



**Environmental
Planning
Commission**

**Agenda Number: 3
Project Number: 1007015
Case #'s: 08EPC 40003**

Staff Report

Agent	Dorman Breen Architects
Applicant	Church of St. Joseph on the Rio Grande
Request(s)	Amendment to Site Development Plan for Building Permit
Legal Description	X-1-A1, University of Albuquerque Urban Center
Location	St. Joseph's Drive NW between Atrisco Drive NW and Coors Blvd. NW
Size	Approximately 10 acres
Existing Zoning	SU-3
Proposed Zoning	No change

Staff Recommendation

APPROVAL of 08EPC 40003, based on the findings on page 16, and subject to the conditions of approval on page 18.

Staff Planner
Randall Falkner, Planner

Summary of Analysis

This proposal is a request to amend an approved site development plan for building permit for a 10 acre property (The Church of St. Joseph on the Rio Grande) located on St. Josephs Drive NW between Atrisco Drive NW and Coors Boulevard NW. The Church of St. Joseph on the Rio Grande occupies Tract X-1-A1 of the University of Albuquerque Urban Center.

Staff finds that the request to amend the approved site development plan for building permit generally meets zoning requirements for such a plan, and also furthers applicable plans and policies in the Comprehensive Plan, the West Side Strategic Plan, and the Coors Corridor Plan. There is no known neighborhood or other opposition to the request and staff recommends approval with conditions.

Location Map (3" x 3")

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-3	Established Urban Area West Side Strategic Plan Coors Corridor Plan University of Albuquerque Sector Development Plan	Public Facility
<i>North</i>	SU-3	same	Single-Family
<i>South</i>	SU-3	same	Vacant
<i>East</i>	SU-3	same	Vacant
<i>West</i>	R-2, O-1	same	Single-Family, Multi-Family, Vacant

Background

This proposal is a request to amend an approved site development plan for building permit for a 10 acre property (The Church of St. Joseph on the Rio Grande) located on St. Josephs Drive NW between Atrisco Drive NW and Coors Boulevard NW. The Church of St. Joseph on the Rio Grande occupies Tract X-1-A1 of the University of Albuquerque Urban Center. An application for Site Development Plan for Building Permit (Z-99-70) was approved on November 16, 1999 for the Phase one construction of the church building and offices, a total of approximately 23,000 sf. This approved application also shows future construction for additional offices and gathering space, a chapel, a parish hall, a two-story education building, additional parking, and a soccer field.

The 2008 site development plan for building permit amends the 1999 site development plan for building permit by deleting the soccer field and by changing the footprint of the buildings and parking lot. The church complex is being built in phases. Phase 1 is the existing church and offices. Phase 2 is the addition of meeting rooms, office, and storage. Phase 3 is addition of the parish hall and kitchen. Phase 4 is addition of the youth education facility.

History

The church property is the southern portion of the former 28.8 acre Tract XIA. In August of 1997 the EPC approved a site development plan for subdivision purposes for Tract XIA (Z-97-93/ SD 80-3-3) dividing the site into two pieces and creating subject Tract X-1-A1. The church was the identified use for the western 10 acre portion of the property. The 1997 site plan was accompanied by an amendment to the *University of Albuquerque Sector Development Plan* which restructured the allowable mix of uses for Tract XIA and adjoining Tract X2A (60 acres total).

The University of Albuquerque area was designated as an Urban Center with adoption of the Metropolitan Areas and Urban Centers Plan in 1975 (Resolution 69-75). The *University of Albuquerque Sector Development Plan* was adopted by the City Council in 1982, which included annexation and establishment of SU-3 zoning (AX-80-26, Z-80-122, & SD-80-3). The intent of the sector plan was to designate broad land use categories for the plan area with subsequent subarea planning to detail the uses and to ensure integration of those uses with each other and the surrounding area. Planning details for the subareas was delegated to the EPC.

In January 2002, the Urban Center designation was eliminated (R-02-41). On April 12, 2007, the EPC voted to recommend approval to the City Council of 07EPC 00122, an amendment to the West Side Strategic Plan to designate Tracts X1A1, X1A2, and X2A, University of Albuquerque Urban Center, as a Community Activity Center. On April 12, 2007, the EPC also voted to recommend approval to the City Council of 07EPC 00115 an amendment to the *University of Albuquerque Sector Development Plan* to change the zoning on Parcels A and B (Tracts X1A1, X1A2, and X2A) from “SU-3 for Mixed Uses- A minimum of approximately 30 acres within Tracts A and B shall be developed as apartments (R-3) at 24-30 du/ac; the balance of the property is to be developed as (C-2) commercial or (O-1) office (approximately 19 acres); and church and related uses; residential uses (R-3) at 24-30 du/ac and/or joint use park and ride facility (ten acres or less)” to “SU-3 for Church and related uses for approximately 10 acres; a minimum of approximately 17 acres shall be developed for office (O-1), the balance of the property is to be developed as (C-2) commercial or (O-1) office (approximately 30 acres)”. A site plan for subdivision (07EPC 00114) and a site plan for building permit (07EPC 00121) were also approved by the EPC on April 12, 2007. Both the zone change that amended the University of Albuquerque Sector Development Plan (07EPC 00115) and the designation of the Community Activity Center that amended the West Side Strategic Plan (07EPC 00122) were approved by the City Council in September of 2007.

Context

The subject site at St. Josephs Drive NW between Atrisco Drive NW and Coors Boulevard NW is surrounded by different land uses and zoning designations. To the north is single-family residential development (Rancho Encantado Del Sur) that is zoned SU-3, to the south is vacant land that is zoned SU-3; to the east is vacant land (the future Oxbow Town Center) that is zoned SU-3; and to the west is an Urgent Care Medical Center, offices, single-family and multi-family development (Atrisco Apartments) that is zoned O-1, R-1, and R-2.

Long Range Roadway System

The Long Range Roadway System designates Coors Boulevard NW as a Limited-Access Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates St. Josephs Drive NW as a Minor Arterial, with a right-of-way of 106'.

The Long Range Roadway System designates Atrisco as a Collector street, with a right-of-way of 100'.

A paved multi-use trail runs along the west side of the church. There is a bicycle lane on Atrisco on the west side of the church.

There are two bus routes (#92 and #162) that run west of the church along Atrisco. There is a bus stop along Atrisco just west of the church. Transit route #96 runs along Coors Boulevard to the east.

Public Facilities/Community Services

To the east of the subject site (on the east side of Coors Boulevard) is St. Pius High School, which has soccer fields. Also within close proximity are the Rancho Encantado Park and the Ladera Golf Course.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The existing zoning of the subject site (Parcel A of the Albuquerque Sector Development Plan), as of September 2007, is SU-3 for Church and related uses for approximately 10 acres; a minimum of approximately 17 acres shall be developed for office (O-1), the balance of the property is to be developed as (C-2) commercial or (O-1) office (approximately 30 acres).

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Established Urban.

The Goal is to create a quality urban environment, which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment. Applicable policies include:

Land Use Policies-

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The 2008 site development plan for building permit is in accord with the surrounding neighborhood values and natural environmental conditions. The proposed site plan will contribute to a quality built environment, and will add positive additions to the first phase of The Church of St. Joseph on the Rio Grande. Connections to the future trail system and bike lanes are already provided. The proposal furthers Policy II.B.5d.

Policy II.B.5g: Development shall be carefully designated to conform to topographical features and include trail corridors in the development where appropriate.

The existing and proposed infrastructure will help to complete bicycle, pedestrian, and trail facilities. The multi-use trail that is currently west of the church and runs parallel to Atrisco will be moved, but will be re-constructed just south of the existing trail, and will tie into future multi-use trails. The existing bicycle lane that also runs along Atrisco west of the church will also tie into future proposed bicycle lanes that will interconnect throughout the City. Policy II.B.5g is furthered by the proposal.

Policy II.B.5k: 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.

The harmful effects of traffic will be mitigated by proper design to ensure livability and safety of established residential neighborhoods. The additional traffic with the building of Phase 2, additional rooms and storage and office space will be very minimal. The proposal furtheres Policy II.B.5k.

Activity Centers-

The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

Policy II.B.7a: 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 subject site, tract X-1-A1, and neighboring tracts X-1-A2, and X2A were recently designated as a Community Activity Center. The request meets many of the policy objectives for a Community Activity Center including the following: very accessible by automobile, located on minor and major arterial streets, connects to the regional transit system, a trail network that provides access to the center and is accommodating to the pedestrian. One of the examples of a typical use in a Community Activity Center is large religious institution, which fits The Church of St. Joseph on the Rio Grande. The church helps to serve as a social focal point for the surrounding neighborhoods. The proposal does take advantage of the bike lane and multi-use trail that are on Atrisco on the west side of the church. Sidewalks on the property connect to all the proposed buildings, the multi-use trail, and provide access to the future Oxbow Town Center. This will help to improve access within the Community Activity Center, while helping to reduce auto travel needs. The proposal furtheres Policy II.B.7a.

Air Quality-

The Goal is to improve air quality to safeguard public health and enhance the quality of life.

Policy II.C.1d: Air quality shall be protected by providing a balanced circulation system that encourages mass transit and alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs.

In order to protect air quality, a balanced circulation system, which encourages mass transit and alternative means of transportation is needed. The bicycle and pedestrian connections, as well as access to bus service will help to improve air quality. However, the number of proposed parking spaces (476) anticipates much more automobile traffic in the future. Therefore, this proposal partially furthers Policy II.C.1d.

Transportation and Transit-

The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

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

The many parking spaces indicate that the automobile is still the dominant mode of transportation; however, the pedestrian opportunities are generally promoted and integrated into the development. The sidewalks connect all the buildings and provide access to both Atrisco and St. Josephs Drive, as well as the future Oxbow Town Center. Pedestrian opportunities are also available through the multi-use trail. This proposal furtheres Policy II.D.4g.

West Side Strategic Plan (WSSP) (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The Coors/Western Trail Neighborhood Center has been relocated (September 2007) to tracts X-1-A1, X-1-A2, and X-2A, and has been named a Community Activity Center. The applicable goals and policies, followed by staff analysis include:

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).

The subject site provides pedestrian/bicycle access to key activity areas, including the buildings on the subject site itself, the future Oxbow Town Center, as well as the surrounding neighborhood and the Community Activity Center. The proposal furthers Policy 1.5.

Policy 1.8: Specific design policies for non-residential buildings locating in Centers shall be developed as part of the design principles to be prepared as amendments to the Comprehensive City Zoning Code (p. 39).

(p. 37): “Standards for Westside commercial development will focus on design rather than land use or zoning. Through design of the commercial site, the development should integrate with existing neighborhoods, provide safe, convenient pedestrian and bicycle access, not turn its back on the neighborhoods or focus solely on arterial traffic, and avoid long expanses of parking lots at their street frontages.”

The clear intent of the WSSP is for design standards to be used to guide development (p. 37-39, p. 159-171). The Plan states that design guidelines are so important for the Westside’s future that they cannot wait for future planning efforts and were therefore included in the Plan (p. 160). WSSP Policy 1.8 demonstrates that the Plan intends design standards for non-residential buildings, which are found on p. 170-171.

The WSSP commercial design standards state that buildings shall be “directly adjacent to street frontages and parking at the rear and sides of the property”, and that “parking shall not take precedence over pedestrian circulation.” The development focuses primarily on arterial traffic and the building does face Atrisco and is also clearly visible from St. Joseph’s Drive. The design for this development has a large parking lot in front of the buildings. However, the development does integrate fairly well with the surrounding neighborhoods, and does provide safe, convenient pedestrian and bicycle access. A good portion of the parking from the street is also screened by the use of berms and landscaping. Therefore the proposal partially complies with Policy 1.8.

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 design of this site supports bicycle and pedestrian access and public transportation. There is a multi-use trail on site and a bicycle lane that runs parallel to Atrisco. There are two bus routes (#92 and #162) that serve the site and a bus stop along Atrisco in front of the church. Alternatives to the single occupant vehicle are promoted by this request. Policy 4.10 is furthered by the proposal.

Policy 6.23: Require trail access to the regional trail network, through the Community Centers, Employment Centers, Neighborhood Centers, and parks and open space identified in the Plan. Require trail access through neighborhoods according to “transit friendly” subdivision design policy in 6.13 above.

Policy 6.25: All new developments shall include internal bicycle/pedestrian trails and bikeways which link to the adopted Trails and Bikeways Facility Plan primary trails network when feasible and subject to development impact fee requirements. All subdivisions, sector plans, planned communities, and other development plans must demonstrate connectivity of trails and bikeways to adjacent developments and destinations.

Policies 6.23 and 6.25 are furthered by this request because a multi-use trail and a bicycle lane have already been constructed along Atrisco and there are connections to the Community Activity Center (provided by access to the future Oxbow Town Center to the east). Pedestrian walkways also traverse the site and connect to the bus stop and multi-use trail.

Ladera Area Description:

The west side of Coors Boulevard in this area is designated as the Ladera Community Core Area. The Ladera Community encompasses 2926 acres and was 40% vacant at the time the Plan was written, although it is fair to say that that percentage has risen dramatically since 1997. This area is completely within the City of Albuquerque's municipal limits. Major existing streets are Coors Boulevard and Atrisco. Ladera and Ouray provide east/west access through the community. Substantial existing commercial and public services exist along Coors Boulevard extending from Interstate 40 to St. Joseph's Drive. This is recognized as pre-existing in the Plan and is building out as a major corridor of services, higher density residential and employment generators. Because the subject site is located within a Community Activity Center, the land uses would be expected to develop as a provider of goods and services as well as employment for the area. One of the goals for this area is to improve the pedestrian environment along Coors Boulevard by providing pedestrian amenities.

Ladera Community Polices:

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 Village 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.

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.

Ladera Community Policies 3.23 and 3.25 are furthered by the request, because the development will help to establish a healthy Community Activity Center, will not expand strip development, and is accessible to area residents via bicycle lanes, multi-use trails, sidewalks, and transit. The development will not have any negative impacts on the Petroglyph National Monument. The subject site is located in a designated Ladera Community Area.

Coors Corridor Sector Development Plan (Rank III)

The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank III plan adopted in 1984 amended in 1989, 1995, and 2003. It contains policies, regulations, and guidelines for the development of Coors Boulevard and adjacent properties from Central Avenue north to State Road 528 (Alameda Boulevard), with the overarching goal to “promote visual harmony between new and existing buildings and between the built environment and the natural scene” (p 82). *Design policies* express the intent of the City and County. *Design regulations* are to control specified critical design aspects of the area. They apply to new construction or alteration of buildings or sites. *Design guidelines* are suggestions to supplement the design regulations. The plan also puts emphasis on Coors Boulevard as a transit and pedestrian corridor. The subject property is in Segment 2 of the Coors Corridor Plan, which extends from I-40 on the south to Western trail on the north. The applicable goals and policies, followed by staff analysis include:

Issue 3: Land Use and Intensity of Development

Policy 3: Recommended Land Use: The Plan recommends land uses that are identified on page 71 of the Plan.

Policy 5: Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.

The Coors Corridor Plan’s Land Use policies 3 and 5 are furthered by the request. The plan recommends office and institutional land uses for the site. The intensity of development is compatible with the roadway function, existing zoning and recommended land use, environmental concerns and design guidelines.

Issue 4: Visual Impressions and Urban Design Overlay Zone

General Policies

Policy 1: Views within the corridor: Appropriate and pleasing visual impressions within the corridor should be established and preserved.

Policy 2: Views beyond the corridor: Significant views beyond the corridor, including the volcanoes, escarpment, arroyos, Bosque, Rio Grande Valley, and the Sandia Mountains as viewed from Coors Boulevard should be preserved and enhanced.

Policy 3: New development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines.

The Coors Corridor Plan’s Visual Impressions policies 1, 2, and 3 are furthered because the proposed additions to The Church of St. Joseph on the Rio Grande do not block views from the corridor. The proposed development is high quality, is similar in design to the existing church, and has abundant landscaping, which will enhance the view of the site from adjacent roadways. The height of the proposed additions will be 16’ and 17’ 3”, which are both lower than the existing church building. As a result of the height being lower than the church itself, and the fact that there is a significant

setback from Atrisco, the new buildings (additional meeting rooms and storage and additional office space) will not block views from the neighborhood to the west.

Site Planning and Architecture Policies

Policy 2: Building setback height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site, and adjacent or related buildings and structures.

Policy 4: Site landscaping: Landscape design and improvements should be complementary to the individual site and to the overall appearance of the corridor in accordance with the design regulations and guidelines.

Policy 5: Off-street parking: Generally off-street parking facilities should be located to the rear of the sites. Street frontages should be devoted to building architecture and landscaping.

Policy 7: Access: Separate vehicular and pedestrian access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized.

Policy 8: Bikeways and horse trails: Where appropriate and feasible, provision should be made for bikeway and horse trail facilities as part of the site plan design.

Policy 9: Site lighting: Site area lighting, including parking area lighting, should be carefully designed and located so as to minimize glare on any public right-of-way or any adjacent premises.

Policy 10: Architectural design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

The Coors Corridor Plan's Site Planning and Architecture policies 2 and 4 are furthered by the request. The building setback and height are in compliance with the Zoning Code and the proposed buildings provide a pleasing and functional relationship to the roadway, the site, and to the existing building. The height of the proposed buildings for Phase 2 are lower than the church itself, and the setbacks from Atrisco are significant enough that the buildings do not block views from the west. The landscaping is complimentary to the site and fits in well with the existing landscaping. An extensive landscape palette is proposed, and the landscaping will help to beautify the site and act as a shield to the proposed parking lot.

Off-street parking is located directly in the front of the existing church. The visual effect of the existing parking lot from the street has been mitigated by the presence of berms that shield the parking lot. The proposed parking lot should also be screened from the street with berms. Policy 5 is not furthered by the proposal.

Bicycle/Pedestrian access is provided on the subject site through sidewalks, a bicycle lane, and a separate multi-use trail. Pedestrian access does utilize the parking lot as a walkway; however, access is through a 6-foot wide concrete drive aisle crossing that connects the pedestrian to the multi-use trail, the bicycle lane, and the existing church and the proposed additions. Additional drive aisle crossings would provide better

access for pedestrians. Policy 7 is partially furthered by the request. Policy 8 is furthered by the request.

Site planning and architecture policy 9 is furthered as a result of the proposed lighting being carefully designed and located in order to minimize glare on the public right-of-way and adjacent premises. The light pole that is closest to the existing residential neighborhood (Rancho Encantado del Sur) is 16 feet high, as opposed to the rest of the light poles, which are 20 feet high. This meets the zoning code requirement (Section 14-16-3-9) “that the maximum height of a light pole, measured from the finished grade to the top of the pole, within 100 feet of a residential zone shall be 16 feet”.

Architectural design of the additions contribute to the enhancement of the overall visual environment because the proposed office space and meeting rooms and storage use the same style (Spanish Mission design theme), materials (stucco) and colors (with red colored metal roof) as the existing church, and fit in well with the surrounding developments, such as the proposed Oxbow development and St. Pius High School. Policy 10 furthers the request.

University of Albuquerque Sector Development Plan

The University of Albuquerque Sector Development Plan is a map showing the University of Albuquerque (former Urban Center) subdivided into twelve separate parcels with various zoning and land uses. The Plan was adopted in August 1982, which included annexation and establishment of SU-3 zoning (AX-80-26, Z-80-122 & SD-80-3). The intent of the sector plan was to designate broad land use categories for the plan area with subsequent subarea planning to detail the uses and to ensure integration of those uses with each other and the surrounding area. Planning details for the subarea was delegated to the EPC.

The University of Albuquerque Sector Development Plan was recently amended (April 2007) by the EPC, and approved by the City Council (September 2007) in which tract X-1-A1, and the neighboring tracts X-1-A2, and X2A were designated as a Community Activity Center. The zoning was also changed on Parcels A and B (tracts X-1-A1, X-1-A2, and X-2A) from SU-3 for Mixed Uses – A minimum of approximately 30 acres within Tracts A and B shall be developed as apartments (R-3) at 24-30 du/ac; the balance of the property is to be developed as (C-2) commercial or (O-1) office (approximately 19 acres); and church and related uses; residential uses (R-3) at 24-30 du/ac and/or joint use park and ride facility (ten acres or less) to SU-3 for Church and related uses for approximately 10 acres; a minimum of approximately 17 acres shall be developed for office (O-1), the balance of the property is to be developed as (C-2) commercial or (O-1) office (approximately 30 acres).

ANALYSIS OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Site Plan Layout / Configuration

The subject site is approximately 10 acres in size and is identified as tract X-1-A1 of the University of Albuquerque Urban Center. The subject site at St. Josephs Drive NW between

Atrisco Drive NW and Coors Boulevard NW is an existing church (The Church of St. Joseph on the Rio Grande) and is compatible with the surrounding area. To the north is single-family residential development (Rancho Encantado Del Sur) that is zoned SU-3, to the south is vacant land that is zoned SU-3; to the east is vacant land (the future Oxbow Town Center) that is zoned SU-3; and to the west is an Urgent Care Medical Center, offices, single-family and multi-family development (Atrisco Apartments) that is zoned O-1 R-1, and R-2. The 2008 site development plan for building permit amends the 1999 site development plan for building permit by deleting the soccer field and by changing the footprint of the buildings and parking lot. The church complex is being built in phases. Phase 1 is the existing church and offices. Phase 2 is the addition of meeting rooms, office, and storage. Phase 3 is addition of the parish hall and kitchen. Phase 4 is addition of the youth education facility. The parking lot extension will occur during Phase 3. The individual square footage for each addition needs to be shown on the site development plan for building permit.

The site development plan for building permit indicates that the proposed meeting rooms and storage addition (4,042 sf) will be placed on the northwest side of the existing church building. This will be an extension of the existing church building and access to the structure will be through the main entrance of the existing church on the west side. There will be an exit door on the north side of the proposed meeting rooms and storage building. The north end of the existing parking lot will be in front of the proposed meeting rooms and storage building. The proposed parking lot will extend north of the existing parking lot, and will be in front of the proposed parish hall and kitchen and youth education facility (Phases 3 & 4).

The site development plan for building permit also indicates that the proposed office space building (1,733 sf) will be located immediately east of the existing church building. This building will also be connected with the main church, and primary access will be through the main church entrance on the west side. The proposed office space building will have an exit door on the east side of the building. The existing dumpster is located on the southeast side of the property. Another dumpster is proposed for Phase 3, which will be located behind the proposed parish hall and kitchen (Phase 3).

The proposed building heights and setbacks comply with the Zoning Code and Coors Corridor Plan. The height of the proposed meeting rooms and storage building will be 17'3" at the top of the roof, and the height of the proposed office space building at the top of the roof will be 16'. Both of these proposed buildings will be shorter than the existing church buildings and have no impact on views.

Walls/Fences

The adjacent residences to the north in Rancho Encantado del Sur are currently buffered by existing 6 foot block walls, and eventually will be screened by proposed landscape buffers as well. The height of the existing block walls separating the subject site from the neighborhood should be shown on the site development plan for building permit.

Vehicular Access, Circulation and Parking

Common vehicular access to the church is currently provided through an existing 40 foot wide driveway along St. Josephs Drive on the southeast corner of the property, and through an existing 55 foot wide driveway along Atrisco Drive NW. Additional vehicular access is proposed at a 36 foot wide driveway along Atrisco Drive NW on the northwest corner of the property. The 36 foot driveway along Atrisco on the northwest corner will provide access to the north side of the proposed parking lot, which contains the proposed parish hall and kitchen, the youth education facility, and the future asphalt fire access road.

The current proposal intends to modify on-site parking by increasing the ratio of approximately one parking space per 4 seats to approximately one parking space per 2 seats. While the site plan for building permit requires 249 parking spaces, the applicant is requesting 476 parking spaces. The 249 required parking spaces is a result of 996 seats at the existing church, and allowing one parking space per 4 seats. While this may seem excessive, the 1999 approved site plan for building permit provided 250 parking spaces for Phase 1 and an additional 150 spaces, for a total of 400 parking spaces provided (318 parking spaces were required). These calculations were based upon parking calculation requirements found in the Zoning Code for offices, classrooms, and churches. The 2008 site plan for building permit has eliminated the soccer field and expanded the parish hall and religious education buildings. As a result, the number of parking spaces has increased from 400 to 476.

Pedestrian and Bicycle Access and Circulation, Transit Access

There is an existing 10 foot wide multi-use trail that runs parallel to Atrisco Drive NW on the west side of the church, and a bicycle lane that runs along Atrisco as well. A designated bicycle route runs along St. Josephs Drive on the south side of the church. The site has existing pedestrian access, via sidewalks and drive aisle crossings, which connect the existing church with the multi-use trail and bicycle lane. The existing sidewalk runs in front of the church to the proposed additional office space, to the future Oxbow Town Center, and then runs parallel to St. Josephs Drive, connecting to the multi-use trail. The extension of the sidewalk will connect to the parish hall and kitchen and the youth education facility. Another proposed drive-aisle crossing will connect the sidewalk and entry in front of the youth education facility to the parking lot and the multi-use trail on the northwest side of the property. An additional drive aisle crossing from the proposed parish hall and kitchen entry to the multi-use trail would provide better pedestrian access (this would eliminate approximately 3 parking spaces and would be completed during Phase 3). The 2008 site plan shows the 10 foot multi-use trail being relocated just slightly to the west of where it is now (the existing multi-use trail is set to be relocated in Phase 3).

There are two bus routes (#92 and #162) that run west of the church along Atrisco. There is a bus stop along Atrisco just west of the church. Transit route #96 runs along Coors Boulevard to the east.

Lighting and Security

The proposed height of the light poles is 20 feet, except for the light pole on the far northwest side of the parking lot, which is 16 feet, because it is approximately 50 feet from the Rancho Encantado del Sur residential neighborhood. "The maximum height of a light pole, measured from the finished grade to the top of the pole, within 100 feet of a residential zone shall be 16 feet" (Section 14-16-3-9). The lighting section found in the site details shall state that all lighting will comply with Section 14-16-3-9 of the Zoning Code and with all site lighting requirements in the Coors Corridor Plan (Policy 9: Site Lighting and Enactment No. 163-1989).

Landscaping

The total landscaped area required is 15 percent of the net lot area (Section 14-16-3-10). The landscape plan shows that the proposed landscape will cover much more than is required (36 percent of the net lot area). The landscape plan generally complies with the City's Ordinances for water conservation and pollen by emphasizing plants that do not use excessive amounts of water or that emit too much pollen. The Linden tree in the landscape plan is shown as a medium plus water use tree; however, the City Forester's list displays it as a high water use tree. The Linden tree should be replaced by another shade tree on the City Forester's list that is not listed as high water use. The Austrian Pine, which is listed as 5-6 feet on the plant legend, should be "two inches in caliper measured six inches above grade, or 10-12 feet in height" (Section 14-16-3-10).

The landscape plan shows landscaping along Atrisco Drive NW and St. Josephs Drive NW; however, it is not planned on being completed until Phase 3 or 4. Staff believes that the applicant should provide landscaping along both Atrisco and St. Josephs as soon as possible. The trees will be young when planted, and need a substantial amount of time to grow and develop. The trees will provide a nice streetscape along both Atrisco and St. Josephs, visually screen and buffer the large parking lot, enhance property values, and will aid in abating noise, glare and heat. Sections of the existing parking lot are screened effectively using landscaping and berms. Landscaping, including the use of berms should be provided on Atrisco Drive NW and St. Josephs Drive NW as part of Phase 2 to beautify the street and screen the parking lot from public view.

Public Outdoor Space

The site plan for building permit shows a prayer garden area that has five separate benches. The prayer garden will be constructed in Phase 3, and will be located in between the existing church and the proposed parish hall and kitchen building, and in back of the existing church (on the east side). The prayer garden will also be landscaped with various trees, shrubs, and groundcovers. A future courtyard will be placed behind the parish hall and education building (on the east side). Both the parish hall and the education building have been reconfigured in the 2008 site development plan for building permit for better access for parking and service, and to position the courtyard on the east side of the building where it will be protected from the prevailing wind and the afternoon sun. The 1999 site plan for building permit had the courtyard in front of the parish hall on the west side.

Grading, Drainage, Utility Plans

The majority of the developed portion of the site drains into an inlet on the eastern property line near the St. Josephs entrance. The existing storm drain conveys flows to the existing temporary retention pond at the northeast corner of the site. A small portion of the site dedicated to parking north of the existing church drains into a swale conveying flows into the existing pond. Another small portion of the site flows into a small retention pond adjacent to St. Josephs Drive. Runoff from the proposed parking expansion will be conveyed to the proposed temporary retention pond. Runoff from the proposed additions will discharge to the east and ultimately into the retention pond. The future building site will discharge to the east and into the retention pond. The temporary retention pond in the northeast corner of the site will be converted into a detention pond upon the completion of the storm drain outlined in the Oxbow Town Center Drainage Master Plan. At that time the pond will begin accepting runoff from Oxbow properties. The site falls under the approved Master Drainage Plan for Oxbow Town Center. This site will be allowed to discharge approximately 9.5 cfs through the future storm drain system.

Architecture

The architectural style of all future church facilities (Phases 2, 3, and 4) will follow the architectural design of the existing church. This style, with red colored metal roof, sand colored stucco and southwestern massing, will also be utilized in the proposed Oxbow development on the adjacent site, and blends in well with the St. Pius High School campus on the east side of Coors. Windows are white-framed aluminum and the roof is constructed with terra-cotta metal panels. Colors, materials and overall building design are appropriate for this West Side location.

Signage

There currently are two free standing signs for the church. One sign is on St. Josephs Drive NW, and the other is on Atrisco Drive NW. The applicant is requesting one more free standing sign along Atrisco Drive NW, proposed to be located on the far northwest corner at the entrance of the 36 foot driveway. As a result of the sign being in close proximity to a residential neighborhood (approximately 50 feet) the proposed sign should be non-illuminated. The rest of the proposed signage complies with the applicable regulations.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

City Departments and other interested agencies reviewed this application from 1/7/2008 to 1/23/2008. Agency comments begin on page 21.

NEIGHBORHOOD/PUBLIC CONCERNS

Rancho Encantao Homeowner Association is the Homeowner Association in this area and no facilitated meeting was requested and no comments have been received concerning this request.

CONCLUSIONS

This proposal is a request to amend an approved site development plan for building permit for a 10 acre property (The Church of St. Joseph on the Rio Grande) located on St. Josephs Drive NW between Atrisco Drive NW and Coors Boulevard NW. The Church of St. Joseph on the Rio Grande occupies Tract X-1-A1 of the University of Albuquerque Urban Center. An application for Site Development Plan for Building Permit (Z-99-70) was approved on November 16, 1999 for the phase one construction of the church building and offices, a total of approximately 23,000 sf. The 2008 site development plan for building permit amends the 1999 site development plan for building permit by deleting the soccer field and by changing the footprint of the buildings and parking lot. The church complex is being built in phases. Phase 1 is the existing church and offices. Phase 2 (the Phase that is being requested) is the addition of meeting rooms, office, and storage. Phase 3 is addition of the parish hall and kitchen. Phase 4 is addition of the youth education facility.

Staff finds that the request to amend the approved site development plan for building permit generally meets zoning requirements for such a plan, and also furthers applicable plans and policies in the Comprehensive Plan, the West Side Strategic Plan, and the Coors Corridor Plan. There is no known neighborhood or other opposition to the request and staff recommends approval with conditions.

FINDINGS – 08EPC 40003, 2/21/08, Amend Site Development Plan for Building Permit

1. This proposal is a request to amend an approved site development plan for building permit for a 10 acre property (The Church of St. Joseph on the Rio Grande) located on St. Josephs Drive NW between Atrisco Drive NW and Coors Boulevard NW. The Church of St. Joseph on the Rio Grande occupies Tract X-1-A1 of the University of Albuquerque Urban Center. The 2008 site development plan for building permit amends the 1999 site development plan for building permit by deleting the soccer field and by changing the footprint of the buildings and parking lot.
2. The subject site is within the Established Urban area of the Comprehensive Plan, and within the boundaries of the West Side Strategic Plan, the Coors Corridor Plan, and the University of Albuquerque Sector Plan.
3. The following Comprehensive Plan policies for Developing and Established Urban Areas are supported by the proposal:
 - a. Policy II.B.5d – The location and intensity of this request does respect existing neighborhood values and environmental conditions.
 - b. Policy II.B.5g – Development has been carefully designed to conform to topographical features and includes a multi-use trail and a bicycle lane.
 - c. Policy II.B.5k – Land adjacent to arterial streets will be designed to ensure livability and safety of established residential neighborhoods.
4. The proposal supports Comprehensive Plan Activity Centers Policy II.B.7a, which helps to promote transit and pedestrian access both to and within Activity Centers.
5. The proposal partially complies with Air Quality Policy II.C.1d in the Comprehensive Plan by providing mass transit and alternative means of transportation.
6. The proposal supports the Transportation and Transit Policy II.D.4g in the Comprehensive Plan by promoting and integrating safe and pleasant pedestrian opportunities into development.
7. The following West Side Strategic Plan (WSS) policies support the proposal:
 - a. Policy 1.5 – The subject site provides pedestrian/bicycle access to key activity areas, including the buildings on the subject site, the future Oxbow Town Center, and the surrounding neighborhood and Community Activity Center.
 - b. Policies 3.23 and 3.35 – Ladera Community Policies 3.32 and 3.25 are furthered by the request because the development will help to establish a healthy Community Activity Center, will not expand strip development, is accessible to area residents via bicycle

- lanes, multi-use trails, sidewalks, and transit, and will not have a negative impact on the Petroglyph National Monument.
- c. Policy 4.10 – The design of the subject site supports bicycle and pedestrian travel and public transportation. There is a multi-use trail, a bicycle trail, and a bus stop along Atrisco Drive NW.
 - d. Policies 6.23 and 6.5 are both furthered by this request because the development would help to provide trail access to the regional trail network through the Community Activity Center, a multi-use trail and a bicycle lane are provided, and pedestrian walkways interconnect throughout the site and provide access to adjacent developments and the neighborhood.
8. The proposal partially furthers Policy 1.8 of the WSSP because it has long expanses of parking lots at street frontages and has a considerable focus on arterial traffic. Much of the large parking lot is screened by existing berms and landscaping, and safe and convenient bicycle and pedestrian access is provided.
9. This request effects Coors Corridor Plan policies:
- a. Land use policies 3 and 5 are furthered by the request. The intensity of the development is compatible with the roadway function, existing zoning and recommended land use, environmental concerns and design guideline.
 - b. Visual impressions policies 1, 2, and 3 are furthered because the proposed additions to the church will not block views from the corridor, are of high quality, and landscaping is abundant and will help enhance the view from the roadway.
 - c. Site planning and architecture policy 2 is furthered because the proposed buildings provide a pleasing and functional relationship to the roadway, the site, and to the existing building.
 - d. Site planning and architecture policy 4 is furthered because the landscaping is complimentary to the site, fits in well with the existing landscaping, and will help to shield the parking lot.
 - e. Site planning and architecture policy 5 is not furthered because the off-street parking facility is located directly in front of the church.
 - f. Site planning and architecture policy 7 is partially furthered by the request because pedestrian access to the church does use the parking lot as a walkway. Pedestrian connections between buildings and the future Oxbow site are provided.
 - g. Site planning and architecture policy 8 is furthered because the site provides bikeway facilities as part of the site plan design.
 - h. Site planning and architecture policy 9 is furthered as a result of the proposed lighting being carefully designed and located in order to minimize glare on the public right-of-way and adjacent premises.

- i. Site planning and architecture policy 10 is furthered because the architectural design of the additions contributes to the enhancement of the overall visual environment.

10. The request does not conflict with the University of Albuquerque Sector Development Plan.

11. Transportation Planning (Department of Municipal Development) made a finding that “the proposed relocation and construction of a new 10-foot wide multi-purpose trail adjacent to the subject property is consistent with the Long Range Bikeways System map.”

RECOMMENDATION - 08EPC 40003, 2/21/08, Amend Site Development Plan for Building Permit APPROVAL of 08EPC 40003, to amend a site development plan for building permit, for tract number X-1-A1 based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 08EPC 40003, 2/21/08, Amend Site Development Plan for Building Permit

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

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

3. The individual square footage for each addition needs to be shown on the site development plan for building permit.

4. The height of the existing block walls separating the subject site from the neighborhood shall be shown on the site development plan for building permit.

5. An additional 6 foot concrete drive aisle crossing from the proposed parish hall and kitchen entry to the multi-use trail shall be added to the site development plan for building permit to provide better pedestrian access.
6. The lighting section found in the site details shall state that all lighting will comply with Section 14-16-3-9 of the Zoning Code and with all site lighting requirements in the Coors Corridor Plan (Policy 9: Site Lighting and Enactment No. 163-1989).
7. Landscaping:
 - a. The Linden tree shall be replaced by another shade tree on the City Forester's list that is not listed as "high" water use.
 - b. Change the size height of Austrian Pines at installation from a 6 foot high minimum to 10 foot high minimum.
 - c. Landscaping, including the use of berms shall be provided on Atrisco Drive NW and St. Josephs Drive NW as part of Phase 2 to beautify the street and screen the parking lot from public view.
8. As a result of the proposed sign being in close proximity to a residential neighborhood (approximately 50 feet) the proposed sign shall be non-illuminated.

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

Conditions of approval for the proposed Amendment to 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. Proposed Atrisco site drive should be located such that it is offset 50' or more from existing drives on the opposite side of the street or their centerlines are within 15' of one another.
- d. Site plan shall comply and be designed per DPM Standards.

- e. Construction of the new 10 foot wide multi-purpose trail along Atrisco Drive adjacent to the subject property as designated on Long Range Bikeways System map.
-
-

(Planner's Name)
(Title)

cc: Church of St. Joseph on the Rio Grande, 5901 St. Josephs Dr. NW, Albuquerque, NM 87120
Dorman Breen Arch., 10305 Timan Pl. NW, Albuquerque, NM 87114
Colin Semper, Rancho Encantado, 5809 Mesa Sombra Pl. NW, Albuquerque, NM 87120
Blane Wilson, Rancho Encantado, 5928 Mesa Sombra Pl. NW, Albuquerque, NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed: No Comments

Office of Neighborhood Coordination

Rancho Encantado HOA

Advanced Planning

The two plans effecting the area are Westside Strategic and Coors Corridor. The only NA is Rancho Encantado to the north. The landscape plan reflects adequate landscape buffer around the planned drainage pond so it should not adversely effect the neighborhood. Locating the bike path and trail in the Atrisco ROW is in keeping with the Coors Corridor Plan.

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department):

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Proposed Atrisco site drive should be located such that it is offset 50' or more from existing drives on the opposite side of the street or their centerlines are within 15' of one another.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no objection to the site plan amendment.

Transportation Planning (Department of Municipal Development):

Findings

- Atrisco Drive 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.
- The City Engineer may require, if necessary, up to six (6) additional feet of right-of-way on Atrisco Drive to accommodate the designated bicycle lane.
- The proposed relocation and construction of a new 10 foot wide multi-purpose trail adjacent to the subject property is consistent with the Long Range Bikeways System map.

Conditions

- Dedication of an additional 6 feet of right-of-way along Atrisco 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 along Atrisco Drive adjacent to the subject property as designated on Long Range Bikeways System map.
- Construction of the new 10 foot wide multi-purpose trail along Atrisco Drive adjacent to the subject property as designated on Long Range Bikeways System map.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

Utility Development (Water Authority):

- No comments received.

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

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,

WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Amendment to Site Development Plan for Building Permit shall include:

- f. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- g. 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).
- h. Proposed Atrisco site drive should be located such that it is offset 50' or more from existing drives on the opposite side of the street or their centerlines are within 15' of one another.
- i. Site plan shall comply and be designed per DPM Standards.

- j. Construction of the new 10 foot wide multi-purpose trail along Atrisco 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

Reviewed, no objection. Request does not affect our facilities.

Open Space Division

Open Space has no adverse comments

POLICE DEPARTMENT/Planning

Other: No action required.

**Name, location and service area of nearest Police Station? *Shawn McWethy Substation
6404 Los Volcanos Rd NW, Albuquerque, NM 87121***

Plans for expansion or new facilities in area? *Yes, New substation north of I-40.*

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, will comply with all SWMD ordinances and requirements, and have required recycle area.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Albuquerque Urban Center, Tract X-1-A1, is located on St Joseph's Dr NW between Atrisco Dr NW and Coors Blvd NW. The owner of the above property requests an amendment to the site development plan for a building permit for a church building and related offices. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MPO staff have no comment on this project. For information purposes, the functional classification of Atrisco Dr is an urban collector and the functional classification of St. Josephs Dr is an urban minor arterial.

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.