



**Environmental
Planning
Commission**

**Agenda Number: 8
Project Number: 1004675
Case Numbers: 07EPC 40026/40027
September 20, 2007**

Supplemental Staff Report

Agent	George Rainhart Architects & Assoc.
Applicant	McNaney Building Investments
Requests	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Tract K, Vista de la Luz
Location	West side of Coors Boulevard (Between the San Antonio Arroyo and La Luz del Oeste)
Size	Approximately 3 acres
Existing Zoning	SU-1 PRD (O-1 and C-1 permissive uses with exclusions)
Proposed Zoning	Same

Staff Recommendation

APPROVAL of 07EPC 40026, based on the findings beginning on Page 8 and subject to the conditions of approval beginning on Page 10.

APPROVAL of 07EPC 40027, based on the findings beginning on Page 12 and subject to the conditions of approval beginning on Page 15.

Staff Planner

Catalina Lehner, AICP-Senior Planner

Summary of Analysis

This request for a site development plan for subdivision and a site development plan for building permit, was deferred for 30 days at the August EPC hearing. The approx. 3 acre site, on the west side of Coors Blvd., is part of the Vistas de la Luz project. The applicant proposes a strip of small shops and an office building.

Applicable plans are the Comprehensive Plan, the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSCP). The Vistas de la Luz design standards also apply. Staff finds that compliance with key policies and the design standards has increased, but some potential areas of improvement remain outstanding.

A facilitated meeting was held. There is general neighborhood support, though there are some remaining concerns.

Staff recommends approval subject to conditions.

This report should be read in conjunction with the original August 16, 2007 Staff report (see attachment).

City Departments and other interested agencies reviewed this application from 7/9/2007 to 7/20/2007. Agency comments used in the preparation of this report begin on Page 29 of the original Staff report.

I. BACKGROUND

At its August 16, 2007 hearing, the EPC voted to defer this case for 30 days to allow time for the applicant to make revisions to reduce the number of proposed conditions of approval. In this supplemental report, Staff analyzes the September 4, 2007 version of the site development plan and discusses the revisions.

II. SCOPE

This proposal is for a site development plan for subdivision and a site development plan for building permit for an approximately 3 acre site located on the west side of Coors Blvd. The subject site is one of two commercial tracts in the Vistas de la Luz development, which is mostly residential. The applicant proposes to construct a strip of small shops and an office building on one of the non-residential tracts. Development of the second tract is not proposed at this time, but will return to the EPC when there is a request for a specific use.

Also proposed is a site development plan for subdivision which would reconfigure the 3 acre tract into two smaller tracts: Tract K-A (approx. 0.7178 acre) on the southern portion, and Tract K-B (approx. 2.04 acres) for the remainder. The proposed site development plan for subdivision satisfactorily addresses the elements of the definition of a site development plan for subdivision.

III. POLICY ANALYSIS REVISITED

Staff had found conflicts with key policies in the Comprehensive Plan, the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP), especially with respect to pedestrian access, transit, building height/style and signage. Revisions are significant enough to warrant revisiting policy analysis and noting improved compliance, as follows:

Comprehensive Plan-

Transportation and Transit Policy II.D.4g-partially furthers. Pedestrian opportunities shall be integrated into development, especially in an Enhanced Transit Corridor. There is now a connection proposed to Coors Blvd., though it is inconvenient and the proposed site plan still does not “maximize pedestrian connections to transit stops” like it could and should.

Policy II.B.5l-design quality/innovation, which calls for new development to be designed with quality and innovation that is appropriate to the Plan area- furthers. The proposed buildings are more appropriate for the Plan area and comply with the architectural design standards to a greater extent than before.

Policy II.B.5d-neighborhood values/natural environmental conditions- furthers. Neighbors were very concerned about views and architectural style. The proposed rooflines have been lowered to 26 ft., which will affect views less. The architectural style has been modified to include more Territorial style elements.

West Side Strategic Plan (WSSP)-

WSSP Policy 4.10-land use/vehicle alternatives- partially furthers. The proposed path to Coors Blvd. and acknowledgement of Transit are improvements. However, more could be done to enhance public mobility in this designated Enhanced Transit corridor.

WSSP Policy 4.6-design guideline sections/policies- furthers. The lowered rooflines now comply with the C-1 and O-1 height limitation and are not as likely to affect views. The lessened signage also helps achieve the Plan's intent to decrease the impacts of signage.

Coors Corridor Sector Development Plan (CCSDP)-

Policy 4.b.2.B.1, Height and Bulk Regulation- complies. The lowered buildings do not exceed the height limitation in the C-1 and O-1 zones.

Policy 4.b.7, Access- partially furthers. Separate pedestrian and vehicular access is provided, though the pedestrian access from Coors Blvd. is not convenient and does not promote non-vehicle travel to the extent that it should in an Enhanced Transit Corridor.

Policy 4.d.1, Signage Regulation- complies. Prohibited signs include any sign which:

- *Is a free standing or projecting sign exceeding 75 square feet in sign area*
- *In Segments 3 and 4:*
 - *Is a free-standing sign exceeding 9 feet in height above grade OR*
 - *Is a building mounted sign exceeding the height of the building.*

The proposed monument sign is now 9 ft. tall instead of 11.5 ft. tall. The sign is now wider than before, 14.75 ft. wide instead of 12 ft. wide. The size of the tower signs has been reduced to approx. 55 sf and now complies.

IV. SITE DEVELOPMENT PLAN FOR SUBDIVISION- SEPTEMBER 4, 2007 VERSION

The most recent version of the proposed site development plan for subdivision is quite similar to the previous version. The differences, such as showing the portals, crosswalks and concrete areas, are minor. The proposed site development plan for subdivision still satisfactorily addresses the elements of the definition of a site development plan for subdivision.

⇒ A full review of the proposed site development plan for subdivision is included in the original August 16, 2007 Staff report on p. (see attachment).

V. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT- SEPTEMBER 4, 2007 VERSION

The EPC voted to defer this request to allow time for the applicant to revise the site development plan for building permit in order to improve compliance with key policies and the Vistas de la Luz design

standards. The most recent site development plan for building permit contains several revisions, which Staff's analysis focuses on.

⇒ For a full review of the proposed site development plan for building permit, please refer to the original August 16, 2007 Staff report beginning on p. 14 (see attachment).

Parking: Due to minor configuration, two parking spaces were lost from Tract K-B (the shops). These spaces have become small landscape islands on the northern side of the shops.

Parking Calculations: Parking calculations are correct for Tract K-A (office) and the amount of parking provided matches the requirement. For Tract K-B, however, it is unclear how parking was calculated. The square footage of the future restaurant use(s), which is unspecified, is needed to calculate parking requirements. The remaining retail portion is calculated by dividing the square footage by 200. Since the subject site is zoned SU-1, parking is as decided by the EPC. However, the applicant needs to provide accurate parking calculations as part of the submittal.

Pedestrian, Bicycle & Transit Access & Circulation: Pedestrian and bicycle access and circulation has somewhat improved, but continues to be less than what the Comprehensive Plan intends for a significant Enhanced Transit corridor such as Coors Blvd. A pedestrian pathway from Coors Blvd. has been added, though it is located far from the transit stop and close to the arroyo. Pedestrians aren't likely to be walking from this direction since the arroyo blocks their passage.

For these reasons, and to fulfill the intent of the Comprehensive Plan, Staff suggests adding another pedestrian pathway near the transit stop in the approx. middle of the subject site's eastern side. This would provide a quick and functional connection to the southern side of the shops' building. The newly proposed outdoor seating area, which could have been added to complicate this potential pedestrian circulation pattern, can be easily relocated to the front of the building.

Lighting: The light pole detail now shows a maximum height of 18 ft., instead of 20 ft., for all light poles.

Landscape Plan: A few changes have been made since the previous version. More plants have been added to the subject site's southern tip, on the east side of the proposed office building, and near the northeastern corner. More landscape has been provided to screen the refuse enclosure, which previously would have been visible from Coors Blvd. The additions result in a total of 77% coverage with living, vegetative materials. Previously, the amount was 75%. Another change is the addition of the "existing cottonwood tree to remain." Staff points out that, according to 2006 aerial photography, the location of the cottonwood(s) is not correctly shown on the landscaping plan.

Architecture/Design & Building Height: The elevations of the proposed buildings have changed significantly and are more appropriate for the area than before. The rooflines of the two end shops, which are now sloping, have been lowered from 32 ft. to 26 ft. Articulation is provided by adding another sloped roofline in the middle of the row of shops, which now measure 18 ft. tall instead of 20.5

ft. tall. Brick coping has been added. The stone-look wainscoting has been removed. Along the shops' eastern elevation, the stone-look columns are no longer proposed and have been replaced by doors with a window above them. The metal trim has been made continuous along the elevation. The corner tower elevation has been removed.

The same style is depicted in the proposed office building, which was also lowered to 26 ft. from 32 ft. The variation in height of the eastern elevation is new. Brick coping, a silver galvalume roof and white window accents are now included. The elevations need to be labeled according to the direction they're viewed from.

Signage: The amount and size of the proposed signage has also changed. Three types of signage continue to be proposed: a monument sign, building-mounted signage on the shops and office, building-mounted signage on the towers. The proposed monument sign is now 9 ft. tall instead of 11.5 ft. tall. Though it now complies with the CCSDP, the proposed sign is now wider than before, 14.75 ft. wide instead of 12 ft. wide. Square footage continues to be 75 sf.

Previously, each shop had a 42 sf. building-mounted sign on its western façade that exceeded the allowable "8% of façade area" design standards requirement. The signage area has been reduced to 28 sf, which is 8% of the façade area for the smaller shops and less for the larger shops.

Building-mounted signage is still proposed on the towers of the shops, which face Coors Blvd. Though the corner tower elevation has been removed, it is evident that 6 signs are proposed rather than 7. Staff calculates total sign area as approx. 55 sf, which previously was 112 sf. The tower signs now comply with the CCSDP.

Open Space: An employee gathering area, required pursuant to §14-16-3-18(D)(3), has now been provided on the eastern side of the proposed office building. There is also a new seating area between the office building and the shops, though no benches are shown and there is no shading.

IV. COMPLIANCE WITH EXISTING SITE DEVELOPMENT PLAN FOR SUBDIVISION

One of the reasons for the EPC's deferral was to give the applicant time to make revisions so that this request would comply with the Vistas de La Luz design standards (06EPC 00140), which specify requirements for the non-residential portion of Vistas de la Luz project.

Here Staff reviews changes made since the previous version of the site development plan for building permit (July 23, 2007) that resulted in the September 4, 2007 version. For brevity's sake, Staff points out instances of non-compliance and will not reiterate the design standards with which the request complies.

Pedestrian & Site Amenities

July version: Non-compliance with Standards C, E, F and G.

September version: Non-compliance with Standard F, compliance with E and partial compliance with C and G.

The design standards state that pedestrian connections “shall connect to adjacent roadways” and “link structures to the public sidewalk.” There a now connection to Coors Blvd., though it is not as functional as it could be and doesn’t link that well to the roadway and sidewalk. Outdoor patio(s) for future restaurant uses have been added. The bicycle rack for the shops is still not located next to the shops.

Parking

July version: Non-compliance with Standards D and F.

September version: Non-compliance with Standard F.

The parking area setback has been changed to 15 ft. The design standards state that parking shall be placed at least on two sides of a building. For the office building, parking is only proposed on one side.

Building Standards

July version: Non-compliance with Standards F, G, J1, J4 and J5.

September version: Non-compliance with Standard J4 .

The accent color for the window framing has been changed to white, which is allowed, from aluminum which is not allowed. Windows shall be glazed with clear, non-reflective glass. A note has been added. All non-residential buildings shall comply with Zoning Code §14-16-3-18; open space has been added. Maximum building height shall be according to the O-1 zone; the building heights have been changed to 26 ft. A note is needed to indicate that awnings and canopies, if used, shall integrate with building architecture.

Setbacks

July version: Non-compliance with Parking standard E regarding setbacks.

September version: Compliance (see Parking, above).

Landscape Standards

July version and *September version:* The request complies with the standards listed under Landscape, but uses some plants that are not included on the approved landscaping plan for the rest of the Vistas de la Luz development.

Lighting

July version: Non-compliance with Standard F.

September version: Non-compliance with Standard F.

A note needs to be added so that on-site luminance does not exceed the allowed amount and affect adjacent and nearby residences.

Screening, Walls & Fences

July version: Non-compliance with Standards A2, A3, A5 and A7.

September version: Compliance.

Additional plant materials have been added to screen the refuse enclosure and the color has been specified. Notes have been added specifying that roof-mounted equipment and exterior trash and utility boxes shall be screened, and that no outdoor storage shall face Coors Blvd.

Signage

July version: Non-compliance with Standards B, G and H.

September version: Non-compliance with Standard H.

The monument sign has been lowered to 9 ft. above grade. The building-mounted signs do not exceed 8% of the façade area. A note needs to be added to indicate that no illuminated plastic panel signs are allowed.

Architecture

July version: Non-compliance with Standard B (for non-residential buildings).

September version: Compliance.

The allowed architectural styles are Pueblo, Contemporary Pueblo and Territorial. The proposed buildings are now readily identifiable as a general Territorial style, since some characteristic elements of Territorial Revival architecture have been incorporated.

Utilities

July version: Non-compliance with Standard B.

September version: Compliance.

A note has been added to ensure appropriate screening of utility pads, transformers and telephone boxes.

VI. NEIGHBORHOOD CONCERNS

The affected neighborhoods are the La Luz del Sol NA, the La Luz Landowners Association, the Quaker Heights Neighborhood Association (QHNA) and the Taylor Ranch NA (TRNA). A facilitated meeting was held August 2, 2007. Primary concerns were architectural style, visual impact on Coors Blvd., building height, signage, commercial uses, traffic and lighting.

The TRNA provided a letter. The TRNA is concerned that: the back of the buildings faces Coors Blvd., the buildings are too high, signage is abundant, lighting could be too bright, and greater pedestrian connectivity is needed. The TRNA favors compliance with the requirements in the CCSDP and the design standards.

As of this writing, no additional information has been received since the August EPC hearing.

- ⇒ Please refer to the original August 16, 2007 Staff report for a discussion of neighborhood concerns.

CONCLUSION

This proposal is for a site development plan for subdivision and a site development plan for building permit for an approximately 3 acre site located on the west side of Coors Blvd. The applicant proposes a strip of small shops and an office building. The subject site is part of the larger Vistas de La Luz project.

The Comprehensive Plan, the West Side Strategic Plan (WSSP), the Coors Corridor Sector Development Plan (CCSCP) and the design standards for the Vistas de la Luz project apply. Overall, Staff finds that compliance with key policies has increased but that some potential areas of improvement remain outstanding. Compliance with the design standards has also improved, particularly regarding the standards for Screening, Walls & Fences, Setbacks, Architecture and Utilities.

Staff recommends approval subject to conditions, which will increase the extent to which policies are furthered and compliance with the design standards achieved.

FINDINGS - 07EPC 40026, September 20, 2007-Site Development Plan for Subdivision

1. This is a request for a site development plan for subdivision for Tract K, Vista de la Luz, an approximately 3 acre site located on the west side of Coors Boulevard, between the San Antonio Arroyo to the south and La Luz del Oeste to the north.

2. The purpose of the proposed site development plan for subdivision is to reconfigure Tract K of Vista de la Luz into two smaller tracts, Tract K-A and Tract K-B, approximately 0.718 acre and 2.04 acres, respectively. An office building is proposed for Tract K-A. A strip of shops is proposed for Tract K-B. A site development plan for building permit (07EPC 40027) is associated with this request.

3. The subject site lies within the boundaries of the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CSDP). The Facilities Plan for Arroyos (FPA) also applies.

4. The subject site is zoned SU-1 for PRD, O-1 and C-1 permissive uses with exclusions (06EPC 00140). The excluded uses are: church, school, community residential program, antenna (including free-standing cell towers), temporary park and ride facility, storage yard, outside sales, gasoline/oil sales, hardware/building materials, auto repair or storage, auto parts/supply, activities in a tent, public utility structure, loaning money and taxidermy. The office and retail uses in the current request are permitted uses.

5. The request *further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. The addition of non-residential uses would help diversify land use in the area.

 - B. Policy II.B.5d-neighborhood values/natural environmental conditions. The rooflines have been lowered to 26 ft., which will affect views less. The architectural style has been modified to include characteristic Territorial style elements.

 - C. Policy II.B.5e-programmed facilities/neighborhood integrity. Use of existing urban services is not likely to disrupt the integrity of nearby neighborhoods.

 - D. Policy II.B.5j-general location of new commercial development. The development is allowed under the zoning and will function as a de facto neighborhood-oriented center.

 - E. Policy II.B.5l-design quality/innovation. The buildings are appropriate for the Plan area and comply with the architectural design standards.

6. The request *partially furthers* the following Comprehensive Plan policies:
- A. Policy II.B.5i-employment/service use location. Some light poles and potential traffic congestion at could adversely affect residents.
 - B. Policy II.B.5m-site design/visual environment. The quality of the visual environment would be improved, but unique views for future would not be maintained.
7. The request *partially furthers* the Transportation and Transit Goal and Transit Policy II.D.4g-pedestrian opportunities shall be integrated into development. The Plan designates Coors Blvd. as an Enhanced Transit Corridor, perhaps one of the most important in the City. The intent is to “maximize pedestrian connections to transit stops.” A connection is proposed to Coors Blvd., though it is inconvenient and pedestrian connections to transit stops are not maximized like they should be.
8. Regarding the West Side Strategic Plan (WSSP), the request *furthers* and *partially furthers* the following policies:
- A. Policy 3.12-contiguous location for growth. The subject site is within City boundaries in a location appropriate for receiving City services.
 - B. Policy 4.6-design guideline sections/policies. The rooflines comply with O-1 height limitation and are not as likely to affect views. The lessened signage also helps achieve the Plan’s intent to decrease signage impacts.
 - C. Policy 4.10-land use/vehicle alternatives. The request should do more to address vehicle, pedestrian and bicycle circulation patterns and enhance public mobility in this Enhanced Transit Corridor.
9. Regarding the Coors Corridor Sector Development Plan (CCSDP) design regulations, the request *complies* with the following:
- A. Policy 4.b.2.b-Height and bulk regulation. The buildings do not exceed the height limitation in the C-1 and O-1 zones.
 - B. Policy 4.d.1-Signage Regulation. The monument sign is 9 ft. tall and complies. The tower signs are approx. 55 sf and do not exceed the 75 sf size limitation.
10. The request *partially complies* with the following CCSDP design regulations:
- A. Policy 4.a.3- The buildings are generally compatible with the area, but depart from the Vistas de la Luz design standards that apply to the site and the adjacent built environment.

- B. Policy 4.b.4.A.2- Site Landscaping Regulation. Additional landscaping is needed to screen the dumpster from Coors Blvd.
- C. Policy 4.b.4.A.6-Site Landscaping Guideline, regarding compatibly designed fencing and trash enclosures. Colors for the wall or refuse enclosure are not specified.
- D. Policy 4.b.4.B.2-Live Plant Materials. Live plant materials shall be used extensively, but landscape coverage is sparse in places.
- E. Policy 4.b.7-Access. The pedestrian access from Coors Blvd. is not convenient and does not promote non-vehicle travel to the extent that it should in an Enhanced Transit Corridor.

11. The request *does not comply* with the following CCSDP design regulations:

- A. Policy 4.b.1-Natural amenities have been incorporated into the site design on the landscaping plan.
- B. Design Guideline 3- Architectural Details. The metal roof is reflective and could cause annoying glare.

12. The site development plan for subdivision satisfactorily addresses the requirements of Zoning Code §14-16-1-5, which defines what elements a site development plan for subdivision must contain.

13. A facilitated meeting was held on August 2, 2007. Though mostly concerned about views and visual impact on Coors Blvd., the neighborhoods are also concerned about architectural style, building height, connectivity, signage, commercial uses, traffic and lighting. Revisions made to the site development plan during the deferral period may address some of these concerns.

RECOMMENDATION - 07EPC 40026, September 20, 2007 -Site Development Plan for Subdivision

APPROVAL of 07EPC 40026, a Site Development Plan for Subdivision for Tract K of Vista de la Luz, zoned SU-1 for PRD (O-1 and C-1 permissive uses with exclusions), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 07EPC 40026, September 20, 2007-Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all

modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to DRB sign off, the applicant must meet with the Development Review Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.

3. 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. Provide cross access agreement between subdivided properties.
- E. Site plan shall comply and be designed per DPM Standards.
- F. Platting must be a concurrent DRB action.
- G. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
- H. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
- I. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
- J. Dedication of additional rights-of-way, as necessary, and construction of the fourth southbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

FINDINGS -07EPC 40027, September 20, 2007-Site Development Plan for Building Permit

1. This is a request for a site development plan for subdivision for Tract K, Vista de la Luz, an approximately 3 acre site located on the west side of Coors Boulevard, between the San Antonio Arroyo to the south and La Luz del Oeste to the north.

2. The purpose of the proposed site development plan for subdivision is to reconfigure Tract K of Vista de la Luz into two smaller tracts, Tract K-A and Tract K-B, approximately 0.718 acre and 2.04 acres, respectively. An office building is proposed for Tract K-A. A strip of shops is proposed for Tract K-B. A site development plan for building permit (07EPC 40027) is associated with this request.

3. The subject site lies within the boundaries of the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CSDP). The Facilities Plan for Arroyos (FPA) also applies.

4. The subject site is zoned SU-1 for PRD, O-1 and C-1 permissive uses with exclusions (06EPC 00140). The excluded uses are: church, school, community residential program, antenna (including free-standing cell towers), temporary park and ride facility, storage yard, outside sales, gasoline/oil sales, hardware/building materials, auto repair or storage, auto parts/supply, activities in a tent, public utility structure, loaning money and taxidermy. The office and retail uses in the current request are permitted uses.

5. The request *further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. The addition of non-residential uses would help diversify land use in the area.

 - B. Policy II.B.5d-neighborhood values/natural environmental conditions. The rooflines have been lowered to 26 ft., which will affect views less. The architectural style has been modified to include characteristic Territorial style elements.

 - C. Policy II.B.5e-programmed facilities/neighborhood integrity. Use of existing urban services is not likely to disrupt the integrity of nearby neighborhoods.

 - D. Policy II.B.5j-general location of new commercial development. The development is allowed under the zoning and will function as a de facto neighborhood-oriented center.

 - E. Policy II.B.5l-design quality/innovation. The buildings are appropriate for the Plan area and comply with the architectural design standards.

6. The request *partially furthers* the following Comprehensive Plan policies:
- A. Policy II.B.5i-employment/service use location. Some light poles and potential traffic congestion at could adversely affect residents.
 - B. Policy II.B.5m-site design/visual environment. The quality of the visual environment would be improved, but unique views for future would not be maintained.
7. The request *partially furthers* the Transportation and Transit Goal and Transit Policy II.D.4g-pedestrian opportunities shall be integrated into development. The Plan designates Coors Blvd. as an Enhanced Transit Corridor, perhaps one of the most important in the City. The intent is to “maximize pedestrian connections to transit stops.” A connection is proposed to Coors Blvd., though it is inconvenient and pedestrian connections to transit stops are not maximized like they should be.
8. Regarding the West Side Strategic Plan (WSSP), the request *furthers* and *partially furthers* the following policies:
- A. Policy 3.12-contiguous location for growth. The subject site is within City boundaries in a location appropriate for receiving City services.
 - B. Policy 4.6-design guideline sections/policies. The rooflines comply with O-1 height limitation and are not as likely to affect views. The lessened signage also helps achieve the Plan’s intent to decrease signage impacts.
 - C. Policy 4.10-land use/vehicle alternatives. The request should do more to address vehicle, pedestrian and bicycle circulation patterns and enhance public mobility in this Enhanced Transit Corridor.
9. Regarding the Coors Corridor Sector Development Plan (CCSDP) design regulations, the request *complies* with the following:
- A. Policy 4.b.2.b-Height and bulk regulation. The buildings do not exceed the height limitation in the C-1 and O-1 zones.
 - B. Policy 4.d.1-Signage Regulation. The monument sign is 9 ft. tall and complies. The tower signs are approx. 55 sf and do not exceed the 75 sf size limitation.
10. The request *partially complies* with the following CCSDP design regulations:
- A. Policy 4.a.3- The buildings are generally compatible with the area, but depart from the Vistas de la Luz design standards that apply to the site and the adjacent built environment.

- B. Policy 4.b.4.A.2- Site Landscaping Regulation. Additional landscaping is needed to screen the dumpster from Coors Blvd.
- C. Policy 4.b.4.A.6-Site Landscaping Guideline, regarding compatibly designed fencing and trash enclosures. Colors for the wall or refuse enclosure are not specified.
- D. Policy 4.b.4.B.2-Live Plant Materials. Live plant materials shall be used extensively, but landscape coverage is sparse in places.
- E. Policy 4.b.7-Access. The pedestrian access from Coors Blvd. is not convenient and does not promote non-vehicle travel to the extent that it should in an Enhanced Transit Corridor.

11. The request *does not comply* with the following CCSDP design regulations:

- A. Policy 4.b.1-Natural amenities have been incorporated into the site design on the landscaping plan.
- B. Design Guideline 3- Architectural Details. The metal roof is reflective and could cause annoying glare.

12. The Traffic Impact Study (TIS) for the Vistas de la Luz project concluded that the development will have an overall moderate impact on the transportation system, which can be minimized if the TIS recommendations are followed.

13. The Air Quality Impact Analysis (AQIA) did not find any adverse impacts. This is consistent with the steady decline in carbon monoxide (CO) levels since Albuquerque/ Bernalillo County's last violation of the National Ambient Air Quality Standards (NAAQS) for CO in 1991, and vehicle technology advances that have rendered elevated CO levels a problem of the past on a national level.

14. The Coors Corridor Sector Development Plan (CCSDP) requires view plane analysis for Segments 3 and 4 of the Coors Corridor, east of Coors Boulevard. The subject site is in Segment 3 and west of Coors Boulevard. Therefore, a view plane analysis is not required.

15. A facilitated meeting was held on August 2, 2007. Though mostly concerned about views and visual impact on Coors Blvd., the neighborhoods are also concerned about architectural style, building height, connectivity, signage, commercial uses, traffic and lighting. Revisions made to the site development plan during the deferral period may address some of these concerns.

RECOMMENDATION - 07EPC 40027, September 20, 2007

APPROVAL of 07EPC 40027, a Site Development Plan for Building Permit for Tract K of Vista de la Luz, zoned SU-1 PRD (O-1 and C-1 permissive uses with exclusions), based on the preceding Findings and subject to the following Conditions of approval.

CONDITIONS OF APPROVAL - 07EPC 40027, September 20, 2007- Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to final DRB sign off, the applicant shall meet with the Development Review Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
3. The site development plan for building permit shall comply with the Coors Corridor Sector Development Plan (CCSDP) and the Vistas de la Luz design standards (06EPC00140) approved in April 2006.
4. Pedestrian/Bicycle Access and Circulation:
 - A. A pedestrian connection shall be provided near the southeastern corner of the shops to connect to the Enhanced Transit Corridor, Coors Blvd. (Comprehensive Plan, WSSP, Design Standard 1C, Design Standard 1G)
 - B. The pedestrian connection to Coors Blvd. shall be 6 feet wide and made of textured concrete.
 - C. A pedestrian access gate shall be installed in the arroyo view perimeter wall.
 - D. The bicycle rack for the shops shall be located next to the shops (Design Standard 1F).
 - E. A pathway shall be provided to link the office building to the open space area.
 - F. The handicap ramps shall be designed according to AASHTO specifications.

5. Parking:

Accurate parking calculations for Tract K-B shall be provided.

6. Walls/Screening:

The arroyo view perimeter wall shall be depicted on the site development plan for building permit.

7. Landscaping-Buffering:

- A. The western buffer landscaping adjacent to the residences shall consist primarily of trees, the spacing of which shall be equal to 75% of the mature tree canopy pursuant to Zoning Code §14-16-3-10(E)(4)(b).
- B. Additional plants shall be added to the sparsely covered areas near the northwestern corner and along the western landscape buffers.

8. Landscape-Plants:

- A. The following additional shrubs from the Vistas de la Luz landscaping plan shall be added to the plant palette: Muhly grass, Sand penstemon and Rosemary.
- B. The mature Cottonwood trees, located in the 35 foot landscape buffer, shall remain and be incorporated into the landscape plan.
- C. The location of the mature Cottonwood trees shall be depicted accurately on the site development plan and the landscaping plan.
- D. Coverage with living, vegetative material shall be 80%.

9. Water conservation/green principles:

- A. The landscape in the new landscape islands shall be at the same level as the parking lot so that water can run into it.
- B. Curb cuts shall be provided in the new landscape islands every few feet to provide supplemental irrigation.

10. Lighting:

- A. The two light poles near the subject site's southwestern corner and adjacent to residences, shall be a maximum of 16 feet tall from top to grade with full cut-off, shielded fixtures.

- B. Wall-pack lighting shall be specified as full cut-off, shielded down-lighting.
- C. On-site luminance shall not exceed 1,000 lamberts from any point and 200 lamberts from any residential property line (Design Standard 6F).

11. Architecture-General:

- A. The office building elevations shall be labeled to match the direction from which they are seen.
- B. The color and material of the awnings shall be specified and be integrated with building architecture (Design Standard J4).

12. Signage-Monument:

The monument sign detail shall specify finish and spaces for multi-tenants if applicable.

13. Signage-Building Mounted:

- A. There shall be no building mounted signage on the towers.
- B. A note shall be added to indicate that illuminated plastic panel signs are prohibited (Design Standard 8H).
- C. A sign detail for the building-mounted signage and the tower signage shall be provided.

14. Refuse Enclosure/Dumpster:

The applicant shall consult with and obtain the approval of the Solid Waste Management Division (SWMD) regarding the refuse enclosure and dumpster location and orientation.

15. CONDITION FROM THE CITY FORRESTER:

Water from the roof tops shall be directed to landscaped areas, with overflow leading out to parking lot.

16. CONDITION FROM THE TRANSIT DEPARTMENT:

The applicant shall install a shelter and associated bench and trash can for the new bus stop south of Sevilla Avenue, as approved in the conditions for 06EPC-00140 (Vistas de la Luz), after coordination with and approval by the Transit Department.

17. 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. Provide cross access agreement between subdivided properties.
 - E. Site plan shall comply and be designed per DPM Standards.
 - F. Platting must be a concurrent DRB action.
 - G. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
 - H. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
 - I. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
 - J. Dedication of additional rights-of-way, as necessary, and construction of the fourth southbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
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