



**Environmental
Planning
Commission**

**Agenda Number: 11
Project Number: 1004675
Case Numbers: 07EPC 40026/40027
October 18, 2007**

Supplemental Staff Report

Agent	George Rainhart Architects & Assoc.
Applicant	McNaney Building Investments
Requests	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Tract K, Vista de la Luz
Location	West side of Coors Boulevard (Between the San Antonio Arroyo and La Luz del Oeste)
Size	Approximately 3 acres
Existing Zoning	SU-1 PRD (O-1 and C-1 permissive uses with exclusions)
Proposed Zoning	Same

Staff Recommendation

APPROVAL of 07EPC 40026, based on the Findings beginning on page 6 and subject to the Conditions of Approval beginning on page 8.

APPROVAL of 07EPC 40027, based on the Findings beginning on page 10 and subject to the Conditions of Approval beginning on page 13.

Staff Planner

Catalina Lehner, AICP-Senior Planner

Summary of Analysis

This request for a site development plan for subdivision and a site development plan for building permit was deferred for 30 days at the August and September hearings. The applicant proposes a strip of small shops and an office building. The September deferral was for the applicant to make revisions to break up the long strip of shops building and incorporate view considerations into the site layout.

The Comprehensive Plan, the West Side Strategic Plan (WSSP), the Coors Corridor Sector Development Plan (CCSCP) and the Vistas de la Luz design standards apply. Staff finds that compliance with key policies and the design standards has increased. A few minor improvements can be addressed through conditions of approval.

A facilitated meeting was held in August. No additional neighborhood input has been received in the October timeframe. There is general neighborhood support.

Staff recommends approval subject to conditions.

This report should be read in conjunction with the original Staff report (August) and the supplemental Staff report (September) (see attachments).

City Departments and other interested agencies reviewed this application from 7/9/2007 to 7/20/2007. Agency comments used in the preparation of this report begin on Page 29 of the original Staff report.

I. BACKGROUND

At its August 16, 2007 hearing, the EPC voted to defer this case for 30 days to allow time for the applicant to make revisions to reduce the number of proposed conditions of approval. At its September hearing, the EPC voted to defer this case for another 30 days to allow time for additional revisions, particularly with respect to breaking up the proposed strip of shops and incorporating view considerations into the site layout.

In the first supplemental Staff report, Staff analyzed the September 4, 2007 version of the site development plan (see attachment). In this second supplemental report, Staff analyzes the October 8, 2007 version of the site development plan and discusses the changes made since the September EPC hearing.

II. SCOPE (in brief)

This proposal is for a site development plan for subdivision and a site development plan for building permit for an approximately 3 acre site located on the west side of Coors Blvd. The applicant proposes to construct a strip of shops, including restaurant uses, and an office building. Also proposed is a site development plan for subdivision to reconfigure the 3 acre tract into two smaller tracts: Tract K-A (approx. 0.6589 acre) on the southern portion, and Tract K-B (approx. 2.1 acres) for the remainder.

III. POLICY ANALYSIS REVISITED

Staff had found conflicts with key policies in the Comprehensive Plan, the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CCSDP), especially with respect to pedestrian access, transit, building height/style and signage. The previous round of revisions was significant enough to warrant revisiting policy analysis. Regarding the latest (October) round of revisions, however, Staff has not revisited policy analysis.

⇒ Please refer to the September supplemental Staff report for the policy analysis update (see attachment).

IV. SITE DEVELOPMENT PLAN FOR SUBDIVISION- OCTOBER 4, 2007 VERSION

The October version of the proposed site development plan for subdivision is quite similar to the September version, with the exception of a slight change in the area for each proposed parcel. Tract K-A, at the subject site's southern end, was 0.7178 acre and is now 0.6589 acre (increase of 0.6 acre). Tract K-B, the remainder of the subject site, was 2.0965 acres and is now 2.0376 acres (decrease of 0.6 acre). Also, Staff suggests removing some of the site development plan for building permit details, such as parking, to make the proposed site development plan for subdivision easier to read.

⇒ A full review of the proposed site development plan for subdivision is included in the original August Staff report (see attachment).

V. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT- OCTOBER 8, 2007 VERSION

The EPC voted to defer this request to allow time for the applicant to revise the site development plan for building permit to improve compliance with key policies and the Vistas de la Luz design standards, and specifically to break up the long suite of shops proposed to back up to Coors Blvd. The most recent site development plan for building permit, which Staff reviews here, contains a few significant differences from the September version.

⇒ For a full review of the proposed site development plan for building permit, please refer to the original August 16, 2007 Staff report beginning on p. 14 (see attachment).

Parking: Due to minor site configuration, one parking space was lost from Tract K-A (the office tract). The total parking provided was 20 spaces. Now it's 19.

Parking Calculations: Parking calculations are correct for Tract K-A (office). The amount of parking provided is one space short of matching the requirement. For Tract K-B, however, it is unclear how parking was calculated. The square footage of the future restaurant use(s), which is unspecified, is needed to calculate parking requirements. Restaurant parking is based on occupancy, which is correlated to square footage. The remaining retail portion is calculated by dividing the square footage by 200. Since the subject site is zoned SU-1, parking is decided by the EPC. However, the applicant needs to provide accurate parking calculations and show their work.

Pedestrian, Bicycle & Transit Access & Circulation: Pedestrian and bicycle access and circulation has improved, and now can be considered what the Comprehensive Plan intends for a significant Enhanced Transit corridor such as Coors Blvd. Formerly, there was one pedestrian pathway from Coors Blvd. near the subject site's southern tip.

Two pedestrian pathways are now proposed, both originating near the future bus stop location. One pathway leads to the office building and the other leads to the suite of shops. The pathways, of enhanced concrete, are long to account for the subject site's grade and will provide a connection to the shopping center for pedestrians and transit users.

Lighting: The light pole detail still shows a maximum height of 18 ft., 16 ft. if within 70 ft. of a residence. The detail needs to specify height from top to grade.

Landscape Plan: Most of the improvements took place between the August and September versions. More plants were added to the subject site's southern tip and more plants were provided to screen the refuse enclosure. The additions resulted in 77% coverage with living, vegetative materials.

The October version contains a few additional changes. The location and number of the existing, mature cottonwood trees (to remain) is now accurately depicted. Previously, Staff had noted a discrepancy between the aerial photo on the City system and the landscape plan. Other minor changes include the addition of 2 more Chitalpa trees and 4 more Maidengrass.

Architecture/Design & Building Height: Between the August and September versions of the proposed site development plan for building permit, the elevations of the buildings had changed significantly and became more appropriate for the area. Rooflines were lowered to 26 ft. Additional articulation and architectural features were included.

In the October version, the proposed office building remains the same. Changes, however, have been made to the proposed suite of shops. The most significant change is that the building, which was 224 ft. long, was broken into two halves with a large space in between. The space between buildings measures approx. 22 ft. and the entire elevation measures 235 ft. long. Without the space, the elevation would measure 213 ft., so approx. 11 ft. of length has been removed.

Other changes include the addition of a water feature for the newly proposed space between buildings, and two sets of windows on the eastern elevation facing Coors Blvd. Entrances have also been added on the eastern elevation so the building no longer just “backs up” to Coors Blvd. The architectural style and building heights remain the same as previously.

Signage: Three types of signage continue to be proposed: a monument sign, building-mounted signage on the shops and office, and building-mounted signage on the towers. There is one change since the previous version of the site development plan. Due to breaking up the shops building, one of the proposed building mounted signs on the western elevation has been eliminated. Building mounted signs still must not exceed the allowable “8% of façade area” design standards requirement.

Building-mounted signage is still proposed on the towers of the shops, which face Coors Blvd. Though the corner tower elevation has been removed, it is evident that 6 signs are proposed rather than 7. Staff calculates area of the tower signs as approx. 55 sf, which complies with the CCSDP.

The proposed monument sign is still 9 ft. tall and 14.75 ft. wide. Square footage continues to be 75 sf. The side view detail now matches the front view detail. The details need to specify that the sign case, denoted as “internally illuminated cabinet sign” is a case and not additional sign area to be used in the future.

Open Space: With the previous version of the site development plan, the employee gathering area required pursuant to §14-16-3-18(D)(3) was provided on the office building’s eastern side. It is unclear if benches are provided.

A significant change with respect to open space is the newly created space between the shops building, which can be used as a public open area that opens up and faces Coors Blvd. This area, in addition to the restaurant seating area for customers, will provide the public with views to the east. Benches apparently are provided, but their location is not certain.

VI. COMPLIANCE WITH EXISTING SITE DEVELOPMENT PLAN FOR SUBDIVISION

One of the reasons for the EPC's deferral was to give the applicant time to make revisions so that this request would better comply with the Vistas de La Luz design standards (06EPC 00140), which specify requirements for the non-residential portion of Vistas de la Luz project.

Here Staff reviews changes made since the September version of the site development plan for building permit, which resulted in the October version. A few changes have been made which resulted in improved compliance.

⇒ For brevity's sake, Staff points out instances of non-compliance and will not reiterate the design standards with which the request complies.

Pedestrian & Site Amenities

September version: Non-compliance with Standard F, compliance with E and partial compliance with C and G.

October version: Compliance.

The design standards state that pedestrian connections "shall connect to adjacent roadways" and "link structures to the public sidewalk." The connections to Coors Blvd. and increased in number and have improved, and are more functional than before. Outdoor patio(s) for future restaurant uses, and a large view area, have been added. The bicycle rack for the shops is located by the eastern elevation, to which entrances have been added.

Parking

September version: Non-compliance with Standard F.

October version: Non-compliance with Standard F.

The design standards state that parking shall be placed at least on two sides of a building. For the office building, parking is only proposed on one side.

Building Standards

September version: Non-compliance with Standard J4 .

October version: Compliance with Standard J4.

There is a note indicating the color and material of the proposed awnings, which will integrate with building architecture.

Landscape Standards

September and *October* versions: The request complies with the standards listed under Landscape, but uses some plants that are not included on the approved landscaping plan for the rest of the Vistas de la Luz development.

Lighting

September version: Non-compliance with Standard F.

October version: Non-compliance with Standard F.

A note needs to be added so that on-site luminance does not exceed the allowed amount and affect adjacent and nearby residences.

Signage

September version: Non-compliance with Standard H.

October version: Compliance.

A note has been added to indicate that no illuminated plastic panel signs are allowed.

VII. NEIGHBORHOOD CONCERNS

The affected neighborhoods are the La Luz del Sol NA, the La Luz Landowners Association, the Quaker Heights Neighborhood Association (QHNA) and the Taylor Ranch NA (TRNA). A facilitated meeting was held in August. The TRNA provided a letter and was concerned about buildings “backing up” to Coors Blvd., height, signage, lighting, and pedestrian connectivity.

As of this writing, no additional information has been received since the September EPC hearing.

⇒ Please refer to the original August Staff report and the September supplemental report for a discussion of neighborhood concerns.

CONCLUSION

This proposal is for a site development plan for subdivision and a site development plan for building permit for an approx. 3 acre site, part of the larger Vistas de La Luz project, on the west side of Coors Blvd. The applicant proposes a strip of shops and an office building. At the September hearing, the EPC deferred this case so the applicant could make revisions. The primary reasons were so the long strip of shops building could be broken up and view considerations could be incorporated into the site layout.

The Comprehensive Plan, the West Side Strategic Plan (WSSP), the Coors Corridor Sector Development Plan (CCSCP) and the design standards for the Vistas de la Luz project apply. Overall, Staff finds that compliance with key policies has increased since the previous version of the site development plan. A few minor areas of improvement remain outstanding and can be addressed through conditions of approval, which will create greater compliance with the design standards. No additional neighborhood input has been received.

Staff recommends approval subject to conditions.

FINDINGS - 07EPC 40026, October 18, 2007-Site Development Plan for Subdivision

1. This is a request for a site development plan for subdivision for Tract K, Vista de la Luz, an approximately 3 acre site located on the west side of Coors Boulevard, between the San Antonio Arroyo to the south and La Luz del Oeste to the north.

2. The purpose of the site development plan for subdivision is to reconfigure Tract K of Vista de la Luz into two smaller tracts, Tract K-A and Tract K-B, approximately 0.6589 acre and 2.0376 acres, respectively. An office building is proposed for Tract K-A. A strip of shops is proposed for Tract K-B. A site development plan for building permit (07EPC 40027) is associated with this request.

3. The subject site lies within the boundaries of the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CSDP). The Facilities Plan for Arroyos (FPA) also applies, as do the design standards for the Vistas de la Luz project.

4. The subject site is zoned SU-1 for PRD, O-1 and C-1 permissive uses with exclusions (06EPC 00140). The excluded uses are: church, school, community residential program, antenna (including free-standing cell towers), temporary park and ride facility, storage yard, outside sales, gasoline/oil sales, hardware/building materials, auto repair or storage, auto parts/supply, activities in a tent, public utility structure, loaning money and taxidermy. The office and retail uses in the current request are permitted uses.

5. The request *further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. The addition of non-residential uses would help diversify land use in the area.

 - B. Policy II.B.5d-neighborhood values/natural environmental conditions. The rooflines have been lowered to 26 ft., which will affect views less. The architectural style includes characteristic Territorial style elements. Views have been incorporated into the site layout.

 - C. Policy II.B.5e-programmed facilities/neighborhood integrity. Use of existing urban services is not likely to disrupt the integrity of nearby neighborhoods.

 - D. Policy II.B.5j-general location of new commercial development. The development is allowed under the zoning and will function as a de facto neighborhood center.

 - E. Policy II.B.5l-design quality/innovation. The buildings are appropriate for the Plan area and comply with the architectural design standards.

- F. Policy II.B.5m-site design/visual environment. The quality of the visual environment will be improved. Unique views from Coors Blvd. have been incorporated into the site layout and will not be maintained.
6. The request *partially furthers* the following Comprehensive Plan policy:
Policy II.B.5i-employment/service use location. Some light poles and potential traffic congestion at could adversely affect residents.
7. The request *furthers* the Transportation and Transit Goal and Transit Policy II.D.4g-pedestrian opportunities shall be integrated into development. The Plan designates Coors Blvd. as an Enhanced Transit Corridor, perhaps one of the most important in the City. The intent is to “maximize pedestrian connections to transit stops.” Two connections to Coors Blvd., near the transit stop, are included and pedestrian connections are integrated as intended.
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 receiving City services.
 - B. Policy 4.6-design guideline sections/policies. The rooflines comply with O-1 height limitation and are not as likely to affect views. The lessened signage also helps achieve the Plan’s intent to decrease signage impacts.
 - C. Policy 4.10-land use/vehicle alternatives. The request addresses vehicle, pedestrian and bicycle circulation patterns and will enhance public mobility in this designated Transit Corridor.
9. Regarding the Coors Corridor Sector Development Plan (CCSDP) design regulations, the request *complies* with the following:
- A. Policy 4.a.3- The buildings are compatible with the area and meet the intent of the Vistas de la Luz design standards that apply to the site and the adjacent built environment.
 - B. Design Guideline 3- Architectural Details. The metal roof is specified as non-reflective and should not cause annoying glare.
 - C. Policy 4.b.1-Natural amenities have been incorporated into the site design on the landscaping plan.
 - D. Policy 4.b.2.b-Height and bulk regulation. The buildings do not exceed the height limitation in the C-1 and O-1 zones.

- E. Policy 4.b.4.A.2- Site Landscaping Regulation. Additional landscaping has been provided to adequately screen the dumpster from Coors Blvd.
- F. Policy 4.b.4.A.6-Site Landscaping Guideline. Colors for the wall or refuse enclosure are specified and are compatible with the buildings.
- G. Policy 4.b.7-Access. Pedestrian access from Coors Blvd. is convenient and near the transit stop, which will help promote non-vehicle travel in this Enhanced Transit Corridor.
- H. Policy 4.d.1-Signage Regulation. The monument sign is 9 ft. tall and complies. The tower signs are approx. 55 sf and do not exceed the 75 sf size limitation.

10. The request *partially complies* with the following CCSDP design regulation:

Policy 4.b.4.B.2-Live Plant Materials. Live plant materials shall be used extensively, but landscape coverage is sparse in places.

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. A facilitated meeting was held on August 2, 2007. The Taylor Ranch Neighborhood Association (TRNA) generally supports the proposal but had concerns about visual impact on Coors Blvd., architecture, building height, connectivity, signage and lighting. Revisions made during the deferral period are likely to address these concerns; however, no additional input has been received.

RECOMMENDATION - 07EPC 40026, October 18, 2007 -Site Development Plan for Subdivision

APPROVAL of 07EPC 40026, a Site Development Plan for Subdivision for Tract K of Vista de la Luz, zoned SU-1 for PRD (O-1 and C-1 permissive uses with exclusions), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 07EPC 40026, October 18, 2007-Site Development Plan for Subdivision

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

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

2. Prior to DRB sign off, the applicant must meet with the Development Review Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.

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

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

- A. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- C. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- D. Provide cross access agreement between subdivided properties.
- E. Site plan shall comply and be designed per DPM Standards.
- F. Platting must be a concurrent DRB action.
- G. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
- H. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
- I. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
- J. Dedication of additional rights-of-way, as necessary, and construction of the fourth southbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

FINDINGS -07EPC 40027, October 18, 2007-Site Development Plan for Building Permit

1. This is a request for a site development plan for subdivision for Tract K, Vista de la Luz, an approximately 3 acre site located on the west side of Coors Boulevard, between the San Antonio Arroyo to the south and La Luz del Oeste to the north.

2. The site development plan for building permit is for an office building on Tract K-A (approximately 0.6589 acre) and a strip of shops on Tract K-B (approximately 2.0376 acres). A site development plan for subdivision (07EPC 40026) is associated with this request.

3. The subject site lies within the boundaries of the West Side Strategic Plan (WSSP) and the Coors Corridor Sector Development Plan (CSDP). The Facilities Plan for Arroyos (FPA) also applies, as do the design standards for the Vistas de la Luz project.

4. The subject site is zoned SU-1 for PRD, O-1 and C-1 permissive uses with exclusions (06EPC 00140). The excluded uses are: church, school, community residential program, antenna (including free-standing cell towers), temporary park and ride facility, storage yard, outside sales, gasoline/oil sales, hardware/building materials, auto repair or storage, auto parts/supply, activities in a tent, public utility structure, loaning money and taxidermy. The office and retail uses in the current request are permitted uses.

5. The request *further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. The addition of non-residential uses would help diversify land use in the area.

 - B. Policy II.B.5d-neighborhood values/natural environmental conditions. The rooflines have been lowered to 26 ft., which will affect views less. The architectural style includes characteristic Territorial style elements. Views have been incorporated into the site layout.

 - C. Policy II.B.5e-programmed facilities/neighborhood integrity. Use of existing urban services is not likely to disrupt the integrity of nearby neighborhoods.

 - D. Policy II.B.5j-general location of new commercial development. The development is allowed under the zoning and will function as a de facto neighborhood center.

 - E. Policy II.B.5l-design quality/innovation. The buildings are appropriate for the Plan area and comply with the architectural design standards.

- F. Policy II.B.5m-site design/visual environment. The quality of the visual environment will be improved. Unique views from Coors Blvd. have been incorporated into the site layout and will not be maintained.
6. The request *partially furthers* the following Comprehensive Plan policy:
Policy II.B.5i-employment/service use location. Some light poles and potential traffic congestion at could adversely affect residents.
7. The request *furthers* the Transportation and Transit Goal and Transit Policy II.D.4g-pedestrian opportunities shall be integrated into development. The Plan designates Coors Blvd. as an Enhanced Transit Corridor, perhaps one of the most important in the City. The intent is to “maximize pedestrian connections to transit stops.” Two connections to Coors Blvd., near the transit stop, are included and pedestrian connections are integrated as intended.
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 receiving City services.
 - B. Policy 4.6-design guideline sections/policies. The rooflines comply with O-1 height limitation and are not as likely to affect views. The lessened signage also helps achieve the Plan’s intent to decrease signage impacts.
 - C. Policy 4.10-land use/vehicle alternatives. The request addresses vehicle, pedestrian and bicycle circulation patterns and will enhance public mobility in this designated Transit Corridor.
9. Regarding the Coors Corridor Sector Development Plan (CCSDP) design regulations, the request *complies* with the following:
- A. Policy 4.a.3- The buildings are compatible with the area and meet the intent of the Vistas de la Luz design standards that apply to the site and the adjacent built environment.
 - B. Design Guideline 3- Architectural Details. The metal roof is specified as non-reflective and should not cause annoying glare.
 - C. Policy 4.b.1-Natural amenities have been incorporated into the site design on the landscaping plan.
 - D. Policy 4.b.2.b-Height and bulk regulation. The buildings do not exceed the height limitation in the C-1 and O-1 zones.

- E. Policy 4.b.4.A.2- Site Landscaping Regulation. Additional landscaping has been provided to adequately screen the dumpster from Coors Blvd.
- F. Policy 4.b.4.A.6-Site Landscaping Guideline. Colors for the wall or refuse enclosure are specified and are compatible with the buildings.
- G. Policy 4.b.7-Access. Pedestrian access from Coors Blvd. is convenient and near the transit stop, which will help promote non-vehicle travel in this Enhanced Transit Corridor.
- H. Policy 4.d.1-Signage Regulation. The monument sign is 9 ft. tall and complies. The tower signs are approx. 55 sf and do not exceed the 75 sf size limitation.

10. The request *partially complies* with the following CCSDP design regulation:

Policy 4.b.4.B.2-Live Plant Materials. Live plant materials shall be used extensively, but landscape coverage is sparse in places.

11. The Traffic Impact Study (TIS) for the Vistas de la Luz project concluded that the development will have an overall moderate impact on the transportation system, which can be minimized if the TIS recommendations are followed.

12. The Air Quality Impact Analysis (AQIA) did not find any adverse impacts. This is consistent with the steady decline in carbon monoxide (CO) levels since Albuquerque/ Bernalillo County's last violation of the National Ambient Air Quality Standards (NAAQS) for CO in 1991, and vehicle technology advances that have rendered elevated CO levels a problem of the past on a national level.

13. The Coors Corridor Sector Development Plan (CCSDP) requires a view plane analysis for Segments 3 and 4 of the Coors Corridor, east of Coors Boulevard. The subject site is in Segment 3 and west of Coors Boulevard. Therefore, a view plane analysis is not required.

14. A facilitated meeting was held on August 2, 2007. The Taylor Ranch Neighborhood Association (TRNA) generally supports the proposal but had concerns about visual impact on Coors Blvd., architecture, building height, connectivity, signage and lighting. Revisions made during the deferral period are likely to address these concerns; however, no additional input has been received.

RECOMMENDATION - 07EPC 40027, October 18, 2007

APPROVAL of 07EPC 40027, a Site Development Plan for Building Permit for Tract K of Vista de la Luz, zoned SU-1 PRD (O-1 and C-1 permissive uses with exclusions), based on the preceding Findings and subject to the following Conditions of approval.

CONDITIONS OF APPROVAL - 07EPC 40027, October 18, 2007- Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to 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 site development plan for building permit shall comply with the Coors Corridor Sector Development Plan (CCSDP) and the Vistas de la Luz design standards (06EPC00140) approved in April 2006.
4. Pedestrian/Bicycle Access and Circulation:
 - A. Enhanced concrete shall be defined as textured concrete.
 - B. A pedestrian access gate shall be installed in the arroyo view perimeter wall.
 - C. The bicycle rack for the shops shall be located next to the shops (Design Standard 1F).
 - D. A pathway shall be provided to link the office building to the open space area.
 - E. The handicap ramps shall be designed according to AASHTO specifications.
5. Parking:

Accurate parking calculations for Tract K-B shall be provided and added to the site development plan.

6. Walls/Screening:

The arroyo view perimeter wall shall be depicted on the site development plan for building permit.

7. Landscaping-Buffering:

- A. The western buffer landscaping adjacent to the residences shall consist primarily of trees, the spacing of which shall be equal to 75% of the mature tree canopy pursuant to Zoning Code §14-16-3-10(E)(4)(b).
- B. Additional plants shall be added to the sparsely covered areas near the northwestern corner and along the western landscape buffers.

8. Landscape-Plants:

- A. The following additional shrubs from the Vistas de la Luz landscaping plan shall be added to the plant palette: Muhly grass, Sand penstemon and Rosemary.
- B. Coverage with living, vegetative material shall be 80%.

9. Water conservation/green principles:

- A. The landscape in the 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 landscape islands every few feet to provide supplemental irrigation.

10. Lighting:

On-site luminance shall not exceed 1,000 lamberts from any point and 200 lamberts from any residential property line (Design Standard 6F).

11. Signage-Monument:

- A. The monument sign detail shall specify finish and be drawn to scale.
- B. The frame of the monument sign shall be labeled as a frame, not as an area available for additional signage.

12. Refuse Enclosure/Dumpster:

The applicant shall consult with and obtain the approval of the Solid Waste Management Division (SWMD) regarding the refuse enclosure and dumpster location and orientation.

13. CONDITION FROM THE CITY FORRESTER:

Water from the roof tops shall be directed to landscaped areas, with overflow leading out to parking lot.

14. CONDITION FROM THE TRANSIT DEPARTMENT:

The applicant shall install a shelter and associated bench and trash can for the new bus stop south of Sevilla Avenue, as approved in the conditions for 06EPC-00140 (Vistas de la Luz), after coordination with and approval by the Transit Department.

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

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

- A. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- B. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- C. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- D. Provide cross access agreement between subdivided properties.
- E. Site plan shall comply and be designed per DPM Standards.
- F. Platting must be a concurrent DRB action.
- G. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
- H. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.

- I. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
 - J. Dedication of additional rights-of-way, as necessary, and construction of the fourth southbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
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