



**Environmental
Planning
Commission**

*Agenda Number: 5
Project Number: 1007370
Case Numbers: 08EPC 40080/40081
August 21, 2008*

Staff Report

Agent	Mullen Heller Architecture
Applicant	Sandia Plaza Partners, LLC
Request	Site Development Plan for Subdivision-Amendment Site Development Plan for Building Permit
Legal Description	Tract H-3-A-1 and Tract H-3-A-2, La Reina de los Altos Subdivision, Unit 2
Location	NW corner of Juan Tabo Blvd. and Candelaria Rd. (3301 Juan Tabo Blvd.)
Size	Approximately 8.5 acres
Existing Zoning	C-2 (SC)
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of 08EPC 40081, based on the Findings beginning on Page 11 and the Conditions of Approval beginning on Page 12.

APPROVAL of 08EPC 40080, based on the Findings beginning on Page 13, and subject to the Conditions of Approval beginning on Page 15.

Staff Planner

Catalina Lehner, AICP- Senior Planner

Summary of Analysis

This proposal is for a site development plan for subdivision amendment and a site development plan for building permit for a portion of the approx. 8.5 acre Sandia Plaza shopping center, located near the northwest corner of the Juan Tabo Blvd./Candelaria Rd. intersection. The subject site is not in a designated activity center.

The applicant proposes a 6,000 square foot (sf) multi-tenant retail building and a 4,000 sf bank building with two drive-thru lanes. Overall, the request furthers applicable Comprehensive Plan policies for the Established Urban area. No sector plan or design standards apply.

A facilitated meeting was not held. A neighbor expressed concern regarding parking provision and water management. No comments have been received. Staff recommends approval of both requests subject to conditions, which are mostly intended to improve safety and encourage pedestrian activity.



City Departments and other interested agencies reviewed this application from 7/7/'08 to 7/18/'08. Agency comments used in the preparation of this report begin on Page 19.

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>	C-2 (SC)	Established Urban	Retail
<i>North</i>	O-1	Established Urban	Office
<i>South</i>	R-1, O-1, R-3 and C-1	Established Urban	Single-family homes, office, multi-family residential and retail
<i>East</i>	C-2 (SC)	Established Urban	Retail
<i>West</i>	SU-1 for Apartment Complex	Established Urban	Multi-family residential

Proposal & Context

This proposal is for a site development plan for building permit and an amendment to a site development plan for subdivision for Tract H-3-A-1 and Tract H-3-A-2, La Reina de los Altos Subdivision, Unit 2, an approximately 8.5 acre site (the “subject site”). The subject site, known as the Sandia Plaza shopping center, is located at approx. the northwest corner of the intersection of Juan Tabo Blvd. and Candelaria Rd. The applicant proposes to construct a 6,000 square foot (sf) multi-tenant retail building and a 4,000 sf bank with two drive-thru lanes on a portion of the shopping center site. This portion lies about in the middle of the shopping center’s eastern side, fronting Juan Tabo Blvd.

The Sandia Plaza shopping center is surrounded by a variety of land uses. To the east is another shopping center. To the west, and on the western portion of the subject site, are apartment complexes. Small office uses lie to the north. To the south there are single-family homes, multi-family homes, small offices and small commercial uses. The subject site does not lie within the boundaries of a designated activity center, though one could argue that it functions as such. The nearest designated activity center, the Page One/El Dorado Village Activity Center, is about 1.25 miles north at Montgomery Blvd. No sector plans apply.

History & Background

The subject site was annexed probably sometime in the 1950s and zoning was established. A Zone Atlas from 1963 indicates zoning of R-2, C-2, and P-1 and shows a park in approximately the middle of the present-day shopping center. In 1972, the City Commission approved a zone map amendment from these zones to O-1 and C-2 (see attachment- Ordinance No. 2726, Z-72-118). The Ordinance cited an emergency measure due to urgent public need, though this need is not specified.

Records indicate development of small retail uses, such as a bank and gas station, in the late 1970s. Because these parcels were “straight zoned”, such development would have proceeded straight to building permit without a City Commission hearing. The Shopping Center (SC) designation had not yet been placed on the subject site, and was likely received sometime in the 1980s. Therefore, these

parcels are not a part of the Sandia Plaza shopping center; Tracts H-3-A-1 and H-3-A-2, which developed after the SC designation, comprise the shopping center.

Records do not show any additional development activity until the late 1990s. In September 1999, the EPC approved a site development plan for subdivision for the subject site and voted to defer the associated site development plan for building permit for a 10,800 sf building addition (Z-99-104). In October 1999, the EPC approved the site development plan for building permit (see attachments). The 1999 site development plan for subdivision showed two buildings; only the northern building was constructed. The area where the other building was envisioned remained vacant, and is now the location of the current proposal.

In November 2002, the EPC approved a site development plan for subdivision and a site development plan for building permit for Tract H-3-A, which created the northernmost tract of the shopping center (Project #1000074, 02EPC-01478 and 02EPC-01479). This site development plan for subdivision modified only the northern portion of the 1999 site development plan for subdivision (see discussion above). A donut shop was subsequently constructed and has since gone out of business.

In late December 2007, an administrative amendment (AA) was approved which allowed an expansion of the existing fitness building and site improvements including sidewalks and parking reconfiguration. This 2007 site development plan for subdivision, which supersedes the previous 2002 version, is proposed to be amended by the current proposal.

Zoning

The subject site is zoned C-2 (SC). The C-2 zone, §14-16-2-17, corresponds to community commercial uses. The SC means that the subject site is a designated shopping center. The C-2, Community Commercial zone, provides suitable sites for offices, most service and commercial activities and certain specified institutional uses. Any retailing, except for adult uses, is permissive in the C-2 zone. Banking is also a permissive use. Drive-in facilities are allowed provided that the Traffic Engineer approves of the associated vehicle movement. The shopping center (SC) zone, §14-16-3-2, controls the development of shopping center sites and includes requirements for such sites.

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. Both Juan Tabo Blvd. is a principal arterial, with a 156 foot right-of-way (ROW). Candelaria Rd. is a minor arterial with a ROW of 86 ft. Jane Place is a local street.

Public Facilities/Community Services

Transit: Two Albuquerque Ride routes serve the subject site. Route #1-Juan Tabo, is a local route with all-day service that passes the subject site to the east. Route #7-Candelaria, is a commuter route with two trips in the am and two trips in the pm. It passes the subject site to the south. Juan Tabo Blvd. is designated an Enhanced Transit Corridor.

Police: The Jeff Russell Memorial Substation (Foothills Area Command), at 12,800 Lomas NE, provides police coverage.

Fire: The closest fire station is located about one mile southwest of the subject site, on Menaul Blvd.

DEFINITIONS (Zoning Code §14-16-1-5)

Drive-Up Service Window: A building opening, including windows, doors, or mechanical devices, through which occupants of a motor vehicle receive or obtain a product or service.

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

I. APPLICABLE PLANS AND POLICIES and ANALYSIS -CONFORMANCE TO ADOPTED PLANS AND POLICIES

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK I)

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

Land Use Policies-

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

The proposal would add a multi-tenant retail building and another bank. Nearby uses include a bank, fitness center, motorcycle shop, various small commercial uses, apartment complexes, small offices and single-family homes. Though additional commercial services would be provided, the area is already characterized by a variety of land uses. The proposal partially furthers Policy II.B.5a.

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

The proposed bank and retail buildings would be a similar architectural style to the buildings in the existing shopping center, and would thus respect the existing context. The proposed buildings' location, near Juan Tabo Blvd. in the middle of an already built shopping center, is

not too intense for the proposed location and is not near single-family residences. The proposal generally furthers Policy II.B.5d, though there is little information regarding what is valued by the existing neighborhoods.

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

The proposal would result in development of a portion of the subject site, which is currently a parking area fronting Juan Tabo Blvd. This new growth would occur where urban facilities and services already exist, and is not likely to affect the integrity of the existing neighborhoods in the area. The proposal furtheres Policy II.B.5e.

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

The proposed retail shops and bank would have employment opportunities associated with them, and would be located in an existing shopping center in the middle of a commercially zoned area. Noise, light pollution and traffic are unlikely to adversely affect nearby residential uses in the vicinity of the subject site. The proposal furtheres Policy II.B.5i.

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

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

The proposal would result in development of a portion of an existing commercially zoned area known as the Sandia Plaza shopping center. Juan Tabo Blvd. and Candelaria Rd. are both arterial streets and there is access via Transit. Though the subject site is not a designated activity center, one can argue that it functions as such and commercial zoning is already in place. The proposal furtheres Policy II.B.5j.

Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The proposal partially furthers Policy II.B.5k. The residential neighborhoods in the vicinity are not on Juan Tabo Blvd.; rather, they are south and west of the subject site and accessed by

Candelaria Rd. The effect of adding a bank and retail shops would not be great in terms of traffic generation in the area. However, the proposed layout of this site, which is adjacent to an arterial street, does not minimize the effect of traffic on pedestrians though the proposed crossings help somewhat to mitigate the negative effects.

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

The proposed new buildings are designed to be compatible with the existing shopping center and would be appropriate for the plan area, which is characterized by no particular architectural style. Design elements include varied roof height, a metal parapet and canopies, which will help lend quality to the proposed buildings. The proposal generally furthers Policy II.B.5l.

Activity Centers-

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

The nearest designated activity center, the Page One/El Dorado Village Activity Center, is about 1.25 miles north at Montgomery Blvd. Locating commercial activities and more intense uses together, in designated activity centers, serves the community efficiently. This proposal would locate two small commercial buildings outside of the designated activity center, but inside of an existing shopping center that functions as an activity center and was already commercially zoned. The proposal partially furthers the Activity Center Goal.

II. ANALYSIS- SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT

This request for a site development plan for subdivision amendment will amend the existing site development plan for subdivision from December 2007 (see History & Background section for more information.) Upon final approval, the current request will supersede the older site development plan for subdivision.

On the portion of the subject site affected by the current request, the December 2007 site development plan for subdivision shows a different site layout than the site layout currently proposed. The 2007 site layout places approx. 15,062 sf of “tenant space” (probably retail and/or office space) in an “L” shape along Juan Tabo Blvd. and the southern property line. It is unclear if the building entrances facing Juan Tabo Blvd. would have fronted the street; there is a 20 ft. landscape buffer between the buildings and the street and no indication of pedestrian connections. Whether any entrances were intended to be functional entrances or false entrances is unknown. It is apparent, however, that the 2007 site layout showed more landscaping and public space, less parking and a building orientation more suitable for pedestrian activity than the current request.

III. ANALYSIS- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The request is for a site development plan for building permit for a 6,000 sf retail building and a 4,000 sf bank building in the Sandia Plaza shopping center.

Site Plan Layout / Configuration

The proposed 4,000 sf bank building is oriented north-south with its entrance facing into the site and its back facing Juan Tabo Blvd. The proposed 6,000 sf multi-tenant retail building is oriented east-west with the entrances facing north.

Refuse Enclosure: Proposed on the subject site's south side, the refuse enclosure/dumpster will be finished in off-white/tan stucco and gated with metal panel blue/grey gates to match the existing shopping center. The Refuse Division commented that written verification of a shared access agreement is needed and that a recycle area is required.

Walls/Fences & Security

A 6 ft. screen wall, finished in off-white/tan stucco, is proposed around a portion of the plaza area. Staff suggests that the wall be lowered as to improve visibility and not create a hiding place, especially since the plaza area is near the back of a building and the refuse enclosure. Another idea is to use fencing made of vertical bars, which can be seen through. Staff also suggests that the wall be finished in split-face CMU, which is a rougher surface that provides some visual variety and may be less desirable for graffiti.

Vehicular Access, Circulation & Parking

Access & Circulation: The primary vehicular entrance, on the northern side of the subject site near the middle of the shopping center, is divided by a median. Vehicular access is also possible from Candelaria Rd. A drive-aisle leads from there to an entrance on the subject site's western side.

Most vehicles, however, will use the Juan Tabo entrance and turn south to access the proposed uses. To improve safety near the pedestrian crossing of the drive-thru lanes, Staff suggests that an "exit only" sign be added to the landscape island near the northwest corner of the bank. Staff has consulted with Transportation Staff, who agrees that signage in this location would be beneficial.

Another entrance exists on the subject site's southeastern side, but is proposed to be closed because it does not fit with the proposed site layout and may be considered dangerous as vehicles cross Juan Tabo Blvd. without the help of a median.

Parking: On the portion of the shopping center affected by this proposal, parking is located to the north of the proposed retail building and to the south and west of the proposed bank. Proposed are 54 spaces, 4 of which are handicap. 3 motorcycle spaces are proposed.

Pursuant to Zoning Code §14-16-3-1, Off-Street Parking Regulations, parking is calculated using 1 space/3 occupants of fire load for the fitness use and 1 space/200 sf of retail space for the retail uses, resulting in 380 spaces required for the shopping center. A 10% reduction for proximity to a Transit

route applies, resulting in 342 spaces required. Of these 342, 12 are required to be handicap spaces. 6 motorcycle spaces are required in addition to the regular spaces.

Staff counts a total of 384 spaces provided in the shopping center, which includes handicap spaces. 18 handicap spaces are provided; 4 of these are proposed and 14 exist already. 3 motorcycle spaces are proposed near the southwest corner of the proposed bank. 7 exist already, for a total of 10. Because 342 spaces are required and 384 are provided, the shopping center is overparked by approx. 11%.

There will be enough parking for the existing and proposed uses. Often design standards, which do not apply in this case, specify that parking for commercial uses shall not exceed the required parking plus 10%. The parking provided here, though in excess of the requirement, can be considered typical for a shopping center.

TIS: A Traffic Impact Study (TIS) was not required, though a TIS was completed in 1998 for the shopping center. A trip generation update was required for the current request (see attachment). The trip gen update, which evaluates the proposed land uses in the context of the shopping center, concludes that there will be no adverse traffic impact. The am peak hour will have about the same number of trips, though the pm peak hour will have approx. 24% fewer trips than in the original TIS.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian & Bicycle Access & Circulation: A separate pedestrian/bicycle pathway is proposed from Juan Tabo Blvd., along the subject site's southern side, to connect to the plaza area and internal circulation system. Another separate pathway is proposed along a portion of the subject site's northern side, though this one crosses the proposed bank's drive-thru lanes.

The primary vehicle entrance from Juan Tabo Blvd. is quite wide and slopes downward, creating difficult conditions for pedestrians and bicyclists. Staff suggests that a crossing, of stamped colored concrete or thermoplastic material, be added to connect the sidewalk and improve safety.

The bicycle rack is proposed southwest of the bank, somewhat between the buildings. This location is not optimal, since it is across from the dumpster and near two drive aisles. A preferable location would be near the plaza and/or the retail building.

Transit Access: The closest transit stop (northbound) is on the eastern side of Juan Tabo Blvd., across from the subject site. This location, in front of the home improvement center, includes a shelter and a bench. The nearest transit stop (southbound) is near the northwest corner of Juan Tabo Blvd. and Candelaria Rd. Overall, however, Transit access to the subject site is not good since the stops are not particularly close and Juan Tabo Blvd. is not a pedestrian-friendly street.

Lighting & Security

Zoning Code §14-16-3-9(F), Area Lighting Regulations, allows light poles to measure 30 ft. from top to grade for sites greater than 5 acres. Six new parking lot light poles, 30 ft. tall maximum, are proposed. Three are double-fixture, two have three fixtures and one, in approx. the middle, has four fixtures. The finish and color need to be specified on the site plan and on the light pole detail.

Landscaping Plan & Water Re-use

The proposed landscaping plan includes preservation of the existing street trees along Juan Tabo Blvd. and along the entry drive. The trees along Juan Tabo Blvd. are several different kinds and are not in good condition; their maintenance needs to be improved. The existing pine and the New Mexico olive are not canopy forming. The addition of new shrubs is proposed in these areas. Proposed shrubs are Winter Jasmine, Dwarf Feathertop, Rosemary, Dwarf Butterfly Bush, Indian Hawthorne and Apache Plume.

New trees are proposed for the new parking lot islands, and include Japanese Pagoda, Honey Locust and Chitalpa. Desert Willow is used as a screen on the subject site's southern side. Austrian Pine is proposed to screen the Dumpster. Plantings are shown around the proposed plaza area, and include Rosemary, Dwarf Feathertop and Apache Plume

Pursuant to Zoning Code §14-16-3-10(G)(3), a minimum coverage of 75% with living vegetative material is required. The applicant proposes 80% coverage for the subject site (the shopping center). Landscape exists on both tracts. The amount of landscaping on Tract H-3-A-2 is greater than on Tract H-3-A-1 (see attachment-photos), though the proposed landscaping will add to this and improve the shopping center site. Tree planters measure 40 sf., which is small but exceeds the 36 sf minimum requirement.

The applicant proposes notches in the curbing for four parking lot end aisles, one in the middle of the parking area and the others on the southern side. This will allow some of the run-off water to be channeled to the landscaping for supplemental irrigation purposes. A note is needed to indicate that such irrigation is supplemental, not primary.

Staff suggests that an additional 6 inch notch be added at the parking lot corner southeast of the dumpster, and at the interior corner of the end island adjacent west of the pathway that crosses the bank's drive-thru lanes. This will capture water as it flows downslope (westward). Another suggestion to improve permeability would be to use pervious materials for the plaza area and the pathway leading to it.

Architecture & Design

There is no overarching design theme in the existing shopping center, and the proposed buildings would generally be compatible with the various existing buildings. The proposed buildings, of a contemporary design, would be stucco-finished in off-white/tan with a matching metal parapet cap. Medium grey and red/orange would serve as stucco accent colors. Medium blue/grey canopies are included. Windows and doors would be finished in aluminum. The height of the proposed retail building would vary from 19 to 24 ft., and the height of the proposed bank would vary from 17 to 20 ft.

Signage

The existing project sign for the shopping center is located just north of the existing driveway. A new monument sign is proposed south of the proposed bank and north of the existing bank. The proposed monument sign, 37.5 sf of signage on each face (total 75 sf), would have four tenant spaces and be finished in medium grey stucco with an off-white/tan stucco base. It would be internally illuminated.

The letters are not shown, so their type, color and degree of contrast with the background are unknown. Staff recommends that the level of contrast between the sign and the background be at least 70%.

Building mounted signage is proposed on the north, west and east elevations of the retail building, and amounts to approx. 6% of the façade area. The north elevation has the 4 tenant signs for the small shops. The west, south and east elevations of the proposed bank will also have building mounted signage. The signage for the bank is much larger, and amounts to approx. 17% of the façade area. No details are provided regarding color or lettering.

Outdoor Space

An approx. 526 sf plaza area, shaded by a steel trellis, is proposed on the eastern side of the multi-tenant retail building. The applicant has now included a pathway leading to the plaza area from Juan Tabo Blvd. The plaza detail (see landscaping plan) shows that 2 benches and landscaping around the perimeter are proposed. The plaza will be made of stamped, colored concrete and would be partially surrounded by a 6 ft. CMU wall (see Walls/Fences & Security section of this report).

The plaza area, however, is not centrally located. A more central location would be preferable to its proposed location near the back of the retail building and beside the dumpster. The northeast corner of the proposed retail building and the southwest corner of the proposed bank building would be more centrally-located and more conducive to gathering and promoting pedestrian activity than the proposed location.

Zoning Code §14-16-3-18(C)(3) requires, for major façades greater than 100 ft. in length, that outdoor seating be incorporated adjacent to at least one of the façades. The primary (northern) façade is 100 ft. long and barely misses this requirement. However, Staff suggests that a bench be added anyway. A bench located along the primary façade would encourage pedestrian activity and serve patrons and employees, which would help mitigate the auto-dominated character of the site layout.

Grading & Drainage Plan

The already developed subject site slopes downward from east to west, from approx. 5,630 ft. at the highest point to approx. 5,621 ft. at the lowest point. Water generally flows westward toward the long driveway that leads southward to Candelaria Rd., where the water discharges to. No changes are proposed to the existing grading and drainage.

Utility Plan

Each of the proposed buildings will have a water line connection to the double water meter near the southwest corner of the existing fitness building. A new sanitary sewer line is proposed and will run from the western boundary of the shopping center to the two proposed buildings.

CONCERNS OF REVIEWING AGENCIES/PRE-HEARING DISCUSSION

City Departments and other agencies reviewed this application from 7/7/'08 to 7/18/'08. The applicant and a concerned neighbor attended the pre-hearing discussion meeting held on July 23, 2008. The few agency comments received begin on Page 19 of this report.

The Refuse Division of the Solid Waste Department commented that verification of a shared access agreement (in writing) is needed and a recycle area is required. Zoning Code Services noted that the parking calculations for the existing restaurant were incorrect, though parking calculations have since been corrected.

NEIGHBORHOOD CONCERNS

The affected neighborhood association is the Holiday Park Neighborhood Association (HPNA), which the applicant notified as required. A facilitated meeting was neither recommended nor held.

An individual neighbor has expressed concerns regarding: 1) if parking for the proposed buildings would be sufficient, and 2) on-site water management, including water harvesting. Staff has not received any comments as of this writing.

CONCLUSION

This proposal is for a site development plan for building permit for a portion of an existing, approximately 8.5 acre shopping center known as the Sandia Plaza shopping center, located near the northwest corner of the Juan Tabo Blvd./Candelaria Rd. intersection. The applicant proposes to add a 4,000 sf bank and a 6,000 sf multi-tenant retail building in a parking area fronting Juan Tabo Blvd.

Overall, Staff finds that the proposal generally furthers applicable policies in the Comprehensive Plan. However, the submittal would be improved by the application of minor conditions, which are intended to improve safety, encourage pedestrian activity and help mitigate the auto-dominated character of the site layout. A facilitated meeting was neither recommended nor held. A neighbor has concerns regarding parking and water management, though no comments have been received as of this writing. Staff recommends approval subject to conditions.

FINDINGS - 08EPC 40081, August 21, 2008-Site Development Plan for Subdivision Amendment

1. This is a request for a site development plan for subdivision amendment for Tract H-3-A-1 and Tract H-3-A-2, La Reina de los Altos Subdivision, Unit 2, an approximately 8.5 acre site known as the Sandia Plaza shopping center. The subject site is located approximately at the northwest corner of the intersection of Juan Tabo Boulevard and Candelaria Road. A request for a site development plan for building permit (08EPC 40080) accompanies this request.
2. The applicant proposes to amend the existing site development plan for subdivision for the Sandia Plaza shopping center, which was approved in 2002 (Project #1000074, 02EPC-01478) and superseded by a administrative amendment (AA) request in 2007.
3. The subject site lies in the Established Urban area of the Comprehensive Plan. No sector plans apply. There are no design standards for the Sandia Plaza shopping center.
4. The request *further*s the following applicable Comprehensive Plan policies:
 - A. Policy II.B.5d: The proposed buildings would be located in an existing shopping center away from single-family homes. The buildings' intensity and design would be compatible with the surrounding area.
 - B. Policy II.B.5e: This new growth would occur where urban facilities and services already exist, and is not likely to affect the integrity of the existing neighborhoods in the area.
 - C. Policy II.B.5i: The proposed buildings would be located in the middle of an existing shopping center. Noise, light pollution and traffic are unlikely to adversely affect residential uses in the area.
 - D. Policy II.B.5j: The proposed new commercial development would be located on a portion of an existing shopping center, at the intersection of arterial roads in an area that is already commercially-zoned.
 - E. Policy II.B.5l: The proposed buildings are designed to be compatible with the existing shopping center and would be appropriate for the plan area, which is characterized by no particular architectural style.

5. The request *partially furthers* the following applicable Comprehensive Plan Goal and policies:

- A. Activity Center Goal: The proposed commercial buildings would be located outside of a designated activity center, but inside of an existing shopping center that was already commercially zoned.
- B. Policy II.B.5a: Though additional commercial uses would be provided, the area is already characterized by a variety of land uses.
- C. Policy II.B.5k: The effect of adding the proposed uses would not be great in terms of traffic generation in the area. However, the proposed layout of the site, which is adjacent to an arterial street, does not minimize the effect of traffic on pedestrians.

6. A Traffic Impact Study (TIS) was completed in 1998 for the Sandia Plaza shopping center. A trip generation update was required for the current request and concludes that no adverse traffic impacts will result. AM peak hour trips will be about the same and PM peak hours will decline.

7. The affected neighborhood association is the Holiday Park Neighborhood Association (NA). A facilitated meeting was not requested or held. An individual neighbor has expressed concern regarding parking provision and water management. Staff has received no comments as of this writing.

RECOMMENDATION - 08EPC 40081, August 21, 2008

APPROVAL of 08EPC 40081, a Site Development Plan for Subdivision amendment for Tract H-3-A-1 and Tract H-3-A-2, La Reina de los Altos Subdivision Unit 2, zoned C-2 (SC), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS - 08EPC 40081, August 21, 2008- Site Development Plan for Subdivision Amendment

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. CONDITIONS FROM THE CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

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

- 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. For the bank, provide (at a minimum) 10' drive-up lanes and a 20' inside radius for turns leading up to the windows.
 - c. Site plan shall comply and be designed per DPM Standards.
-

FINDINGS - 08EPC 40080, August 21, 2008-Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for a portion of Tract H-3-A-1 and Tract H-3-A-2, La Reina de los Altos Subdivision Unit 2, an approximately 8.5 acre site known as the Sandia Plaza shopping center. The subject site is located approximately at the northwest corner of the intersection of Juan Tabo Boulevard and Candelaria Road. A request for a site development plan for subdivision amendment (08EPC 40081) accompanies this request.

2. The applicant proposes to construct a 6,000 square foot, multi-tenant retail building and a 4,000 square foot bank with two drive-thru lanes. The proposed uses are permissive in the subject site's underlying zoning, which is C-2 (SC).

3. The subject site lies in the Established Urban area of the Comprehensive Plan. No sector plans apply. There are no design standards for the Sandia Plaza shopping center.

4. The request *further*s the following applicable Comprehensive Plan policies:
- A. Policy II.B.5d: The proposed buildings would be located in an existing shopping center away from single-family homes. The buildings' intensity and design would be compatible with the surrounding area.
 - B. Policy II.B.5e: This new growth would occur where urban facilities and services already exist, and is not likely to affect the integrity of the existing neighborhoods in the area.
 - C. Policy II.B.5i: The proposed buildings would be located in the middle of an existing shopping center. Noise, light pollution and traffic are unlikely to adversely affect residential uses in the area.
 - D. Policy II.B.5j: The proposed new commercial development would be located on a portion of an existing shopping center, at the intersection of arterial roads in an area that is already commercially-zoned.
 - E. Policy II.B.5l: The proposed new buildings are designed to be compatible with the existing shopping center and would be appropriate for the plan area, which is characterized by no particular architectural style.
5. The request *partially further*s the following applicable Comprehensive Plan Goal and policies:
- A. Activity Center Goal: The proposed commercial buildings would be located outside of a designated activity center, but inside of an existing shopping center that was already commercially zoned.
 - B. Policy II.B.5a: Though additional commercial uses would be provided, the area is already characterized by a variety of land uses.
 - C. Policy II.B.5k: The effect of adding the proposed uses would not be great in terms of traffic generation in the area. However, the proposed layout of the site, which is adjacent to an arterial street, does not minimize the effect of traffic on pedestrians.
6. A Traffic Impact Study (TIS) was completed in 1998 for the Sandia Plaza shopping center. A trip generation update was required for the current request and concludes that no adverse traffic impacts will result. AM peak hour trips will be about the same and PM peak hours will decline.

7. The proposed conditions of approval are intended to improve safety and encourage pedestrian activity in this existing shopping center site, which would help mitigate the auto-dominated character of the proposed site layout.

8. The affected neighborhood association is the Holiday Park Neighborhood Association (NA). A facilitated meeting was not requested or held. An individual neighbor has expressed concern regarding parking provision and water management. Staff has received no comments as of this writing.

RECOMMENDATION - 08EPC 40080, August 21, 2008

APPROVAL of 08EPC 40080, a Site Development Plan for Building Permit for a portion of Tract H-3-A-1 and Tract H-3-A-2, La Reina de los Altos Subdivision Unit 2, zoned C-2 (SC), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS - 08EPC 40080, August 21, 2008- 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. General Clarification:

A note shall be added to explain that the Sandia Plaza shopping center consists of Tract H-3-A-1 and Tract H-3-A-2, and that this proposal applies to a portion of Tract H-3-A-1.

4. Vehicular Circulation:

An “exit only” sign shall be added to the landscape island near the northwest corner of the bank, just west of where vehicles exit the drive-thru lanes and pedestrians cross.

5. Pedestrian & Bicycle Circulation:

- A. The bicycle rack shall be located near the northeast corner of the retail building.
- B. A pathway of stamped colored concrete, or comparable thermoplastic material, shall be provided across the existing driveway.

6. Walls/Fences & Security:

- A. The screen wall for a portion of the plaza area shall not exceed 3 feet in height.
- B. A portion of the screen wall shall have CMU blocks with a cut-out design so they can be seen through.
- C. Except for the cut-out design blocks, the screen wall shall be finished in split-face CMU.

7. Lighting:

- A. Building-mounted lighting shall be down-lighting.
- B. A note shall be added to indicate that the request will comply with Night Sky requirements.
- C. The color and finish of the light poles shall be indicated on the light pole detail.

8. Landscaping:

The number of bubblers for each tree and the distance from the trunk or drip tape circle shall be specified.

9. Water Management & Re-Use:

- A. To increase water re-use, a 6 inch notch in the curbing shall be added in the following locations:

-
-
- I. The parking lot corner southeast of the dumpster, and
 - II. The interior corner of the end island adjacent west of the pathway that crosses the bank's drive-thru lanes.

B. A note shall be added to indicate that irrigation from water re-use is supplemental, not primary.

10. Signage:

The monument sign shall have a level of contrast of at least 70% reflectance to improve their visibility.

11. Plaza Area & Pathway:

- A. The pathway to the plaza shall be made of stamped colored concrete to match the other pathways.
- B. The width of the pathway to the plaza shall be indicated on the site development plan.
- C. The pathway to the plaza shall be shown on the landscaping plan, utility plan and grading and drainage plan.

12. Outdoor Space:

A bench shall be added on the northern (main) side of the retail building to encourage pedestrian activity.

13. CONDITION FROM THE SOLID WASTE MANAGEMENT DEPARTMENT, REFUSE DIVISION:

The applicant shall provide written verification of a shared access agreement.

14. CONDITIONS FROM THE CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

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

- 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. For the bank, provide (at a minimum) 10' drive-up lanes and a 20' inside radius for turns leading up to the windows.
 - C. Site plan shall comply and be designed per DPM Standards.
-
-

***Catalina Lehner, AICP
Senior Planner***

cc: Sandia Plaza Partners LLC, 5850 Eubank NE, Suite B-62, Albuquerque, NM 87111
Mullen Heller Architecture, 924 Park Ave. SW, Albuquerque, NM 87102
Joe Abbin, Holiday Park NA, 11716 Tivoli Ave. NE, Albuquerque, NM 87111
Max Decker, Holiday Park NA, 3420 Montreal NE, Albuquerque, NM 87111
Michael Block, 3520 Parisian Way NE, Albuquerque, NM 87111

AGENCY COMMENTS

➤ **The following agencies did not review or comment on Project #1007370:**

City of Albuquerque

Environmental Health, Air Quality Division
Environmental Health, Env. Services Division
City Forester
Fire Department
Police Department, Planning
Transit Department
Water Utility Authority

Other

Bernalillo County
Mid-Region Council of Governments (MRCOG)
Middle Rio Grande Conservancy District (MRGCD)

➤ **The following City of Albuquerque Departments reviewed and commented on Project #1007370:**

Planning, Office of Neighborhood Coordination

Holiday Park NA

Planning, Zoning Code Services

Reviewed: The Parking calculations on the Site Plan should be corrected to reflect that the existing restaurant's requirement is 1 space per seat- not 1 space/200 SF, per to Section 14-16-3-1(A)(26). A note should be added specifying that the proposed development shall comply with the General Building and Site Design Regulations for non-residential uses, per section 14-19-3-18 of the Comprehensive City Zoning Code.

Planning, Advance & Urban Design

There are no adverse comments for this site development plan.

Parks & Recreation, Planning & Design

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

Parks & Recreation, Open Space Division

Open Space has no adverse comments

Solid Waste Management Dept., Refuse Division

Approved on condition, verify agreement of shared access use (in writing), for refuse enclosure and required recycle area. Call for details, 761-8142.

City of Albuquerque 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).

- For the bank, provide (at a minimum) 10' drive-up lanes and a 20' inside radius for turns leading up to the windows.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- No adverse comments.

Transportation Planning (Department of Municipal Development):

- Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- Reviewed, no comments.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

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

- 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. For the bank, provide (at a minimum) 10' drive-up lanes and a 20' inside radius for turns leading up to the windows.
- C. Site plan shall comply and be designed per DPM Standards.

➤ **The following agencies reviewed Project #1007370:**

Abq. Metropolitan Arroyo Flood Control Authority (AMAFCA)

Reviewed, no comment.

Albuquerque Public Schools (APS)

La Reina de Los Altos Unit 2, Tract H-3-A-1, is located at Juan Tabo Blvd between Candelaria Rd and James Pl. The owner of the above property requests approval of a Site Development Plan for Building Permit for a development that will consist of a 6,000 square foot retail building and a 4,000 square foot bank/retail building with two drive-thru lanes. This will have no adverse impacts to the APS district.

Public Service Company of New Mexico

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. Any relocation of existing utilities will be at customer's expense. Adequate clearance for all utilities must be provided for operation, maintenance and repair purposes.