



**Environmental
Planning
Commission**

**Agenda Number: 13
Project Number: 1006602
Case #s: 07EPC 40024/40025
October 18, 2007**

Supplemental Staff Report

Agent	George Rainhart Architects & Assoc.
Applicant	ALM, LLC
Requests	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres
Location	SW corner of Paseo del Norte Blvd. and Ventura St.
Size	Approximately 6 acres
Existing Zoning	SU-2/C-1
Proposed Zoning	Same

Staff Recommendation

**DEFERRAL of 07EPC 40024, based on the
findings beginning on page 11, for 30 days.**

**DEFERRAL of 07EPC 40025, based on the
findings beginning on page 14, for 30 days.**

Staff Planner

Catalina Lehner, AICP-Senior Planner

Summary of Analysis

This proposal is for a site development plan for subdivision and a site development plan for building permit for an approx. 6 acre site at the SW corner of Paseo del Norte Blvd. and Ventura St. The applicant proposes to develop a shopping center with a pharmacy and bank, with drive-thrus, two suites of shops and an office/retail building.

Applicable plans are the Comprehensive Plan and the La Cueva Sector Development Plan (LCSDP). Staff finds that compliance with the design standards is insufficient to warrant approval at this time.

A second facilitated meeting was held. Neighbors are concerned about views, traffic, types of uses, lighting, security, drainage and LCSDP compliance.

Staff recommends a 30 day deferral so the applicant can make revisions to address outstanding issues, improve compliance with the LCSDP design standards, and resolve any remaining concerns.

This report should be read in conjunction with
the original August 16, 2007 Staff report (see
attachment).

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 26 of the original report.

I. BACKGROUND

Prior to the August 16, 2007 EPC hearing, the applicant requested deferral of this proposal for 60 days in order to work with Staff and neighbors to address outstanding issues. Neighbors were concerned about views, traffic, uses, lighting, security, drainage and La Cueva Sector Development Plan (LCSDP) compliance. Staff had found insufficient compliance with the LCSDP design standards. Since the deferral, revisions were made to the proposed site development plan a second facilitated meeting was held (see attachments). In this supplemental report, Staff analyzes the September 26, 2007 version of the proposed site development plan and discusses the revisions.

II. SCOPE

This proposal is for a site development plan for subdivision and a site development plan for building permit for an approximately 6 acre site located at the southwestern corner of Paseo del Norte Blvd. and Ventura St. The subject site lies within the boundaries of the LCSDP area and is not located within a designated activity center.

The applicant proposes to subdivide the currently vacant subject site and construct a shopping center consisting of a pharmacy and a bank, both with drive-up service windows, and two suites of shops and one office/retail building. The purpose of the proposed site development plan for subdivision is to reconfigure the existing three parcels into three parcels of different sizes and shapes. Parcel A will contain two strips of small shops and an office/retail building. Parcel B will be the bank's location, and Parcel C will be the pharmacy's site.

III. SITE DEVELOPMENT PLAN FOR SUBDIVISION- SEPTEMBER 26, 2007 VERSION

The revised version of the proposed site development plan for subdivision contains a couple of significant differences from the prior version. The proposed entrance from Ventura Ave. is now indicated as a right-in only, not a right-in, right out. It is unclear what is intended for the large, adjacent cross-hatched area in the proposed entrance. The Shops A building has been relocated to the subject site's northwestern corner and reduced 3,020 sf in size. However, the Shops B building has increased by 3,300 sf in size, for a net increase of 280 sf of shop space on the site.

Minor revisions include re-labeling the bank and a credit union and changing text in the narrative to specify that "taller architectural elements are permitted." The narrative needs to be updated to match the proposed site development plan with respect to the revise entrance.

⇒ A review of the originally proposed site development plan for subdivision is included in the August 16, 2007 Staff report on p. 10 (see attachment).

IV. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT- SEPTEMBER 26, 2007 VERSION

The applicant requested deferral to allow time to work with Staff and neighbors to address outstanding issues. To this end, some revisions have been made to the proposed site development plan for building

permit. Staff discusses these changes here. The applicant has provided a letter explaining most of the changes (see attachment), but not all of them.

⇒ For a full review of the proposed site development plan for building permit, please refer to the original August Staff report beginning on p. 11 (see attachment).

Site Plan Layout / Configuration

The proposed site development plan for building permit is for a pharmacy and a credit union, both with drive-up service windows, and two suites of shops and one office/retail building.

Refuse Enclosure: Each building, except for the proposed pharmacy, has a refuse enclosure. The dumpsters for shops A, shops B and the office/retail building face a vacated easement and may be visible to neighbors. The refuse enclosures are 6 ft. tall, of brown split-face CMU with cedar planks for the doors. The Solid Waste Management Division (SWMD) requests a recycling be added.

Walls/Fences

There are existing CMU walls south of the subject site across the vacated roadway easement, and along the subject site's western side to separate the site from the adjacent single-family residences. A new retaining wall, now shown on the site plan for building permit sheet, is proposed along the southern boundary. Its height varies. A wall detail is needed.

Vehicular Access & Traffic Issues

The two vehicular access points are still proposed. The entrance near the middle of the eastern side, and contingent upon City approval, is now proposed to be a right-in only. Previously it was a right-in, right-out. Transportation Staff, citing circulation and access issues, had commented that this entrance should be removed.

Traffic Impact Study (TIS)

A TIS was required. Transportation Staff (DMD) notes that the proposed access between Palomas and Paseo del Norte, however, was NOT analyzed in the TIS. Neighbors, concerned that traffic was counted when school was not in session, thought that traffic volumes were higher than represented. A recount of traffic was done while school was in session. Updated results indicate moderately higher traffic volumes, which can be dealt with provided the mitigation recommendations in the TIS are followed. A second left turn lane is needed from Ventura St. to Paseo del Norte.

Air Quality Impact Analysis (AQIA)

An AQIA, a study of carbon monoxide levels at given locations, has been completed. It was required pursuant to Zoning Code §14-16-3-14 because the proposed project would generate over 4,700 vehicle trip ends per day. As expected due to the national decline in carbon monoxide (CO) levels, no adverse impacts were found in the AQIA (see attachment).

⇒ For a more detailed explanation of CO and AQIAs, please refer to p. 10 of the original Staff report.

Parking

The parking calculations continue to lack information. There is a column for “parking provided” but no column for “parking provided” and no indication of how parking was calculated. This work needs to be shown on the site development plan.

Staff calculated parking requirements pursuant to §14-16-3-1 by dividing the square footages by 200 sf. Staff’s results indicate that, for the known uses (pharmacy and credit union) there are 4 more spaces than required. For the unknown, future uses, there are 18 spaces *less* than required. The net result is that there are 14 spaces less than allowed pursuant to the Zoning Code. However, it is possible that parking could be shared, but this possibility is not addressed in the submittal.

Pedestrian and Bicycle Access & Circulation

Pedestrian connectivity has improved from the previous version of the site development plan, which had deficiencies such as no connectivity between Parcels B and C, between Shops B and the Office/Retail building, and from the bus stop on Ventura St. Since then, pedestrian connections have been added in these locations and brick pavers are used to delineate the crosswalks. Staff prefers to specify the material as “textured, colored concrete or pre-formed thermoplastic with Vizigrip” as to avoid confusion later.

Some of the pedestrian connections are not functional. The connections on the north side and east side of the credit union lead to nowhere and end up in landscaping. These connections need to be relocated to be useful. Also, a connection to the existing Primary Trail along Paseo del Norte is required pursuant to the LCSDP.

A pedestrian connection is needed between the proposed development and the residential area to the west so residents can access the commercial services by walking (LCSDP p. 31). The pedestrian gate could be keyed due to residents’ concerns about security. However, residents have indicated (see attachments) that they do not want any type of pedestrian gate. They feel that people would park in their cul-de-sac and use the gate to access the shopping center.

Transit Access

The bus stop at the site’s southeastern corner is now connected to the proposed development by a designated pedestrian pathway. This is especially important since this is the only transit stop that serves the subject site.

Lighting & Security

Three additional light poles, located on the north side of Shops B and the office/retail buildings, are proposed. The light poles are double-fixture. To comply with the LCSDP, light poles cannot exceed 16 feet in height. The lighting detail is not to scale, so it is uncertain if they comply. The lighting detail now indicates a dark bronze “factory finish”, which needs to be specified as paint if it is paint. All of the proposed buildings, including the bank, continue to have wall-pack lighting.

Landscaping Plan

The proposed landscaping plan is similar to the previous version with a few key differences. A Landscaping has been added to the subject site's northwestern corner due to relocating the Shops A building. The notes from the subsequent landscaping detail sheet have unnecessarily been added to the landscaping plan, resulting in an overcrowded sheet.

⇒ For a detailed discussion of the landscaping plan, please refer to p. 12-13 of the original Staff report (see attachment).

The plant palette for the majority of the subject site remains the same. Most plant totals, however, have changed. What is new is the reconfiguration of the landscaping on the south side of Palomas Ave., which has been increased and placed on both sides of the new retaining/screen wall. The plant palette is different for this area and consists of Western red cedar, butterfly bush, Photinia, Boston Ivy and two types of juniper (Buffalo and Blue chip). The City's pollen ordinance, §9-12-5 ROA 1994 (amended October 2004) prohibits the genus *Juniperus* "Juniper", aka "Cedar". These plants are recognized as allergenic and are proposed to be planted next to adjacent residences. Staff suggests using plants that comply with the Ordinance.

Zoning Code §14-16-3-10, Landscaping Regulations Applicable to Apartment and Non-Residential Development, applies. The minimum requirement for 75% coverage with living, vegetative materials has not been met along the northern buffer and portions of the western and eastern buffers. *Tree canopies don't count toward this requirement* (§14-16-3-10(G)(3)). Staff suggests that 80% coverage be provided, and that more plants are added to the sparsely covered locations. Additional evergreen trees are needed in the landscape buffer along the west property line adjacent to the residential zone pursuant to 14-16-3-10 (4).

The southern buffer appears to be outside of the subject site. Regardless, it is a buffer with adjacent residences so evergreen trees are needed. It is unclear who will maintain the landscape or how it will be irrigated. Clarification is needed. Also, Staff finds that some dumpsters are not adequately screened, especially the dumpster for Shops A.

Previously, there were eight planters in the plaza area near the subject site's southwestern corner. Advance Planning and the City Forrester commented that these should be continuous planting beds. However, they have been removed and there is no provision of shade on the plaza (see also the Open Space section of this report).

Grading & Drainage Plan

One change from the previous site development plan is the addition of a detention pond along the subject site's western boundary.

⇒ For a full discussion of the grading and drainage plan, please refer to p. 12-13 of the original Staff report (see attachment).

Utility Plan

A new waterline has been added to the subject site's southeastern corner. Also, a new sanitary sewer line and a new water line are proposed to connect to the revised location of the Shops A building.

⇒ For a full discussion of the utility plan, please refer to p. 13 of the original Staff report (see attachment).

Architecture/Design & Height

From what Staff can tell, there have been no changes. The Shop A, Shops B and the Office/Retail buildings are the same architectural style, which can be considered contemporary. The proposed credit union elevations are similar. The proposed pharmacy elevations differ little from the franchise architecture that typifies this chain and do not blend well with the other buildings, especially since the pharmacy is the only building with a wavy tile roof. The color rendering of the proposed pharmacy appears to not match the elevations (ex. the roof and the colors proposed).

Note that the LCSDP prohibits franchise architecture (see Design Regulation 5R-8). Staff suggests that the proposed pharmacy, to avoid the prohibited franchise architecture (LCSDP Design Regulation 5R-8), have a stone (not block) wainscot and grey flat tile roof to match the other buildings (LCSDP Design Regulation 5R-1: cohesive visual image). The proposed prototypical wavy tile roof, tower element and multi-paned window, which other buildings don't have, ensures that everyone knows this is a Walgreens.

Zone Code Services had commented that proposed elevations for the Credit Union and Pharmacy buildings exceed *the maximum allowable Height of 26 feet-* pursuant to the La Cueva Sector Development Plan, SU-2 /C-1 (p. 29) and section 14-16-2-16(C) of the Zoning Code.

The roofline of a section the proposed bank is approx. 33 ft. tall and needs to be lowered to 26 ft. to comply with the underlying C-1 zoning. This is not a tower element; it is part of the building. The tower at the entrance of the proposed pharmacy is 33 ft. tall and really is a tower; the rest of the building cannot exceed 26 ft. tall. Only the Shops buildings and the office/retail buildings comply with the underlying zoning and the LCSDP.

Signage

The only significant change with respect to signage is that the size of the pharmacy's proposed monument sign has increased from 36 sf to approx. 50 sf. No other revisions have been made.

Three monument signs continue to be proposed along the northern boundary. Pursuant to Zoning Code §14-16-3-2, Shopping Center Regulations, monument signs are limited to one per 300 feet of street frontage on arterial and collector streets. Therefore, only 2 of the proposed monument signs are allowed.

The monument sign cases are 8 ft. tall and 11 ft. wide (88 sf), with 36 sf of sign face on both sides of the case (72 sf total signage for each). The LCSDP permits 50 sf of sign face. Since monument signs are

typically not two sided, Staff suggests that each sign face be 25 sf. which, times two, would equal the 50 sf allowed in the Plan.

Public Outdoor Space

Zoning Code §14-16-3-18 (D)(3) requires public outdoor space for buildings 60,000 sf or greater. The applicant must provide outdoor seating that is usable, meaning shaded and located in places conducive to gathering. The large plaza area near the subject site's southwestern corner has been moved slightly, which renders is largely non-functional. A plaza is intended to be central to a development, in an open place where people will gather, not relegated to the back of a shopping center where it is mostly useless and out of the public view. No shading and no seating is proposed.

V. LA CUEVA SECTOR DEVELOPMENT PLAN (LCS DP) DESIGN STANDARDS REVISITED

The La Cueva Sector Development Plan (LCS DP) contains 16 categories of design regulations that apply to all SU-2 zoned properties (see Section 5.4.6-p. 31). As elaborated in the original Staff report, the previous version of the proposed site development plan demonstrated insufficient compliance with the LCS DP design standards.

The proposed site development plan presents some instances of improved compliance and continued instances of noncompliance; revisions are still needed to meet the intent of the LCS DP. The following is the list of applicable design regulations with which the original August proposal *did not comply*. The compliance level resulting from the revisions is noted.

Trail Connections. Compliance improved, but more needed.

1R-1: Trail connections shall be provided from all sites that abut major and minor trails designated in the Trails and Bikeways Facility Plan.

The proposed development does not connect adequately to the proposed trails on Paseo del Norte (major trail). The connection to Ventura (minor trail and bike trail) has improved.

Pedestrian Circulation. Compliance improved, but more needed.

3R-1: Sidewalks shall connect the public street sidewalks, the main entrances to all businesses, transit stops on or off-site, and other buildings on the site, in addition to providing convenient access to adjacent residential neighborhoods. In shopping centers, clear, logical pathways must be provided to each building on the site, including pad sites.

The sidewalk leading into the development from Ventura now connects to the businesses' main entrances. However, other pedestrian paths lead to nowhere or landscape areas. There is no pedestrian gate for adjacent residents' use so access is not convenient.

3R-2: Structures and on-site circulation systems shall be designed to minimize pedestrian/vehicle conflict.

The vehicle circulation system conflicts with pedestrians near the proposed bank's drive-thru.

3R-6: All drive-up service facilities shall be designed to minimize conflict between pedestrians and autos, and be located away from main retail areas and plazas. Drive-up facilities shall be covered with canopies to mitigate noise and odor.

The central location of the proposed bank's drive-thru maximizes opportunities for vehicular/pedestrian conflict.

Non-Residential Building Orientation. **Compliance improved, but more needed.**

4R-2: When the side of a building faces any street, the building must have one of the following: design display windows and landscaping, at least one customer entrance and landscaping, or design/details similar to a front façade and landscaping. Though the design is similar to the front facade, there is no landscaping so the proposed building does not fully meet 4R-2.

The eastern façade of the proposed pharmacy building faces Ventura St. and does not have landscaping. The building must have one of the three options and landscaping. A small landscape area has been added, but it would be better if it were up against the building.

Architectural Character, Non-Residential Buildings. **Still does not comply.**

5R-1: Multiple buildings shall be designed to create a cohesive visual image.

The generic franchise architecture of the proposed pharmacy, as depicted in the elevations, differs from the other buildings and does not create a cohesive visual image for this shopping center. The prototypical wavy tile roof, tower element and multi-paned window, which other buildings don't have, ensures that everyone knows this is a Walgreens.

5R-4: Facades greater than 100 ft. must incorporate recessions along at least 20% of the façade.

Facades greater than 100 ft. are found on all buildings except the proposed credit union. Recessions have not been incorporated into the design as required.

5R-8: No generic prototypical architecture is allowed. Design shall be contextual to its surroundings.

The proposed pharmacy, as depicted in the elevations, is generic franchise architecture which is not allowed. The proposed generic design does not fit with other buildings in the area or the site's surroundings. The prototypical wavy tile roof, tower element and multi-paned window, which other buildings don't have, ensures that everyone knows this is a Walgreens.

Views. **Compliance improved, but more needed.**

11R-1: Site development plans shall include a View Analysis that shall identify views into and out of the site and indicate how these views will be protected within the site.

A View Analysis has not been provided, but very little information is given. Views into and out of the site are not well identified or explained, so the view analysis is of less value than it could be.

Signage. **Compliance improved, but more needed.**

13R-1: All signage shall be designed to be consistent with and complement the materials, color and architectural style of the building or site.

The applicant has not provided a detail of the proposed building-mounted signs, so Staff cannot assess if all signage is consistent with the architectural style. Notes have been added to Sheet AS2 regarding the height of building mounted signs, logo signs and flashing signs.

Lighting. Compliance Improved.

14R-2: All outdoor lighting fixtures shall be fully shielded and equipped with automatic timing devices.
A note has been added to the site development plan to ensure that all outdoor light fixtures will have automatic timers.

Loading dock, trash collection & similar facilities. Compliance Improved.

15R-1: Loading docks, trash receptacles, utility structures and similar facilities shall be incorporated into the overall design of the building and landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Screening materials for these areas shall be the same as the principal materials of the building and landscape.
The visual impacts of the loading docks may not be “fully contained and out of view” from the adjacent properties to the south. The refuse enclosure detail specifies color or finish.

VI. NEIGHBORHOOD CONCERNS

The affected neighborhood organizations are the Heritage Hills Neighborhood Association (NA), Heritage Hills East NA, North Albuquerque Acres NA, and Vineyard Estates NA. A preliminary, non-facilitated meeting was held on May 7, 2007. The first facilitated meeting was held on July 23, 2007 and was well attended (see attachments in original report).

A second facilitated meeting was held on September 24, 2007. For the most part, neighbors have the same concerns: traffic, uses, views, grade, building height, franchise architecture, noise, parking, security and drainage. Some attendees do not want any more pharmacies, as there are several in the immediate area, and do not support the proposal. Several do not want a pedestrian access (gated or not) to the adjacent cul-de-sac on the western side. Neighbors also mentioned that they favor compliance with the LCSDP.

Staff received several letters during the deferral period. The HHNA is concerned that more revisions are needed to create compliance with the LCSDP and that the promises made by the developer need to be incorporated into the site development plan to ensure they are realized (see attachment). They are still concerned about traffic and vehicular circulation.

Residents of the adjacent cul-de-sac on Palomar Ave. also provided input. These residents are also concerned about insufficient compliance with the LCSDP. Additional concerns include the site's grade, views and buffering. A major concern of these residents is the formerly proposed pedestrian access gate that would have provided access between their cul-de-sac and the shopping center. A keyed gate for

resident use was considered, but most residents favor no gate at all due to concerns about security, skate boarders, and parking on their cul-de-sac.

CONCLUSION

This proposal for a site development plan for subdivision and a site development plan for building permit is for an approximately 6 acre site on the southwest corner of Paseo del Norte Blvd. and Ventura St. The applicant proposes to reconfigure the site into three parcels and construct a shopping center consisting of a pharmacy and a bank, both with drive-up service windows, and two strips of shops and an office/retail building.

A second facilitated meeting was held. For the most part, neighbors have the same concerns regarding traffic, uses, views, grade, building height, franchise architecture, noise, parking, security, pedestrian access and drainage. Neighbors are also concerned about LCSDP compliance and traffic.

Some revisions have been made during the deferral period. The easily solved instances of non-compliance with the LCSDP design standards have improved, mostly by the addition of notes to site development plan. Other, more complicated instances of non-compliance have not improved. Staff finds that overall compliance continues to be insufficient to warrant approval at this time. Another deferral is needed to allow the applicant to incorporate additional changes, which would reduce the number of proposed conditions of approval and increase compliance with the design standards. Staff recommends a 30 day deferral.

FINDINGS -07EPC 40024, October 18, 2007-Site Development Plan for Subdivision

1. This is a request for a site development plan for subdivision for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, an approximately 6 acre site located on the southwestern corner of Paseo del Norte Boulevard and Ventura Street.

2. The purpose of the site development plan for subdivision is to reconfigure the existing three parcels into the following: Parcel A (2.83 acres), Parcel B (1.0 acre), and Parcel C (1.61 acres). Parcel A will contain two strips of small shops and an office/retail building. Parcel B will be the credit union's site, and Parcel C will be the pharmacy's site. A site development plan for building permit (07EPC 40025) accompanies this request.

3. The subject site lies within the boundaries of the West Side Strategic Plan (WSSP) and the La Cueva Sector Development Plan (LCSDP).

4. The subject site is zoned SU-2/C-1. The SU-2 zone indicates control by a sector development plan, the LCSDP, which references the C-1 zone. The proposal will need to comply with the requirements in the governing sector plan and the underlying C-1 zone. The drive-up service window for the pharmacy is a conditional use in the C-1 zone. A conditional use permit from the Zoning Hearing Examiner is required.

5. The request *partially furthers* the following Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. Land use variety would generally increase, but various commercial uses (including pharmacies) already exist in the area.

 - B. Policy II.B.5e-programmed facilities/neighborhood integrity. The development would be new growth contiguous to existing urban facilities, though the integrity of existing neighborhoods may be compromised by increased traffic.

 - C. Policy II.B.5j-general location of new commercial development. The development would be located within reasonable distance of residential areas, though the pedestrian and bicycle access and circulation could be better.

 - D. Policy II.B.5k-land adjacent to arterial streets. Harmful effects of traffic could result from the access on Ventura St. Established neighborhoods could be adversely affected by queuing and U-turns.

 - E. Policy II.B.5l-design quality/innovation. Most buildings are designed appropriately for the plan area, with the exception of the pharmacy's generic architecture which would stand out.

6. The request *does not further* the following Comprehensive Plan policies:
- A. Policy II.B.5d- neighborhood values, natural environmental conditions. Neighbors greatly value scenic resources, which are likely to be adversely impacted. There are concerns about drainage and traffic. The pharmacy design differs from buildings in the area would not respect existing conditions.
 - B. Policy II.B.5i-employment/service use location. Noise and traffic could adversely impact nearby residential environments, which are found on three sides of the subject site.
 - C. Policy II.B.5m-site design/visual environment. The site design, could adversely affect unique vistas. The quality of the visual environment would be improved by a cohesively designed shopping center.
7. The request *does not further* the Activity Centers goal. The development would occur outside of a designated Activity Center, within which the Comprehensive Plan intends for commercial uses to cluster. However, the subject site is already zoned for neighborhood commercial uses.
8. Regarding the guiding land use principles in the La Cueva Sector Development Plan (LCSDP), the request *further*s Principle 2, *partially further*s Principles 5, 8 and Principle 9. The development would provide a variety of retail uses to serve a growing population (Principle 2). The retail uses would be located close to Paseo del Norte, but cannot be accessed from it (Principle 5). Some residents' views may be obstructed (Principle 8). Part of the development is designed to be appropriate for the Plan area (Principle 9).
9. The request *does not comply* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Pedestrian Circulation:
- A. 3R-1: Some pedestrian paths lead to nowhere or to landscape areas. There is no pedestrian gate for adjacent residents' use so access is not convenient.
 - B. 3R-2: The vehicle circulation system conflicts with pedestrians near the proposed credit union drive-thru lanes.
 - C. 3R-6: The central location of the bank's drive-thru maximizes opportunities for vehicular/pedestrian conflict.

10. The request *does not comply* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Architectural Character, Non-Residential Buildings:

- A. 5R-1: The pharmacy's generic franchise architecture differs from the other buildings and does not create a cohesive visual image for this shopping center.
- B. 5R-4: Facades greater than 100 ft. are found on all buildings except the bank. Recessions have not been incorporated into the design as required.
- C. 5R-8: The pharmacy's generic franchise architecture is not allowed. The prototypical wavy tile roof, tower element and multi-paned window, which other buildings don't have, ensure that everyone knows this is a Walgreens.

11. The request *does not comply* with the following design regulation in the La Cueva Sector Development Plan (LCSDP) regarding Views:

11R-1: A View Analysis has been provided, but it is minimal and does not indicate or explain how views will be protected.

12. The request *does not comply* with the following design regulation in the La Cueva Sector Development Plan (LCSDP) regarding Signage:

13R-1: Without a detail of the building-mounted signs, Staff cannot assess if *all* signage is consistent with the architectural style.

13. The request *partially complies* with the following design regulation in the La Cueva Sector Development Plan (LCSDP) regarding Trail Connections:

1R-1: The development connects adequately to the trails on Ventura (minor trail and bike trail), but does not connect to the trail on Paseo del Norte (major trail).

14. The request *partially complies* with the following design regulation in the La Cueva Sector Development Plan (LCSDP) regarding Loading dock, trash collection & similar facilities:

15R-1: The visual impacts of the loading docks may not "fully contained and out of view" from the adjacent residential properties to the south.

15. The request *partially complies* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Non-Residential Building Orientation:

A. 4R-2: The eastern elevation of the pharmacy faces Ventura St. and does not have landscaping. A small landscape area has been added, though it does not completely fulfill the intent of this standard.

B. 4R-4: Some of the customer entrances are located convenient to the bus stop but others are not.

16. The site development plan for subdivision satisfactorily addresses the requirements of Zoning Code §14-16-1-5, which defines the required elements for a site development plan for subdivision. However, the site development plan for subdivision contains instances of non-compliance with the LCSDP and the Zoning Code, and some language that needs clarification.

17. Facilitated meetings were held in July and September 2007. Staff received several letters of input, from the Heritage Hills NA and from residents on Palomar Ave. Neighbors are concerned about traffic, uses, views, grade, building height, franchise architecture, noise, parking, security and drainage, and favor compliance with the LCSDP design standards. Some residents do not want any more pharmacies. Several do not want a pedestrian access to the adjacent cul-de-sac.

RECOMMENDATION - 07EPC 40024, October 18, 2007-Site Development Plan for Subdivision

DEFERRAL of 07EPC 40024, a Site Development Plan for Subdivision for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, zoned SU-2/C-1, based on the preceding Findings, for 30 days.

FINDINGS -07EPC 40025, October 18, 2007-Site Development Plan for Building Permit

1. This is a request for a site development plan for subdivision for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, an approximately 6 acre site located on the southwestern corner of Paseo del Norte Boulevard and Ventura Street.

2. The purpose of the site development plan for subdivision is to reconfigure the existing three parcels into the following: Parcel A (2.83 acres), Parcel B (1.0 acre), and Parcel C (1.61 acres). Parcel A will contain two strips of small shops and an office/retail building. Parcel B will be the bank's site, and Parcel C will be the pharmacy's site. A site development plan for building permit (07EPC 40025) accompanies this request.

3. The subject site lies within the boundaries of the West Side Strategic Plan (WSSP) and the La Cueva Sector Development Plan (LCSDP).

4. The subject site is zoned SU-2/C-1. The SU-2 zone indicates control by a sector development plan, the LCSDP, which references the C-1 zone. The proposal will need to comply with the requirements in the governing sector plan and the underlying C-1 zone. The drive-up service window for the pharmacy is a conditional use in the C-1 zone. A conditional use permit from the Zoning Hearing Examiner is required.

5. The request *partially furthers* the following Comprehensive Plan policies:
 - A. Policy II.B.5a-full range of urban land uses. Land use variety would generally increase, but various commercial uses (including pharmacies) already exist in the area.
 - B. Policy II.B.5e-programmed facilities/neighborhood integrity. The development would be new growth contiguous to existing urban facilities, though the integrity of existing neighborhoods may be compromised by increased traffic.
 - C. Policy II.B.5j-general location of new commercial development. The development would be located within reasonable distance of residential areas, though the pedestrian and bicycle access and circulation could be better.
 - D. Policy II.B.5k-land adjacent to arterial streets. Harmful effects of traffic could result from the access on Ventura St. Established neighborhoods could be adversely affected by queuing and U-turns.
 - E. Policy II.B.5l-design quality/innovation. Most buildings are designed appropriately for the plan area, with the exception of the pharmacy's generic architecture which would stand out.

6. The request *does not further* the following Comprehensive Plan policies:
 - A. Policy II.B.5d- neighborhood values, natural environmental conditions. Neighbors greatly value scenic resources, which are likely to be adversely impacted. There are concerns about drainage and traffic. The pharmacy design differs from buildings in the area would not respect existing conditions.
 - B. Policy II.B.5i-employment/service use location. Noise and traffic could adversely impact nearby residential environments, which are found on three sides of the subject site.

- C. Policy II.B.5k-land adjacent to arterial streets. Harmful effects of traffic could result from the access on Ventura St. Established neighborhoods could be adversely affected by queuing and U-turns.
- D. Policy II.B.5m-site design/visual environment. The site design, could adversely affect unique vistas. The quality of the visual environment would be improved by a cohesively designed shopping center.

7. The request *does not further* the Activity Centers goal. The development would occur outside of a designated Activity Center, within which the Comprehensive Plan intends for commercial uses to cluster. However, the subject site is already zoned for neighborhood commercial uses.

8. Regarding the guiding land use principles in the La Cueva Sector Development Plan (LCSDP), the request *further*s Principle 2, *partially further*s Principles 5, 8 and Principle 9. The development would provide a variety of retail uses to serve a growing population (Principle 2). The retail uses would be located close to Paseo del Norte, but cannot be accessed from it (Principle 5). Some residents' views may be obstructed (Principle 8). Part of the development is designed to be appropriate for the Plan area (Principle 9).

9. The request *does not comply* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Pedestrian Circulation:

- A. 3R-1: Some pedestrian paths lead to nowhere or to landscape areas. There is no pedestrian gate for adjacent residents' use so access is not convenient.
- B. 3R-2: The vehicle circulation system conflicts with pedestrians near the proposed credit union drive-thru lanes.
- C. 3R-6: The central location of the bank's drive-thru maximizes opportunities for vehicular/pedestrian conflict.

10. The request *does not comply* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Architectural Character, Non-Residential Buildings:

- A. 5R-1: The pharmacy's generic franchise architecture differs from the other buildings and does not create a cohesive visual image for this shopping center.
- B. 5R-4: Facades greater than 100 ft. are found on all buildings except the bank. Recessions have not been incorporated into the design as required.

- C. 5R-8: The pharmacy's generic franchise architecture is not allowed. The prototypical wavy tile roof, tower element and multi-paned window, which other buildings don't have, ensure that everyone knows this is a Walgreens.
11. The request *does not comply* with the following design regulation in the La Cueva Sector Development Plan (LCSDP) regarding Views:
- 11R-1: A View Analysis has been provided, but it is minimal and does not indicate or explain how views will be protected.
12. The request *does not comply* with the following design regulation in the La Cueva Sector Development Plan (LCSDP) regarding Signage:
- 13R-1: Without a detail of the building-mounted signs, Staff cannot assess if *all* signage is consistent with the architectural style.
13. The request *partially complies* with the following design regulation in the La Cueva Sector Development Plan (LCSDP) regarding Trail Connections:
- 13R-1: The development connects adequately to the trails on Ventura (minor trail and bike trail), but does not connect to the trail on Paseo del Norte (major trail).
14. The request *partially complies* with the following design regulation in the La Cueva Sector Development Plan (LCSDP) regarding Loading dock, trash collection & similar facilities:
- 14R-1: The visual impacts of the loading docks may not "fully contained and out of view" from the adjacent residential properties to the south.
15. The request *partially complies* with the following design regulations in the La Cueva Sector Development Plan (LCSDP) regarding Non-Residential Building Orientation:
- A. 4R-2: The eastern elevation of the pharmacy faces Ventura St. and does not have landscaping. A small landscape area has been added, though it does not completely fulfill the intent of this standard.
- B. 4R-4: Some of the customer entrances are located convenient to the bus stop but others are not.
16. The site development plan for subdivision satisfactorily addresses the requirements of Zoning Code §14-16-1-5, which defines the required elements for a site development plan for subdivision. However, the site development plan for subdivision contains instances of non-compliance with the LCSDP and the Zoning Code, and some language that needs clarification.

17. The required Traffic Impact Study (TIS) has been completed. The development was estimated to generate 5,882 vehicle trip ends per day. Due to neighborhood concern, traffic on Ventura St. was re-counted while school was in session. Updated results indicate moderately higher traffic volumes, which can be dealt with provided the mitigation recommendations in the TIS are followed.

18. An Air Quality Impact Analysis (AQIA), a study of CO levels at a given intersection, was required. Zoning Code §14-16-3-14 remains in place despite Federal approval of the Limited Maintenance Plan for Carbon Monoxide (2006-2016), which contains no local CO emission budgets to which transportation projects must conform. AQIA results indicate that the proposed development will not cause or contribute to air quality exceedences.

19. Facilitated meetings were held in July and September 2007. Staff received several letters of input, from the Heritage Hills NA and from residents on Palomar Ave. Neighbors are concerned about traffic, uses, views, grade, building height, franchise architecture, noise, parking, security and drainage, and favor compliance with the LCS DP design standards. Some residents do not want any more pharmacies. Several do not want a pedestrian access to the adjacent cul-de-sac.

RECOMMENDATION - 07EPC 40025, October 18, 2007

DEFERRAL of 07EPC40025, a Site Development Plan for Building Permit for Lots 18-A, 19-A and 20-A, Block 31, North Albuquerque Acres, zoned SU-2/C-1, based on the preceding Findings, for 30 days.

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Senior Planner***

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