



**Environmental
Planning
Commission**

**Agenda Number: 6
Project Number: 1003275
Case #s: 07EPC 40078/40092/40094
January 17, 2007**

Staff Report

Agent	Consensus Planning, Inc.
Applicant	SunCal Companies
Request	Sector Development Plan Map Amendment; Site Development Plan for Subdivision; Site Development Plan for Building Permit
Legal Description	Tract 1-A-1, El Rancho Atrisco Phase III
Location	Unser Boulevard NW between Hanover Rd. NW and Ladera Dr. NW
Size	Approximately 20 acres
Existing Zoning	SU-1 for Planned Office Park & Commercial Development; not more than 50% to be developed commercially
Proposed Zoning	SU-1 for C-1 Uses with package liquor associated with a full-service grocery store

Staff Recommendation

*DEFERRAL of 07EPC 40078 for 60 days,
based on the findings beginning on page 17.*

*DEFERRAL of 07EPC 40092 for 60 days,
based on the findings beginning on page 20.*

*DEFERRAL of 07EPC 40094 for 60 days,
based on the findings beginning on page 21.*

Staff Planner

Anna DiMambro, Planner

Summary of Analysis

This is a 3-part request for a site development plan for subdivision, a site development plan for building permit, and a sector development plan map amendment for Tract 1-A-1, El Rancho Atrisco Phase III, an approximately 20 acre site located on the southeast corner of Unser Boulevard and Ladera Drive NW. The applicant proposes to amend the zoning established by the El Rancho Atrisco Phase III Sector Plan to remove the 50% limitation on commercial uses and to also allow package liquor sales within 500' of a residential zone. The site development plan for subdivision creates 12 lots and also has design standards. The site development plan for building permit shows 12 buildings. All are retail except for Building G, a 3-story office building. 5 drive-thru facilities are proposed.

The applicant has not adequately justified the zone change per the requirements of R-270-1980. Also, the Zoning Enforcement Officer recommends that the zone change request be re-advertised to specifically state that package liquor sales will be allowed within 500' of a residential zone. With regards to the site plan requests, excessive policy conflicts, omissions, and inaccuracies exist. Staff recommends a 60-day deferral of all three requests to allow for re-advertisement of the zoning request and major site plan revisions.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 11/5/2007 to 11/16/2007 and from 12/10/2007 to 12/21/2007. Agency comments were used in the preparation of this report and begin on page 24.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for Planned Office Park & Commercial Development; not more than 50% to be developed commercially	Developing Urban Area; West Side Strategic Plan; El Rancho Atrisco Phase III Sector Plan	Vacant
<i>North</i>	R-D, Multi-family	Same	Vacant
<i>South</i>	R-D 15 DU/A	Developing Urban; West Side Strategic Plan, East Atrisco Sector Plan	Vacant, Single-family residential
<i>East</i>	R-D, Multi-family	Developing Urban; West Side Strategic Plan, El Rancho Atrisco Phase III Sector Plan	Multi-family residential
<i>West</i>	R-D	Developing Urban; West Side Strategic Plan	Single-family residential

Background, History and Context

This is a three-part request for a site development plan for subdivision, a site development plan for building permit, and a sector development plan map amendment for Tract 1-A-1, El Rancho Atrisco Phase III, an approximately 20 acre site located on the southeast corner of Unser Boulevard and Ladera Drive NW. The subject site is currently zoned “SU-1 for Planned Office & Commercial Development; not more than 50% to be developed commercially.” The applicant is proposing to amend the zoning established by the El Rancho Atrisco Phase III Sector Development Plan to “SU-1 for C-1 Uses with package liquor associated with a full-service grocery store.” This zone change would remove the 50% limitation on commercial uses and would also allow package liquor sales within 500 feet of a residential zone. The current zoning allows retailing of alcoholic drink only under a restaurant license for sale of beer and wine. The site is within the boundaries of the West Side Strategic Plan and the El Rancho Atrisco Phase III Sector Plan, and is part of a designated Neighborhood Activity Center.

The site development plan for subdivision divides the subject site into 12 lots of various sizes, with the largest one being 5.83 acres and the smallest 0.67 acres. The site plan for subdivision also sets forth design standards.

The site development plan for building permit shows 12 buildings. All are retail except for Building G, a three-story office building. 5 drive-thru facilities are proposed – a grocery store

(Building L), two restaurants (Buildings A and E), a bank (Building F), and what appears to be a pharmacy (Building D), although it is simply labeled as retail. No phasing is proposed. Building L, labeled as retail, is proposed to be a grocery store. Several smaller retail shops will be located in Buildings B, C, K, and H.

The site is completely surrounded by R-D zoning, which has mostly developed as single-family and multi-family residential uses. The site to the north remains vacant. To the east of the subject site across Market Street is a multi-family housing complex. Single-family homes are to the west of Unser Boulevard and south of Hanover Road.

In 2003, a sector plan amendment, a zone map amendment, and a site plan for subdivision were denied for the small site northwest of the subject site (03EPC 01908, 01909, and 01910). This zone map amendment and associated requests would have allowed package liquor sales for off-premise consumption. There was strong neighborhood opposition to this request.

In 2004, a similar zone change request was submitted for the subject site (04EPC 00282 and 00283). The applicant at that time, Westland Development Company, was requesting a change from the existing zoning to SU-1 for O-1 and C-1 Uses including Grocery Store with package liquor sales incidental to that use and Restaurant with full service liquor for on-premise consumption. Because the liquor sales for off-premise consumption that would have been permitted by this request were in association with a grocery store, neighborhood opposition was minimal. However, staff recommended denial of this request, and the applicant subsequently withdrew it. Staff found that the zone change eliminating the 50% limitation on commercial development was not justified per R-270-1980.

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.

Unser Boulevard is a limited access, principal arterial with a minimum right-of-way width of 156 feet as designated on Long Range Roadway System map.

Ladera Drive NW is a Minor Arterial, with a right-of-way of 86'.

Unser Boulevard is proposed to contain on-street bicycle lanes and a minimum 10 foot wide multi-purpose trail as designated on the Long Range Bikeway System map.

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

Public Facilities/Community Services

The subject site is within one mile of two elementary schools, a high school, and several developed and undeveloped city parks. Bus routes exist on Unser, Ladera, Ouray, and I-40.

Unser is designated an Express Corridor. The subject site is within the Unser/Ladera Neighborhood Activity Center as designated by the West Side Strategic Plan.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

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

Albuquerque Comprehensive Zoning Code

The applicant is requesting to modify the subject site's existing zoning to remove the limitation on commercial development and to add liquor sales within 500 feet of a residential zone in conjunction with a grocery store. Other than these changes, the SU-1 zoning remains the same. Because package liquor sales within 500 feet of a residential zone are first allowed conditionally in the C-2 zone, the applicant must revise the requested zoning to include the words "within 500 feet of a residential zone." This recommendation from the Zoning Enforcement Officer clarifies exactly what the proposed zoning will permit.

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Developing Urban by the *Comprehensive Plan* with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment." Applicable policies for Developing and Established Urban Areas include:

Policy a: 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.

This request is in conflict with this policy. The existing zoning, which allows for office and commercial but limits commercial uses to 50% of the site, requires a greater variety of urban land uses. The applicant is proposing an almost entirely commercial development with only one office building.

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

The intensity of the proposed zoning does not respect roadway carrying capacities. Bringing additional traffic into an already congested area is in direct conflict with this policy. Also, the proposed site design shows the rear of a long strip of shops facing an established residential area. This design does not respect existing neighborhood values. This request is in conflict with this policy.

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

The subject site is contiguous to existing urban facilities and services. However, the proposed zoning will increase the allowable intensity on the site, increasing the amount of traffic, and the integrity of existing neighborhoods cannot be ensured. This request is in partial conflict with this policy.

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

The applicant proposes to change the subject site's zoning from one that requires employment uses to one that allows entirely service uses. This proposed change will bring additional traffic into the area. The siting is not such that adverse effects of traffic on residential environments will be minimized. Also, the site plan does not complement the adjacent residential areas. This request is in conflict with this policy.

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

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

The subject site is a designated Neighborhood Activity Center located at the intersection of Ladera, a minor arterial, and Unser, a limited-access principal arterial. This intersection is currently failing. Mass transit is available. However, the subject site's zoning currently allows only 50% commercial uses. The proposal to increase the allowed percentage of commercial uses to 100% is in conflict with this policy because the existing commercial zoning applies to only half the site. Increasing commercial zoning on this site is not locating new commercial development in existing commercially zoned areas. Overall, this request is in partial conflict with this policy.

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

This zone change request will increase the amount of traffic brought into this area, which is already congested and failing at peak hours. The applicant has not yet submitted adequate information demonstrating that the zone change will not negatively affect the area's traffic

flow. Increasing traffic in an already congested area does not protect the livability and safety of this established residential area. This request is in conflict with this policy.

Policy 1: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

While the proposed architecture is high quality and is appropriate to the Plan area, the proposed site design is not innovative or of high quality. The site plan is oriented to Unser Boulevard instead of to the neighborhood and essentially shows a traditional strip mall with parking in front. Several liner buildings shield much of the parking area from Unser Boulevard, but these liner buildings bear no relationship to the larger strip of shops. This request is in conflict with this policy.

Activity Centers

The site is designated a Neighborhood Activity Center per the West Side Strategic Plan.

Goal: The Goal for Activity Centers 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.

This proposal is for primarily commercial uses with one small office building. The goal for Activity Centers is to promote mixed land use. The current zoning, which allows a maximum of 50% commercial uses, does more to further the Activity Centers goal. This request is in conflict with this goal.

Policy a: Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services. Each Activity Center will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation. The following table specifies policy objectives for each type. (See table 22 after page II-35).

The purpose of a Neighborhood Activity Center is to provide “for the daily service of convenience goods & personal services for the surrounding neighborhoods. It serves as the social and recreational focal point for the surrounding neighborhoods and is accessible from all surrounding residential developments.” This should also be the least auto-dependent of the activity centers and should be walkable from one side to another with fine grain parcels. The 5 proposed drive-thru facilities are not neighborhood-oriented, but will most likely serve commuters along Unser. This traffic from the larger community will deter the intended consumer from walking to and within the development. This request is in conflict with this policy.

Community Resource Management-Economic Development

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

The current zoning, which requires a minimum of 50% office uses, better achieves steady and diversified economic development than does the proposed zoning, which would allow 100% commercial development. The current requirement of office uses also provides a balance with other important social goals. This request is in conflict with this policy.

Policy g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

The current zoning better promotes a concentration of employment in this Neighborhood Activity Center than does the proposed zoning. This request is in conflict with this policy.

Community Resource Management-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.

This request is in conflict with this goal due to the large expanse of parking separating the proposed buildings. This does not encourage bicycling and walking.

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

This proposal does not promote and integrate pedestrian opportunities due to the large expanse of parking separating the proposed buildings. This request is in conflict with this policy.

West Side Strategic Plan (Rank 2)

The West Side Strategic Plan was first adopted in 1997 and revised in 2002 and 2005. The Plan generally encompasses properties between the Bernalillo County/Sandoval County boundary (north), the Rio Puerco escarpment (west), the former Atrisco Grant boundary south of Gun Club Road (south), and the Rio Grande and Coors Boulevard (east); specific boundaries are shown on page 5 in the Plan. The subject site is located within the Ladera Community. This Community includes the area between the river on the east, roughly aligned with Western Trails on the north, with Unser Boulevard and the National Monument on the west, and with the I-40 corridor on the south. The Plan sets forth the following goals, objectives, and policies that are applicable to this request:

Goal 10: The Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents (page 16).

The subject site's current zoning better creates a community where citizens can live, work, shop, play, and learn together. The proposed zoning places more emphasis on shopping and playing, while eliminating the requirement for office uses, which typically generate better-quality employment opportunities than do commercial uses. This request is in conflict with this goal.

Goal 12: The Plan should provide for long-term sustainable development on the West Side (page 17).

The subject site's current zoning better provides for long-term sustainable development on the West Side. Both commercial and office uses are necessary for long-term sustainable development, and the subject site's current zoning requires a minimum of 50% office uses. This request is in conflict with this goal.

Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side (page 17).

This request is in conflict with this objective. The existing zoning provides for a more complete mix of land uses on the West Side. The proposed zoning does not encourage high-quality employment opportunities.

Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side (page 18).

While the subject site is located in an area appropriate for job opportunities and business growth, the existing zoning does more to further this objective than does the proposed zoning. The existing zoning allows a maximum of 50% commercial uses. The proposed zoning would allow 100% commercial uses. Office uses generally promote better job opportunities than do commercial uses. This request is in conflict with this objective.

Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings (p. 39).

This request is in conflict with this policy. The large parking area separating the two strips of shops does not facilitate pedestrian access between buildings.

Policy 1.6: Large areas dedicated to employment uses shall be preserved on the West Side at Seven Bar Ranch, Atrisco Business Park, and Double Eagle II Airport. Additional employment center development is also encouraged. The City of Albuquerque and Bernalillo County economic development programs shall actively encourage employers to locate in these employment centers (page 39).

The subject site's current zoning, SU-1 for Planned Office Park & Commercial Development, not more than 50% to be developed commercially, makes it a de facto employment center. This request to eliminate the office use requirement is in conflict with this policy.

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, drug stores and small restaurants along with a park and/or school should be located central to surrounding neighborhoods (p. 41).

While the proposed architecture is accommodating to pedestrians and bicyclists, the site design is not. The large expanse of parking separating the main strip of shops from the other shops does not promote walking or biking from shop to shop. This request is in conflict with this policy.

Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area (page 63).

While this proposal would locate commercial services on the western side of the Ladera Community, the site plan shows commercial development oriented in two strips with several pad sites. This strip style development is specifically prohibited by this policy. This request is in conflict with this policy.

Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties (page 63).

The proposed zone change may result in negative impacts on surrounding properties. The applicant has not yet demonstrated that the increased traffic will have no negative effect. This request is in conflict with this policy.

Neighborhood Center Uses most Appropriate: Neighborhood commercial anchored by grocery and/or drug store, public and quasi-public uses (branch library, post office, police mini-substation, etc.), specialty retail, services, garden offices, recreation, community or senior center are called for in the plan. The population of a single neighborhood is too small to support a full-service grocery store. A convenience or specialty grocery store may be suitable for a Neighborhood Center, but most Neighborhood Centers will not have a grocery or drug store... (page 90).

The subject site is located in the Unser/Ladera Neighborhood Activity Center. The applicant is proposing a full-service grocery store with package liquor sales within 500' of a residential zone.

Policy 4.6: The following design guideline sections shall become policies with the approval of this Plan: View Preservation; Views East of Coors Boulevard; View to and from the Monument; Other Views; Height; Lighting; Vegetation; Overhead Utilities; Radio, TV and Cellular Towers;

Signs; Fences and Walls; and additional design guideline issues. It is recognized that additional design guidelines based on these and other applicable policies of the Plan shall be developed as follow-up work, and will be more complete than those included here. These policies were considered too critical to wait for additional planning efforts in the future.

Compliance with these design guidelines is analyzed below in the Site Plan for Subdivision and the Site Plan for Building Permit sections of this staff report.

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.

The proposed site design, with its large parking area in the middle, does not support bicycle and pedestrian travel within the site. This request is in conflict with this policy.

El Rancho Atrisco Area Plan (Rank 2)

The West Side Strategic Plan has essentially superseded this Plan. However, the zoning description for the subject site is found in this Plan. Staff has inserted the relevant pages into this staff report.

El Rancho Atrisco Phase III Sector Plan (Rank 3)

The El Rancho Atrisco Phase III Plan was adopted in 1981. The Plan generally encompasses properties between Unser Boulevard on the west, the Ladera channel on the north, 72nd Street on the east, and Hanover Street on the south. Specific zoning and boundaries are shown on sheet 5 in the Plan.

This Plan does not include goals and policies related to development of specific land uses, but did establish zoning for the subject site. No explanation is given for the 50% restriction on commercial development.

Unser Boulevard Design Overlay Zone (R95-1992)

The Unser Boulevard Design Overlay Zone, which contains minimal signage controls, extends approximately 500 feet from the centerline of Unser Boulevard and runs from Interstate 40 to the Sandoval County line. Signage proposed on the subject site must comply with the general sign regulations in the Zoning Code and the provisions of this overlay zone.

One free-standing sign is allowed, and it cannot exceed 75 sf in size and 12 ft. tall. Building-mounted signs cannot exceed 12% of the façade to which they are applied; signs are limited to one per façade. Six monument standards are proposed. The signs at the corners of the proposed development have a 75 sf. sign face and the other signs have a 50 sf sign face. The proposed signage complies with the minimal controls in the Unser Boulevard Design Overlay Zone.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

- A. The applicant states that the site plan with its proposed landscaping and design guidelines will ensure that development on the subject site will not adversely affect the surrounding residential uses. However, the applicant has not adequately demonstrated that the additional traffic that will be generated by this development will not have adverse effects on the general health, safety, and welfare of the surrounding residential areas.*
- B. The applicant has not provided a sound justification for the proposed zone change and thus has not met the burden to show why the zone change should be made.*
- C. This request is in conflict with many goals, objectives, and policies of the Comprehensive Plan and the West Side Strategic Plan as discussed on pages 3-8 of this staff report.*
- D. The applicant has not adequately demonstrated that the existing zoning is inappropriate. The applicant states that the proposed zoning is more advantageous to the community because it will allow for commercial uses, including a grocery store, that are needed in this part of the West Side. However, the current zoning would allow for approximately 10 acres of commercial development. This is enough area for a full size grocery store in addition to several smaller shops. The current zoning, which encourages at least 50% of the site to develop with office uses, is consistent with West Side Strategic Plan policies that encourage employment uses on the West Side. Office uses generally provide higher paying jobs than commercial uses.*
- E. The current zoning allows alcohol sales only under a restaurant beer and wine license. The proposed zoning would allow package liquor sales in conjunction with a full-service grocery store within 500' of a residential zone. Package liquor sales in conjunction with a grocery store are generally not harmful to adjacent property and the neighborhood. The applicant also states that the site design will ensure that the adjacent properties and the neighborhood are not adversely affected by the proposal. However, the increased traffic could be harmful to adjacent properties, the neighborhood, and the community.*
- F. The proposed zone change will not require capital expenditure by the City. The applicant will be required to make all necessary roadway improvements and will be subject to impact fees.*

G. The applicant's economic situation was not considered in this analysis.

H. The subject site's location at the intersection of two arterial roadways is not the only justification used for this request.

I. The applicant states that this zone change request would not result in a spot zone. Staff does not agree with this statement. This property and a small parcel containing a gas station at the southeast corner of Unser and Ladera are the only two properties in the area containing the current zoning. Granting of this zone change request will result in not one, but two spot zones. The applicant has not justified this spot zone.

J. This proposal will not result in a strip zone.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR SUBDIVISION

The site development plan for subdivision proposes to subdivide the existing approximately 20-acre site into 12 lots of varying sizes. The site development plan for subdivision contains all required information, with the exception of maximum building height for each lot. This information is included in the design standards, but should also be shown on the site development plan for subdivision. 4 vehicular access points are proposed: 1 from Unser, 1 from Market Street, 1 from Hanover, and 1 from Ladera. These are in addition to an existing access point to the Diamond Shamrock gas station at the corner of Unser and Ladera, which also allows access to the subject site.

The submittal also includes design standards. The proposed design standards are generally acceptable, but require additional detail or clarification in some areas. Spelling errors also exist. These items must be corrected prior to final DRB sign-off. Staff recommends deferral of the site development plan for subdivision because it should be heard concurrently with the associated sector development plan map amendment and site development plan for building permit. A deferral will also allow the applicant time to make suggested changes.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Site Plan Layout / Configuration

The proposed layout of the shopping center does not comply with the policies in the Westside Strategic Plan. The applicant is proposing to construct 12 buildings on this site. Eight of the buildings are designated as retail, two buildings are designated as restaurant, one building is a bank and another building is an office. Five of the twelve buildings proposed would have drive-thru lanes. Four of the proposed drive-thrus abut the surrounding streets. In addition, the applicant has provided no elevations for buildings A, B, C, D, E, F, G, H and I.

The overall layout of the buildings is similar to a strip mall defined in the Westside Strategic Plan (page 295) as, a long narrow development style usually found along major thoroughfares with a series of commercial establishments. The WSSP states that strip malls are buildings

oriented solely forward with no connection to adjacent land uses or neighborhoods. The layout of this site directly conflicts with the Westside Strategic Plan, which prohibits strip malls.

In addition, the Westside Strategic Plan encourages buildings to be clustered and to have connections to adjacent developments. The proposed shopping center is not connected to the adjacent neighborhoods. The shopping center has its back facing the residents on the east side and has a side elevation facing the neighborhood on the south side with no pedestrian connections.

Overall, the strip mall layout is not pedestrian-friendly. The majority of the site is covered with parking spaces with few pedestrian connections between buildings. Because of its proximity to residential on the south and east of the site, it would be beneficial to create connections between the residential areas and the proposed shopping center. The back of the shopping center will face residents on the east side. There are no pedestrian access points to allow for residents to safely and easily walk or bike to the shopping center from Market Street.

The site includes seven dumpsters and two trash compactors. No recycling bins were identified on the Site Plan. According to the Solid Waste Management Department, recycling areas are required on the site. The number of cart corrals is insufficient throughout the site, but especially near Building L. This lack of sufficient cart corrals is likely to result in parking problems throughout the parking lot.

Walls/Fences

No fences have been proposed on the property. A retaining wall is proposed on the southeast side supporting the detention area. Several other walls are shown throughout the site on the grading plan but are not indicated on the site plan. No elevations showing wall materials, height, or design have been provided by the applicant. Therefore Staff cannot determine if the proposed retaining wall complies with the City's Zoning Code.

Vehicular Access, Circulation and Parking

There are four vehicular access points on the site. The primary access points are on Unser Boulevard and Ladera Drive. The City Engineer has made several adverse comments regarding this project. These are detailed below in the Agency Comments section of this staff report and are highlighted in the Concerns of Reviewing Agencies section.

The applicant's parking calculations do not match the square footages and uses of the buildings. For example, the Site Plan states that there is 26,500 square feet of restaurant uses requiring a total of 219 parking spaces. However, staff only noted 6,400 square feet of restaurant uses on the Site Plan. In addition, the Site Plan identifies outdoor dining areas; however there are no outdoor dining areas identified or dimensioned on the Site Plan. The retail square footage calculations are also inconsistent with the Site Plan. The total retail uses on the Site Plan is 170,420 square feet; however the calculations state that there is 154,820 square feet of retail. Staff recommends that the applicant recalculate the parking and land use square footages to be consistent.

In addition to the applicant's parking calculations not being consistent, the layout of the parking is in conflict with many policies of the Comprehensive Plan and the West Side Strategic Plan. The massive sea of parking hinders pedestrian access within the site and encourages consumers to drive from one store to another, especially with the excessive number of drive-thru windows on the site. Clustering the buildings and reducing the number of drive-thrus will create a more pedestrian-friendly shopping center. The applicant should promote and take advantage of the shopping center's proximity to residential development by positioning the buildings to encourage walkability.

Furthermore, the applicant is providing 97 more parking spaces than required according to their calculations (10% over-parked). However, because square footage calculations are inaccurate, these parking calculations are most likely also inaccurate. No transit discounts were used. Adequate handicap parking and bicycle parking is provided. However, the motorcycle parking provided is inconvenient and does not meet the intent of the Zoning Code, which is for motorcycle parking to be convenient.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian and bicycle access to the site is via the existing sidewalk and bike lane network. Internal pedestrian and bicycle circulation is inadequate. The proposed site design, with its large parking area in the center and its 5 drive-thrus does not encourage biking or walking from one shop to the next. Pedestrian walkways exist, but are inadequate. Pedestrians are unlikely to use them due to the length of parking area through which they run, their infrequency, and their illogical placement. Excessive vehicle/pedestrian conflicts exist in the proposed site design.

The backs of the proposed buildings face the residential area along Market Street. The only pedestrian access to the subject site from Market Street is a shared vehicular access located between buildings I and H. Due to the length of this street frontage, additional dedicated pedestrian access points should be provided. Along Hanover is a shared vehicular access point leading to the drive-thru area. Pedestrians are required to cross a drive aisle to reach the buildings, and no pedestrian crossing is provided. There is one pedestrian link to the front of the shopping center from the back of the buildings. Pedestrians may use this link, located between buildings I and H, or they may walk around the perimeter of the large strip mall. This limited access discourages consumers living in the nearby residential area to walk to the shopping center.

The applicant has not provided the widths of the sidewalks on the site. In addition, it is very difficult to determine where the sidewalks are proposed on the site. A transit stop is located on Unser Boulevard near the north end of the subject site. This stop is not shown on the site plan, and the applicant has not attempted to incorporate it into the overall site design.

Lighting and Security

No lighting has been identified on the Site Plan. No "Key Notes" or elements on the Site Plan represent lighting. The diamond shaped features located in the parking lot are landscaped planters. On page A1-a of the Site Plan, there is a parking lot light pole detail.

The applicant did not include any information regarding security on the site.

Landscaping

Adequate landscaping is provided throughout the subject site. However, shrubs should be provided in the detention area. Some turf areas are proposed, but are under the maximum amount of allowed turf areas. The applicant proposes Kentucky Bluegrass in the turf areas. A lower water use turf should be selected.

Public Outdoor Space

The applicant states that 13,983 square feet of public outdoor space is provided. The applicant states that 1,707 square feet are required. Staff calculates that 4,617 square feet are required. This is because an aggregate of buildings greater than 125,000 square feet uses requires 400 square feet of open space for every 20,000 square feet of building. The applicant has identified several wide sidewalk areas as plazas. Staff finds that only two areas fit the definition of a plaza. These areas are located next to building K and between building B and C. The plaza area near building K is identified as 9,875 square feet. The other plaza area does not show square footage. Tables and benches are provided in these plaza areas. However, Zoning Code §14-16-3-18(5)(C) requires that 40% of the square footage of the plaza area be landscaped. The submittal does not meet this requirement. It also does not comply with §14-16-3-18(5)(e), which requires pedestrian scale lighting and pedestrian amenities such as trash receptacles, kiosks, etc.

Grading, Drainage, Utility Plans

Drainage and utility plans have provided by the applicant and have been reviewed by the appropriate agencies. The site slopes gently from the northwest to the southeast. A ponding area is provided in the southeast corner of the site. A retaining wall is proposed near the ponding area. However, the drainage plan and the site plan show the retaining wall in two different locations. The grading plan also shows a retaining wall in the northwest corner of the site bordering the Diamond Shamrock gas station. This retaining wall and several others are shown on the grading plan but not on the site plan. These inconsistencies must be corrected.

Architecture

The applicant has provided typical conceptual elevations for buildings L, K, and J. Because this is a request for a site development plan for building permit, typical or conceptual elevations do not meet minimum standards. Actual elevations for all building facades must be provided. The elevation General Notes provided state that the building facades shall be composed of a combination of the design elements shown. The elevations provided show a great deal of variations and overall meet Zoning Code Design Standards. However, Staff has no assurance that proposed buildings would feature the same variety and treatments as the Typical Elevations. Typical elevations do not meet Zoning Code requirements for a site development plan for building permit, and staff has not been able to adequately review the elevations for compliance with all Zoning Code requirements.

Signage

Two monument signs are proposed. One monument sign is located at the Unser Boulevard entrance and the other monument sign is located at the Ladera Drive entrance. Monument sign

details on sheet A1-a show two different types of monument signs. These are not differentiated on the site plans. The larger of the two monument signs is approximately 12 feet tall and approximately 15 feet wide. The signable area would be a total of 75 square feet. The smaller of the two is 3' high and 5' wide. Both free-standing monument sign types comply with the Shopping Center zoning regulations 14-16-3-2 (4) and the Unser Boulevard Design Overlay Zone. However, the +/- notation on the 12' high dimension must be removed. The sign may not exceed 12' high per the Unser Boulevard Design Overlay Zone.

The applicant has not provided the dimensions or design of any of the building mounted signs. According to the Site Plan, the signage shown in the elevations is only for illustrative purposes and may change to meet future tenant requirements. Therefore, Staff cannot determine if the signs comply with the Zoning Code regulations.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

Several adverse comments have been received, primarily from the City Engineer, who has requested a supplemental analysis of both a triple westbound left turn land option and a flyover option for the intersection of Ladera and Unser. This has not yet been received. Also, approval of the proposed full access driveway on Unser Boulevard south of Ladera Drive by the Transportation Coordinating Committee of the Mid-Region Council of Governments is required. This approval has not yet been granted. The Solid Waste Management Department has disapproved the proposed refuse enclosures.

NEIGHBORHOOD/PUBLIC CONCERNS

The Tres Volcanes, Ladera West, Laurelwood, and Parkway neighborhood associations were notified of this request. Two facilitated meetings were held for this project. The first was a pre-facilitated meeting, and was held on August 30, 2007. The second meeting was held on November 30, 2007. Both meetings were held prior to the applicant's submission of the site plan requests; however, illustrative site plans were presented and discussed at both meetings. Neighbors expressed general support for the project with some concerns about liquor sales and traffic.

In addition to the facilitated meeting reports, which are included in this staff report packets, staff received one email from a neighbor who is opposed to the inclusion of liquor sales in the proposed zoning. The concern is that allowing liquor sales on the subject site will set a precedent to allow liquor sales on other sites. This email is also included in the staff report packet.

CONCLUSIONS

This is a 3-part request for a site development plan for subdivision, a site development plan for building permit, and a sector development plan map amendment for Tract 1-A-1, El Rancho Atrisco Phase III, an approximately 20 acre site located on the southeast corner of Unser Boulevard and Ladera Drive NW. The applicant proposes to amend the zoning established by

the El Rancho Atrisco Phase III Sector Plan to remove the 50% limitation on commercial uses and to also allow package liquor sales within 500' of a residential zone. The site development plan for subdivision creates 12 lots and also has design standards. The site development plan for building permit shows 12 buildings. All are retail except for Building G, a 3-story office building. 5 drive-thru facilities are proposed.

The applicant has not adequately justified the zone change per the requirements of R-270-1980. Also, the Zoning Enforcement Officer recommends that the zone change request be re-advertised to specifically state that package liquor sales will be allowed within 500' of a residential zone. With regards to the site plan requests, excessive policy conflicts, omissions, and inaccuracies exist. Staff recommends a 60-day deferral of all three requests to allow for re-advertisement of the zoning request and major site plan revisions.

FINDINGS – 07EPC 40078, December 20, 2007 – Sector Development Plan Map Amendment

1. This is a request for a sector development plan map amendment for Tract 1-A-1, El Rancho Atrisco Phase III, an approximately 19.98 acre site located on Unser Boulevard NW between Hanover Road NW and Ladera Drive NW. The subject site is currently zoned SU-1 for Planned Office Park & Commercial Development, not more than 50% to be developed commercially. The proposed zoning is SU-1 for C-1 Uses with package liquor in conjunction with a full-service grocery store.
2. Because package liquor sales are first allowed conditionally in the C-2 zone, it is necessary for the applicant to re-advertise this request with the proposed zoning as “SU-1 for C-1 Uses with package liquor within 500’ of a residential zone with a full-service grocery store.”
3. The subject site is located within the boundaries of the Developing Urban Area as designated by the Comprehensive Plan, the West Side Strategic Plan, and the El Rancho Atrisco Phase III Sector Plan. It is also located within the Unser/Ladera Neighborhood Activity Center as designated by the West Side Strategic Plan.
4. The applicant has submitted concurrent requests for a site development plan for subdivision and a site development plan for building permit.
5. This request is in partial conflict with the following Comprehensive Plan policies:
 - a. Although the subject site is contiguous to existing urban facilities and services, the proposed zoning will increase the allowable intensity on the site resulting in increased traffic, and the integrity of existing neighborhood cannot be ensured (II.B.5.e).
 - b. The subject site is located at the intersection of Ladera Drive, a minor arterial, and Unser Boulevard, a principal arterial. Mass transit is available. However, the subject site’s zoning currently allows a maximum of 50% commercial uses. The proposal to increase the allowed percentage of commercial uses to 100% is in conflict with this policy, which encourages commercial development on existing commercially zoned land (II.B.5.j).
6. This request is in conflict with the following Comprehensive Plan goals and policies:
 - a. The existing zoning, which allows for office and commercial uses but limits commercial uses to 50% of the site, requires a greater variety of urban land uses. The applicant is proposing an almost entirely commercial development with only one office building (II.B.5.a).

- b. The intensity of the proposed zoning does not respect roadway carrying capacities. (II.B.5.d).
 - c. The applicant proposes to change the subject site's zoning from one that requires employment uses to one that allows entirely service uses. This proposed change would bring additional traffic into the area. The siting is not such that adverse effects of traffic on residential environments will be minimized. Also, the site plan does not complement the adjacent residential area (II.B.5.i).
 - d. This zone change request will increase the amount of traffic brought into this area, which is already congested and failing at peak hours. The applicant has not yet submitted adequate information demonstrating that the zone change will not negatively affect the area's traffic flow. Increasing traffic in an already congested area does not protect the livability and safety of this established residential area (II.B.5.k).
 - e. The current zoning better encourages mixed land use than does the proposed zoning (Activity Centers goal).
 - f. The current zoning, which requires a minimum of 50% office uses, better achieves steady and diversified economic development than does the proposed zoning (Economic Development goal).
 - g. The current zoning better promotes a concentration of employment in this Neighborhood Activity Center than does the proposed zoning (II.D.6.g).
7. This request is in conflict with the following goals, objectives, and policies of the West Side Strategic Plan:
- a. The subject site's current zoning better creates a community where citizens can live, work, shop, play, and learn together. The proposed zoning places more emphasis on shopping and playing, while eliminating the requirement for office uses, which typically generate better-quality employment opportunities than do commercial uses (Goal 10).
 - b. The subject site's current zoning better provides for long-term sustainable development on the West Side than does the proposed zoning. Both commercial and office uses are necessary for long-term sustainable development, and the subject site's current zoning requires a minimum of 50% office uses (Goal 12).
 - c. The existing zoning provides for a more complete mix of land uses on the West Side than does the proposed zoning. The proposed zoning does not encourage high-quality employment opportunities (Objective 1).

- d. While the subject site is located in an area appropriate for job opportunities and business growth, the existing zoning does more to further this objective than does the proposed zoning. The existing zoning allows a maximum of 50% commercial uses. Office uses generally promote better job opportunities than do commercial uses (Objective 8).
 - e. The subject site's current zoning, SU-1 for Planned Office Park & Commercial Development, not more than 50% to be developed commercially, makes it a de facto employment center, as it encourages a minimum of 50% office uses. Allowing the requested zoning would not preserve a large area dedicated to employment uses (Policy 1.6).
 - f. The proposed zone change may result in negative impacts on surrounding properties. The applicant has not yet demonstrated that the increased traffic will have no negative effect (Policy 3.25).
8. This request overall does not comply with the requirements of R-270-1980:
- a. The applicant has not adequately demonstrated that the additional traffic generated by this development will not have adverse effects on the general health, safety, and welfare of surrounding residential uses. (A).
 - b. The applicant has not provided a sound justification for the proposed zone change and thus has not met the burden to show why the zone change should be made (B).
 - c. This request is in conflict with many goals, objectives, and policies of the Comprehensive Plan and the West Side Strategic Plan (C).
 - d. The applicant has not adequately demonstrated that the existing zoning is inappropriate as articulated in the Comprehensive Plan and the West Side Strategic Plan (D).
 - e. The increased traffic could be harmful to adjacent properties, the neighborhood, and the community (E).
 - f. The proposed zone change will not require capital expenditures by the City (F).
 - g. The applicant's economic situation was not considered in this analysis (G).
 - h. The subject site's location at the intersection of two arterial roadways was not the major justification for this request (H).
 - i. Approval of this request will result in an unjustified spot zone (I).
 - j. This proposal will not result in a strip zone (J).

9. There is general neighborhood support for this request, with some concerns regarding liquor sales and traffic generation.

10. A 60-day deferral to the March 20, 2008 EPC hearing will allow the applicant additional time to re-advertise and adequately justify the requested zone change as well as make necessary improvements to the associated site development plans.

RECOMMENDATION - 07EPC 40078, December 20, 2007

DEFERRAL for 60 days of 07EPC 40078, a request for a sector development plan map amendment, for Tract 1-A-1, El Rancho Atrisco Phase III, based on the preceding Findings.

FINDINGS – 07EPC 40078, December 20, 2007 – Site Development Plan for Subdivision

1. This is a request for a site development plan for subdivision with design standards for Tract 1-A-1, El Rancho Atrisco Phase III, an approximately 19.98 acre site located on Unser Boulevard NW between Hanover Road NW and Ladera Drive NW.

2. The subject site is located within the boundaries of the Developing Urban Area as designated by the Comprehensive Plan, the West Side Strategic Plan, and the El Rancho Atrisco Phase III Sector Plan. It is also located within the Unser/Ladera Neighborhood Activity Center as designated by the West Side Strategic Plan.

3. The applicant has submitted concurrent requests for a sector development plan map amendment and a site development plan for building permit. The subject site is currently zoned SU-1 for Planned Office Park & Commercial Development, not more than 50% to be developed commercially. The proposed zoning is SU-1 for C-1 Uses with package liquor in conjunction with a full-service grocery store.

4. The applicant proposes to subdivide the existing site into 12 lots of varying sizes. Maximum building height for each lot is not shown.

5. The proposed design standards require additional detail and clarification.

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

7. A 60-day deferral to the March 20, 2008 EPC hearing will allow the applicant additional time to re-advertise and adequately justify the associated zone change as well as make necessary improvements to the associated site development plans.

RECOMMENDATION - 07EPC 40078, December 20, 2007

DEFERRAL for 60 days of 07EPC 40078, a request for a site development plan for subdivision, for Tract 1-A-1, El Rancho Atrisco Phase III, based on the preceding Findings.

FINDINGS – 07EPC 40078, December 20, 2007 – Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Tract 1-A-1, El Rancho Atrisco Phase III, an approximately 19.98 acre site located on Unser Boulevard NW between Hanover Road NW and Ladera Drive NW.

2. The subject site is located within the boundaries of the Developing Urban Area as designated by the Comprehensive Plan, the West Side Strategic Plan, and the El Rancho Atrisco Phase III Sector Plan. It is also located within the Unser/Ladera Neighborhood Activity Center as designated by the West Side Strategic Plan.

3. The applicant has submitted concurrent requests for a sector development plan map amendment and a site development plan for subdivision with design standards. The subject site is currently zoned SU-1 for Planned Office Park & Commercial Development, not more than 50% to be developed commercially. The proposed zoning is SU-1 for C-1 Uses with package liquor in conjunction with a full-service grocery store.

4. The applicant proposes to construct 12 buildings. All are retail except for Building G, a three-story office building. 5 drive-thru facilities are proposed.

5. This request is in conflict with the following Comprehensive Plan goals and policies:

- a. The proposed site design shows the rear of a long strip mall facing an established residential area. This design does not respect existing neighborhood values (II.B.5.d).
 - b. The proposed site design does not complement adjacent residential areas (II.B.5.i).
 - c. While the proposed architecture is high quality and is appropriate to the Plan area, the proposed site design is oriented towards Unser Boulevard instead of to the neighborhood and shows a traditional strip mall with parking in front. Several liner buildings shield much of the parking area from Unser Boulevard, but these liner buildings bear no relationship to the remaining buildings (II.B.5.l).
 - d. The purpose of a Neighborhood Activity Center is to provide for the daily service of convenience goods and personal services for the surrounding neighborhoods. 5 drive-thru facilities will serve a larger market, including Unser Boulevard commuters, than is intended for a Neighborhood Activity Center (II.B.7.a).
 - e. The large expanse of parking separating the proposed buildings does not encourage bicycling and walking (Transportation and Transit goal).
 - f. This proposal does not promote and integrate pedestrian opportunities due to the large expanse of parking separating the proposed buildings (II.D.4.g).
6. This request is in conflict with the following policies of the West Side Strategic Plan:
- a. The large parking area separating the proposed buildings and the 5 proposed drive-thru facilities do not facilitate pedestrian access between buildings (Policies 1.5, 1.15, and 4.10).
 - b. While this proposal would locate commercial services on the western side of the Ladera Community, the site plan shows commercial development oriented in two strips with several pad sites. This strip style development is specifically prohibited by this policy (Policy 3.23).
7. The applicant has not submitted adequate building elevations for review.
8. The submittal contains excessive omissions and inconsistencies that must be corrected to allow for adequate review.
9. Outstanding traffic concerns have not been adequately addressed to the satisfaction of the City's Traffic Engineer.

10. There is general neighborhood support for this request, with some concerns regarding liquor sales and traffic generation.

11. A 60-day deferral to the March 20, 2008 EPC hearing will allow the applicant additional time to re-advertise and adequately justify the associated zone change as well as make necessary improvements to the associated site development plans.

RECOMMENDATION - 07EPC 40078, December 20, 2007

DEFERRAL for 60 days of 07EPC 40078, a request for a site development plan for building permit, for Tract 1-A-1, El Rancho Atrisco Phase III, based on the preceding Findings.

***Anna DiMambro
Planner***

cc: Sun Cal Companies, 401 Coors Blvd. NW, Albuquerque, NM 87121
Consensus Planning, Inc., 302 8th St. NW, Albuquerque, NM 87102
Robert Gaugh, Laurelwood NW, 7625 Maplewood NW, Albuquerque, NM 87120
Phyliss Vilchuck, Laurelwood NW, 7805 Springwood Rd. NW, Albuquerque, NM 87120
Bob McCannon, Ladera West NA, 2808 El Tesoro Escondido NW, Albuquerque, NM 87120
Dan Serrano, Ladera West NA, 3305 Ronda De Lechusas NW, Albuquerque, NM 87120
Carol Cunningham, Parkway NA, 8012 Bridgewater NW, Albuquerque, NM 87120
Palmira Perea-Hay, Parkway NE, 8039 Waterbury NW, Albuquerque, NM 87120
Jerry Worrall, Tres Volcanes NA, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120
Tom Boprst, Tres Volcanes, NA, 1908 Selway Pl. NW, Albuquerque, NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

NEW COMMENTS FOR 1/17/08

Reviewed: 8 motorcycle spaces, 8ft.x4ft each, w/signage visible from the entrances of the buildings on the site, should be provided and noted on the Site Plan- Per section 14-16-3-1(C) of the Comprehensive City Zoning Code.

Office of Neighborhood Coordination

Laurelwood NA (R), Ladera West NA (R), Parkway NA (R), Tres Volcanes NA (R)

11/5/07 – Recommended for facilitation – siw

Philip Crump has been assigned and a facilitated meeting is scheduled to be held on Wednesday, November 28, 2007 @ 6:30 p.m. at the West Mesa Community Center, 5500 Glenrio NW – siw

Advanced Planning

No comment on sector plan amendment.

NEW COMMENTS FOR 1/17/07

General Comments:

- The parking lot is over parked by 10%.
- Indicate the Open Space requirements on the Site Plan.

Landscaping Comments:

1. Overall the plant pallet is adequate for the Albuquerque area.
2. Based on evapotranspiration data the Redbud and Pear trees specified within the 36 square feet of planting area at the parking lots will require 100 gallons per week during the growing seasons to look their best. Provide permeable pavement or direct some parking lot rain water run-off to the trees if possible. Indicate the specific irrigation for these areas.
3. By definition, the Landscape Plan must be at least to a scale of 1" = 50'. The plan submitted at 60 scale will be difficult for a contractor to accurately follow, and for a City inspector to enforce.
4. Provide shrubs in the detention area.
5. Specify 10'-12' high trees or 2" caliper trees measured six inches above grade pursuant to 14-16-3-10 (F) (1).

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department):

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff. However, a supplemental analysis of both a triple westbound left turn lane option and flyover option are required for the intersection of Ladera and Unser. Will result in additional transportation mitigation.
- Per Transportation Development Staff, completion of **all** system improvements as identified in the Final TIS is required.
- The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
- Approval of the proposed full access driveway on Unser Boulevard south of Ladera Drive by the Transportation Coordinating Committee (TCC) of the Mid-Region Council of Governments (MRCOG) consistent with procedures described in MRCOG resolution R-05-09 is required. New comments by Transportation will be required if access is modified or denied.
- Site drives to be located and designed per TIS recommendations.
- Existing site drive on Ladera to gas station to be modified to accommodate truck traffic. Design per DPM. Site drive access to remain right-turn in and right-turn out only.
- Full access median break on Ladera at main north-south site drive to be closed and restricted to right-turn in right-turn out only.
- Site plan should be modified to allow adequate access to Market Street, which may be signalized in the future at Ladera (would need to meet warranting criteria). Market Street should be the main access from Ladera to site.
- From main site drive on Unser, delete entering drop lane and access to parking field at west end. There should be one entering lane only. If access is desired to this parking field at the west end, it should be from Hanover.
- Drive thru facilities to meet DPM requirements. Verify queuing requirements, including facility attached to 66k square foot retail building (this location will require further work to be operationally functional) and drive thru facility attached to 16.5k square foot retail building.
- Provide pass-by lane adjacent to drive up lanes at bank.
- Provide cross access agreements.
- Provide more information about truck circulation with turning templates.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- No comments received.

Transportation Planning (Department of Municipal Development):

Findings

- Unser Boulevard is a limited access, principal arterial with a minimum right-of-way width of 156 feet as designated on Long Range Roadway System map.
- Unser Boulevard is proposed to contain on-street bicycle lanes and a minimum 10 foot wide multi-purpose trail as designated on the Long Range Bikeway System map.
- Ladera Drive is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.
- The City Engineer may require up to six (6) additional feet of right-of-way on Unser Boulevard and Ladera Drive to accommodate the designated on-street bicycle lanes.
- The current access policy for Unser Boulevard does not permit a driveway access to and from this site south of Ladera Drive.
- Exceptions to the access policy will require the approval of the Transportation Coordinating Committee (TCC) of the Mid-Region Council of Governments consistent with procedures described in R-05-09.
- The permitted uses for the subject site as designated in the adopted El Rancho Atrisco Phase III Sector Development Plan include SU-1 Special Use for Neighborhood Commercial and Office Uses, with not more than 50% of this property to be developed commercially.
- The required Traffic Impact Study (TIS) dated October 30, 2007, that accompanied this application, was based on a site proposal made up of only 16% office development (33,000 square feet out of 212,000 total square feet) with the remaining 84% proposed to be developed commercially.
- The nearly 100% commercial development assumed for this site is likely to result in greater traffic impacts than that proposed with the adopted El Rancho Atrisco Phase III Sector Development Plan.

Conditions

- Dedication of a minimum 78 feet of right-of-way from the centerline of Unser Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
- Dedication of an additional 6 feet of right-of-way along Unser Boulevard and Ladera Drive adjacent to the subject property as required by the City Engineer to provide for on-street bicycle lanes.
- Construction of the on-street bicycle lane and a minimum 10 foot wide multi-purpose trail along Unser Boulevard adjacent to the subject property as designated on Long Range Bikeways System map.
- Construction of the on-street bicycle lane along Ladera Drive adjacent to the subject property as designated on Long Range Bikeways System map.
- Approval of the proposed driveway access on Unser Boulevard south of Ladera Drive by the Transportation Coordinating Committee (TCC) of the Mid-Region Council of Governments (MRCOG) consistent with procedures described in MRCOG resolution R-05-09.

- The applicant agrees to construct, as required by the City Engineer, all roadway improvements recommended in the final approved Traffic Impact Study (TIS) in order to mitigate impacts from the more intense commercial development.

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:**

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- b. A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff. However, a supplemental analysis of both a triple westbound left turn lane option and flyover option are required for the intersection of Ladera and Unser. Will result in additional transportation mitigation.
- c. Per Transportation Development Staff, completion of **all** system improvements as identified in the Final TIS is required (i.e. the applicant agrees to construct, as required by the City Engineer, all roadway improvements recommended in the final approved Traffic Impact Study (TIS) in order to mitigate impacts from the more intense commercial development).
- d. Approval of the proposed full access driveway on Unser Boulevard south of Ladera Drive by the Transportation Coordinating Committee (TCC) of the Mid-Region Council of Governments (MRCOG) consistent with procedures described in MRCOG resolution R-05-09 is required. New comments by Transportation will be required if access is modified or denied.

- e. Site drives to be located and designed per TIS recommendations.
- f. Existing site drive on Ladera to gas station to be modified to accommodate truck traffic. Design per DPM. Site drive access to remain right-turn in and right-turn out only.
- g. Full access median break on Ladera at main north-south site drive to be closed and restricted to right-turn in right-turn out only.
- h. Site plan should be modified to allow adequate access to Market Street, which may be signalized in the future at Ladera (would need to meet warranting criteria). Market Street should be the main access from Ladera to site.
- i. From main site drive on Unser, delete entering drop lane and access to parking field at west end. There should be one entering lane only. If access is desired to this parking field at the west end, it should be from Hanover.
- j. Drive thru facilities to meet DPM requirements. Verify queuing requirements, including facility attached to 66k square foot retail building (this location will require further work to be operationally functional) and drive thru facility attached to 16.5k square foot retail building.
- k. Provide pass-by lane adjacent to drive up lanes at bank.
- l. Provide cross access agreements.
- m. Provide more information about truck circulation with turning templates.
- n. Site plan shall comply and be designed per DPM Standards.
- o. Dedication of a minimum 78 feet of right-of-way from the centerline of Unser Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
- p. Dedication of an additional 6 feet of right-of-way along Unser Boulevard and Ladera Drive adjacent to the subject property as required by the City Engineer to provide for on-street bicycle lanes.
- q. Construction of the on-street bicycle lane and a minimum 10 foot wide multi-purpose trail along Unser Boulevard adjacent to the subject property as designated on Long Range Bikeways System map.
- r. Construction of the on-street bicycle lane along Ladera Drive adjacent to the subject property as designated on Long Range Bikeways System map.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

City Forester

PARKS AND RECREATION

Planning and Design

Open Space Division

Open Space has no adverse comments

POLICE DEPARTMENT/Planning

Shawn McWethy Substation

No other comments

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Disapproved, reangle of trash enclosures and recycle areas required. Call for details, 761-8142. Also, additional enclosures will be required, to adequately service entire complex.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

El Rancho Atrisco Phase III, Tract 1-A-1, is located on Unser Blvd NW between Hanover Rd NW and Ladera Dr NW. The property owner requests approval for a zone change from SU-1 for Neighborhood Commercial and Office uses to SU-1 for Neighborhood Commercial with package liquor in conjunction with a full-service grocery store. The site is well over 300 feet from the nearby schools; Susie Rayos Elementary School, Painted Sky Elementary School, and West Mesa High School. This will have no adverse impacts to the APS district.

New Comments for 1/17/08

El Rancho Atrisco Phase III, Tract 1-A-1, is located on Unser Blvd NW between Hanover Rd NW and Ladera Blvd NW. The owner of the above property requests approval for a Site Plan for Subdivision and Building Permit for the Heritage Neighborhood Marketplace. This will have no adverse impact to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

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.