



**Environmental
Planning
Commission**

*Agenda Number: 10
Project Number: 1002404
Case #: 07EPC 40050/40051
November 15, 2007*

Supplemental Staff Report

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

Staff Recommendation

APPROVAL of 07EPC 40050, based on the findings on pages 3-4 and subject to the conditions of approval on pages 4-6.

APPROVAL of 07EPC 40051, based on the findings on pages 6-8 and subject to the conditions of approval on pages 8-11.

Staff Planner
Anna DiMambro, Planner

Summary of Analysis

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

This request was originally heard at the October 18, 2007 EPC hearing but was deferred for 30 days to the November 15, 2007 hearing to allow the applicant additional time to create a more pedestrian-friendly site design that would further applicable City policies.

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

The applicant has adequately addressed previous concerns of staff and the EPC, and staff recommendation is for approval with conditions.

Location Map (3" x 3")

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

This is a supplemental staff report and should be read in conjunction with the original staff report of October 18, 2007. This request was originally heard at the October 18, 2007 EPC hearing but was deferred for 30 days to the November 15, 2007 hearing to allow the applicant additional time to create a more pedestrian-friendly site design that would further applicable City policies.

NEW INFORMATION

The applicant provided staff with revised site plans on October 30, 2007. These plans address many of staff's previous concerns. The applicant has split Building 1 into two smaller buildings, thus reducing the building's massing. A better pedestrian relationship has been created between Buildings 1 and 4 through the elimination of a few parking spaces and the addition of some pedestrian gathering space. The applicant has also verbally indicated that some pedestrian-friendly space has been added in front of Building 3, although this is unclear on the site plans.

The applicant has made improvements to the site's vehicular circulation through elimination of parking spaces on the drive aisle stemming from Unser Boulevard. The applicant has also added a large landscape area in the northeast corner of the site, eliminating a triangular expanse of asphalt and improving parking layout and circulation in that corner of the site.

Remaining concerns include:

1. Safety within plaza areas, especially between Building 1b and Building 2. This area is visible mainly from the Ladera Channel, which is not often used by people for any recreational purpose.
2. The back end of Building 4 and an associated dumpster "front" a main drive aisle stemming from Unser Boulevard.
3. Building 5 bears little relationship to the main drive aisle approved with the Walgreen's development.
4. Signage proposed for Vista Oriente is excessive.

The majority of these concerns can be addressed through conditions of approval. Cutting the southeastern corner of Building 1b and the southwestern corner of Building 2 at angles will allow greater visibility into the plaza area. Staff would entertain any other suggestion the applicant has that would increase visibility. Regarding Building 4, staff finds that any other building and dumpster arrangement would detract from the pedestrian spaces in the site. Staff recommends conditions of approval that will make the south façade of Building 4 and its associated dumpster more attractive to motorists entering the site from Unser Boulevard. Staff also recommends conditions of approval to draw Building 5 closer to the Walgreen's site by removing or relocating one row of parking to the east side of the building. While the Walgreen's layout is not conducive to creating a relationship between the two buildings (the Walgreen's drive-thru window faces Building 5), this relocation will at least increase the relationship between Building 5 and the drive aisle from the vehicular entrance that was approved with the Walgreen's site plan.

Another condition of approval requires the entire site to comply with the signage limitations of the Unser Boulevard Design Overlay Zone. The applicant has stated that they are not in agreement with this proposed condition because the proposed location for the larger signage is outside the boundary of the Unser Boulevard Design Overlay Zone. Current interpretation of the Overlay Zone boundary is that if a site is partially within the boundary, the entire site must comply. For this reason, staff continues to recommend compliance with the Design Overlay Zone as a condition of approval.

CONCLUSIONS

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

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

Since the October 18, 2007 hearing, the applicant has made several changes to the site development plan that bring it closer into compliance with policies of the Comprehensive Plan and the West Side Strategic Plan. As staff and the EPC requested at the October hearing, the applicant has provided a better relationship between proposed buildings and has improved the pedestrian qualities of the site. Staff recommendation is for approval with conditions.

FINDINGS – 07EPC 40050, November 15, 2007 – Site Development Plan for Subdivision

1. This is a request for a site development plan for subdivision with design guidelines for Lots 1B and 1D, Ladera Industrial Center, an approximately 7 acre site located on Unser Boulevard NW between Vista Oriente NW and the Ladera Channel. The subject site is currently vacant and is zoned SU-1 for Light Industrial.
2. This request was originally heard at the October 18, 2007 EPC hearing but was deferred for 30 days to the November 15, 2007 hearing to allow the applicant additional time to create a more pedestrian-friendly site design that would further applicable City policies.
3. The applicant is proposing to construct 6 buildings on the subject site with a variety of office, retail, and restaurant uses, all permissive under the current zoning. The site plan for subdivision eliminates the existing property line separating lots 1B and 1D and proposes new lot lines that will divide the subject site into four parcels. The western portion of the site will be developed as Phase I, with the remaining eastern portion of the site to be developed at a later date. The applicant has not provided a phasing timetable.
4. The site is located within the Developing Urban Area as designated by the Comprehensive Plan and is within the boundaries of the West Side Strategic Plan and the El Rancho Atrisco Phase III Sector Development Plan. The site is located partially within the boundaries of the Unser Boulevard Design Overlay Zone.
5. Transportation Planning findings:
 - a. Unser Blvd. is a limited access, principal arterial with a *minimum* right-of-way width of 156 feet as designated on Long Range Roadway System map.
 - b. Unser Blvd. is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.
 - c. The City Engineer may require up to six (6) additional feet of right-of-way on Unser Blvd. to accommodate the designated bicycle lane.
6. This request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
 - a. The applicant proposes to locate office and retail uses on the subject site. These are part of a full range of urban land uses (II.B.5.a).

- b. The subject site is currently vacant and is contiguous to existing urban facilities and services. The proposed uses will not have a negative impact on the integrity of existing neighborhoods (II.B.5.e).
 - c. The proposal shows employment and service uses located to complement existing residential areas. Sufficient buffers exist between the subject site and residences to the north and west. The proposal will not draw traffic through a residential area (II.B.5.i).
7. This request furthers the following objectives of the West Side Strategic Plan:
- a. This proposal will add to the mix of land uses on the West Side and will provide employment opportunities (Objective 1).
 - b. This request will promote job opportunities and business growth on the West Side. The subject site is an appropriate location for this type of growth (Objective 8).
8. Several adverse comments have been received from reviewing agencies. Many of these have been addressed in subsequent site plan revisions. Recommended conditions of approval will address others of these comments.
9. There is no known neighborhood or other opposition to this request.

RECOMMENDATION - 07EPC 40050, November 15, 2007

APPROVAL of 07EPC 40050, a site development plan for subdivision, for Lots 1B and 1D, Ladera Industrial Center, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 07EPC 40050, November 15, 2007 – Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. Design Guidelines:
 - a. Parking requirements for retail and financial businesses shall be stated as 1 space per 200 square feet.
 - b. The applicant shall revise guidelines concerning pedestrian crossways so that guidelines listed under "Site Planning" match those listed under "Pedestrian Features." The applicant may choose which guideline to use in making this correction.
 - c. Landscaping guidelines pertaining to landscape areas shall state, "Landscape areas shall be a minimum of 36 square feet and a minimum width of 5 feet. Living vegetative materials shall cover a minimum of 75% of each landscaped area. The area and percentage is calculated based on the mature size of all plant material."
 - d. Paragraph 2 under Signage shall read, "All signs shall be in compliance with the Unser Boulevard Design Overlay Zone."
 - e. Paragraph 3 under Signage shall read, "Two architecturally coordinated 12 foot tall signs, 75 square feet in sign area, are allowed along Vista Oriente Street. One such sign is allowed along Unser Boulevard. Each building pad is permitted a 50 square foot monument sign adjacent to the internal site drive."

4. The site development plan for subdivision shall be made to match the site development plan for building permit as approved by the EPC, including all conditions of approval.

5. The applicant shall obtain a Certificate of No Effect or a Certificate of Approval pursuant to F/S O-07-72, the Albuquerque Archaeological Ordinance, prior to final site development plan approval at DRB.

6. 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

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- constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. Construct site drives per recommendations in TIS.
 - e. Provide cross access agreement between subdivided properties.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Platting must be a concurrent DRB action.
 - h. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Unser Blvd. a limited access, principal arterial as designated on the Long Range Roadway System map.
 - i. Dedication of an additional 6 feet of right-of-way along Unser Blvd. adjacent to the subject property as required by the City Engineer to provide for on-street bicycle lanes.
 - j. Construction of the on-street bicycle lane along Unser Blvd. adjacent to the subject property as designated on Long Range Bikeways System map.
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FINDINGS - 07EPC 40051, November 15, 2007 – Site Development Plan for Building Permit

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

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

5. This request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
 - a. The applicant proposes to locate office and retail uses on the subject site. These are part of a full range of urban land uses (II.B.5.a).
 - b. The location and intensity of the proposed development respect existing neighborhood values and resources (II.B.5.d).
 - c. The subject site is currently vacant and is contiguous to existing urban facilities and services. The proposed uses will not have a negative impact on the integrity of existing neighborhoods (II.B.5.e).
 - d. The proposal shows employment and service uses located to complement existing residential areas. Sufficient buffers exist between the subject site and residences to the north and west. The proposal will not draw traffic through a residential area (II.B.5.i).
 - e. The proposed new commercial development is a permissive use under the current zoning. The applicant proposes to develop a small neighborhood-oriented center within reasonable distance of residential areas for walking and cycling (II.B.5.j).

6. This request conflicts with policy II.B.5.1 for Developing and Established Urban Areas because the proposed design is not innovative. Building architecture is ordinary.

7. This request furthers the following objectives of the West Side Strategic Plan:
 - a. This proposal will add to the mix of land uses on the West Side and will provide employment opportunities (Objective 1).

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- b. This request will promote job opportunities and business growth on the West Side. The subject site is an appropriate location for this type of growth (Objective 8).
 - c. The proposed site design is not in the form of a strip along a major street (Policy 1.3).
 - d. The proposed site design facilitates pedestrian access between most buildings (Policy 1.5).
 - e. The applicant is not proposing shared parking, but the site design is accommodating to pedestrians and bicyclists. Ample plaza areas are provided (Policy 1.15).
8. This request partially furthers Policy 3.23 of the West Side Strategic Plan because this proposal would locate commercial services on the western side of the Ladera Community. The subject site is not located in a designated Neighborhood Center; however, the proposed uses are consistent with the site's existing zoning (Policy 3.23).
 9. This request is in conflict with Policy 4.6 of the West Side Strategic Plan because this proposal does not locate buildings directly adjacent to street frontages (Policy 4.6).
 12. Several adverse comments have been received from reviewing agencies. Many of these have been addressed in subsequent site plan revisions. Recommended conditions of approval will address others of these comments.
 13. There is no known neighborhood or other opposition.

RECOMMENDATION - 07EPC 40051, November 15, 2007

APPROVAL of 07EPC 40051, a site development plan for building permit, for Lots 1B and 1D, Ladera Industrial Center, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 07EPC 40051, November 15, 2007 – Site Development Plan for Building Permit

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

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

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The applicant shall demonstrate how the Water Management Goal, Section II.D.2 of the Comprehensive Plan, is furthered.
4. The applicant shall demonstrate how the Energy Management Goal, Section II.D.3 of the Comprehensive Plan, is furthered.
5. All signage shall be in compliance with the Unser Boulevard Design Overlay Zone.
6. Additional pedestrian connections shall be provided in the following locations:
 - a. From the far west row of parking adjacent to Unser Boulevard to Building 4 and to Building 6.
 - b. To the sidewalk surrounding the large triangular landscape area in the northeast corner of the site from the rows of parking to the north and to the east of it.
 - c. In two locations of the applicant's choosing to provide connection to the neighboring property to the east.
7. Elevations:
 - a. Column titles on the color and material chart provided on elevation sheets shall be corrected.
 - b. The proposed material "bark" shall be changed to "brick."
 - c. Elevations shall indicate how far canopies are to extend.
8. Plans must receive approval of the Solid Waste Management Department.

9. The southeast corner of Building 1b and the southwest corner of Building 2 shall be cut at angles to allow greater visibility into the plaza area. Any other mechanism designed to achieve the same effect shall be considered acceptable.

10. Glazing or similar articulation shall be added to the south elevation of Building 4. Walkways from service entrances, if necessary, should be shown on the site plan.

11. Building 5 shall be drawn closer to the west by either removing or relocating one row of parking from the west side of Building 5.

12. Landscaping:
 - a. Calculations shall be labeled by Phase.
 - b. Additional landscaping shall be provided adjacent to Building 4 and at the southeast side of Building 1.

13. 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. Construct site drives per recommendations in TIS.
 - e. Provide cross access agreement between subdivided properties.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Platting must be a concurrent DRB action.

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- h. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Unser Blvd. a limited access, principal arterial as designated on the Long Range Roadway System map.
 - i. Dedication of an additional 6 feet of right-of-way along Unser Blvd. adjacent to the subject property as required by the City Engineer to provide for on-street bicycle lanes.
 - j. Construction of the on-street bicycle lane along Unser Blvd. adjacent to the subject property as designated on Long Range Bikeways System map.
14. An Air Quality Impact Analysis shall be submitted as required.
15. The applicant shall obtain a Certificate of No Effect or a Certificate of Approval pursuant to F/S O-07-72, the Albuquerque Archaeological Ordinance, prior to approval of a preliminary plat, site development plan or master development plan.
16. Parking:
- a. Motorcycle parking shall not be included in calculations of parking provided.
 - b. The “MC” notation north of Building 6 shall be removed from the drive aisle.
 - c. Two motorcycle parking spaces each shall be provided adjacent to Buildings 4 and 6. Motorcycle parking adjacent to Building 1a may be reduced to 2 spaces.
 - d. Parking calculations shall be revised to show 121 spaces required for Phase I.
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