Westside Coalition of NA's 2/4/13 – Recommended for Facilitation – siw  
2/4/13 – Assigned to Jessica Lawrence – sdb

2/12/13 – A Facilitated Meeting is scheduled for 2/20/13 @ 6:30 pm @ the Don Newton Taylor Ranch Comm. Ctr. - siw

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

The site is within the boundaries of the Westside Strategic Plan and within the Established Urban area of the Comprehensive plan and in Segment 4 of the Coors Corridor Plan.

The proposed use is permissive in the C-3 zone and so would be permissive in the SU-PDA to include C-3 uses.

Site plan: The landscaping plan shows Modesto Ash; Ash trees are high pollen producers and medium plus water users. Could a lower water use, lower pollen tree, be substituted?

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

Site Development Plan for Subdivision and Site Development Plan for Building Permit. The subject property is not within a Redevelopment Area, and therefore Metropolitan Redevelopment Section staff have no comments on this application.

### ***CITY ENGINEER***

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

##### ***Site Development Plan for Subdivision:***

- All easements and access agreements need to be shown and labeled on Site Plan. Provide recording information.
- What is the status of the Shared Parking Access Agreement?
- A six-foot wide, ADA accessible, pedestrian pathway is required for Phase 1 from Paradise Blvd. to the building. Please ensure pedestrian pathway does not cross paths with vehicular access/movement.
- Clarify “15 ft. wide private access easement” located along west property line because the proposed building encroaches into this easement.



- Clearly show the heavy/delivery vehicle pathway (tracking and route) to and from Paradise Blvd. onto site and circulation through site. The pathway cannot cross into incoming traffic; also provide size and classification of delivery vehicle.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

Site Development Plan for Building Permit:

- Clarify “15 ft. wide private access easement” located along west property line because the proposed building encroaches into this easement.
- Clearly show the heavy/delivery vehicle pathway (tracking and route) to and from Paradise Blvd. onto site and circulation through site. The pathway cannot cross into incoming traffic; also provide size and classification of delivery vehicle.
- A six-foot wide, ADA accessible, pedestrian pathway is required for Phase 1 from Paradise Blvd. to the building. Please ensure pedestrian pathway does not cross paths with vehicular access/movement.
- Provide/label/detail all dimensions, classifications and proposed infrastructure within the site. Please include the following: width of sidewalk at entrance to proposed building phase 1 (a 6 ft. min. required), label keyway clearance at dead-end parking stalls (a 5 ft. min. clearance required), demonstrate adequate clearance between trash enclosure door swing and adjacent parking stall to patio, provide elevation differences between sidewalk and asphalt at parking stalls abutting buildings, and provide concrete parking bumpers where parked vehicles can encroach onto pedestrian pathways (sidewalk must maintain 4 ft. of unobstructed width).
- Corrections needed on Keyed Notes: #2 add “current” to ADA standards, #3 and #4 change to COA STD DWG 2415A, #7 must comply with current COA, DMP and ADA standards and regulations.
- All easements and access agreements must be shown and labeled on Site Plan. Provide recording information.
- Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/ requirements.
- Please clarify why line type “future boundary line” is applied parallel to the north side of Paradise Blvd.
- Please label or remove solid line located east of the proposed “future addition” that cuts through the adjacent parking stalls.
- Please clarify intent of the detail drawing “concrete valley gutter” on sheet 6.
- The “unidirectional HC ramp” detail on sheet 6 requires a 5 foot square minimum landing, please correct.
- Demonstrate that the signs and landscaping do not interfere with the sight distance of the entrances. Please add the following note to the Landscaping Plan: “Landscaping 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.”

- Phase line on SPBP does not match phase line on Landscaping Plan.
- Right-of-way dedication may be required on Paradise Blvd. Ref. to DPM Table 23.2.1A Note (4).
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- What is the status of the Shared Parking Access Agreement?

**Hydrology Development**

Site Development Plan for Subdivision:

- Provide a legend for the gray hatching in Paradise Blvd

Site Development Plan for Building Permit:

- The ponds shall be labeled on the Site Plan, Sheet 2.
- The applicant shall submit a drainage report to Hydrology for approval of the site plan at DRB.

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

Public sidewalks will be constructed with this project along Paradise Blvd. Vehicular access to the site will be from Paradise Blvd. A new 6' bike lane is proposed along Paradise Blvd. which fronts the property. Per the Long Range Bikeway System Map, there is currently an existing trail along the north side of Paradise Blvd., east of Eagle Ranch Rd. and a bike lane is not required. If a bike lane is to be installed, the width shall be 5' measured from painted edge line to edge of gutter, on roadways with posted speed limits of 40 mph or greater. The width shall be 4' measured from painted edge line to edge of gutter, on roadways with posted speed limits of 35 mph or less.

**Traffic Engineering Operations**

No comments received

**Street Maintenance**

No comments received

**NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT):**

No comments received.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:** Conditions of approval for the proposed Site Development Plan for Building Permit and Site Development Plan for Subdivision shall include:

Site Development Plan for Subdivision:

1. All easements and access agreements need to be shown and labeled on Site Plan. Provide recording information.
2. Provide 6 ft. ADA accessible pedestrian pathway from Paradise Blvd. to proposed Phase I building.
3. Clearly show the heavy vehicle pathway for this site. The pathway cannot cross into incoming traffic.
4. Provide a legend for the gray hatching in Paradise Blvd.
5. Public sidewalks will be constructed with this project along Paradise Blvd.
6. Vehicular access to the site will be from Paradise Blvd.
7. If a bike lane is to be installed, the width shall be 5' measured from painted edge line to edge of gutter, on roadways with posted speed limits of 40 mph or greater. The width shall be 4' measured from painted edge line to edge of gutter, on roadways with posted speed limits of 35 mph or less.
8. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

Site Development Plan for Building Permit:

1. Clearly show the heavy vehicle pathway for this site. The pathway cannot cross into incoming traffic.
2. Provide 6 ft. ADA accessible pedestrian pathway from Paradise Blvd. to Faze I building.
3. Provide/label/detail all dimensions, classifications and proposed infrastructure within the site.
4. All easements and access agreements need to be shown and labeled on Site Plan. Provide recording information.
5. Correct Keyed Notes and details to comply with current COA design standards, DPM and ADA regulations.
6. Add the following note to the Landscaping Plan: "Landscaping 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."
7. The ponds shall be labeled on the Site Plan, Sheet 2.
8. The applicant shall submit a drainage report to Hydrology for approval of the site plan at DRB.
9. Public sidewalks will be constructed with this project along Paradise Blvd.
10. Vehicular access to the site will be from Paradise Blvd.
11. If a bike lane is to be installed, the width shall be 5' measured from painted edge line to edge of gutter, on roadways with posted speed limits of 40 mph or greater. The width shall be 4' measured from painted edge line to edge of gutter, on roadways with posted speed limits of 35 mph or less.
12. Phase line on SPBP does not match phase line on Landscaping Plan.
13. Right-of-way dedication may be required on Paradise Blvd. Ref. to DPM Table 23.2.1A Note (4).
14. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

**WATER UTILITY AUTHORITY**

**Utility Services** – no comments received

**ENVIRONMENTAL HEALTH DEPARTMENT**

**Air Quality Division** – no comments received

**Environmental Services Division** – no comments received

**PARKS AND RECREATION**

**Planning and Design** – no comments received

**Open Space Division** – no comments received

**POLICE DEPARTMENT/Planning**

This project is in the Northwest Area Command.

- Recommend removing from the plans any tree variety landscaping adjacent to pole light locations. As the tree matures it will eventually obscure or diminish illumination. All lower-level bush variety landscaping should be maintained to a level no more than 3' off the ground to allow for the best possible natural surveillance.
- External property video surveillance cameras should be positioned to cover all vehicle access points, parking lots (including each side of the building, which has reduced natural surveillance), walkways, common and maintenance areas, building entrance walk-up and all other areas deemed important to the operation. Each camera image should be monitored in a variety of locations inside the business and recorded for real-time and historical use.
- The proposed pillars on each side of the main entrance walk-up should be eliminated from the plans. The building walk-up should be completely clear from obstructions, which could greatly increase the ability to see and be seen. Customers and employees should have clear lines-of-sight when approaching and/or leaving the business. The decorative pillars along the outer portion of the building could produce the same obscured sight lines.

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

Approved may need compactor or double enclosures.

**FIRE DEPARTMENT/Planning** – no comments received

**TRANSIT DEPARTMENT** – no comments received

---

---

## COMMENTS FROM OTHER AGENCIES

### *MID-REGION COUNCIL OF GOVERNMENTS*

#### Paseo del Norte High Capacity Transit Study

The goal of the Paseo del Norte High Capacity Transit Study (HCTS), currently being conducted by the Mid-Region Council of Governments (MRCOG), is to identify a premium transit system using the Paseo del Norte river crossing to link the northwestern portion of the Albuquerque metropolitan area with the North I-25 corridor and other activity centers east of the Rio Grande. The study is part of a larger effort that was identified in the 2035 Metropolitan Transportation Plan to improve transit service along the region's river crossings.

The HCTS will ultimately produce a preferred route alternative(s) that will be considered by local transit providers for funding and implementation. MRCOG is securing funding for future capital improvements included in the recommended routes.

The HCTS has narrowed its focus to a short list of alternatives, including three alignments that pass through the Paseo del Norte and Eagle Ranch Rd area. Current analysis includes identifying potential station locations along the alignments, potential for development around station areas, integration with existing transit service, travel times, and project capital and operating costs. An important objective of the study is identifying an alternative that achieves transit travel times that are competitive with or less than those of private vehicles. To achieve this, the remaining alternatives address potential bottlenecks and congested areas with dedicated transit facilities such as queue jump facilities, transit-only lanes and/or bus guideways.

The parcel proposed for developed was identified during the study as a potential park and ride site; however, it remains a low priority site. The land to the west of Eagle Ranch Rd has been identified as a high priority location for a transit facility and assessed appropriate for transit-supportive land uses. Pedestrian connections and transit-supportive land uses are to be encouraged to the proposed site. More importantly, Paradise Blvd offers the potential for a transit-only "flyover" – a dedicated bridge proceeding east from the existing road that would allow transit vehicles to bypass the congestion associated with the intersection of Paseo del Norte and Coors Blvd and proceed immediately onto Paseo del Norte. Preliminary engineering found this concept to be feasible for the alignments proposed as part of the HCTS and one that could result in significant travel time savings.

#### Implications of Site on Transit Service

Although the study has not been finalized, along Paradise Blvd is a promising alignment has survived the initial screening and MRCOG would like to maintain the option for developing dedicated transit infrastructure along the corridor. Based on our initial assessment of the proposed development and its potential impacts on the alternatives, the alignment will remain viable only if there is a uniform level of right of way adequate for recommended transit facilities from the intersection of Paradise and Eagle Ranch to the eastern terminus of the road. Finally, if the flyover option is pursued, the east entrance along Paradise may come into conflict as the access point may conflict with the concepts for dedicated transit infrastructure. The HCTS will be completed in fall 2013.

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

1. It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.
2. Existing overhead electric distribution utility facilities are located along the northern and western boundaries of the project site. In addition, underground electric distribution facilities are located on the far eastern corner of the property. These are located within the electric transmission right-of-way established for two PNM 115kV transmission lines east of the property.
3. It is necessary for the applicant to coordinate with PNM's New Service Delivery Department regarding proposed tree location and height, sign location and height, and lighting height in order to ensure sufficient safety clearances with the existing overhead distribution facilities on the property. Trees indicated on the Landscape Plan Sheet 3 are not a compatible height with the existing overhead utilities particularly on the north side of the property along Paradise Blvd. NW. A shorter tree selection is recommended at this location.

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

No objection to requested actions. AMAFCA would like to note that some stormwater runoff in Paradise Boulevard currently flows through this tract. The engineer should ensure that the flow stays in the roadway and does not flank the proposed curb. Also, the runoff from the lot to the west should not be cut off by the curb. It currently drains through a pipe that outfalls to the existing roadside swale.

***ALBUQUERQUE PUBLIC SCHOOLS***

Albuquerque West Unit 2, Tracts A-1 of TR A, is located on Coors Blvd and Paseo Del Norte between Paradise and Eagle Ranch. The owner of the above property requests approval of a Site Development Plan for Subdivision and a Site Development Plan for Building Permit to allow the construction and development of a 15,600 sq. ft. indoor shooting range with classrooms and a future expansion of 7,200 sq. ft. and a 14,400 sq. ft. retail building under the existing building zone. APS does not oppose this request.

***BERNALILLO COUNTY – no comments received***

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT – no comments received***