



**Environmental
Planning
Commission**

Agenda Number:
Project Number: 1001275
Case #: 08EPC 40020
March 20, 2008

Staff Report

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| Agent | George Rainhart Arch. & Assoc. |
| Applicant | Doppco Investors II LLC |
| Request | Site Development Plan for Building Permit |
| Legal Description | Lot 3, Lowes Subdivision |
| Location | NM 528 NW, between Coors Boulevard NW and Ellison NW |
| Size | Approximately 3 acres |
| Existing Zoning | SU-1 for C-2 Uses & IP Permissive Uses |
| Proposed Zoning | Same |

Staff Recommendation

APPROVAL of 08EPC 40020, based on the findings beginning on page 13, and subject to the conditions of approval beginning on page 16.

Staff Planner

Anna DiMambro, AICP - Planner

Summary of Analysis

This is a request for a site development plan for building permit for Lot 3, Lowes Subdivision, an approximately 3-acre site located on NM 528 between Coors Boulevard NW and Ellison NW. The site is currently zoned SU-1 for C-2 Uses & IP Permissive Uses. No zone change is proposed. The applicant proposes to construct an approximately 15,400 square foot retail shops building and an approximately 4,000 square foot drive-thru fast food restaurant. These uses are permissive under the existing zoning.

This proposal furthers applicable policies of the Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, and the Seven Bar Ranch Sector Development Plan. The proposal is in compliance with the governing site plan for subdivision and most applicable regulations. Overall, the proposed site development plan for building permit is adequate. Staff recommendation is for approval with conditions.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 2/11/08 to 2/22/08. Agency comments were used in the preparation of this report and begin on page 20.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

| | <i>Zoning</i> | <i>Comprehensive Plan Area; Applicable Rank II & III Plans</i> | <i>Land Use</i> |
|--------------|--|---|-----------------|
| <i>Site</i> | SU-1 for C-2 Uses & IP Permissive Uses | Established Urban; West Side Strategic Plan, 7 Bar Ranch Sector Plan, Coors Corridor Plan | Vacant |
| <i>North</i> | SU-2 for C-2 Uses | Established Urban; West Side Strategic Plan, 7 Bar Ranch Sector Plan | Commercial |
| <i>South</i> | SU-1 for C-2 Uses/IP Perm. Uses/R-3 Perm. Uses | Established Urban; West Side Strategic Plan, 7 Bar Ranch Sector Plan, Coors Corridor Plan | Commercial |
| <i>East</i> | C-2 | Established Urban; West Side Strategic Plan, 7 Bar Ranch Sector Plan, Coors Corridor Plan | Commercial |
| <i>West</i> | SU-1 for C-2 Uses & IP Permissive Uses | Established Urban; West Side Strategic Plan, 7 Bar Ranch Sector Plan, Coors Corridor Plan | Commercial |

Background

This is a request for a site development plan for building permit for Lot 3, Lowes Subdivision, an approximately 3-acre site located on NM 528 NW between Coors Boulevard NW Ellison NW. The site is currently zoned SU-1 for C-2 Uses & IP Permissive Uses. No zone change is proposed. The applicant proposes to construct an approximately 15,400 square foot retail shops building and an approximately 4,000 square foot drive-thru fast food restaurant. These uses are permissive under the existing zoning.

History

In 2001, a site development plan for subdivision was approved by the EPC for the approximately 37-acre Lowe’s Subdivision (Project 1001275/01EPC-00742). The current request is for Lot 3 of this subdivision. Since the 2001 subdivision action, which also contained design guidelines, several of the other created lots have developed with various retail uses.

Context

The subject site, which is currently vacant, is located within the Established Urban Area as designated by the Comprehensive Plan. It is also located within the boundaries of the West Side Strategic Plan, the 7 Bar Ranch Sector Development Plan, and the Coors Corridor Plan. Commercial uses, including a Lowes store, surround the site. Alameda Boulevard (NM 528) is a designated Express Corridor, and the subject site is located within the Cottonwood Major

Activity Center as designated by the Comprehensive Plan and the Seven Bar Regional Center as designated by the West Side Strategic Plan.

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 Coors Boulevard NW and Alameda Boulevard NW as Principal Arterial roadways, with a right-of-way of 124' (Established & Developing Urban) or 156' (elsewhere).

Bike lanes are proposed for both Coors and Alameda.

ABQ Ride Route 98 exists on Alameda Boulevard.

Alameda Boulevard is a designated Express Corridor per the Comprehensive Plan.

Public Facilities/Community Services

The subject site is located within one mile of a police station, a fire station, Cibola High School, a developed city park, two undeveloped city parks, and several bus lines.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-1 for C-2 Uses & IP Permissive Uses. The proposed uses of retail and drive-thru restaurant are permissive uses in the C-2 zone. Because the site is zoned SU-1, the applicant is required to submit a site development plan for EPC review. This request fulfills that requirement. The EPC has discretion over parking in an SU-1 zone.

Albuquerque / Bernalillo County Comprehensive Plan

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

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

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 proposed development will contribute to a full range of urban land uses, thereby furthering 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 furthers this policy because the surrounding neighborhood is entirely commercial. The proposed use respects the existing commercial neighborhood's values. The proposed height for the building respects scenic resources, and because the surrounding land is almost entirely developed, natural environmental conditions are ideal for this type of development.

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 development is proposed for a vacant site that is contiguous to existing urban facilities and services. The distance between the subject site and the nearest residential neighborhood is such that its integrity can be ensured. This request furthers this policy.

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

The request will provide a service use to complement residential areas, but is far enough away from the nearest residential area that no adverse effects of noise, lighting, pollution, and traffic on residential environments should occur. This request furthers this policy.

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

- In small neighborhood-oriented center provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping center 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.

The subject site is currently commercially zoned and is located in a larger area-wide shopping center. This request furthers this policy.

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

While the proposed design cannot be said to be innovative, it is appropriate to the Plan area, which is dominated by corporate architecture. This request partially furthers this policy.

Community Identity

Goal: To preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

Staff does not find that the proposed architecture contributes to the identity of this Albuquerque sub-area as a distinct community. This request is in conflict with this goal.

Transportation and Transit

Goal: To develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The applicant is proposing employment and service uses efficiently placed for nearby residential neighborhoods. Sidewalks and bike lanes, both existing and proposed will facilitate pedestrian and bicycle access to the site. Transit is available on Alameda Boulevard/NM 528. This request furthers this policy.

Economic Development

Goal: To achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The proposed use will add to diversified economic development and does not interfere with achievement of social, cultural, or environmental goals. This request furthers this goal.

Water Conservation/Green Principles

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

West Side Strategic Plan (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and has been amended several times, most recently in December 2005. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or

approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on pg. 5 in the WSSP.

The subject site is located in the Seven Bar Ranch community, which consists of the area within the following boundaries: the County Line to the north, the Calabacillas Arroyo to the south, the river to the east and an area slightly west of the Rainbow Corridor to the west.

Goal 12: The Plan should provide for long-term sustainable development on the West Side.

This request furthers this goal by providing services that can be used by West Side residents.

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 needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

The proposed use will contribute to a complete mix of land uses on the West Side and will provide employment opportunities. This request furthers this policy.

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 in an area of the West Side that is zoned for such uses.

Policy 3.1: The Cottonwood Mall area shall be designated as the West Side's Regional Center. The boundaries of the Regional center are shown on page 32. Development appropriate to a regional Center, including the largest commercial and highest density development of anywhere on the West Side will occur in this location.

This proposal is not for high density development. This request is in conflict with this policy.

Policy 3.3: Development of the Regional Center shall be inclusive of mixed-uses and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development.

The subject site is adjacent to a transit line. Existing and proposed sidewalks and bike lanes will provide pedestrian and bicycle access to the site. This request furthers this policy.

Policy 4.6: The following design guideline sections shall become policies with the approval of this Plan: View Preservation; Views East of Coors Boulevard; View to and from the Monument; Other Views; Height; Lighting; Vegetation; Overhead Utilities; Radio, TV and Cellular Towers; Signs; Fences and Walls; and additional design guideline issues. It is recognized that additional design guidelines based on these and other applicable policies of the Plan shall be developed as follow-up work, and will be more complete than those included here. These policies were considered too critical to wait for additional planning efforts in the future.

This submittal complies with most applicable design guidelines of the WSSP. However, a portion of policy 4.6, located on page 175 of the West Side Strategic Plan reads, "Locate commercial developments for transit accessibility with buildings directly adjacent to street

frontages and parking at the rear or sides of the property. Landscaping, walls, or fences shall be located so they will not create barriers for pedestrians. Parking shall not take precedence over pedestrian circulation.” Because of the way existing surrounding developments are sited and because of the existing detention pond, it would be impractical for the applicant to comply with this policy. Staff finds that because the existing detention pond renders compliance with this policy impossible and because pedestrian circulation between the subject site and surrounding properties is better served by the proposed building locations, the applicant has met the intent of this policy.

Coors Corridor Plan (Rank 3)

The Coors Corridor Plan was first adopted in 1984 and revised in 1989. It is currently undergoing another revision. It provides design guidelines for the development of Coors Boulevard and adjacent properties from Central Avenue north to State Road 528 (Alameda Boulevard). The plan also puts emphasis on Coors Boulevard as a transit and pedestrian corridor. The subject property is in Segment 4 of the Coors Corridor Plan, which extends from the Calabacillas Arroyo on the south to State Road 528 on the north. This plan contains Design Regulations, which are analyzed in the “Analysis of Site Development Plan for Building Permit” section below. There are also policies applicable to this request, including:

Issue 3: Land Use and Intensity of Development

Policy 5: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines (p. 79).

This proposal is compatible with the roadway function of NM 528 and Coors Boulevard, with the existing zoning, with environmental concerns, and with most applicable design guidelines. This request furthers this policy.

Issue 4: Visual Impressions and Urban Design Overlay Zone

A. General Policies

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

This proposal will establish appropriate visual impressions within the Coors corridor through its architecture and landscaping. This request furthers this policy.

Policy 3: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines (p. 86).

This proposal is designed to be compatible with the built environment. It complies with most applicable design regulations and guidelines. Conditions of approval are recommended to bring the proposal into compliance with all applicable regulations and guidelines. This request furthers this policy.

B. Site Planning and Architecture

Policy 2: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site, and to adjacent or related buildings and structures (p. 90).

The subject site has two street frontages – one on NM 528 and another on an internal site drive. The building's entrance faces NM 528, although the building itself is pulled back toward the internal drive. Parking is located between the building's entrance and NM 528. Because the retail building is located so far from NM 528, the fast food restaurant has a drive-thru adjacent to NM 528, and because the rear of the building fronts the internal drive, the proposal cannot be said to have a pleasing or functional relationship to either roadway. However, the proposed retail building does bear a relationship to the retail shops to the west of the subject site. This request partially furthers this policy.

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

Landscape design is complementary and is in accordance with most design regulations and guidelines. This request furthers this policy.

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

The subject site has two street frontages – one on NM 528 and another on an internal site drive. Parking is located between the retail building's entrance and NM 528, and the drive-thru queue is located between the fast food restaurant and NM 528. However, the NM 528 street frontage is devoted to landscaping. This request partially furthers this policy.

Policy 7: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized (p. 96).

The submittal shows a sidewalk adjacent to but separate from the driveway. Pedestrian connections to surrounding commercial developments are also provided. This request furthers this policy.

Policy 9: Site area lighting, including parking area lighting, should be carefully designed and located so as to minimize glare on any public right-of-way or any adjacent premises (p. 98).

Light fixtures will be full-cutoff types at a maximum of 20' high. This request furthers this policy.

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

The applicant is proposing appropriate architectural design. This request furthers this policy.

D. Signage

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

The applicant is proposing both building-mounted signage and a monument sign. The building mounted signage is appropriate and is in compliance with all applicable regulations. However, the proposed monument sign is not allowed by either the Coors Corridor Plan or the governing site development plan for subdivision. This request is in conflict with this policy.

7 Bar Ranch Sector Development Plan (Rank 3)

The Seven-Bar Ranch Sector Development Plan was first adopted in 1985, and revised in 1990 and 1994. The Plan area encompasses 1,070 acres of land, which are accessed by Coors Blvd. to the south, McMahan Blvd. to the west, State Road 528 and Corrales Rd. to the north, and Alameda Rd. and the Rio Grande to the east. The SBRSDP contains Design Guidelines in Appendix 6 of the plan. This submittal complies with all applicable Design Guidelines.

Goals relevant to the proposal include:

Goal 2: The provision of strategically placed parks, open spaces and landscaped roadway “buffers” to create a unified visual image as well as a highly landscaped “streetscape” image. Major usable park facilities are placed with regard to their proximate residential areas.

The applicant is providing an approximately 60’ wide landscape buffer adjacent to NM 528. This request furthers this goal.

Goal 3: The placement, alignment and separation of vehicular circulation systems, biking/pedestrian trail systems, and open space/park systems to allow for encouragement of non-vehicular travel, while at the same time providing for adequate vehicular arteries which will efficiently carry anticipated traffic loads generated within the Plan area in accordance with guidelines set forth by the Long Range Major Street Plan of the Comprehensive Plan.

Separate sidewalk systems are provided in this proposal. This request furthers this goal.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Site Plan Layout / Configuration

This proposal is compatible in use and design with surrounding development. The proposal consists of two single-story buildings that will be used as a fast food restaurant and a row of retail shops. The front of the retail building is oriented north toward NM 528, although the building itself is pulled back toward the south of the site. Parking (shared with the proposed fast food restaurant) is located north and west of the retail building. The fast food restaurant is located in the northwest corner of the site. The drive-thru queue is adjacent to NM 528, although there is an approximately 60’ wide landscape buffer between the roadway and the queue.

All three proposed dumpsters are located on the south edge of the site and are accessed from drive aisles connecting to the existing internal drive. The applicant is proposing a dumpster enclosure of 8' high CMU block with stucco finish to match the building. The detail drawing does not indicate gate material or color. This information should be provided.

The retail building reaches a maximum height of 24' with a flat roof with multiple parapet heights. The fast food restaurant reaches a maximum height of 23' as well with both flat and sloping roofs. The setbacks provided are in compliance with the underlying C-2 zone, which references the O-1 zone setbacks.

Walls/Fences

The applicant is proposing a 3'8" high integrally colored split-face CMU screen wall in front of the development and behind the detention pond to screen the queuing lane. This is in accordance with Zoning Code regulations for drive-up service windows oriented toward public streets. An evergreen hedge is proposed in front of the wall, which will help to screen it from NM 528. No other walls/fences are proposed.

Vehicular Access, Circulation and Parking

Vehicular access to the subject site is from both NM 528 and from internal drives. There is an existing drive on the east side of the site providing access to and from NM 528. A proposed drive aisle to the parking area comes from this existing drive. Two access points are also proposed on the south side of the subject site, and a fourth access point is on the west side of the site. This fourth access point connects directly to the neighboring property.

Parking for the subject site is located mainly in one parking area north of the proposed retail building and east of the proposed fast food restaurant. An additional row of parking is located to the west of the proposed retail building. Adequate motorcycle, bicycle, and handicap accessible parking is provided, although the motorcycle space proposed for the fast food restaurant needs to be relocated so that it will be visible from the entry of the restaurant.

For the 15,000 square foot retail building, 75 parking spaces are required (based on 1 space for every 200 square feet). Restaurant parking calculations are normally based on seating capacity. For a restaurant without a full-service liquor license, one space for every four seats is required. The applicant has based the parking calculation for the restaurant on square footage. This is not in compliance with Zoning Code regulations and will need to be changed. The applicant states that a total of 96 parking spaces are provided. Staff counts only 90 spaces. The City Engineer has also commented that the three parking spaces south of the restaurant need to be deleted. This will bring the provided parking down to 87 spaces. Staff recommends that the applicant provide the number of parking spaces required by the Zoning Code. This requirement could be met by providing a shared parking agreement between the subject site and a neighboring site, by reducing the square footage of the retail building, by limiting the number of restaurant seats to 48, or by providing additional parking on the site. Alternately, because the subject site is zoned SU-1, the EPC has discretion over parking and could approve the proposal with the parking shortage.

Pedestrian and Bicycle Access and Circulation, Transit Access

The applicant will be required to construct an on-street bike lane on NM 528. Bicycle parking is located near each of the proposed buildings. The nearest transit route is located on NM 528 and is accessible via the existing sidewalk network. A sidewalk will be provided from NM 528 to the subject site along the east side of the site. Where this sidewalk crosses the drive aisle, the crosswalk should be integrally colored, raised, textured concrete. Adequate pedestrian amenities are provided within the site. A 12' wide walkway between two parking rows connects the parking area to the retail building. However, a raised, textured crosswalk should be provided from the site to the neighboring site to the south.

Lighting and Security

The applicant is proposing pole-mounted light fixtures, a maximum of 20' feet high. These will be full cut-off type fixtures.

The applicant is also proposing building-mounted lighting for both buildings. On the retail building, these will be white fixtures located approximately 10' off the ground. These are proposed for all but the south façade. Building-mounted lighting is also proposed for the fast food restaurant on the east and north elevations at approximately 6 feet off the ground. The applicant must provide information regarding color and material for these light fixtures. Accent lighting is proposed for the east, west, and north elevations. No building-mounted lighting is proposed for the south façade.

The applicant should consider placing additional lighting on or near the south retail façade for safety purposes. The applicant should provide a note stating that all lighting will be in compliance with Zoning Code §14-16-3-9.

Landscaping

The selected plant palette does not contain any high water use plants. The landscape plan meets all Zoning Code requirements. The applicant has placed a tree planter in front of the proposed retail building. However, the landscape plan does not show a tree in the planter nor does it show groundcover. Dimensions also need to be provided for the tree planter. Also, what appears to be a landscaping strip between two parking rows is not shown to be landscaped. This should be corrected.

An evergreen hedge is proposed to screen the northern row of parking from NM 528. A note should be provided stating that this hedge will be maintained between 30 and 36" high.

Public Outdoor Space

No public outdoor space is required for this development. The applicant has, however, provided 2 patio spaces. One, 546 square feet, is located near the east side of the proposed retail building. It will have seating and an overhead shading device. The other patio space is 700 square feet and is located on the south side of the fast food restaurant. This patio will also have seating and an overhead shading device. This patio area is shown as a landscape area on the landscape plan. This must be reconciled prior to final DRB sign-off.

Grading, Drainage, Utility Plans

The applicant has submitted grading, drainage, and utility plans. These have been reviewed by the appropriate agencies. No significant grading exists or is proposed for the subject site. The grading plan shows an incorrect lot size for the site. This must be corrected. Also, the utility plan is labeled “Water Plan” and should be relabeled “Utility Plan.”

Architecture

The proposed retail building is a single-story building of approximately 15,400 square feet. It has a flat roof that reaches a maximum height of 24’ with varying parapet heights, and is mainly earth-tone stucco in three different colors. A blue painted split-face CMU wainscot reaches a height of 3’6”, and a stacked ledgerstone base is provided for portal supports. Glazing is located on all facades except the south. The proposed architecture meets the requirements of Zoning Code §14-16-3-18. However, the site plan for subdivision requires this building to have a portal running the entire length of the façade or trees at 25’ on center. Neither of these requirements has been met, although a tube steel canopy is provided along part of the façade. Staff has recommended a condition of approval requiring compliance with this guideline.

The fast food restaurant (which appears to be a Taco Cabana) is a single-story building of approximately 4000 square feet. The north and east elevations are the primary elevations for this building. The west elevation contains the drive-up service window, and the south elevation contains a service entrance. The building is primarily earth colored stucco with a stone wainscot and pastel colored accents. The roof is mainly flat with some sloping mission tile roof accents. This building complies with all applicable requirements. However, a bar scale is not provided on the elevations sheet. Staff has verified the accuracy of the written scale for this submittal, but a bar scale must also be provided to ensure usability of future plan reproductions.

Signage

The applicant is proposing building-mounted signage as well as one monument sign. The monument sign is located adjacent to NM 528 at the east end of the site. The monument sign detail shows that it will reach a maximum height of 12’ with a sign face area of 75 square feet. This proposed monument sign is in violation of the Coors Corridor Plan signage restriction in terms of both number and height. Height for monument signs in the Coors Corridor Plan area is limited to 9’. Also, an amendment to the Coors Corridor Plan in 1989 (R-457) limited the number of monument signs allowed in a development (meaning an area controlled by a site development plan). This limitation allowed a second free-standing sign on any street frontage longer than 1500 lineal feet. The development already has in excess of two signs for this street frontage. Should this sign be allowed, the applicant will be required to obtain a variance from the Zoning Hearing Examiner. The monument sign is also disallowed by the governing site development plan for subdivision, which limits the number of free-standing signs for the entire development to 5. Staff counted more than 5 signs throughout the development while on a site visit. The applicant will also need to amend the site plan for subdivision in order to place the proposed monument sign. Because the entire site plan for subdivision area has already developed with far more than the maximum number of signs allowed, it would not be equitable

for this applicant not to be allowed the proposed monument sign. Staff recommends approval of the monument sign, but has proposed conditions requiring the height to be limited to 9' and also requiring the applicant to obtain a variance from the ZHE and to amend the site plan for subdivision.

Building-mounted signage is proposed for the north elevation of the retail building and for the north, east, and west facades of the fast food restaurant. Building-mounted signage appears to be compliant with applicable regulations, but because it will be tenant signage, staff has recommended a condition of approval requiring the applicant to provide a note stating that all signage must comply with the Zoning Code, the Coors Corridor Plan, and the site plan for subdivision.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

The City Engineer has commented that the three parking spaces on the south side of the fast-food restaurant should be deleted. This will increase the parking shortage to 7 spaces. No other adverse comments have been received.

NEIGHBORHOOD/PUBLIC CONCERNS

There are no Neighborhood Associations that are affected by this request. Staff has received no comments, positive or negative, from the public.

CONCLUSIONS

This is a request for a site development plan for building permit for Lot 3, Lowes Subdivision, an approximately 3-acre site located on NM 528 NW between Coors Boulevard NW Ellison NW. The site is currently zoned SU-1 for C-2 Uses & IP Permissive Uses. No zone change is proposed. The applicant proposes to construct an approximately 15,400 square foot retail shops building and an approximately 4,000 square foot drive-thru fast food restaurant. This use is permissive under the existing zoning.

This proposal furthers applicable policies of the Comprehensive Plan, the West Side Strategic Plan, the Coors Corridor Plan, and the Seven Bar Ranch Sector Development Plan. The proposal is in compliance with most applicable regulations. Overall, the proposed site development plan for building permit is adequate. Staff recommendation is for approval with conditions.

FINDINGS - 08EPC 40020, March 20, 2008 – Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Lot 3, Lowes Subdivision, an approximately 3-acre site located on NM 528 between Coors Boulevard NW and Ellison NW. The site is currently zoned SU-1 for C-2 Uses & IP Permissive Uses. No zone change is proposed. The applicant proposes to construct an approximately 15,400 square foot retail shop building and an approximately 4,000 square foot drive-thru fast food restaurant. These uses are permissive under the existing zoning.
2. The subject site is currently vacant and is located within the boundaries of the Established Urban Area, the West Side Strategic Plan, the 7 Bar Ranch Sector Development Plan, and the Coors Corridor Plan. The subject site is also a part of the Cottonwood Major Activity Center as designated by the Comprehensive Plan and the Seven Bar Regional Center as designated by the West Side Strategic Plan. There is a governing site development plan for subdivision with design guidelines.
3. This request furthers the following goals and policies of the Comprehensive Plan:
 - a. The proposed development will contribute to a full range of urban land uses (II.B.5.a).
 - b. The surrounding neighborhood is entirely commercial. The proposed use respects the existing commercial neighborhood's values. The proposed height for the building respects scenic resources, and because the surrounding land is almost entirely developed, natural environmental conditions are ideal for this type of development (II.B.5.d).
 - c. This development is proposed for a vacant site that is contiguous to existing urban facilities and services. The distance between the subject site and the nearest residential neighborhood is such that its integrity can be ensured (II.B.5.e).
 - d. The subject site is located to complement residential areas, but is far enough away from the nearest residential area that no adverse effects of noise, lighting, pollution, and traffic on residential environments should occur (II.B.5.i).
 - e. The subject site is currently commercially zoned and is located in a larger area-wide shopping center (II.B.5.j).
 - f. The applicant is proposing employment and service uses efficiently placed for nearby residential neighborhoods. Sidewalks and bike lanes, both existing and proposed, will facilitate pedestrian and bicycle access to the site. Transit is available on NM 528 (Transportation and Transit goal).

- g. The proposed use will add to diversified economic development and does not interfere with achievement of social, cultural, or environmental goals (Economic Development goal).
4. This request partially furthers policy II.B.5.1 of the Comprehensive Plan because while the proposed design cannot be said to be innovative, it is appropriate to the Plan area, which is dominated by corporate architecture.
5. This request is in conflict with the Community Identity goal of the Comprehensive Plan because the proposed architecture does not contribute to the identity of this Albuquerque sub-area as a distinct community.
6. This request furthers the following West Side Strategic Plan goals, objectives, and policies:
 - a. The applicant is proposing a service that can be used by West Side residents (Goal 12).
 - b. The proposed use will contribute to a complete mix of land uses on the West Side and will provide employment opportunities (Objective 1).
 - c. Approval of this request will promote job opportunities and business growth in an area of the West Side that is zoned for such uses (Objective 8).
 - d. The subject site is adjacent to a transit line. Existing and proposed sidewalks and bike lanes will provide pedestrian and bicycle access to the site (Policy 3.3).
 - e. This submittal complies with applicable design guidelines (Policy 4.6).
7. This request is in conflict with West Side Strategic Plan policy 3.1 because this proposal is not for high-density development.
8. This request furthers the following policies of the Coors Corridor Plan:
 - a. This proposal is compatible with the roadway function of NM 528 and Coors Boulevard, with the existing zoning, with environmental concerns, and with most applicable design guidelines (Issue 3, Policy 5).
 - b. This proposal will establish appropriate visual impressions within the Coors corridor through its architecture and landscaping (Issue 4A, Policy 1).
 - c. This proposal is designed to be compatible with the built environment. It complies with most applicable design regulations and guidelines (Issue 4A, Policy 3).

- d. Landscape design is complementary and is in accordance with most design regulations and guidelines (Issue 4B, Policy 4).
 - e. The submittal shows a sidewalk adjacent to but separate from the driveway. Pedestrian connections to surrounding commercial developments are also provided (Issue 4B, Policy 7).
 - f. Light fixtures will be full-cutoff types at a maximum of 20' high (Issue 4B, Policy 9).
 - g. The applicant is proposing appropriate architectural design (Issue 4B, Policy 10).
9. This request partially furthers the following policies of the Coors Corridor Plan:
- a. Because the retail building is located so far from NM 528, the fast food restaurant has a drive-thru queue adjacent to NM 528, and because the rear of the retail building fronts the internal drive, the proposal cannot be said to have a pleasing or functional relationship to either roadway. However, the proposed retail building does bear a relationship to the retail shops to the west of the subject site (Issue 4B, Policy 2).
 - b. Parking is located in the front of the retail building. The majority of the street frontage is not dedicated to building architecture, although a wide landscape buffer is provided. (Issue 4B, Policy 5).
10. This request is in conflict with Policy 1, Issue 4d of the Coors Corridor Plan because the proposed monument sign is not compliant with number and height restrictions of the Plan. The same sign is also in conflict with free-standing sign guidelines of the governing site development plan for subdivision, which limits the entire development to 5 free-standing signs. Placement of the proposed monument sign will require both an amendment to the site plan for subdivision and a variance from the Zoning Hearing Examiner. Sign height will also need to be a maximum of 9'.
11. This request furthers the following goals of the Seven Bar Ranch Sector Development Plan:
- a. The applicant is providing an approximately 60' wide landscape buffer adjacent to NM 528 (Goal 2).
 - b. The applicant will provide a bike lane adjacent to the subject site on NM 528. Separate sidewalk systems are also provided (Goal 3).
12. Conditions of approval are required to bring the submittal into full compliance with all applicable policies and regulations.

13. There is no known neighborhood or other opposition to this request.

RECOMMENDATION – 08EPC 40020, March 20, 2008

APPROVAL of 08EPC 40020, a site development plan for building permit, for Lot 3, Lowes Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 08EPC 40020, March 20, 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 application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Site Plan keyed notes 11 and 13 shall be applied or removed from the plans.
4. Spelling errors in Site Plan keyed notes 7 and 11 shall be corrected.
5. Dumpster enclosure gate material and color shall be specified on the detail drawing.
6. Parking:
 - a. The motorcycle parking space on the south side of the fast food restaurant shall be relocated so that it is visible from the entrance of the building.
 - b. Parking calculations shall reflect that 3 motorcycle spaces are provided for the retail use.
 - c. Location of motorcycle parking signage shall be shown on the site plan.

- d. The three parking spaces south of the restaurant shall be deleted.
- e. The applicant shall obtain a shared parking agreement with a neighboring property or shall by some other means provide vehicle parking spaces as required by the Zoning Code.
- f. Restaurant parking requirements shall be based upon seating capacity, rather than square footage. Otherwise, a maximum seating capacity shall be assigned based upon the number of parking spaces provided.
- g. Calculation of total parking provided shall be corrected.

7. Pedestrian Circulation:

- a. Where the north/south sidewalk crosses the drive aisle on the east side of the site, the crosswalk shall be integrally colored raised, textured concrete.
- b. An integrally colored raised, textured concrete crosswalk shall be provided from the subject site to the neighboring site to the south.

8. Lighting:

- a. The applicant shall provide information in the submittal regarding color and material for building-mounted lighting on the fast food restaurant.
- b. Building-mounted lighting shall be provided on the south façade of the retail building similar to the lighting fixtures on the front façade.
- c. The applicant shall provide a note stating that all lighting will be in compliance with Zoning Code §14-16-3-9.

9. Landscaping:

- a. Landscaping, including a tree and live groundcover, shall be shown in the tree planter in front of the retail building. Dimensions for this planter area shall also be provided.
- b. Landscaping shall be shown in the landscaping strip between two rows of parking.
- c. A note shall be provided stating that the evergreen hedge used for parking screening purposes shall be maintained between 30" and 36" high.
- d. The 700 square foot patio area shall be shown on the landscape plan, or if meant to be landscaping shall be shown as such on the site plan. Landscaping calculations shall be revised accordingly.

10. Correct lot size shall be shown on the Grading and Drainage Plan.

11. The "Water Plan" shall be relabeled "Utility Plan."

12. Architecture:

- a. The retail building shall have a portal running the entire length of the façade or shall have trees spaced at 25' on center for the entire length of the façade.
- b. A bar scale shall be provided on the elevation sheet for the fast food restaurant.

13. Signage:

- a. Monument sign height shall be limited to 9'.
- b. The applicant shall obtain a variance from Coors Corridor Plan regulations on number of free-standing signs from the Zoning Hearing Examiner for the monument sign.
- c. The applicant shall amend the associated site development plan for subdivision to allow the proposed monument sign.
- d. A note shall be provided stating that all tenant signage shall be in compliance with the Zoning Code, the Coors Corridor Plan, and the site plan for subdivision.

14. The submittal shall comply with all Solid Waste Management Department ordinances and requirements and have required recycle area.

15. City Engineer conditions:

- 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 agreements.
 - e. At exit of drive thru lane provide 25' turning radii or carry 15' drive lane throughout.
 - f. Provide turning radius/template information to demonstrate trash enclosures can be accessed on south side of shops.
 - g. Site plan shall comply and be designed per DPM Standards.
 - h. Construction of the on-street bicycle lane along NM 528 adjacent to the subject property as designated on Long Range Bikeways System map.
 - i. This site is within the NMUI service area and their approval of the Utility Plan will be required prior to DRB sign off.
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***Anna DiMambro, AICP
Planner***

cc: Doppco Investors II LLC, 30195 Chagrin Blvd., Pepper Pike, Ohio, 44125
George Rainhart Arch. & Assoc., 2325 San Pedro NE, Ste 2A, Albuquerque, NM 87110

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed: A note should be provided on Site Plan that the building shall comply with Section 14-16-3-18, General Building & Site for Non-Residential Regulations. In addition, a note should be provided on the Site Plan that development and signage shall comply with the regulations of the Coors Corridor Sector Development plan.

Office of Neighborhood Coordination

No Neighborhood/Homeowner Association(s)

Advanced Planning

Reviewed, No Adverse Comments.

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.
- Provide cross access agreements.
- Delete the three parking spaces on south side of proposed 4000 sq. ft. drive thru food.
- At exit of drive thru lane provide 25' turning radii or carry 15' drive lane throughout.
- Provide turning radius/template information to demonstrate trash enclosures can be accessed on south side of shops.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no adverse comments on site plan.

Transportation Planning (Department of Municipal Development):

Findings

- NM 528 is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.

Conditions

- Construction of the on-street bicycle lane along NM 528 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):

- Comments sent directly to staff planner.

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 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 agreements.
 - e. Delete the three parking spaces on south side of proposed 4000 sq. ft. drive thru food.
 - f. At exit of drive thru lane provide 25' turning radii or carry 15' drive lane throughout.
 - g. Provide turning radius/template information to demonstrate trash enclosures can be accessed on south side of shops.
 - h. Site plan shall comply and be designed per DPM Standards.
 - i. Construction of the on-street bicycle lane along NM 528 adjacent to the subject property as designated on Long Range Bikeways System map.

Utility Development

This site is within the NMUI service area and their approval of the Utility Plan will be required prior to DRB sign off.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

City Forester

PARKS AND RECREATION

Planning and Design

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

Open Space Division

POLICE DEPARTMENT/Planning

Westside Area Command/Shawn McWethy Substation

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

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

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Lowes Subdivision, Lot 3, is located on NM 528 between Coors NW and Ellison NW. The owner of the above property requests a building permit for a development that will consist of retail shops and a fast food restaurant. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

NM 528 has been identified on the ITS System Map as having a fiber ring. Coordination with City representative on the ITS Subcommittee is recommended.

For information purposes, NM 528 has a functional classification of urban principal arterial. As a State Highway, additional access would need the consent of NMDOT.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based on the information provided to date.