



**Environmental
Planning
Commission**

**Agenda Number: 2
Project Number: 1001157
Case #: 08EPC 40002
February 21, 2008**

Staff Report

Agent	Darren Sowell Architects, LLC
Applicant	City of Albuquerque Aviation Dept.
Request	Site Development Plan for Subdivision
Legal Description	Tract A, COA Lands; Tracts 1 and 2, University of NM Business Park; Tracts D-1-A-1, D-1-A-2, B, and D-2 Lands of the City of Albuquerque, Albuquerque International Airport; a portion of UNM Lands
Location	University Blvd. SE, between Clark Carr Rd. SE and Spirit Dr. SE
Size	Approximately 65 acres
Existing Zoning	SU-1 for Airport & Related Facilities
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of 08EPC 40002, based on the findings beginning on page 11, and subject to the conditions of approval beginning on page 13.

Staff Planner

Anna DiMambro, AICP - Planner

Summary of Analysis

This is a request for a site development plan for subdivision for an approximately 65 acre site located on University Boulevard SE between Clark Carr and Spirit Drive. The site is zoned SU-1 for Airport and Related Facilities. The applicant will be consolidating the subject site into one cohesive parcel. The purpose of the site development plan for subdivision is to established design guidelines that will allow the delegation of future development to the Planning Director. Staff, however, recommends delegation to the DRB.

This proposal furthers applicable Comprehensive Plan policies, and the proposed design guidelines, with some minor modifications, will be sufficient to guarantee an attractive and cohesive development. Delegation to the DRB is warranted in this case. Staff recommends approval of this proposal with conditions.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 1/7/08 to 1/18/08. Agency comments were used in the preparation of this report and begin on page 18.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for Airport & Related Facilities	Established Urban, Developing Urban; Sunport Master Plan	Vacant, Commercial
<i>North</i>	SU-1 for Airport & Related Facilities	Established Urban; Sunport Master Plan	Commercial (rental car facility)
<i>South</i>	SU-1 for Airport & Related Facilities	Developing Urban; Sunport Master Plan	Vacant
<i>East</i>	SU-1 for Airport & Related Facilities	Established Urban, Developing Urban; Sunport Master Plan	Transportation/Utilities
<i>West</i>	M-2	Developing Urban	Park

Background

This is a request for a site development plan for subdivision for Tract A, COA Lands; Tracts 1 and 2, University of NM Business Park; Tracts D-1-A-1, D-1-A-2, B, and D-2 Lands of the City of Albuquerque, Albuquerque International Airport; and a portion of UNM Lands. The site is approximately 65 acres and is located on University Boulevard SE between Clark Carr and Spirit Drive. The site is zoned SU-1 for Airport and Related Facilities. No zoning changes are proposed.

The applicant is not proposing to subdivide the subject site. Rather, the applicant will be consolidating the subject site into one cohesive parcel. The purpose of the site development plan for subdivision is to establish design guidelines that will allow the delegation of future development to the Planning Director to create a “certified site.” Staff, however, recommends delegation to the DRB. A certified site is a site that has already obtained many of the necessary approvals for development. This program is part of the One-Year Objectives for FY06 (Council Bill R-05-242). Objective 7 of this bill is to “institute a prototype development-ready sites program in the Aerospace Technology Park at Double Eagle II and the Foreign Trade Zone at the Sunport by the end of FY/06....” Similar proposals have already been approved for the Aerospace Technology Park (in 2003 and 2005). This proposal serves to meet the objective for the Sunport.

History

The Sunport Master Plan was brought before the EPC in 2002 (02EPC 01681) and was later adopted by the City Council. This Master Plan described appropriate land uses for the subject site. These are explained below. No other case history applies to this site.

Context

The subject site is currently vacant and is located within the Sunport boundaries immediately south of the rental car facility. A golf course is located to the west of the site across University Boulevard. To the east of the site is an airport facility, and to the south is vacant land that is also within the Sunport boundaries. Located on the subject site are two existing office buildings. Because these two buildings are existing, they will not be subject to the proposed design guidelines.

The subject site is located within both the Established Urban Area (northern portion) and the Developing Urban Area (southern portion). The Sunport Master Plan applies to this site.

Long Range Roadway 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 University Boulevard SE as an Urban Minor Arterial, with a right-of-way of 86'.

A bike lane exists on University Boulevard adjacent to a portion of the subject site. A bike lane is proposed for the remainder of University Boulevard adjacent to the subject site. A bike trail is also proposed for University Boulevard.

No transit routes exist near this site.

University Boulevard is a Proposed Enhanced Transit Corridor.

Public Facilities/Community Services

The subject site is located within one mile of a landfill and its associated buffer.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-1 for Airport and Related Uses. The site is subject to the SU-1 requirements of the Zoning Code – site development plans are required to be approved by the EPC. The submittal meets all Zoning Code requirements for a site development plan for subdivision. The applicant is requesting delegation of site development plans for building permit to the Planning Director, although staff recommends delegation to the DRB. Appropriate land uses for this zoning category are described in the Sunport Master Plan (see below).

Albuquerque / Bernalillo County Comprehensive Plan

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

The southern portion of the subject site is located in the area designated Developing Urban by the *Comprehensive Plan*. The northern portion of the subject site is located in the area designated Established Urban by the *Comprehensive Plan*. The Goal for both areas is to “create a quality urban environment, which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Policy a: The Developing 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 uses that will be allowed on the subject site will contribute to a full range of urban land uses. This request furthers this policy.

Policy 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.

There is no residential development within close proximity to the site. This proposal will respect the existing values of the surrounding commercial neighborhoods. Carrying capacities are address in the TIS, and scenic resources are addressed in the proposed design standards. This request furthers this policy.

Policy 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 subject site is currently vacant and is contiguous to existing urban facilities and services. The integrity of the existing commercial neighborhood can be ensured through the design guidelines of the proposed site development plan for subdivision. This request furthers this policy.

Policy g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

The applicant has made efforts to conform to topographical features of the subject site and has included trail corridors. This request furthers this policy.

Policy 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.

This request will locate employment uses in an area complementary to future residential areas at Mesa del Sol. Due to the site’s distance from the nearest residential neighborhood, this proposal will have no adverse effects of noise, lighting, pollution, and traffic on residential environments. This request furthers this policy.

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

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit...
- In free-standing retailing and contiguous storefronts along streets in older neighborhoods.

The subject site is zoned for the proposed uses. The applicant has cited this policy, although it refers more to commercial retail and service uses than to heavy commercial uses as will be located on the subject site. The Sunport Center most closely resembles a larger area-wide shopping center. University Boulevard is a minor arterial, and mass transit is available. This request furthers this policy.

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

This request furthers this policy. The proposed design standards will encourage quality and innovation in design, and designs will be appropriate to the Plan area.

Activity Centers

The applicant has cited policies related to Activity Centers because the Albuquerque International Sunport is a designated Special Activity Center. However, the subject site falls outside the boundaries of the designated activity center, and therefore these policies do not apply.

Economic Development

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

This proposal will facilitate new employment opportunities that will accommodate a wide range of occupational skills and salary levels. The applicant states that this location will serve as an employment center for future residents of Mesa del Sol. Staff agrees that this could occur. This request furthers this policy.

Policy b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

The applicant states that the expedited site plan review process that will be allowed through approval of this request will serve as a tool to recruit local businesses as well as outside firms. Staff agrees with this analysis. This request furthers this policy.

Policy c: Opportunities for improvement in occupational skills and advancement shall be encouraged.

The applicant states that the wide range of allowed uses will provide a range of jobs with opportunity for advancement in each field. This analysis more closely relates to “policy a” for Economic Development, as stated above. However, one of the proposed uses is educational. This could potentially be used for vocational training or other forms of adult education. This request furthers this policy.

Policy f: The City and the County should remove obstacles to sound growth management and economic development throughout the community.

This request will allow the subject site to become a “Certified Site,” meaning that several approvals required to develop the site will already have been received. This proposal will remove obstacles to economic development in the community. This request furthers this policy.

Water Conservation/Green Principles

Specific Sustainability principles are listed on Sheet G-102 of the submittal. These include limitations on turf, the use of water harvesting, and the encouragement of non-vehicular travel, among other things.

Sunport Master Plan

The subject site lies within the boundaries of the Sunport Master Plan and is identified as Airport Commercial Support. According to the Master Plan, “this land use category consists of industrial or commercial activities that require, or are attracted to, an airport location. These uses not only provide additional employment opportunities at the airport, but also can maximize the land for revenue generation to support the operation of the airport.” No other sections of the Master Plan apply to this request.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR SUBDIVISION

Site Plan Layout / Configuration

This site development plan for subdivision does not subdivide the subject site. Rather, it sets forth design guidelines and shows illustrative lease areas. 20 lease areas are shown. Lease areas 1, 3, 5, 7, 9, 11, and 13 are adjacent to University Boulevard and take their access from an internal site drive. Lease areas 2, 4, 6, 8, 10, 12, and 14 also take their access from this internal site drive. Lease areas 15-20 are adjacent to Spirit Drive and have individual driveways accessing Spirit Drive. The internal site drive has three connections to the public roadway system: one on Clark Carr, a short connector to University Boulevard, and a third connection to Spirit Drive on the south. A pedestrian, bicycle, and landscaping easement is proposed to run the entire length of the site from north to south.

Sheet C-101 lists required information for a site development plan for subdivision. The pedestrian access notes should indicate, in addition to access within the site, how pedestrians and bicyclists will access the site from surrounding streets. Also, minimum building setbacks from University Boulevard, Spirit Drive, and Clark Carr Boulevard are excessive. These should be reduced. The proposed maximum building height is unclear, as the SU-1 zone maximum building height is per the R-2 zone unless modified by the EPC. Staff recommends that the applicant specify maximum building height shall be per the R-2 zone.

Grading, Drainage, Utility Plans

The applicant has submitted conceptual grading, drainage, and utility plans, which have been reviewed by the appropriate agencies. The site currently contains some topographical elements. The applicant is proposing to create a two-tiered site through the use of a double-tiered retaining wall running separating the east and west portions of the site. The applicant proposes to use the area between the retaining walls as a major pedestrian and bicycle corridor. It is unclear to staff how pedestrians will access lease areas from this corridor, as there will be retaining walls on both sides. The applicant should provide additional information concerning this topic. Staff has recommended a condition of approval requiring the applicant to provide this information. Retaining walls are also proposed to run the length of University Boulevard. This retaining wall must comply with all regulations of Zoning Code §14-16-3-19.

1. Framework

The applicant states that the purpose of this project is to create a state of the art business and industrial center in where the City of Albuquerque's Aviation Department can lease lands for the economic benefit of the City and its citizens through an expedited "certified sites" program (see above). To accomplish this purpose, the applicant has submitted design guidelines and requests delegation of any future site plan approval to the City Planner. With some modifications, the proposed design guidelines are sufficiently complete to warrant delegation of future approvals, but to the DRB. One of these required changes is for the design guidelines to be relabeled design standards to increase their enforceability.

2. Permitted Uses

The proposal states that the Sunport Center will provide suitable sites for a wide range of commercial, office, warehouse, manufacturing, hotel/motel and incidental uses, institutional, educational, laboratory, and industrial uses. These uses are all appropriate for the site and allowable under the site's current zoning as stated in the Sunport Master Plan.

3. Design Standards, A. Introduction

The proposed design standards are intended to create an attractive environment that promotes opportunities for commercial and industrial activities and to define a unified image for architectural and landscape design that creates a distinctive visual identity within which unique innovation is encouraged. Within the site plan packet, the design standards are sometimes labeled design guidelines. All references should read "design standards" to prevent any confusion as to whether these are enforceable or whether they are merely suggestions.

B. Architectural Control Committee (ACC)

An Architectural Control Committee will be established by the Aviation Department and will be responsible for the enforcement of the design standards. Rules and procedures shall be created to govern the performance of the ACC separate from the site plan for subdivision. The site plan for subdivision does not state that the ACC will be reviewing site development plans prior to their being submitted for building permit approval. This should be clearly stated on the site plan for subdivision to ensure that a cohesive development occurs. Staff has recommended a condition of approval requiring the applicant to provide this information.

C. Streetscape

Landscape buffer requirements are provided in this section as well as street tree requirements and some limitations on use of turf. Staff finds that the level of detail provided is sufficient to ensure a high quality streetscape.

D. Parking

The intent of the design standards for parking is to mitigate heat/glare through the provision of landscaping; minimize the visual impact of parking areas; and provide accessible, safe circulation within and adjacent to the parking areas. Some of the requirements in this section are slightly confusing. Staff suggests that the second bulleted point be restated to read, "On-site parking requirements shall be per the City of Albuquerque's Comprehensive Zoning Code with a variable in number of spaces provided of up to 10% plus or 20% minus the required number, depending on the use, as determined and approved by the ACC." This will clear up any confusion as to whether the variable pertains to the number or size of parking spaces. Also, 20% more parking spaces than required by the Zoning Code is excessive. Excess parking should be limited to 10% more than required.

The fourth bullet point is another source of confusion, as it seems to conflict with the third bullet point. In a letter responding to staff's memo of January 24th, the applicant responds that any employee parking area larger than 100 parking spaces would have to be separated into smaller modules. Currently, the fourth bullet point appears to allow parking areas in excess of 100 spaces provided they are screened from the public street. Staff finds that this could result in an excessive number of screening walls and could disrupt pedestrian and vehicular travel through the subject site. Rather, staff suggests that the third and fourth bullet point be combined to state "No parking area shall exceed 100 spaces. Parking subareas shall be separated by tree-lined pedestrian walkways." Staff also suggests several other minor changes for clarity purposes. These are included as conditions of approval.

E. Bicycle Facilities

Staff is satisfied with all bicycle facility requirements, as they go over and above what is required by the Zoning Code. However, the design standards should indicate how the bicycle lane along University Boulevard will connect to the interior of the site.

F. Site Landscape

The proposed landscaping standards are generally acceptable. The first bullet point should also state that landscaping plans will be in compliance with Zoning Code requirements. Also, the design guidelines should specifically state that the ACC will establish the plant palette and the hardscape material palette prior to the design of any facility and will ensure compliance.

G. Site Planning

This section sets forth requirements for outdoor patio spaces, sidewalks, paving, perimeter walls, and other items. Sidewalk requirements are similar to those required by the Zoning Code, and should be made to match Zoning Code requirements to avoid any confusion. The applicant should also state that all walls (including perimeter walls and retaining walls) will comply with Zoning Code §14-16-3-19, General Height and Design Regulations for Walls, Fences, and Retaining Walls.

H. Commons Area

The proposal state that the Commons Area is intended to be attractive, lively, pedestrian-friendly, and a useful asset to the community. It not only provides a landscape buffer along University Boulevard, Spirit Drive, and Clark Carr Road, but also provides for a continuous trail system to benefit the tenants of the Sunport Center. However, the Commons Area is not indicated on the site development plan for subdivision, and there is no clear explanation of where exactly it is located. This information should be provided. The first bullet point states that parking lots between buildings and the Commons Area shall be screened with low screen walls. Additional information should be provided for the low screen walls stating materials and heights. These should match Zoning Code §14-16-3-1 requirements for screen wall heights and materials. Staff has recommended a condition of approval requiring the applicant to provide this information. The applicant should also provide a note regarding responsibility for maintenance of the Commons Area.

I. Setbacks

The applicant is proposing minimum building and parking lot setbacks. The proposed setbacks from University Boulevard, Spirit Drive, and Clark Carr are excessive. In order to ensure a pedestrian friendly environment, these minimum setbacks should be reduced and maximum setbacks should also be provided.

J. Architecture

In general the architectural guidelines submitted in the site plan for subdivision are adequate and to ensure a cohesive and attractive development. Staff has, however, recommended several conditions of approval to clarify certain requirements. One of these conditions pertains to the screening of ground-mounted mechanical equipment controlled by a public utility company. Another requires the applicant to list examples of some materials with high maintenance requirements. The only significant condition of approval pertains to portable buildings. Staff does not find that permanent portable buildings will contribute positively to the overall character of the site. These should be limited to duration of one year. Also, staff finds that the use of

opaque walls for the screening of portable buildings could pose a safety threat, as well as a connectivity and visual quality problem. Staff recommends that screening of portable buildings be limited to landscaping.

K. Lighting

The applicant has proposed design guidelines for lighting. The applicant proposes fully shielded fixtures. Heights for streetlights are limited to 25', parking area light fixtures are limited to 24', and lighting for pedestrian areas is limited to 16'. The applicant states that lighting will be in compliance with the New Mexico Night Sky Protection Act. Because PNM provides street lights, staff recommends that the applicant state that these design standards apply unless PNM requires otherwise.

L. Screening/Buffering

The applicant should provide additional information regarding refuse enclosure wall height and gate materials.

M. Street Design

Landscape strips are not provided between the sidewalks and the roadways. The applicant states that in areas where a retaining wall is adjacent to the sidewalk, it would be preferable for bicyclists to have the landscape strip between the sidewalk and the retaining wall. Staff finds that landscape buffers should also be provided between the street and the sidewalk to achieve the applicant's goal of a pedestrian-friendly environment. Staff recommends a condition of approval to this effect.

N. Signage

Signage will be in compliance with the General Sign Regulations in Zoning Code §14-16-3-5. Signage guidelines are adequate.

O. Transit Facilities

The applicant states that a parking reduction credit will be taken for the bus route. Information is not provided, however, on how the adjacent bus stops will be incorporated into the site. This information should be provided.

P. Public Art

Public art is encouraged, but not required. Staff finds this acceptable.

Q. Wireless Telecommunications Facilities

The proposal states that unless specifically approved by the FAA and the Aviation Department, wireless facilities are not allowed within the Sunport Center. This is acceptable to staff.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

No adverse comments have been received.

NEIGHBORHOOD/PUBLIC CONCERNS

No neighborhood associations were required to be notified of this request. Property owners within 100' of the subject site were notified. There is no known neighborhood or other opposition to this request.

CONCLUSIONS

This is a request for a site development plan for subdivision for Tract A, COA Lands; Tracts 1 and 2, University of NM Business Park; Tracts D-1-A-1, D-1-A-2, B, and D-2 Lands of the City of Albuquerque, Albuquerque International Airport; and a portion of UNM Lands. The site is approximately 65 acres and is located on University Boulevard SE between Clark Carr and Spirit Drive. The site is zoned SU-1 for Airport and Related Facilities. No zoning changes are proposed. The applicant is not proposing to subdivide the subject site. Rather, the applicant will be consolidating the subject site into one cohesive parcel. The purpose of the site development plan for subdivision is to established design guidelines that will allow the delegation of future development to the Planning Director; however, staff is recommending delegation to the DRB.

The applicant has adequately demonstrated that this proposal furthers applicable policies. The proposed design guidelines, with some minor modifications, will be sufficient to guarantee an attractive and cohesive development. Delegation to the DRB is warranted in this case. Staff recommends approval of this proposal with conditions.

FINDINGS - 08EPC 40002, February 21, 2008 – Site Development Plan for Subdivision

1. This is a request for a site development plan for subdivision for Tract A, COA Lands; Tracts 1 and 2, University of NM Business Park; Tracts D-1-A-1, D-1-A-2, B, and D-2 Lands of the City of Albuquerque, Albuquerque International Airport; and a portion of UNM Lands. The site is approximately 65 acres and is located on University Boulevard SE between Clark Carr and Spirit Drive. The site is zoned SU-1 for Airport and Related Facilities. The applicant is not proposing to subdivide the subject site, but will consolidate it into one cohesive parcel. The submittal contains all elements required of a site development plan for subdivision as defined in the Zoning Code.
2. The purpose of this request is to establish design guidelines that will allow the delegation of future development to the Planning Director. Staff, however, recommends delegation to the DRB.
3. The northern portion of the subject site is located within the Established Urban Area as designated by the Comprehensive Plan. The southern portion of the site is located in the Developing Urban Area. The Sunport Master Plan applies to this site.
4. The applicant is proposing a wide range of commercial, office, warehouse, manufacturing, hotel/motel and incidental uses, institutional, educational, laboratory, and industrial uses. These are allowable uses under the site's current zoning.
5. This request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
 - a. The uses that will be allowed on the subject site will contribute to a full range of urban land uses (policy a).
 - b. There is no nearby residential development. This proposal will respect the existing values of the surrounding commercial neighborhoods (policy d).
 - c. The subject site is currently vacant and is contiguous to existing urban facilities and services. The integrity of the existing commercial neighborhood can be ensured through the design guidelines of the proposed site development plan for subdivision (policy e).

- d. The applicant has made efforts to conform to topographical features of the subject site and has included trail corridors (policy g).
 - e. This request will locate employment uses in an area complementary to future residential areas at Mesa del Sol. Due to the site's distance from the nearest residential neighborhood, this proposal will have no adverse effects of noise, lighting, pollution, and traffic on residential environments (policy i).
 - f. The subject site is zoned for the proposed uses. This proposal resembles a larger area-wide shopping center, although it is an industrial park. University Boulevard is a minor arterial, and mass transit is available (policy j).
 - g. The applicant is proposing design guidelines that will encourage quality and innovation in design. The proposed Architectural Control Committee will ensure that design will be appropriate to the Plan area (policy l).
6. This request furthers the following Comprehensive Plan policies for Economic Development:
- a. This proposal will facilitate new employment opportunities that will accommodate a wide range of occupational skills and salary levels. This location will serve as an employment center for future residents of Mesa del Sol (policy a).
 - b. The expedited site plan review process that will be allowed through approval of this request will serve as a tool to recruit local businesses as well as outside firms (policy b).
 - c. One of the proposed uses for the subject site is educational. This could potentially be used for vocational training or other forms of adult education (policy c).
 - d. This request will allow the subject site to become a "Certified Site," meaning that several approvals required to develop the site will already have been received. This proposal will remove obstacles to economic development in the community (policy f).
7. The proposal requires several minor changes to ensure that an attractive and cohesive pedestrian-friendly development will occur.
8. There is no known neighborhood or other opposition to this request.

RECOMMENDATION – 08EPC 40002, February 21, 2008

APPROVAL of 08EPC 40002, a request for approval of a site development plan for subdivision, for Tract A, COA Lands; Tracts 1 and 2, University of NM Business Park; Tracts D-1-A-1, D-1-A-2, B, and D-2 Lands of the City of Albuquerque, Albuquerque International Airport; a portion of UNM Lands, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 08EPC 40002, February 21, 2008 – 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. The EPC delegates sign-off authority for future site plans for building permit for the subject site to the DRB.
3. Prior to application submittal of this site development plan for subdivision to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
4. Spelling errors as identified by staff shall be corrected.
5. The applicant shall provide a note stating how pedestrians and bicyclists will access lease areas from the north/south retaining wall trail corridor.
6. The Commons Area shall be clearly indicated on the site development plan for subdivision.
7. Design guidelines conditions:
 - a. Design Guidelines shall be relabeled “Design Standards” on all sheets.

- b. Architectural Control Committee: The design guidelines shall state clearly the role of the Architectural Control Committee (ACC) and whether and in what capacity the ACC will be responsible for site plan review.
- c. Parking:
- i. The second bulleted point shall be rewritten to state “On-site parking requirements shall be per the City of Albuquerque’s Comprehensive Zoning Code with a variable in number of spaces provided of up to 10% plus or 20% minus the required number, depending on the use, as determined and approved by the ACC.”
 - ii. The third and fourth bulleted points shall be combined and shall state, “No parking area shall exceed 100 spaces. Parking subareas shall be separated by tree-lined pedestrian walkways.”
 - iii. In the sixth bulleted point, the “or” shall be removed from the “and/or” statement, thereby requiring paving for pedestrian connections to be both raised and textured.
 - iv. The third from last bulleted point shall be restated to read “Parking screening shall be in compliance with parking screening requirements in Zoning Code §14-16-3-1(F)(4).
 - v. The final bulleted point under Parking shall additionally state that motorcycle parking will be visible from building entrances.
- d. Site Landscape:
- i. The design guidelines shall clearly state that the ACC will be responsible for establishing the plant palette and the hardscape material palette prior to the design of any facility and that the ACC will be responsible for ensuring compliance with these palettes.
 - ii. The first bulleted point shall additionally state that all landscape plans shall comply with Zoning Code §14-16-3-10.
- e. Site Planning:
- i. Sidewalk requirements shall be revised to match Zoning Code requirements.

- ii. The last bulleted point shall additionally state that all walls (including perimeter walls and retaining walls) shall comply with Zoning Code §14-16-3-19.

f. Commons Area:

- i. The first bulleted point shall state that parking lots between buildings and the Commons Area shall be screened with low screen walls a minimum of 30” in height and a maximum of 36” in height.
- ii. The third bulleted point shall additionally state that the landscape plans for the Commons Area shall comply with Zoning Code §14-16-3-10.
- iii. The applicant shall provide a note regarding responsibility for maintenance of the Commons Area.

g. Setbacks:

- i. Minimum building setbacks from University Boulevard, Spirit Drive, and Clark Carr Road shall be reduced.
- ii. Maximum building and parking lot setbacks shall be specified to ensure a pedestrian-friendly environment.

h. Architecture:

- i. Maximum building heights shall be per the R-2 zone.
- ii. Transformer utility pads and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way but in such a way that is acceptable to the affected service provider to ensure safety and access for maintenance, repair and replacement of equipment.
- iii. The applicant shall list examples of materials with high maintenance requirements.
- iv. Portable buildings shall be allowed on the subject site for a maximum period of one year.
- v. Screening of portable buildings shall be limited to landscaping.

- i. Lighting: The applicant shall state that lighting standards streetlights apply unless otherwise required by PNM.
 - j. Screening/buffering: Additional information shall be provided regarding the height of refuse enclosure screen walls. Information shall also be provided regarding acceptable gate materials for refuse enclosures.
 - k. Street Design: Landscape strips shall be provided between the sidewalk and the street. These shall be in addition to the landscape buffers required between the sidewalk and any retaining walls.
 - l. Transit Facilities: The design guidelines shall state how the adjacent bus stops will be incorporated into the site design.
8. City Engineer conditions:
- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - b. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - c. Site drives to be located and designed per TIS recommendations and DPM. The applicant is responsible for any median improvements associated with the proposed access points.
 - d. Provide cross access agreements.
 - e. Site plan shall comply and be designed per DPM Standards.
 - f. A concurrent platting action and conceptual drainage plan is required at DRB.
 - g. Dedication of a minimum 43 feet of right-of-way from the centerline of University Boulevard a minor arterial as designated on the Long Range Roadway System map.

- h. Dedication of an additional 6 feet of right-of-way along University Boulevard adjacent to the subject property, as required by the City Engineer, to provide for on-street bicycle lanes.
 - i. Construction of the on-street bicycle lane along University Boulevard adjacent to the subject property as designated on Long Range Bikeways System map.
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***Anna DiMambro, AICP
Planner***

cc: City of Albuquerque, Aviation Dept., 2200 Sunport Blvd. SE, Albuquerque, NM 87106
Darren Sowell Architects, LLC, 4700 Lincoln Rd. NE, Suite 111, Albuquerque, NM 87109

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed: A note should be added specifying that the proposed development shall comply with the Sunport Design Overlay Zone regulations.

Office of Neighborhood Coordination

No Neighborhood Association(s)

Advanced Planning

The applicant has presented this packet to staff several times prior to submitting to the EPC.

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department):

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff.
- Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
- Site drives to be located and designed per TIS recommendations and DPM. The applicant is responsible for any median improvements associated with the proposed access points.
- Provide cross access agreements.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- A concurrent platting action and conceptual drainage plan is required at DRB.

Transportation Planning (Department of Municipal Development):

Findings

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- University Boulevard is a minor arterial with a minimum right-of-way width of 86 feet as designated on Long Range Roadway System map.
 - University Boulevard is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.
 - The City Engineer may require, if necessary, up to six (6) additional feet of right-of-way on University Boulevard to accommodate the designated on-street bicycle lanes.

Conditions

- Dedication of a minimum 43 feet of right-of-way from the centerline of University Boulevard a minor arterial as designated on the Long Range Roadway System map.
- Dedication of an additional 6 feet of right-of-way along University Boulevard adjacent to the subject property, as required by the City Engineer, to provide for on-street bicycle lanes.
- Construction of the on-street bicycle lane along University Boulevard adjacent to the subject property as designated on Long Range Bikeways System map.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

Utility Development (Water Authority):

- No comments received.

Water Resources, Water Utilities and Wastewater Utilities (Water Authority):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,

WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Subdivision shall include:

- j. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards.

- Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- k. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - l. Site drives to be located and designed per TIS recommendations and DPM. The applicant is responsible for any median improvements associated with the proposed access points.
 - m. Provide cross access agreements.
 - n. Site plan shall comply and be designed per DPM Standards.
 - o. A concurrent platting action and conceptual drainage plan is required at DRB.
 - p. Dedication of a minimum 43 feet of right-of-way from the centerline of University Boulevard a minor arterial as designated on the Long Range Roadway System map.
 - q. Dedication of an additional 6 feet of right-of-way along University Boulevard adjacent to the subject property, as required by the City Engineer, to provide for on-street bicycle lanes.
 - r. Construction of the on-street bicycle lane along University Boulevard adjacent to the subject property as designated on Long Range Bikeways System map.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

City Forester

PARKS AND RECREATION

Planning and Design

Reviewed, no objection. Request does not affect our facilities.

Open Space Division

Open Space has no adverse comments

POLICE DEPARTMENT/Planning

Regarding the proposed Project 1001157, Sunport Center Project, I respectfully submit the following comments based on Crime Prevention through Environmental Design:

- Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways, and entrances.
- Ensure natural surveillance and clear lines of sight throughout the facility. Natural surveillance requires a space free from natural and physical barrier. Establish a clear line of sight from the parking areas to the buildings and from the buildings the parking areas. Open stairwells, balcony railing, and offset picket screening materials can all enhance natural surveillance.
- Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet; and trimming shrubs and bushes down to three feet.
- Ensure adequate locking devices, including but not limited to, deadbolt, electronic keypad and keyless entry where appropriate.
- Include eye-viewers on primary and secondary entrance doors in loading/dock areas, cash handling offices and asset protection offices.
- Limit and clearly delineate access to the property; i.e. Commercial Deliveries, Employee Parking, Customer Parking.
- Provide signage that clearly directs visitors to the appropriate parking and/or entrance(s), include a map if necessary.
- Clearly delineate public, semi-public, semi-private, and private space throughout the project.
- Consider technical and mechanical surveillance systems such as cameras and alarm systems.

If you have any questions regarding these CPTED recommendations, please call me at 256-2050. I am also available to do an on-site security survey after the project is complete.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, will comply with all SWMD ordinances and requirements, and have required recycle area.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Albuquerque Aviation Department, Tract A, 1, 2, D-1A-1, D1A2, B and D2, COA, UNM, Albuquerque International Airport, is located on University Blvd SE between Clark Carr Rd SE and Spirit Dr SE. The owner of the above property requests approval of a Site Plan for airport related commercial, office, warehouse, manufacturing, hotel/motel and incidental uses, institutional, educational, laboratories, and industrial. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MPO ID # 801.6 is a City of Albuquerque project to study bike lanes on University Bd. The termini are Gibson Bd on the north and Rio Bravo Bd to the south. This project is programmed for funding no sooner than 2014. Coordination with DMD is recommended to insure that site development information is provided to the study team as appropriate.

For information purposes, the functional classification of University Bd is an urban minor arterial.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based on the information provided to date. It is the applicant's obligation to determine if utility easements cross the property and to abide by any conditions or terms of those easements.