



**Environmental  
Planning  
Commission**

**Agenda Number: 12  
Project Number: 1002404  
Case #: 07EPC 40050/40051  
October 18, 2007**

**Staff Report**

<b>Agent</b>	George Rainhart Architect & Assoc.
<b>Applicant</b>	Peterson Properties
<b>Requests</b>	<b>Site Development Plan for Subdivision</b>  <b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Lots 1B and 1D, Ladera Industrial Center
<b>Location</b>	Unser Boulevard NW, between Vista Oriente NW and the Ladera Channel
<b>Size</b>	Approximately 7 acres
<b>Existing Zoning</b>	SU-1 for Light Industrial
<b>Proposed Zoning</b>	Same

**Staff Recommendation**

*DEFERRAL of 07EPC 40050 for 30 days to the November 15, 2007 EPC hearing, based on the findings on pages 11-12.*

*DEFERRAL of 07EPC 40051 for 30 days to the November 15, 2007 EPC hearing, based on the findings on pages 12-15.*

**Staff Planner**  
*Anna DiMambro, Planner*

**Summary of Analysis**

This is a two-part request for a site development plan for subdivision and a site development plan for building permit for Lots 1B and 1D, Ladera Industrial Center, an approximately 7 acre site located on Unser Boulevard NW between Vista Oriente NW and the Ladera Channel. The subject site is currently vacant.

The applicant proposes to construct 6 buildings on the site with a variety of office, retail, and restaurant uses. The site plan for subdivision eliminates the existing property line separating lots 1B and 1D and proposes new lot lines that will divide the subject site into four parcels. The site plan for building permit shows a two-phase development.

This request is in conflict with numerous City policies. These conflicts pertain mainly to the site design. Staff recommends a 30-day deferral to allow the applicant additional time to create a more pedestrian-friendly site design that would further applicable City policies.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 9/10/2007 to 9/21/2007. Agency comments were used in the preparation of this report and begin on page 16.

**AREA CHARACTERISTICS AND ZONING HISTORY**

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

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for Light Industrial	Developing Urban; West Side Strategic Plan, El Rancho Atrisco Phase III Sector Plan	Vacant
<i>North</i>	SU-1 for Light Industrial	Same	Drainage
<i>South</i>	SU-1 for Light Industrial	Same	Vacant, Commercial
<i>East</i>	SU-1 for Light Industrial	Same	Vacant
<i>West</i>	R-D	Developing Urban; West Side Strategic Plan, El Rancho Atrisco Phase I Sector Plan, Northwest Mesa Escarpment Plan	Single-family residential

***Background, History and Context***

This is a two-part request for a site development plan for subdivision and a site development plan for building permit for Lots 1B and 1D, Ladera Industrial Center, an approximately 7 acre site located on Unser Boulevard NW between Vista Oriente NW and the Ladera Channel. The subject site is currently vacant. A Walgreen’s pharmacy is under construction at the northeast corner of Unser and Vista Oriente. The Ladera Channel separates the subject site from single-family residential uses to the north. Single-family residential uses are also located on the west side of Unser. To the south of the subject site is vacant and commercial land, and vacant land is to the east of the subject site.

The applicant is proposing to construct 6 buildings on the subject site with a variety of office, retail, and restaurant uses. The site plan for subdivision eliminates the existing property line separating lots 1B and 1D and proposes new lot lines that will divide the subject site into four parcels. The site plan for building permit shows a two-phase development. The western portion of the site will be developed as Phase I, with the remaining eastern portion of the site to be developed at a later date. The applicant has not provided a phasing timetable.

In 1981 the City Council adopted the El Rancho Atrisco Phase III Sector Development Plan (SD-81-1) for approximately 348 acres of lands located north of I-40 and east of Unser Boulevard. This Sector Development Plan zoned the subject site SU-1 for Light Industrial. In 1992 the City acquired the subject site for the West Side Transit Facility. In response to neighborhood opposition to the planned transit facility, in early 2001 the City Council declared the subject site non-essential for municipal purposes. In February 2003, the EPC voted to approve a site development plan for subdivision for the subject site and the adjacent Lot 1C (03EPC 01211). At the time, the uses proposed for the subject site were one restaurant and a storage facility. A

retail building was proposed for Lot 1C and is currently under construction as a Walgreen's. This 2003 site plan for subdivision contains design guidelines that will be superseded for the subject site by the current submittal.

### ***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 Unser Boulevard NW as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates Ladera NW and Tierra Pintada NW as Minor Arterials, with a right-of-way of 86'.

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

The subject site is located within one mile of several developed and undeveloped city parks, an elementary school, and Petroglyph National Monument. Transit service is available on Unser Boulevard, Ladera Drive, and I-40. A bike trail exists on Unser Boulevard, and a bike lane is proposed for Tierra Pintada.

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

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

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

***The subject site is zoned SU-1 for Light Industrial. This zoning was established by the El Rancho Atrisco Phase III Sector Plan and is described in the El Rancho Atrisco Area Plan. Uses allowed permissively in this zone are permissive and conditional uses of the M-1 zone. The El Rancho Atrisco Area Plan also places some additional restrictions on this zoning category. The applicant has met Zoning Code requirements for SU-1 zones, and has met most general requirements of the Zoning Code. Staff has recommended conditions of approval that will bring the submittal into compliance with all applicable regulations.***

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

The subject site is located in the area designated Developing 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." Applicable policies include:

*Developing and Established Urban Areas*

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 applicant proposes to locate office and retail uses on the subject site. These are part of 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.

*This request partially furthers this policy. The location and intensity of the proposed development respect existing neighborhood values and resources. However, the proposed site design does not relate to the existing neighborhoods or to scenic resources.*

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.

*This request furthers this policy. The subject site is currently vacant and is contiguous to existing urban facilities and services. The proposed uses will not have a negative impact on the integrity of existing neighborhoods.*

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 furthers this policy. This proposal shows employment and service uses located to complement existing residential areas. The Ladera Channel provides a buffer between the subject site and the residences to the north, and Unser Boulevard separates the subject site from residential neighborhoods to the west. The proposal will not draw traffic through a residential area.*

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; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In free-standing retailing and contiguous storefronts along streets in older neighborhoods.

*This request partially furthers this policy. The proposed new commercial development is a permissive use under the current zoning (SU-1 for Light Industrial). The applicant proposes to develop a small neighborhood-oriented center within reasonable distance of residential areas for walking or bicycling. However, the proposed site design does not meet the intent of*

*the policy. The proposed building layout will not result in an environment appealing to pedestrians or bicyclists.*

Policy 1: 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 conflicts with this policy. The proposed design is not innovative, high quality, or appropriate to the Plan area. The proposed site design would be frustrating and confusing for motorists and unpleasant for pedestrians and bicyclists.*

#### **Water Conservation/Green Principles**

*The applicant has not proposed any specific water conservation methods or green principles. The proposed plant palette does not contain any high water use plants.*

#### **West Side Strategic Plan (Rank 2)**

The West Side Strategic Plan was first adopted in 1997 and revised in 2002 and 2005. The Plan generally encompasses properties between the Bernalillo County/Sandoval County boundary (north), the Rio Puerco escarpment (west), the former Atrisco Grant boundary south of Gun Club Road (south), and the Rio Grande and Coors Boulevard (east); specific boundaries are shown on page 5 in the Plan. The subject site is located within the Ladera Community. This Community includes the area between the river on the east, roughly aligned with Western Trails on the north, with Unser Boulevard and the National Monument on the west, and with the I-40 corridor on the south.

Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the need for cross-metro trips. Employment opportunities are encouraged on the West Side.

*This request furthers this objective by adding to the mix of land uses on the West Side and by providing employment opportunities.*

Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making.

*This request conflicts with this objective. The proposed development will not preserve a sense of community and does not add to the area's sense of place.*

Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

*This request furthers this objective by promoting job opportunities and business growth on the West Side. The subject site is an appropriate location for this type of growth.*

Policy 1.3 (page 38): Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments....

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*This request partially furthers this policy. The proposed site design is not in the form of a strip along a major street. However, the internal site layout does not meet the intent of this policy, which is to promote pedestrian gathering areas in pleasant pedestrian environments.*

Policy 1.5 (page 39): 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.

*This request is in conflict with this policy. The proposed site design does not facilitate pedestrian access between buildings.*

Policy 1.15 (page 41): Neighborhood Centers of 15 to 35 acres shall contain generally small parcels and buildings; on-street parking is permitted, with smaller off-street parking areas shared among businesses and institutions. The neighborhood center shall have a built scale very accommodating to pedestrians and bicyclists, including outdoor seating for informal gatherings....

*This request conflicts with this policy. The applicant is not proposing shared parking, and the site design is not accommodating to pedestrians and bicyclists. Plaza areas are provided, but are partially hidden behind buildings.*

Policy 3.23 (page 63): Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

*This request partially furthers this policy. This proposal would locate commercial services on the western side of the Ladera Community. The subject site is not located in a designated Neighborhood Center; however, the proposed uses are consistent with the site's existing zoning. Staff recommends that the site be redesigned to conform to the guidelines established for Neighborhood Activity Centers.*

Policy 3.25 (page 63): Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

*This request partially furthers this policy. The proposed new development will not have a negative impact on the National Monument or other surrounding properties. However, the proposed design and site layout do not contribute positively to the surrounding areas.*

Policy 4.6 (page 164) states that design guidelines sections shall become policies with adoption of the Plan. The design guidelines for commercial development (page 175) call for buildings to be located directly adjacent to street frontages and emphasize the importance of providing convenient pedestrian access to, and circulation within, a development site.

*This request is in conflict with the design guidelines of the West Side Strategic Plan. The proposal does not locate buildings directly adjacent to street frontages and does not emphasize convenient pedestrian access and circulation within the development site.*

#### **El Rancho Atrisco Area Plan (Rank 2)**

*The West Side Strategic Plan has essentially superseded this Plan. However, the zoning description for the subject site is found in this Plan. Staff has inserted the relevant page into this staff report.*

#### **El Rancho Atrisco Phase III Sector Plan (Rank 3)**

The El Rancho Atrisco Phase III Plan was adopted in 1981. The Plan generally encompasses properties between Unser Boulevard on the west, the Ladera channel on the north, 72<sup>nd</sup> Street on the east, and Hanover Street on the south. Specific boundaries are shown on sheet 5 in the Plan.

*This Plan does not include goals and policies related to development of specific land uses, but did establish zoning for the subject site.*

#### **Unser Boulevard Design Overlay Zone**

The Unser Boulevard Design Overlay Zone was adopted in 1992. Its sole intent is to provide specialized sign controls in a corridor extending 500 feet on each side of the centerline of Unser Boulevard between I-40 on the south and the Sandoval County line on the north.

*The Unser Boulevard Design Overlay Zone limits freestanding signs to a maximum area of 75 square feet and a maximum height of 12'. Although the subject site is not entirely contained within the Design Overlay Zone, the interpretation is that if a portion of a property lies within the Design Overlay Zone, the entire property is subject to the regulations. Because all proposed tracts will be at least partially within the Unser Boulevard Design Overlay Zone boundaries, the regulations pertain to the entire site. The proposed freestanding sign on Unser Boulevard currently conforms to these regulations. Staff has recommended a condition of approval that will bring all signage into compliance with Design Overlay Zone requirements.*

#### **ANALYSIS OF SITE DEVELOPMENT PLAN FOR SUBDIVISION**

The subject site currently consists of two parcels: Lots 1B and 1D. The applicant proposes to eliminate the existing lot line and to create four parcels. A two-phase development is proposed. The western portion of the subject site will be developed in phase I, while the western portion will be developed as Phase II. Access to the site is shown at three points. An access on Unser exists. This is a limited-movement access allowing only right turns into the site. Two access points will be located on Vista Oriente. The western access on Vista Oriente is the access point

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approved with the Walgreen's development, which will also allow access to the subject site. An additional access point on Vista Oriente is proposed approximately 200' east of the Walgreen's access.

Design Guidelines are proposed to replace the existing design guidelines approved in 2004. At the time, storage was proposed to be the primary use for the site. As the applicant is now proposing office, retail, and restaurant uses, the previously approved design guidelines are no longer appropriate. The proposed design guidelines are mainly in line with general Zoning Code regulations, with some allowance for reduced parking. The signage guidelines, however, do not mesh with the Unser Boulevard Design Overlay Zone or the El Rancho Atrisco Phase III Sector Plan. Both contain very restrictive signage guidelines. The proposed design guidelines would allow one 12' high 75 square foot sign on Unser (this complies with the Unser Boulevard Design Overlay Zone) as well as a 26' high 75 square foot on Vista Oriente, 4 16' high 50 square foot signs on Vista Oriente, and a 50 square foot monument sign adjacent to the internal site drive per building pad. Staff finds this amount of signage to be excessive and recommends that signage on Vista Oriente be limited to two 12' high 75 square foot signs. This recommendation will bring the signage into line with the regulations of the Unser Boulevard Design Overlay Zone. The design guidelines also delegate future site plans for building permit to the Development Review Board. Because the site is zoned SU-1 and because it also qualifies as a Shopping Center Site, staff recommends that future site plans for building permit be reviewed by the Environmental Planning Commission. Staff also recommends a few other changes to the design guidelines for clarity purposes and to ensure compliance with city ordinances.

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

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

The proposed buildings in their material, design, and scale are architecturally compatible with surrounding development. Staff finds, however, that the building orientation is problematic. It appears that some attempt has been made to create a main drive lined with buildings, but buildings 4 and 6 are set in the middle of the parking lot with no relationship to any other structure on the site. Parking is located throughout the site with trash enclosures interspersed.

Staff is recommending deferral to allow the applicant time to redesign the site layout so that buildings will bear a relationship to one another and to their surroundings and to allow for fewer vehicle/pedestrian conflicts.

Building height, setbacks, and floor area ratio are regulated by the proposed site development plan for subdivision.

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

Although a screen wall detail drawing is provided, it is not indicated on the site plan. This must be corrected. Because the wall shown in the detail drawing is only 3' high, it is not required to comply with wall design regulations.

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



Vehicular access to the subject site is via three access points – one on Unser and two on Vista Oriente. The Unser access point is limited and offers only right-turn into the site. No exit onto Unser is available. The two Vista Oriente access points offer full access into and out of the subject site. The western access was approved as part of the Walgreen's submittal.

Vehicular circulation within the site is confusing. The large parking area in the northeast corner of the site is accessible via only one drive aisle. Should this drive aisle become blocked, vehicles will have no means of egress. The proposed circulation may also cause many vehicles to turn around north of Building 2 should there not be any available parking spaces.

Based upon the parking requirements found in the site plan for subdivision and with a 10% transit reduction, staff calculates that 340 spaces are required. This is in conflict with the applicant's calculations. Staff calculates that 390 spaces are provided, including 24 disabled spaces. In addition, 14 motorcycle spaces are provided (9 are required). Phase I is overparked by 16 spaces, and Phase II is overparked by 34 spaces. These calculations do not take into consideration any shared parking. The proposed office uses in Phase II will have different peak hours than the retail and restaurant uses, and shared parking reductions should be considered. Staff has found some discrepancies in the applicant's parking calculations that should be revised.

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

Pedestrian and bicycle access to the subject site is via the existing sidewalk and bike trail/lane network. Pedestrian circulation within the site is inadequate. The proposed building layout makes pedestrian travel within the site unpleasant and creates the need for many pedestrian walkways through parking areas. The number of pedestrian/vehicle conflicts is excessive.

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

Adequate lighting is proposed throughout the parking areas. Proposed lighting is in the form of fully shielded pole-mounted fixtures at a maximum height of 20' as well as building mounted light fixtures. The proposed lighting is in conformance with Zoning Code regulations. Additional lighting may be required in the plaza areas.

The proposed plaza areas may pose a security problem. Limited visibility into the plazas from the main parking area could lead to low usage of the plaza area and make it a magnet for criminal activity. Plaza areas should have greater visibility to enhance the safety and usability for customers.

#### ***Landscaping***

Landscape calculations appear to be separated by phase, although they are not labeled as such. This needs to be clarified. Landscaping meets minimum requirements for landscape area and groundcover. The applicant has also provided adequate street trees and parking lot trees. The applicant proposes only low and medium water use plantings and no sod. While the landscaping does meet minimum requirements, it is concentrated around the perimeter of the site and in parking lot landscape islands. Additional landscaping abutting the proposed buildings would be beneficial in softening the look of the buildings.

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

Two ample plaza areas are provided. The submittal does not indicate their square footage or what amenities will be provided. While the amount of plaza space provided is commendable, the plazas are tucked into corners and will not be highly visible. This may cause the plazas not to be well used and may also present a safety issue. Staff recommends that the plaza areas be placed in a more prominent location. The applicant should also indicate their size and what amenities will be provided. An additional plaza-type space is provided at the fast food restaurant. It is unclear whether this space will be used for outdoor seating, or if not, what purpose it will serve. Additional information should be provided detailing what amenities will be available in this area.

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

Grading, drainage, and utility plans have been submitted and have been reviewed by the appropriate agencies. The subject site is relatively flat but will be raised slightly to allow for drainage into Vista Oriente.

### ***Architecture***

The proposed architectural style can be described as contemporary southwestern. It cannot be described as innovative. The majority of the facades will be stuccoed in various shades of tan and white. Some red brick accents are proposed, and metal canopies are proposed above the windows. It is unclear to staff how far the canopies will extend over the sidewalk. The proposal meets all requirements for pedestrian features and massing, and buildings are adequately articulated on all four sides. The table showing materials and colors to be used is mislabeled and should be corrected.

### ***Signage***

The site plan for building permit shows three monument signs – one on Unser Boulevard and two on Vista Oriente. Detail drawings show that the signage on Vista Oriente is proposed to be 26' in height, while the signage on Unser will be 12' in height. However, the attached design guidelines indicate that signage on Vista Oriente will be 26' in height and 16' in height. Staff finds that both of these proposed heights are excessive. The El Rancho Atrisco Phase III Sector Plan recommends a maximum height of 8' and a maximum sign area of 20 square feet. The Unser Boulevard Design Overlay Zone requires a maximum sign height of 12' and square footage of 75'. Because the El Rancho Atrisco Phase III Sector Plan was adopted in 1981 and because it only makes a recommendation, staff finds that all signage should comply with the Unser Boulevard Design Overlay Zone requirements.

## ***CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION***

Several adverse comments were made regarding this request. The Advance Planning Division of the Planning Department comments, "The proposed arrangement of the buildings is very primitive; the buildings should be re-arranged to achieve a more complimentary relationship." The Solid Waste Management Department comments that the plan is disapproved, as it requires additional enclosure and recycling area for buildings 1, 2, and 3.

***NEIGHBORHOOD/PUBLIC CONCERNS***

The Ladera West and Las Lomas Neighborhood Associations were notified of this request. Staff has received no comments from the neighborhood associations or from individuals regarding this request. The applicant met with interested neighbors on October 4, 2007. There is no known neighborhood opposition.

***CONCLUSIONS***

This is a two-part request for a site development plan for subdivision and a site development plan for building permit for Lots 1B and 1D, Ladera Industrial Center, an approximately 7 acre site located on Unser Boulevard NW between Vista Oriente NW and the Ladera Channel. The subject site is currently vacant. A Walgreen's pharmacy is under construction at the northeast corner of Unser and Vista Oriente. The Ladera Channel separates the subject site from single-family residential uses to the north. Single-family residential uses are also located on the west side of Unser. To the south of the subject site is vacant and commercial land, and vacant land is to the east of the subject site.

The applicant is proposing to construct 6 buildings on the subject site with a variety of office, retail, and restaurant uses. The site plan for subdivision eliminates the existing property line separating lots 1B and 1D and proposes new lot lines that will divide the subject site into four parcels. The site plan for building permit shows a two-phase development. The western portion of the site will be developed as Phase I, with the remaining eastern portion of the site to be developed at a later date. The applicant has not provided a phasing timetable.

This request is in conflict with numerous policies of the Comprehensive Plan and the West Side Strategic Plan. These conflicts pertain mainly to the site design. Staff recommends a 30-day deferral to the November 15, 2007 EPC hearing to allow the applicant additional time to create a more pedestrian-friendly site design that would further applicable City policies.

***FINDINGS – 07EPC 40050, October 18, 2007 – Site Development Plan for Subdivision***

1. This is a request for a site development plan for subdivision with design guidelines for Lots 1B and 1D, Ladera Industrial Center, an approximately 7 acre site located on Unser Boulevard NW between Vista Oriente NW and the Ladera Channel. The subject site is currently vacant and is zoned SU-1 for Light Industrial.
2. The applicant is proposing to construct 6 buildings on the subject site with a variety of office, retail, and restaurant uses, all permissive under the current zoning. The site plan for subdivision eliminates the existing property line separating lots 1B and 1D and proposes new lot lines that will divide the subject site into four parcels. The western portion of the site will be developed as Phase I, with the remaining eastern portion of the site to be developed at a later date. The applicant has not provided a phasing timetable.
3. This request runs concurrently with a site development plan for building permit. The site development plan for building permit does not comply with a number of policies of the Comprehensive Plan and the West Side Strategic Plan, and staff is recommending deferral. Because this request should remain concurrent with the site development plan for building permit, staff also recommends deferral of this request.
4. The site is located within the Developing Urban Area as designated by the Comprehensive Plan and is within the boundaries of the West Side Strategic Plan and the El Rancho Atrisco Phase III Sector Development Plan. The site is located partially within the boundaries of the Unser Boulevard Design Overlay Zone.
5. This request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
  - a. The applicant proposes to locate office and retail uses on the subject site. These are part of a full range of urban land uses (II.B.5.a).
  - b. The subject site is currently vacant and is contiguous to existing urban facilities and services. The proposed uses will not have a negative impact on the integrity of existing neighborhoods (II.B.5.e).
  - c. The proposal shows employment and service uses located to complement existing residential areas. Sufficient buffers exist between the subject site and residences to the north and west. The proposal will not draw traffic through a residential area (II.B.5.i).
6. This request furthers the following objectives of the West Side Strategic Plan:

- a. This proposal will add to the mix of land uses on the West Side and will provide employment opportunities (Objective 1).
  - b. This request will promote job opportunities and business growth on the West Side. The subject site is an appropriate location for this type of growth (Objective 8).
7. There is no known neighborhood or other opposition to this request.

***RECOMMENDATION - 07EPC 40050, October 18, 2007***

**DEFERRAL of 07EPC 40050, a site development plan for subdivision, for 30 days to the November 15 2007 EPC hearing for Lots 1B and 1D, Ladera Industrial Center, based on the preceding Findings.**

***FINDINGS - 07EPC 40051, October 18, 2007 – Site Development Plan for Building Permit***

1. This is a request for a site development plan for building permit for Lots 1B and 1D, Ladera Industrial Center, an approximately 7 acre site located on Unser Boulevard NW between Vista Oriente NW and the Ladera Channel. The subject site is currently vacant and is zoned SU-1 for Light Industrial.
2. The applicant is proposing to construct 6 buildings on the subject site with a variety of office, retail, and restaurant uses. The site plan for building permit shows a two-phase development. The western portion of the site will be developed as Phase I, with the remaining eastern portion of the site to be developed at a later date. The applicant has not provided a phasing timetable.
3. The site is located within the Developing Urban Area as designated by the Comprehensive Plan and is within the boundaries of the West Side Strategic Plan and the El Rancho Atrisco Phase III Sector Development Plan. The site is located partially within the boundaries of the Unser Boulevard Design Overlay Zone.
4. This request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
  - a. The applicant proposes to locate office and retail uses on the subject site. These are part of a full range of urban land uses (II.B.5.a).

- b. The subject site is currently vacant and is contiguous to existing urban facilities and services. The proposed uses will not have a negative impact on the integrity of existing neighborhoods (II.B.5.e).
  - c. The proposal shows employment and service uses located to complement existing residential areas. Sufficient buffers exist between the subject site and residences to the north and west. The proposal will not draw traffic through a residential area (II.B.5.i).
5. This request partially furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
  - a. The location and intensity of the proposed development respect existing neighborhood values and resources. However, the proposed site design does not relate to the existing neighborhoods or to scenic resources (II.B.5.d).
  - b. The proposed new commercial development is a permissive use under the current zoning. The applicant proposes to develop a small neighborhood-oriented center within reasonable distance of residential areas for walking and cycling. However, the proposed site design does not meet the intent of the policy because the building configuration will not result in an environment appealing to pedestrians or cyclists (II.B.5.j).
6. This request conflicts with policy II.B.5.1 for Developing and Established Urban Areas because the proposed design is not innovative, high quality, or appropriate to the Plan area. The proposed site design would be frustrating and confusing for motorists and unpleasant for pedestrians and bicyclists. Building architecture is ordinary.
7. This request furthers the following objectives of the West Side Strategic Plan:
  - a. This proposal will add to the mix of land uses on the West Side and will provide employment opportunities (Objective 1).
  - b. This request will promote job opportunities and business growth on the West Side. The subject site is an appropriate location for this type of growth (Objective 8).
8. This request partially furthers the following policies of the West Side Strategic Plan:
  - a. The proposed site design is not in the form of a strip along a major street. However, the internal site layout does not meet the intent of this policy (Policy 1.3).

- b. This proposal would locate commercial services on the western side of the Ladera Community. The subject site is not located in a designated Neighborhood Center; however, the proposed uses are consistent with the site's existing zoning (Policy 3.23).
  - c. The proposed new development will not have a negative impact on the Petroglyph National Monument or other surrounding properties. However, the proposed design and site layout do not contribute positively to the surrounding areas (Policy 3.25).
9. This request is in conflict with the following objectives and policies of the West Side Strategic Plan:
- a. The proposed development will not preserve a sense of community and does not add to the area's sense of place (Objective 4).
  - b. The proposed site design does not facilitate pedestrian access between buildings (Policy 1.5).
  - c. The applicant is not proposing shared parking, and the site design is not accommodating to pedestrians and bicyclists. Plaza areas are provided, but are partially hidden behind buildings (Policy 1.15).
  - d. This proposal does not locate buildings directly adjacent to street frontages and does not emphasize convenient pedestrian access and circulation within the development site (Policy 4.6).
10. Several changes are necessary to bring the proposal into conformance with applicable policies and regulations.
11. Several adverse comments have been received from reviewing agencies pertaining to site layout and solid waste.
12. There is no known neighborhood or other opposition.

***RECOMMENDATION - 07EPC 40051, October 18, 2007***

**DEFERRAL of 07EPC 40051, a site development plan for building permit, for Lots 1B and 1D, Ladera Industrial Center, to the November 15 2007 EPC hearing based on the preceding Findings.**

***Anna DiMambro  
Planner***

cc: George Rainhart Arch., 2325 San Pedro NE, Suite 2-B, Albuquerque, NM 87110  
Peterson Properties, 2325 San Pedro NE, Suite 2-A, Albuquerque, NM 87110  
Bob McCannon, Ladera West NA, 2808 El Tesoro Escondido NW, Albuquerque, NM 87120  
Dan Serrano, Ladera West NA, 3305 Ronda De Lechusas NW, Albuquerque, NM 87120  
JoAnne Barnett, Las Lomas NA, 8106 Calle Ensueno NW, Albuquerque, NM 87120  
David Skowran, Las Lomas NA, 8116 Corte de Aguila NW, Albuquerque, NM 87120  
John Valdez, Villages of Parkwest NW, 8312 Creekwood Ave. NW, Albuquerque, NM 87120  
Tim Settle Villages of Parkwest NW, 8240 Meadowbrook NW, Albuquerque, NM 87120



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

### ***PLANNING DEPARTMENT***

#### ***Zoning Code Services***

Reviewed: According to the map on file in this office on this date, lots 1-B, 1-D, Ladera Industrial Center, are zoned SU-1 Light Industrial; not SU-1 for IP Uses as indicated on the EPC application submittal.

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

#### ***Ladera West NA (R), Las Lomas NA (R)***

#### ***Courtesy Notify Only – Villages of Parkwest NA***

#### ***Advanced Planning***

The vicinity map describes the zoning as SU-1 for (a) Transit Facility; the application states SU-1 for IP uses. The uses proposed for the site are typical, common retail and service (office) uses - a Zone Map Amendment to C-2 (SC) would be more appropriate.

The proposed alignment of the north/south lot line in Phase I is irregular; it should be "squared up" as much as possible.

The proposed arrangement of the buildings is very primitive; the buildings should be re-arranged to achieve a more complimentary relationship.

### ***PUBLIC WORKS DEPARTMENT***

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

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- 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.
- Construct site drives per recommendations in TIS.

- Main site drive on Vista Oriente Street to be divided which will allow better alignment to site drive on opposite side of the street. East curb line will need to be adjusted. See Traffic Engineer.
- At Unser site drive but internal to site, adjust first end cap and delete three spaces to provide a better entrance to site. See Traffic Engineer.
- Provide cross access agreement between subdivided properties.
- Site plan shall comply and be designed per DPM Standards.

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

- An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.
- **Condition:** Platting must be a concurrent DRB action.

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

*Findings*

- Unser Blvd. is a limited access, principal arterial with a *minimum* right-of-way width of 156 feet as designated on Long Range Roadway System map.
- Unser Blvd. is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.
- The City Engineer may require up to six (6) additional feet of right-of-way on Unser Blvd. to accommodate the designated bicycle lane.

*Conditions*

- Dedication of a *minimum* 78 feet of right-of-way from the centerline of Unser Blvd. a limited access, principal arterial as designated on the Long Range Roadway System map.
- Dedication of an additional 6 feet of right-of-way along Unser Blvd. 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 Unser Blvd. 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 and Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. 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).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- d. Construct site drives per recommendations in TIS.
- e. Main site drive on Vista Oriente Street to be divided which will allow better alignment to site drive on opposite side of the street. East curb line will need to be adjusted. See Traffic Engineer.
- f. At Unser site drive but internal to site, adjust first end cap and delete three spaces to provide a better entrance to site. See Traffic Engineer.
- g. Provide cross access agreement between subdivided properties.
- h. Site plan shall comply and be designed per DPM Standards.
- i. Platting must be a concurrent DRB action.
- j. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Unser Blvd. a limited access, principal arterial as designated on the Long Range Roadway System map.
- k. Dedication of an additional 6 feet of right-of-way along Unser Blvd. adjacent to the subject property as required by the City Engineer to provide for on-street bicycle lanes.
- l. Construction of the on-street bicycle lane along Unser Blvd. 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**

**Open Space Division**

Open Space has no adverse comments

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

Disapproved, requires additional enclosures, and recycle area for buildings 1, 2, & 3. Call for details, 761-8142.

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

## **COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

Reviewed, no comment.

**ALBUQUERQUE PUBLIC SCHOOLS**

**Ladera Industrial Center**, Lots 1-B, and 1-D, is located on Unser Blvd NW between Vista Oriente NW and Ladera Channel. The property owners of the above development request approval for a subdivision and building permit for Unser Professional Park Phase II. This will have no adverse impacts on the APS district.

**MID-REGION COUNCIL OF GOVERNMENTS**

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

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

PNM has existing overhead electric lines along the southwest portion of the property and existing gas distribution along the south side of the property. PUE setbacks will need to be maintained as property is developed. There is three-phase underground power along Vista Oriente at the south end of the Storage property. There is an OH line at the corner of Unser and Vista Oriente.