



**Environmental
Planning
Commission**

**Agenda Number: 4
Project Number: 1002776
Case Numbers: 07EPC 40041/40040
September 20, 2007**

Staff Report

Agents	Kevin Juno & Dan Rich
Applicant	Dan Rich
Requests	Site Development Plan for Subdivision Amendment Site Development Plan for Building Permit Amendment
Legal Description	Tract Y-2A-1, Taylor Ranch
Location	On Taylor Ranch Rd., between Homestead Circle & Homestead Tr. (6911 Homestead Circle NW)
Size	Approximately 10.5 acres
Existing Zoning	C-2 (SC)
Proposed Zoning	Same

Staff Recommendation

APPROVAL of 07EPC 40041, based on the findings on Page 15, and subject to the conditions of approval on Page 17.

APPROVAL of 07EPC 40040, based on the findings on Page 18, and subject to the conditions of approval on Page 21.

Staff Planner
Catalina Lehner, AICP-Senior Planner

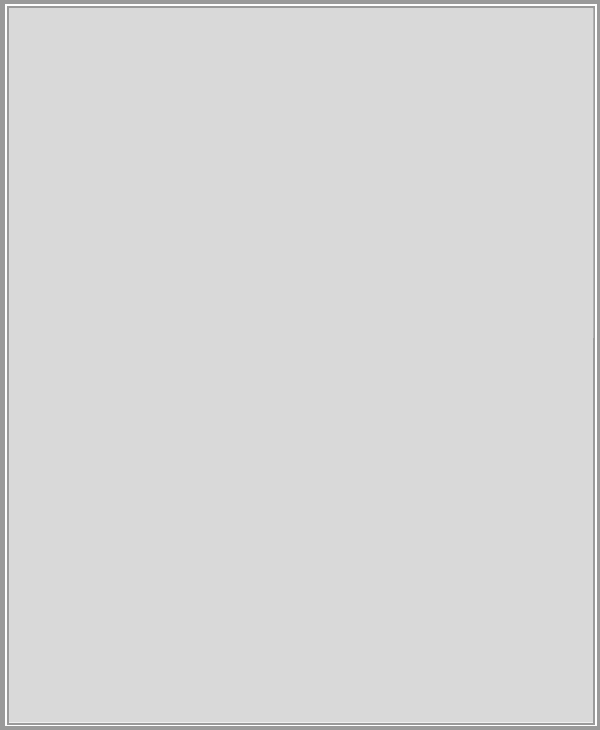
Summary of Analysis

This proposal is for a site development plan for subdivision amendment and a site development plan for building permit amendment for an approx. 10.5 acre site on the NW corner of Taylor Ranch Rd. and Homestead Circle.

The applicant proposes a self-storage facility with an office/residence and two retail/service buildings on the undeveloped portion of the existing Homestead Hills Shopping Center. The applicant has obtained both a conditional use permit to allow the self-storage use in a C-2 zone and a special exception to allow a monument sign within less than 300 ft. of the existing sign.

Overall, the proposal partially compiles with applicable policies. Conditions are needed to improve the extent to which the proposal furthers such policies.

The Taylor Ranch Neighborhood Association has worked closely with the applicant. A facilitated meeting was not held. The TRNA has some concerns. Staff recommends approval subject to conditions.



City Departments and other interested agencies reviewed this application from 8/06/07 to 8/17/07. Agency comments used in the preparation of this report begin on Page 25.

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 West Side Strategic Plan	Shopping center
<i>North</i>	R-1	Established Urban West Side Strategic Plan	Single-family homes
<i>South</i>	R-T	Established Urban West Side Strategic Plan	Middle school
<i>East</i>	R-T	Established Urban West Side Strategic Plan	Single-family homes
<i>West</i>	R-1	Established Urban West Side Strategic Plan	Single-family homes

Proposal & Context

This proposal is for an amendment to an existing site development plan for subdivision and an amendment to an existing site development plan for building permit for Tract Y-2A-1, Taylor Ranch, an approximately 10.5 acre site located on Taylor Ranch Rd. between Homestead Circle & Homestead Trail, known as the Homestead Hills Shopping Center (the “subject site”).

The applicant proposes to construct a self-storage facility, consisting of 7 storage buildings, an office/caretaker’s residence and two retail/service buildings, on the undeveloped portion of the shopping center. The applicant also proposes to subdivide this undeveloped portion into three lots, and have the development occur in three phases. The buildings that comprise the existing shopping center on Tract Y-2A-1 will not be modified with this proposal. The restaurant on Tract Y-2A-2 in the southeastern corner is not a part of the subject site and is not included.

To the north and west of the subject site are single-family homes of Homestead Hills, which is one of the older subdivisions in Taylor Ranch. Across Taylor Ranch Dr. to the east are also single-family homes. South of the subject site is the LBJ middle school. The subject site is in the Established Urban area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan (WSSP).

History

The subject site was annexed in the late 1970s and was part of an approx. 13 acre zone map amendment request from R-1 to C-1 in 1977 (Z-77-29). The subject site’s zoning was changed again, this time from C-1 to C-2, in June 1980 (Z-80-74) as an amendment to the Taylor Ranch Master Plan (see attachment). At that time, the subject site had already been annexed and zoned in contrast to many of the other parcels involved.

At some point in time, the subject site (and the SW and SE corners not included in the present request) acquired the SC (shopping center) designation, and by definition it is a shopping center since it is greater than five acres.

The aforementioned shopping center is known as the Homestead Hills Shopping Center. In September 1989, the EPC approved a site development plan for the entire shopping center, including the southeastern corner (Z-77-29-1). This plan showed a long suite of shops on the western side, where the undeveloped area is currently.

In December 1998, the EPC approved a request for re-approval of a terminated site development plan and amendment to that plan (Z-98-135) (see attachment). Part of the shopping center shown on the 1989 plan developed and part of it didn't; therefore, as of September 1996, the 1989 plan has expired pursuant to Zoning Code §14-16-3-11. The reason for the 1998 request was to allow a convenience store and a retail building. In January 1999, the Zoning Hearing Examiner (ZHE) granted a special exception for a portion of the shopping center to allow liquor sales for off-premise consumption for the convenience store (ZA-99-022).

Two recent ZHE cases, directly relevant to the subject site, (Projects #1005331 and #1006662) are discussed subsequently in the Zoning section of this report.

Definitions (Zoning Code §14-16-1-5)

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.

Site Development Plan for Subdivision: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specified the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

Zoning

The subject site is zoned C-2 (SC) and is designated as a shopping center. Shopping center (SC) regulations, which apply to the current request, are found in Zoning Code §14-16-3-2. The SC regulations specify that development cannot occur on a shopping center site without a site development plan, which must be considered at the EPC.

The C-2 Community Commercial zone (§14-16-2-17) "provides suitable sites for offices, for most service and commercial activities, and for certain specified institutional uses." Permissive uses in the C-2 zone are listed with the stipulation that "there is no outdoor storage except parking." Self-storage, listed as the "transfer or storage of household goods", is a conditional use. Therefore, a conditional use permit is required to allow the proposed self-storage units.

Conditional Uses: In May 2007, the applicant applied for a conditional use permit (Project #1005331) to allow the proposed storage units (07ZHE-00045) and a caretaker's residence (07ZHE-00044). Both requests were approved with the following conditions: that lighting, landscaping and signage regulations will be complied with, and that the Taylor Ranch Neighborhood Association's stipulations will be adhered to (see attachments). The notice of decision is entitled "amended" because the number of storage units (530) was incorrectly noted on the original notice as 485.

Special Exception: In August 2007, the applicant applied for a special exception (Project #1006662). The request was for a variance from the shopping center (SC) regulation requirement that one on-premise sign is allowed per 300 ft. of street frontage. The applicant proposes to have two signs within less than 300 ft. of each other. The ZHE granted the request with the condition that no requests for additional signage (number or size) shall be made.

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. Taylor Ranch Dr. and Homestead Circle, both classified as collectors, have a 68 ft. right-of-way. Golf Course Rd. and Montano Rd., which are in the general area, are both minor arterials with an 86 ft. right-of-way.

Public Facilities/Community Services

Transit: Albuquerque Ride Route #94-Unser Commuter, passes by the subject site on Taylor Ranch Rd. However, there isn't a stop until the Taylor Ranch Rd./Calle Nortena intersection. The #94 commuter route has limited hours, with two runs in the morning to downtown and two runs in the evening from downtown. Two routes, #92-Taylor Ranch Express and #157-Montano/Uptown/Kirtland, run along Golf Course Rd. in the general area of the subject site.

Police: The Shawn McWethy Substation, at 6404 Los Volcanes NW, provides police coverage.

Schools: Marie Hughes Elementary, LBJ Middle School, and Volcano Vista High School.

I) ANALYSIS -CONFORMANCE TO ADOPTED PLANS AND POLICIES

A) 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 and Goals 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.

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.

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.

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.

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.

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.

Policy II.B.5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

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.

Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

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 proposed development would be located at the back of an established shopping center in an area that is largely residential in character. Adjacent to the north and west are single-family homes, which are also found across the street to the east. To the south is a middle-school. Adding storage units and some retail/service uses to the shopping center would provide additional commercial options in the area. The proposal furthers Policy II.B.5a-full range of urban land uses. The proposal also furthers Policy II.B.5e-programmed facilities/neighborhood integrity. Urban services already exist in the shopping center, and their use is unlikely to disrupt the neighborhoods.

The proposal partially furthers Policy II.B.5i-employment/service use location. The proposed storage units and retail/service buildings would be located at the back of an existing shopping center, which is adjacent to single-family homes. Traffic, noise and pollution are not likely to create adverse affects, but light potentially could.

With respect to Policy II.B.5j-general location of new commercial development, the proposal partially furthers it. The subject site is commercially zoned as a shopping center and is located in the Taylor Ranch Dr./Homestead Circle Neighborhood Center (see WSSP analysis), a location where new commercial development is intended to occur. However, storage units are not the type of “every day” use envisioned for neighborhood activity centers and somewhat undermine this policy’s intent; the proposed retail/service buildings help to somewhat mitigate this concern.

The proposal partially furthers Policy II.B.5l-design quality/innovation, which calls for new development to be designed appropriately for the Plan area. The proposed buildings would blend with the existing shopping center, though one roofline is taller. Some features on the retail/service buildings would constitute an improvement over the existing. The storage units are monotonous and not innovative by nature, though the trim is a nice feature and being at the back of the shopping center will help their minimize impact.

Regarding Policy II.B.5m-site design/visual environment, the proposal partially furthers it. The site is designed with the storage units at the back and with the buildings facing the shopping center. The quality of the visual environment would be generally improved. There may be some impact to views in the area, though space between the buildings would somewhat mitigate their impact.

The proposal partially furthers Policy II.B.5d-neighborhood values/natural environmental conditions, which the location, design and intensity of new development must respect. The design is appropriate to the plan area and blends with the existing buildings. The proposed uses are not considered intense and are appropriate for the location. The neighborhoods support quality development in the area, and would like to see less signage and better pedestrian connections.

With respect to the Activity Centers Goal, the proposal partially furthers it. Adding storage units and retail/service uses to the shopping center would provide additional commercial options in the area. The subject site serves as a neighborhood center for Taylor Ranch and is designated as

such (see WSSP analysis). Uses that provide daily services for residents are envisioned for neighborhood centers. Though the retail/service uses are likely to fulfill this intent, the storage units are not the same kind of “daily needs” use.

The proposal conflicts with the Transportation and Transit Goal. The intent of the Comprehensive Plan is to promote non-vehicle alternatives such as bicycling and walking. The shopping center does not promote clear pedestrian circulation patterns and does not provide drive-aisle crossings on the adjacent streets. Transit Policy II.D.4g states that pedestrian opportunities shall be integrated into development. Improved pedestrian opportunities are needed in this shopping center, especially since it is a neighborhood center.

Water Conservation/Green Principles

To use surface run off, Staff suggests curb cuts in areas where water flows toward so this water can be used to supplement irrigation. This will reduce surface run-off and help water the landscape. Also, more water will return to the ground and recharge the aquifer. The applicant is receptive to this idea, but pointed out to Staff that the existing landscape islands are raised and filled with gravel. For the curb cuts to function effectively, the new landscape islands would have to be flush with the ground.

The City Forrester points out that there is a good opportunity to channel water from the rooftops of storage buildings B, F and G to provide supplemental irrigation for the trees in the landscape buffers.

B) West Side Strategic Plan (WSSP) (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Taylor Ranch community, which consists of the area within the following boundaries: the Volcanic Escarpment on the west, Paseo del Norte on the north, the river on the east and the vicinity of Western Trail Road on the south.

The subject site is a designated Neighborhood Center, referred to as the Taylor Ranch Dr./Homestead Circle Neighborhood Center.

Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and *non-residential development occur within Community and Neighborhood Centers*. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers (p. 38).

Policy 1.15: Neighborhood Centers of 15 to 35 acres shall contain generally small parcels and buildings; on-street parking is permitted, with smaller off-street parking areas shared among businesses and institutions. The neighborhood center shall have a built scale very accommodating to pedestrians and bicyclists, including outdoor seating for informal gatherings. Services such as childcare, dry cleaners, drugstores, and small restaurants, along with a park and/or school should be located central to surrounding neighborhoods (p. 41).

Policy 1.16: Neighborhood Centers shall be located on local collector and sometimes arterial streets. While their primary access may be by auto, pedestrian and bicycle connections shall be provided to all adjacent neighborhoods, parks, and to the larger open space system. Convenient transit services shall be connected with community-wide and regional transit development (p. 41).

Policy 3.12 (Taylor Ranch): The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services (p. 56).

Policy 3.16 (Taylor Ranch): Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas (p. 56).

Policy 4.6: The following design guidelines sections shall become policies with the approval of this Plan: View Preservation; Views East of Coors Boulevard; Views 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 (p. 160-171).

Policy 4.10: It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation, encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use (p. 171).

The subject site is located in the Taylor Ranch Community. The proposed development furthers WSSP Policy 3.12-contiguous location for growth, because it is within City boundaries in a location appropriate for growth. The existing shopping center has already received City services.

The proposal furthers WSSP Policy 1.1-Community and Neighborhood Centers, which states that non-residential development shall occur in Community or Neighborhood Centers. The subject site is designated in the WSSP as the Taylor Ranch Dr./Homestead Circle Neighborhood Center, and the proposal is for non-residential development.

Therefore, the proposal partially furthers WSSP Policy 3.16-Uses in Centers, because commercial and service uses are appropriate the Neighborhood Center and multi-modal access

has somewhat been accounted for in the design. The proposal partially furthers WSSP Policy 1.15-Neighborhood center intentions. The built scale accommodates pedestrians and outdoor gathering space is proposed, though the pedestrian connections need improvement. Services such as a child care and dry cleaners already exist.

This Neighborhood Center is located at the intersection of two local collector roads, as called for in WSSP Policy 1.16-Neighborhood centers/access and connections. Pedestrian connections are proposed to link the development to existing buildings, though striping is not the most effective method. The proposal partially furthers WSSP Policy 1.16. Similarly, WSSP Policy 4.10-land use/vehicle alternatives, is partially furthered. Although pedestrians and bicyclists have been considered in the design, more could be done to improve circulation and address non-auto travel.

The request does not further the intent of WSSP Policy 4.6-design guideline sections/policies. The WSSP intends for lighting, signage and height to not have adverse impacts and for views to be preserved to the greatest extent possible (p. 160). Design guidelines for commercial development (p. 170-1) state that “parking shall not take precedence over pedestrian circulation.” Access throughout the site must be convenient. One of the proposed buildings rises to 32 ft. tall, which is 6 ft. higher than allowed in the underlying zone. The pedestrian connections need improvement and do not create an obvious circulation pattern. Free-standing signage is abundant.

OTHER ISSUES

Views Preservation: Views preservation is a common neighborhood concern in the Taylor Ranch area, and the West Side Strategic Plan (WSSP) recognizes the importance of preserving views. The subject site is not in a particularly view sensitive area, but nonetheless it is important to preserve views as much as possible. Views are a defining feature of the Westside and mean a lot to people.

Pursuant to Zoning Code §14-16-2-17, the C-2 zone, height shall be as provided in the O-1 zone. The O-1 zone allows a maximum building height of 26 ft. unless the structure falls within a 45 degree angle plane. The storage units and the retail/service buildings fall within this limitation (approx. 10 ft. and 21 ft. respectively). The office/caretaker’s residence, however, is 28 ft. tall (32 ft. with decorative roof) on one side. The height, as measured from the mid-point of the pitched roof, needs to comply with the 26 ft. limitation of the underlying C-2 zone.

Traffic Impact Study (TIS): A TIS was not required for this proposal or for the 1998 revisions to the shopping center. Apparently, however, a TIS was required when the shopping center was originally proposed in the 1989 timeframe.

II) SITE DEVELOPMENT PLAN FOR SUBDIVISION

The subject site consists of Tract Y-2A-1, which comprises the entirety of the shopping center except for the southwestern corner (old gas station) and the southeastern corner (fast-food restaurant). A site development plan for subdivision for the Homestead Hills Shopping Center exists and was re-approved in 1999. The original plan was from 1989. The current request seeks to amend the 1999 version of the plan by reconfiguring Tract Y-2A-1 into three separate tracts: Tract Y-2A-1-A for the storage units, Tract Y-2A-1-C for retail/service building A and Tract Y-2A-1-D for retail/service building B.

Zoning Code §14-16-1-5 defines a site development plan for subdivision as follows:

An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.

The proposed site development plan for subdivision addresses these elements satisfactorily, except for the references to maximum building height and setbacks. Referencing the C-2 zone alone is insufficient; height and setbacks need to be indicated.

III) SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The applicant proposes to construct a self-storage facility, consisting of 7 buildings and an office/caretaker's quarters, and two retail/service buildings on an existing shopping center site.

Site Plan Layout / Configuration

The buildings are proposed along the western and northern portions of the existing shopping center. The storage units would be located in the subject site's northwestern corner, with the office/caretaker's quarters and retail/service buildings near the middle of the shopping center.

Refuse Enclosure: Dumpsters are located near the northwestern corner of retail/service Building A and near the southeastern corner of Storage Building C. The enclosures will be 6 ft. tall, finished in light tan stucco, with a brick tile accent to match the shopping center buildings. The Solid Waste Management Division (SWMD) commented that a straight approach is required, and so is a recycle area.

Walls/Fences

There is an existing unfinished CMU wall along the subject site's western and northern sides. Its height ranges from approx. 4.5 ft. to 5.75 ft. when viewed from the subject site. A 9 ft. wall, finished in light tan stucco, is proposed to enclose the self-storage buildings. Three crash gates, of chain link fencing with pedestrian gates, are proposed. The one main gate and two secondary gates are terra cotta color fence-type gates.

Vehicular Access, Circulation & Parking

Access: Vehicular access to the existing shopping center is from Taylor Ranch Dr. and Homestead Circle. Vehicle access to the proposed self-storage facility is from the main gate just north of the office/caretaker's residence and from the secondary access gates at either end of the site. The circulation pattern is to route vehicles through the existing shopping center toward any of the gates. Transportation Staff has commented that a cross-access agreement may be needed.

Parking: Parking calculations for the existing shopping center and the proposed development are provided. Previously, the square footages did not match the square footage on the proposed site development plan. With revision, the calculations are improved but continue to have a few errors. The "sales" category, however, should result in 5 spaces (not 6).

A 15 % credit has been taken. Staff points out that a 10% credit is allowable when a bus line passes the subject site, pursuant to §14-16-3-1. The other 5% credit is for the existing transit shelter. An existing easement for a transit shelter is shown near the subject site's northeastern corner. Staff consulted with the Transit Department, which indicated that the transit shelter and bus bay already exist. With the 15% credit, the total parking for the shopping center should be 299 spaces (291 regular and 8 handicap) and not 331 as indicated. 5 motorcycle spaces are required but not provided. Motorcycle spaces need to be added to the subject site in visible locations pursuant to §14-16-3-1.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian & Bicycle Access & Circulation: Pedestrian and bicycle access is largely correlated to vehicle access, except for the pedestrian openings to the proposed storage units that would lead into the new development. Existing sidewalk runs along Taylor Ranch Rd. and Homestead Circle, but it is not well-connected to the shopping center.

Pedestrian circulation, however, should be better since the WSSP designates the subject site as a neighborhood center. The existing striped, pedestrian pathways are in poor condition and need improvement to further the intent of Comprehensive Plan and WSSP policies. The proposed site development plan indicates a type of enhanced striping, which does not achieve the intent of applicable policies nor bring the shopping center up to today's standards. Textured, colored concrete is commonly used throughout the City (and especially on the Westside) to delineate pedestrian pathways as they cross drive aisles, and should be used in this shopping center as it is in others.

Transit Access: Though two Albuquerque Ride Routes (#92 and #94) pass the subject site on Taylor Ranch Rd., they are both commuter routes with limited hours and do not stop at the subject site. Coordination with Transit is needed regarding the proposed transit shelter near the subject site's northeastern corner, which may be needed in the future when service to the area improves. At that time, the pedestrian pathways will be needed to direct bus riders to the shopping center and provide a clear circulation pattern within it.

Lighting & Security

Lighting: The existing light poles are approx. 18 ft. tall, painted light blue and have a single, circular fixture. No additional light poles are proposed. However, to accommodate the proposal, two existing

poles will have to be moved approx. 30 ft. from their current location. A light detail needs to be included with the site plan, with top to grade height indicated. Wall-pack lighting is indicated on the site plan for the proposed storage units. However, the height at which they are mounted is unknown and they are not shown on the storage units' elevations.

Landscaping Plan

Scope: The shopping center has existing landscaping, though some of it is in poor condition or has died. The original landscaping plan included 3 types of high water use trees. Overall, existing landscaping appears sparse, especially within the shopping center site. Though the 1999 landscaping plan has been provided, it is unclear from the current submittal what landscaping exists on the subject site. New landscaping is proposed near the proposed buildings, along the subject site's southern border and along western and northern border with the existing residences.

A variety of trees, plants and grasses is proposed. Trees include Honey Locust and Chinese Pistache, among others. However, some plants are high-water users that don't keep with the City's emphasis on water conservation. Others are allergenic. Staff recommends replacing the following high-water use plants: Crabapple, Pear, Viburnum. The Purple Ash is highly allergenic and Euonymus is pest-prone.

Staff suggests using Chitalpa for one of the trees, and Afghan pine instead of Austrian pine. Good shrub choices are Vitex and Desert Willow. Also, Prairie Coneflower and Chocolate Flower would make appropriate, low-water use additions to the plant palette and add some color. See <http://www.cabq.gov/sustainability/green-goals/trees/urban-forestry> for information on trees and shrubs that are good choices for Albuquerque.

Requirements: Zoning Code §14-16-3-10, Landscaping Regulations Applicable to Apartment and Non-Residential Development, applies to the subject site. The landscape calculations indicate 46,950 sf of landscaping area in the shopping center. Staff calculates 46,338 sf required, though the applicant calculates 44,070 sf required. The requirement appears to be met. There is existing turf.

The minimum requirement for 75% coverage with living, vegetative materials, however, has not been achieved in certain places. *Tree canopies don't count toward this requirement* (§14-16-3-10(G)(3)). Staff suggests that, in addition to replacing dead plants as required, that more landscaping be added to the sparse locations. Examples include near the bases of the monument signs and existing pole sign. In addition, Staff finds that no screening is indicated for the dumpster and that more trees are needed in the parking lot near the proposed buildings. Pear doesn't have much canopy to provide shade.

A minimum 10 ft. landscape buffer is required between a commercial and residential use pursuant to §14-16-3-10(E)(4). The buffer is provided on the western and northern sides of the site and measures approx. 12 ft. wide.

Grading & Drainage Plan

The subject site slopes downward from approximately northeast to southwest with about 4 ft. of elevation change. Contour elevations range from ≈5,124.5 ft. to ≈5,120 ft. Water generally flows

towards the subject site's southwestern corner and discharges to Homestead Circle, where it will be channeled into a run-down that leads to the Mariposa detention facility.

Utility Plan

Existing water lines and existing sewer lines run along Taylor Ranch Rd. and Homestead Circle. The proposed development will connect to utilities from Taylor Ranch Rd. Vacation of the easement along Homestead Circle is proposed with this request, as is creation of a new easement on the subject site's northern side.

Architecture & Design

The proposed architectural style can be characterized as contemporary and designed to match the existing shopping center buildings. This is the case with the two proposed retail/service buildings and the office/manager's quarters. These proposed buildings are stucco finished in light tan, with terra cotta roofs and accents, and the blue tile band characteristic of this shopping center. The storage units, which will blend with the other buildings, are by nature monotonous in design as is typical of a ready-made product. They will be made of metal and painted light brown, with medium brown doors.

The maximum height allowed in the underlying C-2 zone is 26 ft. The height of the proposed storage units is 9 ft. and 10 ft., depending on which building. The retail/service buildings are 21 ft. and 24 ft. The office/manager's quarters is 25 ft. for most of the building, except for the area that contains the main door and a balcony for the caretaker. This roofline rises to 32 ft. Though this is a two-story building, compliance with the height limitation in the underlying zone is required as this tall portion is a functional part of the building and not a decorative tower element.

Signage

The shopping center has two existing signs, one for the convenience store and another for several small tenants. The latter is the shopping center's main sign. This free-standing sign on the southeastern corner consists of approx. 96 sf of signage, and is mounted atop an approx. 7 ft pole. The applicant proposes to add 42 sf of additional signage for the storage units portion for a total of 138 sf of signage. Staff suggests reducing the new signage area, since the existing sign is already quite large and dominates the corner.

The applicant proposes two new free-standing monument signs: one facing Taylor Ranch Rd. and the other facing Homestead Circle. Both consist of 15 tenant signs and a larger sign for the storage units. They are mounted on a 4 ft. base and rise vertically to a height of 17 ft., and are 8 ft. wide. Total signage is 96 sf each.

Staff points out that this is a neighborhood center; neighborhood centers are intended to be the most accommodating of the centers for pedestrians. "Pedestrian scale" is commonly defined as follows: "The proportional relationship between the dimensions of a building or building element, street, outdoor space, or streetscape element and the average dimensions of the human body, taking into account the perceptions and walking speed of a typical pedestrian" (Source: A Planner's Dictionary, American Planning Association, 2004).

The scale of the proposed monument signs is not pedestrian scale and will dominate this largely residential area. Staff suggests lowering the signs to 9 ft. and orienting the signs horizontally. The suggested height is a compromise between the heights used in other Westside neighborhood centers, which range from approx. 6 ft. to 11 ft. Note that the 11 ft. height was used for a site on two principal arterials.

Two directional signs, 14.25 sf each, for the storage units are proposed to be located inside the shopping center. Another sign, located on the wall of the storage units project, measures 47.25 sf. The grand total of added signage area is approx. 305 sf, with the majority of the new signage being for the storage units.

The shopping center regulations, §14-16-3-2, require at least 300 ft. between signs on the same street frontage. The distance between the existing pole-mounted sign and the proposed monument sign on Homestead Circle is approx. 275 ft. However, the applicant has obtained a variance from the distance requirement from the Zoning Hearing Examiner.

Building-mounted signage is proposed on the retail/service buildings. Building A would have 8 signs at 30 sf each, for a total of 240 sf. Building B would have 5 signs at 30 sf each, for a total of 150 sf. The building mounted signs are approx. 7% of the façade to which they are applied, which seems reasonable and comparable to other Westside neighborhood centers.

Open Space

An employee gathering area is required pursuant to §14-16-3-18(D)(3) because the shops will have more than 6 water closets. This area must be at least 300 sf and have shading over at least 25% of it. However, there is a 1,250 sf public gathering area provided, which is an important component of a neighborhood center and can be used for employees. Shade needs to be provided. The open space for the caretaker is in the form of a private upstairs balcony and a small yard area.

Concerns of Reviewing Agencies/Pre-Hearing Discussion

City Departments and other interested agencies reviewed this application from 8/06/07 to 8/17/07. Agency comments used in the preparation of this report begin on Page 25. A pre-hearing discussion meeting was held on August 22, 2007, which the applicant attended.

Albuquerque Public Schools (APS) comments that, since the property is located within 300 feet of a school site, no alcohol will be allowed. Note: this is a statewide regulation. Advance Planning offered some landscape comments. Comments were not received from the Transit Department or Zone Code Services, though Staff consulted with both.

Neighborhood Concerns

The affected neighborhood is the Taylor Ranch NA (TRNA), who has been working with the applicant for several months now. Because of this contact, the TRNA declined the opportunity for a facilitated meeting. The applicant attended the TRNA board meeting on September 12th and presented additions/revisions to the proposal.

The TRNA provided a letter that expresses general support but explains their concerns (see attachment). The TRNA's concerns are mostly in response to relatively new information, which became apparent with the September 7th site plan revisions. The TRNA discussed the proposal at its September 12, 2007 board meeting. Correspondence has not been received as of this writing.

Conclusion

This proposal is for an amendment to a site development plan for subdivision and an amendment to a site development plan for building permit for an approx. 10.5 acre site located on Taylor Ranch Rd. and known as the Homestead Hills Shopping Center. This site is designated as the Taylor Ranch Dr./Homestead Circle Neighborhood Center.

The applicant proposes to construct a self-storage facility, an office/caretaker's residence and two retail/service buildings on the undeveloped portion of the shopping center. The applicant also proposes to subdivide this undeveloped portion into three lots, and have the development occur in three phases.

Applicable plans are the Comprehensive Plan and the West Side Strategic Plan (WSSP). For the majority of applicable policies, Staff finds partial compliance. The proposed conditions of approval, however, will improve the extent to which the proposal furthers applicable policies.

The Taylor Ranch NA (TRNA) has been in contact with the applicant for several months. A facilitated meeting was not held. There is general neighborhood support and a few outstanding concerns, some of which are not addressed in the proposed site development plan.

Staff recommends approval subject to conditions.

FINDINGS - 07EPC 40041, September 20, 2007-Site Development Plan for Subdivision

1. This is a request for a an amendment to an existing site development plan for subdivision for Tract Y-2A-1, Taylor Ranch, an approximately 10.5 acre site located on Taylor Ranch Rd. between Homestead Circle & Homestead Trail, and known as the Homestead Hills Shopping Center. A request for an amendment to an existing site development plan for building permit (07EPC 40040) accompanies this request.

2. The purpose of the site development plan for subdivision amendment is to amend the 1999 version of the plan by reconfiguring Tract Y-2A-1 (the subject site) into three separate tracts: Tract Y-2A-1-A for the storage units, Tract Y-2A-1-C for retail/service building A and Tract Y-2A-1-D for retail/service building B.

3. The subject site is zoned C-2 (SC) and is designated as a Shopping Center. Self-storage is a conditional use in the C-2 zone pursuant to Zoning Code §14-16-2-17. A Conditional Use permit, which the applicant has obtained, is required to allow the self-storage units. The applicant has also obtained a Special Exception from the shopping center regulations (Zoning Code §14-16-3-2) to allow more than one sign per 300 ft. of street frontage.

4. The request *further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. Adding storage units and some retail/service uses to the shopping center would provide additional commercial options in the area.

 - B. Policy II.B.5e-programmed facilities/neighborhood integrity. The use of the shopping center's existing urban services is unlikely to disrupt the neighborhoods.

5. The request *partially further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5j-general location of new commercial development. Though zoned for commercial uses, storage units are not the "every day" use envisioned for neighborhood activity centers. The retail/service buildings somewhat mitigate this concern.

 - B. Policy II.B.5i-employment/service use location. The uses will be at the back of an existing shopping center, adjacent to residences. Traffic, noise and pollution are not likely to adversely affect them, but light potentially could.

 - C. Policy II.B.5l-design quality/innovation. The buildings will blend with the existing shopping center. The storage units are not innovative by nature, though being at the back of the shopping center will help their minimize impact.

- D. Policy II.B.5m-site design/visual environment. The quality of the visual environment will be generally improved. There may be some impact to views, though space between the buildings will help mitigate this.
- E. Policy II.B.5d-neighborhood values/natural environmental conditions. The uses are not considered intense and the design is appropriate for the area, though the neighborhood would like less signage and better pedestrian connections.

6. The request *partially furthers* the Activity Centers Goal. The subject site serves as a neighborhood center for Taylor Ranch. Uses that provide daily services for residents are envisioned for neighborhood centers. Though the retail/service uses are likely to fulfill this intent, the storage units are not the same kind of “daily needs” use.

7. The request *conflicts* with the Transportation and Transit Goal and Transit Policy II.D.4g. Non-vehicle alternatives such as bicycling and walking are not promoted to the extent that they should be in this shopping center, especially since it is a neighborhood center. Clear circulation patterns and improved pedestrian opportunities are needed. The recommended Conditions of Approval will help bring the site into compliance with this Goal and policy.

8. Regarding the West Side Strategic Plan (WSSP), the request *furthers* the following policies:

- A. Policy 3.12-contiguous location for growth. The subject site is within City boundaries in a location appropriate for growth and has already received City services.
- B. Policy 1.1-Community and Neighborhood Centers. The subject site is designated as the Taylor Ranch Dr./Homestead Circle Neighborhood Center and the request is for non-residential development.

9. The request *partially furthers* the following WSSP policies:

- A. Policy 3.16-Uses in Centers. Commercial and service uses are appropriate the Neighborhood Center. Multi-modal access has somewhat been accounted for in the design.
- B. Policy 1.15-Neighborhood center intentions. The built scale accommodates pedestrians and outdoor gathering space is included, though the pedestrian connections need improvement.
- C. Policy 1.16-Neighborhood centers/access and connections. This Neighborhood Center is located at the intersection of two local collector roads as called for. Pedestrian connections, however, need improvement.

D. Policy 4.10-land use/vehicle alternatives. Pedestrians and bicyclists have been somewhat considered in the design, but more could be done to improve circulation patterns.

10. The request *does not further* the intent of WSSP Policy 4.6-design guideline sections/policies, which includes design guidelines for commercial development. Pedestrian circulation patterns are not as clear as intended. One of the buildings is higher than allowed in the underlying zone. The pedestrian connections need improvement and free-standing signage is abundant. The recommended Conditions of Approval will help bring the site into compliance with this policy.

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

12. The Taylor Ranch NA (TRNA), which has coordinated with the applicant for several months, declined the recommended facilitated meeting. However, the TRNA has concerns because not all of the proposal's details were known at that time. Their concerns include abundant signage, pedestrian connections, landscaping and parking. The recommended Conditions of Approval are likely to help alleviate their concerns.

RECOMMENDATION - 07EPC 40041, September 20, 2007-Site Development Plan for Subdivision Amendment

APPROVAL of 07EPC 40041, a Site Development Plan for Subdivision amendment for Y-2A-1, Taylor Ranch, zoned C-2 (SC), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 07EPC 40041, September 20, 2007- 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.

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2. Prior to final DRB sign off, the applicant shall meet with the Development Review Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.
 3. The lot area shall be adjusted to not include Tract Y-2A-2, which is not a part of the subject site.
 4. Maximum building height shall be specified as 26 feet as allowed in the underlying C-2 zone.

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

Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit Amendment 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. Provide the appropriate cross access agreement between the property owner(s) of this request and the property owner(s) of the existing shopping center. Will be required for access through the existing site to Taylor Ranch Road and Homestead Circle.
- D. Site plan shall comply and be designed per DPM Standards.
- E. Platting must be a concurrent DRB action.

FINDINGS -07EPC 40040, September 20, 2007-Site Development Plan for Building Permit Amendment

1. This is a request for an amendment to an existing site development plan for building permit for Tract Y-2A-1, Taylor Ranch, an approximately 10.5 acre site located on Taylor Ranch Rd. between Homestead Circle & Homestead Trail, and known as the Homestead Hills Shopping Center. A request for an amendment to an existing site development plan for subdivision (07EPC 40041) accompanies this request.

2. The applicant proposes to construct a self-storage facility, an office/caretaker's residence and two retail/service buildings on the undeveloped portion of the shopping center. The development is planned to occur in three phases.

3. The subject site is zoned C-2 (SC) and is designated as a Shopping Center. Self-storage is a conditional use in the C-2 zone pursuant to Zoning Code §14-16-2-17. A Conditional Use permit, which the applicant has obtained, is required to allow the self-storage units. The applicant has also obtained a Special Exception from the shopping center regulations (Zoning Code §14-16-3-2) to allow more than one sign per 300 ft. of street frontage.

4. The request *further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. Adding storage units and some retail/service uses to the shopping center would provide additional commercial options in the area.

 - B. Policy II.B.5e-programmed facilities/neighborhood integrity. The use of the shopping center's existing urban services is unlikely to disrupt the neighborhoods.

5. The request *partially further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5j-general location of new commercial development. Though zoned for commercial uses, storage units are not the "every day" use envisioned for neighborhood activity centers. The retail/service buildings somewhat mitigate this concern.

 - B. Policy II.B.5i-employment/service use location. The uses will be at the back of an existing shopping center, adjacent to residences. Traffic, noise and pollution are not likely to adversely affect them, but light potentially could.

 - C. Policy II.B.5l-design quality/innovation. The buildings will blend with the existing shopping center. The storage units are not innovative by nature, though being at the back of the shopping center will help their minimize impact.

 - D. Policy II.B.5m-site design/visual environment. The quality of the visual environment will be generally improved. There may be some impact to views, though space between the buildings will help mitigate this.

 - E. Policy II.B.5d-neighborhood values/natural environmental conditions. The uses are not considered intense and the design is appropriate for the area, though the neighborhood would like less signage and better pedestrian connections.

6. The request *partially furthers* the Activity Centers Goal. The subject site serves as a neighborhood center for Taylor Ranch. Uses that provide daily services for residents are envisioned for neighborhood centers. Though the retail/service uses are likely to fulfill this intent, the storage units are not the same kind of “daily needs” use.

7. The request *conflicts* with the Transportation and Transit Goal and Transit Policy II.D.4g. Non-vehicle alternatives such as bicycling and walking are not promoted to the extent that they should be in this shopping center, especially since it is a neighborhood center. Clear circulation patterns and improved pedestrian opportunities are needed. The recommended Conditions of Approval will help bring the site into compliance with this Goal and policy.

8. Regarding the West Side Strategic Plan (WSSP), the request *furthers* the following policies:

- A. Policy 3.12-contiguous location for growth. The subject site is within City boundaries in a location appropriate for growth and has already received City services.
- B. Policy 1.1-Community and Neighborhood Centers. The subject site is designated as the Taylor Ranch Dr./Homestead Circle Neighborhood Center and the request is for non-residential development.

9. The request *partially furthers* the following WSSP policies:

- A. Policy 3.16-Uses in Centers. Commercial and service uses are appropriate the Neighborhood Center. Multi-modal access has somewhat been accounted for in the design.
- B. Policy 1.15-Neighborhood center intentions. The built scale accommodates pedestrians and outdoor gathering space is included, though the pedestrian connections need improvement.
- C. Policy 1.16-Neighborhood centers/access and connections. This Neighborhood Center is located at the intersection of two local collector roads as called for. Pedestrian connections, however, need improvement.
- D. Policy 4.10-land use/vehicle alternatives. Pedestrians and bicyclists have been somewhat considered in the design, but more could be done to improve circulation patterns.

10. The request *does not further* the intent of WSSP Policy 4.6-design guideline sections/policies, which includes design guidelines for commercial development. Pedestrian circulation patterns are not as clear as intended. One of the buildings is higher than allowed in the underlying zone. The pedestrian connections need improvement and free-standing signage is abundant. The recommended Conditions of Approval will help bring the site into compliance with this policy.

11. The proposed conditions of approval will increase the extent to which the proposal furthers the intent of applicable policies in the Comprehensive Plan and the West Side Strategic Plan (WSSP).

12. The Taylor Ranch NA (TRNA), which has coordinated with the applicant for several months, declined the recommended facilitated meeting. However, the TRNA has concerns because not all of the proposal's details were known at that time. Their concerns include abundant signage, pedestrian connections, landscaping and parking. The recommended Conditions of Approval are likely to help alleviate their concerns.

RECOMMENDATION - 07EPC 40040, September 20, 2007-Site Development Plan for Building Permit Amendment

APPROVAL of 07EPC 40040, a Site Development Plan for Building Permit amendment for Y-2A-1, Taylor Ranch, zoned C-2 (SC), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 07EPC 40040, September 20, 2007- Site Development Plan for Building Permit 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. Parking:

- A. Five motorcycle spaces shall be provided, in addition to required parking, pursuant to Zoning Code §14-16-3-1(C)(1).

- B. The motorcycle spaces shall be placed in locations that are easily visible from the entrance of a building pursuant to Zoning Code §14-16-3-1(C)(2).
- C. Twelve handicap spaces shall be provided pursuant to Zoning Code §14-16-3-1(F)(9)(a) .

4. Pedestrian Access and Circulation:

- A. Pedestrian pathways of textured, colored concrete shall be provided across the vehicle entrances on Taylor Ranch Road and Homestead Circle.
- B. Pedestrian pathways within the shopping center shall be made of textured, colored concrete or pre-formed thermoplastic with Vizigrip.

5. Landscaping-Overall:

- A. More landscaping shall be added to the long planter in approx. the middle of the subject site to achieve 75% coverage required pursuant to Zoning Code §14-16-3-10(G)(3).
- B. The plants in the landscape area near the eastern side of existing Building C shall be specified.
- C. The refuse enclosure shall be screened with a sufficient amount of landscaping, to include trees and shrubs.
- D. A tree shall be added to the parking lot island just south of retail/service Building A to comply with §14-16-3-10(G)(1)(b).
- E. Additional landscaping shall be added to the base of the existing pole sign.

6. Landscaping-Plant palette:

- A. The following trees shall be replaced: Crabapple, Pear (high water users) and Purple Ash (highly allergenic).
- B. The following shrubs shall be replaced: Viburnum (high water use) and Euonymus (pest-prone).
- C. Austrian pine shall be replaced with the hardier Afghan pine.
- D. The following trees shall be added: Chitalpa and Piñon pine.
- E. Prairie Coneflower and Chocolate Flower shall be added.
- F. The following shrubs shall be added: Vitex and Desert Willow.

7. Landscaping-Plan details:

- A. Landscaping that has died or is in poor condition shall be replaced pursuant to Zoning Code §14-16-3-10(D)(3).
- B. The type of existing turf and existing and proposed gravel shall be specified.
- C. The landscape plan shall clearly indicate new landscaping and existing landscaping.
- D. The number of bubblers per tree and emitters per shrub shall be specified.

8. Water conservation/green principles:

- A. The landscape in the new landscape islands shall be at the same level as the parking lot so that water can run into it.
- B. Curb cuts shall be provided in the new landscape islands every few feet.
- C. Water from the rooftops of storage buildings B, F and G shall be directed toward the trees in the landscape buffer to provide supplemental irrigation.

9. Architecture:

The height of the buildings shall comply with the 26 foot height limitation in the underlying C-2 zone.

10. Lighting:

- A. A detail of the existing pole lights shall be provided, with top to grade height indicated.
- B. Wall-pack lighting, and the height at which they are mounted, shall be indicated on the storage unit elevations.
- C. The wall-pack lighting shall be downward lighting.

11. Signage:

- A. The new signage area to be added to the existing pole sign shall not exceed 36 square feet.
- B. The height of the new monument signs shall not exceed 9 feet.
- C. The size of the directional signs shall not exceed 10 square feet.

12. RECOMMENDATION CONDITIONS FROM THE SOLID WASTE MANAGEMENT DEPARTMENT, REFUSE DIVISION:

- A. A straight approach for both enclosures is required.
- B. A recycle area is required.

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

Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit Amendment 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. Provide the appropriate cross access agreement between the property owner(s) of this request and the property owner(s) of the existing shopping center. Will be required for access through the existing site to Taylor Ranch Road and Homestead Circle.
 - D. Site plan shall comply and be designed per DPM Standards.
 - E. Platting must be a concurrent DRB action.
-

*Catalina Lehner, AICP
Senior Planner*

cc: Kevin Juno, Architect. 7925 Bosque St. NW, Albuquerque, NM 87114
Dan Rich, 12231 Academy Rd. NE, #301-189, Albuquerque, NM 87111
Jolene Wolfley, Taylor Ranch, 6804 Staghorn Dr. NW, Albuquerque, NM 87120
Rene Horvath, Taylor Ranch, 5515 Palomino Dr. NW, Albuquerque, NM 87120

AGENCY COMMENTS

➤ **The following agencies did not review or comment on Project #1004675:**

City of Albuquerque

Environmental Health, Air Quality Division
Environmental Health, Env. Services Division
Fire Department, Planning
Parks & Recreation, Planning & Design
Planning Department, Zone Code Services
Police Department/Planning
Transit Department

Other

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

➤ **The following City of Albuquerque Departments reviewed and commented on Project #1002776:**

Planning, Office of Neighborhood Coordination

Taylor Ranch NA ®
8/6/07 Recommended for facilitation-siw
8/9/07 Assigned to Angelica Chacon

Planning, Advance and Urban Design

The site is in the Established Urban area of the Comprehensive Plan and within the boundaries of the Westside Strategic Plan. The elevations facing the neighborhood are very industrial in nature. Because of this, it is important for the trees in the landscape buffer to remain healthy and achieve good growth. Staff would like to see a planting diagram or written description regarding soil preparation and planting depth and the addition of some evergreen species to the planting buffer.

The 2006 aerial photo from the City's AGIS site shows that some of the trees planted during the original phase of construction have not survived. They should be replaced as part of this process.

Environmental Health, City Forrester

- Ideal location for roof water harvesting to feed trees... also good site for permeable paving to get water to trees.

Parks & Recreation, Open Space Division

Open Space has no adverse comments.

Solid Waste Management Dept., Refuse Division

Approved on condition, will comply with all SWMD ordinances and requirements. Straight approach required for both enclosures, and recycle area required also. Call for details, 761-8142.

City of Albuquerque 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).
- Provide the appropriate cross access agreement between the property owner(s) of this request and the property owner(s) of the existing shopping center. Will be required for access through the existing site to Taylor Ranch Road and Homestead Circle.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no adverse comments regarding the Site Development Plan – Building Permit and Subdivision request.
- **Condition:** Platting must be a concurrent DRB action.

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.

Utility Development (Water Authority):

- No comments received.

Water Resources, Water Utilities and Wastewater Utilities (Water Authority):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

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

Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit Amendment 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. Provide the appropriate cross access agreement between the property owner(s) of this request and the property owner(s) of the existing shopping center. Will be required for access through the existing site to Taylor Ranch Road and Homestead Circle.
- D. Site plan shall comply and be designed per DPM Standards.
- E. Platting must be a concurrent DRB action.

➤ **The following agencies reviewed Project #1002776:**

Abq. Metropolitan Arroyo Flood Control Authority (AMAFCA)

Reviewed, no comment.

Albuquerque Public Schools (APS)

The proposed self-storage and commercial property, Tract Y-2A, Taylor Ranch, located on Taylor Ranch Dr NW between Montano NW and Paseo Del Norte NW, will have no adverse impacts on the APS district. The property is located across from L.B. Johnson Middle School. APS is not opposed to the proposed development; however, since the property is located within 300 feet of a school site, no alcohol will be allowed on that site.

Public Service Company of New Mexico

No comment based on the information provided to date. 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.