



**Environmental
Planning
Commission**

**Agenda Number: 4
Project Number: 1007367
Case #'s: 08EPC 40079
August 21, 2008**

Staff Report

Agent	Tierra West LLC
Applicant	Riverside Church of Christ
Request	Site Development Plan for Building Permit
Legal Description	Tract A-1-B, Lands of Joel P. Taylor within Sec. 25 T11N R2E
Location	La Orilla Rd. NW between Coors Blvd. NW and Corrales Riverside Drain
Size	Approximately 4.5 acres
Existing Zoning	SU-1 for Church and Related Uses
Proposed Zoning	No change

Staff Recommendation

APPROVAL of 08EPC 40079, based on the findings on page 19, and subject to the conditions of approval on page 21.

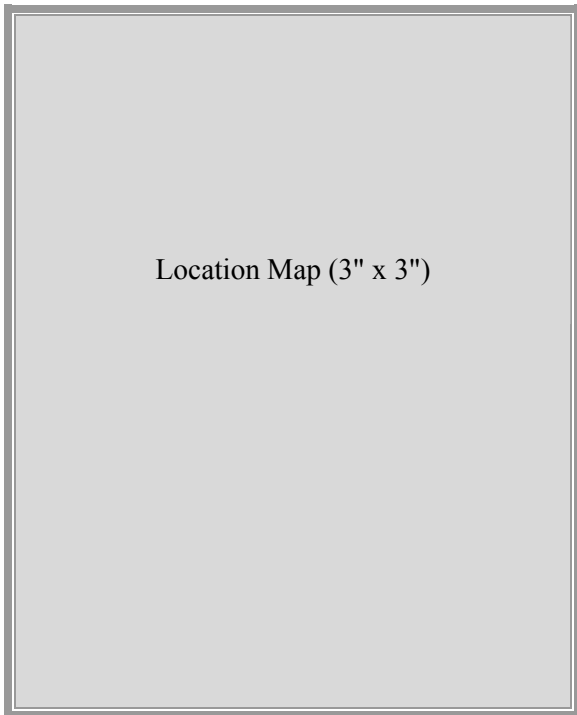
Staff Planner

Carol Toffaleti, Planner

Summary of Analysis

The request concerns Tract A-1-B, a 4.5 acre site, located on La Orilla Road NW, between Coors Blvd. and the Corrales Riverside Drain, zoned SU-1 for Church and Related Uses. The proposed development consists of a one story addition of 3,940 sf to the existing chapel, an expansion of the parking area, a retention pond and landscaping in Phase I. Phase II consists of a two story addition for classrooms of 8,064 sf. and additional parking and landscaping.

The site is in the Developing Urban area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan and the Coors Corridor Plan. The proposal furthers a preponderance of applicable goals and policies governing the site and complies with a preponderance of the design regulations in the Coors Corridor Plan and Zoning Code. The affected neighborhoods have raised concerns about the proposal, but are not opposed to it. Staff recommends approval, with conditions to further minimize the development's impact on views of the Bosque, improve its visual appearance, and correct errors and omissions.



Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 07/03/2008 to 07/23/2008. Agency comments were used in the preparation of this report and begin on page 26.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for Church and Related Uses	Developing Urban; Westside Strategic Plan (II); Coors Corridor Plan (III)	church, two residences
North	SU-1 for R-2 uses and Church and related uses	Developing Urban; Westside Strategic Plan (II); Coors Corridor Plan (III)	church
South	SU-1 for PRD, A-1 (County)	Developing Urban; Westside Strategic Plan (II); Coors Corridor Plan (III)	vacant; Corrales Riverside Drain
East	A-1 (County)	Rural	Corrales Riverside Drain; Open Space
West	C-1 (SC)	Developing Urban; Westside Strategic Plan (II); Coors Corridor Plan (III)	vacant; shopping center

Background

The request is a site development plan for building permit for Tract A-1-B, Lands of Joel P. Taylor, a site of approximately 4.5 acres, located on La Orilla Road NW, between Coors Blvd. and the Corrales Riverside Drain, zoned SU-1 for Church and Related Uses. The applicant proposes to implement the development in two phases: Phase I consists of a one story addition of 3,940 sf. to the existing chapel, an expansion of the parking area, a retention pond and landscaping. Phase II consists of a two story addition of 8,064 sf. for classrooms and additional parking and landscaping.

The site is in the Developing Urban area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan and the Coors Corridor Plan.

History

The subject site was annexed in 2001 and received its current zoning designation in early 2002 as part of actions involving several sites throughout the City that totaled approximately 140 acres (#1001445, 01EPC-01244, 8/30/2001, Council Bill O-02-16, Enactment 13-2002, 3/18/2002). At the time, two existing houses and a warehouse-type structure were on the site and the large building was being used as a church.

The subject site is part of an area between Coors Blvd. and the Corrales Riverside Drain on either side of Montañó Rd. whose designation in the Comprehensive Plan was changed from

“Rural” to “Developing Urban” in 2003 (Council Bill R-03-233, Enactment 100-2003, 9/19/2003).

Context

The subject site is one block east of the intersection of La Orilla Rd. and Coors Blvd. Currently, it contains two houses at its southern end, used by the pastor and caretaker, a church building and a small paved area for parking. Much of the site is vacant and has been bladed. The site is triangular in shape with its north frontage on La Orilla Road, across from the large Sagebrush Community Church complex. The southern end of the site comes to a point, adjacent to vacant land approved for residential uses and the MRGCD easement for the Corrales Riverside Drain. The Corrales Riverside Drain forms the east boundary of the site and marks the edge of the Bosque. This part of the Bosque is indicated as “proposed City Open Space” on the City’s AGIS system and there is access to the Rio Grande Valley State Park from a trail on the church property to the north. West of the site is the Bosque Plaza center, where two pads have been developed as restaurants and a third site was approved by the EPC for development as a doctor’s office on July 17, 2008. The pad sites immediately adjacent to the subject site are still vacant.

The infrastructure for the public right-of-way (ROW) on La Orilla Rd. was implemented jointly by the applicant and Sagebrush Community Church, when the latter developed their property north of the subject site. La Orilla Rd. dead-ends near the western edge of the properties.

Long Range Roadway System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Coors Blvd. as a Principal Arterial, with a right-of-way of 156' (Established & Developing Urban).

La Orilla Road east of Coors Blvd. is a local street.

The Long Range Bicycle Plan designates a proposed trail on La Orilla Rd. and along the east side of the Corrales Riverside Drain.

Coors Blvd. is designated a potential *High Capacity Transit corridor* in the Metropolitan Transportation Plan and an *Enhanced Transit Corridor* in the Comprehensive Plan.

Public Facilities/Community Services

There are few public facilities and community services in proximity to the site. A Fire Station and two city parks are approximately one mile away to the southwest. Land west of Coors Blvd. in this area is within the County. The Rio Grande Valley State Park can be accessed from a public trail north of the site.

ABQ Ride Transit: Route 155, the Coors Blvd. Line, operates all week, including a service on Sundays every 45 minutes between Alamosa Community Center and Cottonwood Mall; Route 96 – Crosstown (Commuter) operates on weekdays between Cottonwood Mall and Kirtland Air Force Base.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-1 (Special Use) for church and related uses, per Section 14-16-2-22 (B)(10). The proposed uses for an extension of the chapel and new classrooms are allowed in the zone.

The buildings and uses on the site were existing at the time of annexation and rezoning. Now that the applicant wishes to redevelop part of the site by adding more than 10% of the existing square footage, a site development plan is required (see 14-16-2-22 (A)(6)). The applicant has chosen to submit a full site development plan for building permit to the Environmental Planning Commission (EPC). The EPC may review the application, plan and progress of development at least every four years until it is fully implemented (14-16-2-22 (A)(5)). This may be relevant, given that the applicant is proposing development in two phases.

Off-street parking in an SU-1 zone is at the EPC's discretion (see 14-16-2-22 (C)). The proposal is also subject to regulations in the Coors Corridor Plan (see analysis in a later section of this report).

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated *Developing Urban Area* by the Comprehensive Plan (Section II.B.5.) with a Goal "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."

The proposed development furthers this Goal by creating a more visually pleasing built environment. The building additions will improve the quality of the architecture on the site and the parking area will replace a vacant, bare area with landscaping in addition to parking spaces.

Applicable policies include:

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

The colors used in the additions are mainly earth tones that are compatible with the natural setting and the surrounding built environment. The proposed height maintains views of the top of the Bosque and of the Sandia mountains. The pervious paving of the parking area, the design of the retention pond, and the landscape design and palette are sensitive to the site's location adjacent to the Bosque. The affected neighborhood associations wish to minimize visual impact of the development on the backdrop of the Bosque and have some concerns about the building design, including the height and roof color, and area lighting. The proposal mostly furthers this policy.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The proposed development is on a site contiguous to existing urban facilities and services, which furthers this policy.

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

The site is lower than Orilla Road and is relatively flat, but its eastern edge slopes sharply down to the Corrales Riverside Drain. The elongated retention pond has been sited just west of the drain to capture runoff from the area that will be developed, which conforms to the existing topography. There is no designated trail on this site, as the trail on the Corrales Riverside Drain alignment runs west of the drain. The proposal furthers this policy.

Policy II.B.5l: Quality and innovation in design shall be encouraged in all new developments; design shall be encouraged which is appropriate to the plan area.

The architecture of the additions is an improvement over the utilitarian design of the existing church and will enhance the overall quality of development on the site, while remaining compatible with the existing church. With regard to locally appropriate design, the proposal is subject to policies and regulations in lower ranked plans specific to sites on the West Side and in the Coors Corridor, which are analyzed in other sections of this report. The request mostly furthers this policy.

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

The proposed development maintains most of the view of the Bosque and all the view of the Sandia Mountains from Coors Blvd. and points west. The architecture of the additions and the extensive landscaping will improve the visual quality of the area to be developed, which is currently mostly bare ground. The request mostly furthers this policy.

Developed Landscape (Section II.C.8)

Goal: To maintain and improve the natural and the developed landscapes' quality.

The proposed landscaping will improve the appearance of the buffer for the Bosque along the Corrales Riverside Drain, and the proposed architecture is an improvement over the existing church building. The proposal furthers this goal.

Policy II.C.8a: The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.

Views of the Bosque and Sandia Mountains are identified as significant considerations in development decisions in the lower ranked plans that are applicable to this request. They are analyzed in other sections of this report.

Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The proposed landscaping in the public right-of-way and in the buffer for the Corrales Riverside Drain will create a pleasing visual environment and include a majority of plants that are drought-tolerant and/or native to the Bosque. The request furthers this policy.

Policy II.C.8e: In highly scenic areas, development design and materials shall be in harmony with the landscape. Building siting shall minimize alteration of existing vegetation and topography and minimize visibility of structures in scenic vista areas.

With the exception of the roof, the colors and materials of the building additions are in harmony with the landscape. The siting of the additions does not alter any existing vegetation or topography. The height and bulk of the additions obstruct the view of the lower part of the Bosque only. The proposal mostly furthers this policy.

In addition, the subject site is within the Coors Corridor Plan, which establishes a design overlay zone. The proposal is analyzed in a later section of this report against applicable policies and regulations of that plan.

Water Management (Section II.D.2)

Goal: Efficient water management and use.

Policy II.D.2.a: Measures shall be adopted to discourage wasteful water use, such as extensive landscape water runoff to uncultivated areas.

Policy II.D.2.b: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.

The plant palette in the landscape plan consists mainly of drought-tolerant species. Most of the parking area is covered with pervious material, which encourages infiltration of runoff. The retention pond accommodates all the runoff from on the site, including from significant storm events. The proposal furthers this goal and policy.

West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997, and revised in May 2002. The Plan generally encompasses properties between the Sandoval County line on the north, the Rio Puerco escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east. Specific boundaries are shown on the Plan Boundary Map in the Plan (page 5).

The subject site is located within the *Taylor Ranch Community* located entirely below, or east of the Volcanic Escarpment, and extends to Paseo del Norte on the north, to the river on the east, and to the general vicinity of Western Trails on the south (p. 59). The plan states: "The vacant land between Coors Blvd. and the river should be designed and developed to maintain the view

plane which reveals the bosque and the city beyond, and to preserve the woodland edge (see Section 76)..." Applicable policies for this community (see pages 60 and 61) include:

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

The building additions and parking constitute appropriate growth due to the site's location within the Taylor Ranch Community where City services are already available. The proposal furthers this policy.

Policy 3.18: Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset.

The proposal has been designed to avoid development in the buffer zone for the Bosque by retaining the existing strip of vegetation along the Corrales Riverside Drain, revegetating the bladed area within the buffer zone with mostly native landscaping, and limiting works to the creation of a retention pond and a site drive covered with pervious material. Rio Grande cottonwoods and other native species will be used in landscaped beds throughout the site. The proposal mostly furthers this policy.

The Development Process section of the plan includes policies to preserve the *Visual Quality* of the developed and natural landscapes of the West Side. Applicable policies include:

Policy 4.6: The following Design Guideline sections shall become policies with the approval of this Plan: Visual Assets; Views East of Coors Boulevard; ... Lighting; Vegetation; (pages 165-176)

Visual Assets / Views East of Coors Blvd.: Views ...of the Bosque, views of the Sandias... must all be preserved to the **greatest** extent possible... Two areas of views are very critical and are at risk from near-term developments, so design intent will be described in more detail for these. They are the views of the Bosque and Sandia Mountains from the east side of Coors Blvd., and the views to and from the Volcanic Escarpment... The WSSP adopts the policy that the Bosque view is important to the public and a portion of this view should be preserved through good design. It is the intent of this policy that the City shall actively seek the cooperation of specific property-owners to implement the goal of preserving some degree of Bosque views in current and future planning efforts..."Some degree" of views means where Bosque views are available from a site, and when some portion of the view can be retained through reasonable site design, without unreasonably limiting the development rights of the property, that portion of the view should be maintained... The most significant Bosque views east of Coors Blvd. are those which occur north of Western Trail... The intent of future Bosque view criteria will be to allow views of the trees above and between buildings...(p. 165-167)

Viewed from the west, the top of the Bosque will remain visible above the proposed building additions. However, the additions will be flush with the existing church and not allow views "between buildings". Staff notes that the parcels in the Bosque Plaza center adjacent to the subject site are currently vacant. If and when they are developed, future buildings on these pads could also reduce views of trees "between buildings" from the west, although an existing drainage channel within Bosque Plaza would remain clear. This channel is 15' wide and is

perpendicular to the southern end of the proposed addition in Phase II. The proposal partially furthers this policy.

Lighting - A relatively 'dark sky' is a desirable part of the West Side lifestyle... Vehicular and pedestrian safety must be the primary concern at all times. Careful design to prevent unnecessary 'light pollution' is the desired effect. Pedestrian scale lighting in residential and commercial areas (including parking lots) is strongly encouraged in preference to large 'cobra head' street lights. (p. 170)

The proposed parking lot lighting is 20' high and the applicant has stated that it will only be used twice a week during evening services. The proposal furthers this policy.

Vegetation – The entire planning area is characterized by a dry upland mesa environment, with the exception of the Bosque edge adjacent to the river... The existing woodland edge of the Bosque on the east side of Coors will be preserved to the extent possible through tree preservation requirements in the design guidelines. (p. 171)

The applicant proposes to retain the existing strip of vegetation along the Corrales Riverside drain and revegetate the adjacent bare ground with grass, shrubs and trees that are native to the Bosque, which furthers this policy.

Policy 4.11: Existing design standards, not altered through the policies of this Plan, remain in force until such time as the new design guidelines have been adopted and previous standards rescinded. However, elected officials and neighborhoods are encouraged to suggest that new development occurring in the interim respect the intent of the future design guidelines as described above, as it represents the will of the public.

This policy is included to provide further information on the status of the policies/design guidelines in the plan.

Coors Corridor Sector Development Plan (Rank III)

This plan was adopted in 1984 and amended in 1989, 1995 and 2003. The plan area encompasses properties on and near Coors Boulevard between Central Avenue in the south to and NM 528 (Alameda Boulevard) in the north. The subject property is in Segment 3 of the Coors Corridor Plan, which extends from Western Trail to the Calabacillas Arroyo. The plan includes policies concerning transportation, environmental concerns, and land use and development intensity. It also establishes an urban design overlay zone with policies and design regulations and guidelines. Policies and design regulations and guidelines applicable to this request include:

Issue 2: Environmental Concerns and Related Improvements

Policy 2 - Bosque: Disturbance or removal of existing natural vegetation from the bosque shall be minimized.

The applicant proposes to retain existing vegetation along the Corrales Riverside Drain, which furthers this policy.

Policy 7 - Grading: Changes to natural topography shall be kept to a minimum. In general, grading shall be minimized. . . The development plan shall retain the sense of the natural features and vegetation. Reconstruction and revegetation to a natural setting shall be encouraged.

The new buildings are proposed on the western, developed side of the parcel and grading will be minimized, except to create a required retention pond on the site. The area within the buffer strip will include the retention pond and will be revegetated with native plants that blend in with the Bosque setting. The proposal furthers this policy.

Issue 3: Land Use and Intensity of Development

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. (p. 79)

The proposed uses and building additions do not require a traffic impact study and comply with the zoning of the site. The proposed landscaping will enhance the edge of the Bosque. The proposal furthers this policy.

Policy 8 - Buffer Strip: A 100 foot wide buffer strip shall be established west of the Corrales Riverside Drain throughout segment 3. The buffer strip shall remain in a natural condition and shall not be used for development (p. 81).

Rationale: A 100 ft. wide buffer will serve to protect and preserve the bosque and its wildlife from encroachment from development. The River Bosque area has been designated as a State Park. This buffer strip provides a minimum amount of protection for this area.

There were existing buildings and drives on the site, when it was annexed into the City and obtained its current zoning designation. A corner of one residence and a section of driveway leading to the residences encroach on the 100' wide buffer designated to protect the Bosque. The rest of the area within the buffer contains a narrow strip of natural vegetation along the Corrales Riverside Drain but is mostly bare ground. The proposal has been designed to avoid further development within the buffer by limiting works to a retention pond and a site drive covered with pervious material. The existing asphalt drive outside the buffer will continue to be used as the primary internal drive by residents and those attending services, thereby minimizing vehicular movement within the buffer strip. The existing strip of vegetation along the Corrales Riverside Drain will be retained and, furthermore, the buffer will be enhanced by replacing most of the bare ground with native grass, shrubs and trees. The City's Open Space Division considers the site plan adequate to ensure compliance with this policy. The proposal furthers the policy.

For the sake of comparison, a corner of the church site to the north is also within the buffer and includes a 10' wide asphalt trail, a retention pond and some landscaping.

Issue 4: Visual Impressions and Urban Design Overlay Zone

The CCP establishes a Design Overlay Zone with design policies, regulations and guidelines. The policies express the intent of the City and County and themselves act as design guidelines. The design regulations are specific development controls that have the same force as zoning

regulations. The design guidelines supplement the design regulations but compliance with them is not required.

The goal of the design regulations and guidelines is to promote visual harmony between new and existing buildings, and between the built environment and the natural scene.

4.a General policies

Policy 1 – Views within the corridor: Appropriate and pleasing visual impressions within the corridor should be established and preserved. (p. 84)

The proposal includes a generous number of shade trees throughout the site that will blend in with the development's setting near the Bosque and screen the building additions from the west. With the exception of the white roof, the color and design of the new development is appropriate to the area. The proposal mostly furthers this policy.

Policy 2 – Views beyond the corridor: Significant views beyond the corridor, including...the bosque, the Rio Grande Valley, and the Sandia Mountains as viewed from Coors Blvd. should be preserved and enhanced. (p. 87)

Views of the top of the Bosque and all the Sandia Mountains are maintained by the proposed development, which mostly furthers this policy.

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. (p. 86)

The site development plan is analyzed per applicable design regulations and guidelines of the plan (see below).

4.b. Site planning and architecture

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 to adjacent or related buildings and structures. (p. 88)

The proposed Phase I addition brings the church closer to La Orilla Rd., enhancing the facility's relationship to the street and neighboring development. The additions are aligned with the existing church, which allows convenient surveillance by the caretaker from his adjacent residence. They are designed to be compatible with the architecture of the existing church and to include some vertical and horizontal articulation to enhance the overall appearance of the built portion of the site. Upon completion of Phase II, the church facility will create a 288' long unbroken façade along the west boundary of the site. The proposal mostly furthers this policy. (The design regulations are not applicable because the associated figures refer to properties adjacent to Coors Blvd.)

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. (p. 92)

A. Landscape design

Design regulation 2.: All exterior trash and storage utility boxes, electric and gas meters, transformers, etc. shall be screened from view.

(Design guidelines 5, 6 & 7: Existing landscape elements should be incorporated into landscape plans. The design of ...trash enclosures,..paving textures..should be compatible with the architectural and landscape treatment of the project.)

The trash dumpster and mechanical equipment will be screened by new enclosures that match or integrate with the building additions. The electrical transformer and gas meter near the west property line will be partially screened by landscaping. Four shade trees in the parking area and existing vegetation along the Corrales Riverside Drain will be incorporated in the landscape design. The proposal complies with this design regulation and the associated guidelines.

B. Landscape materials

Design Regulation 2. Live plant materials shall be used extensively in all landscaped areas. Gravel, colored rock, bark and similar materials are generally not acceptable as groundcover. Bark shall only be utilized as mulch, not as a permanent form of groundcover. In some cases, "hard" materials such as brick or cobblestone may be considered (p. 93).

Live plant materials are used extensively, but coverage is just below the standard 75% required in the general zoning regulation (14-16-3-10(G)(3)). The proposal mostly complies with the CCP regulation.

(Design guideline 1:...When planting trees near the bosque, species which are ecologically and visually harmonious with native bosque vegetation should be selected. the use of exotic ...materials is generally discouraged.)

The landscape design calls for tree species that are native or visually harmonious with the vegetation of the bosque, including Rio Grande cottonwoods, desert willow and Modesto ash. The proposal complies with the design guideline.

Policy 5- Off-Street Parking: Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping. (p. 94)

The proposed off-street parking is located behind the building or behind landscaping when the site is viewed from Coors Blvd. or La Orilla Rd., which further this policy.

A. Parking improvements – Off-street parking areas shall include:

Design Regulation 2: Paving to City ...standards.

The proposed paving materials are asphalt near the buildings and one of two pervious materials in the larger parking area south of the main site drive. The City's Transportation Development Division found all of them acceptable for this land use and in this location. The proposal complies with this regulation.

Design Regulation 3: Barriers around all landscaped areas in order to protect landscaping from vehicles.

The landscaped beds within the parking area are protected by curbs or wheel stops. The proposal complies with this regulation.

Design Regulation 4: Striping and appropriate wheel stops, identification of all handicapped and compact vehicle spaces.

Handicapped spaces are striped as such. Compact vehicle spaces are in the area covered by compacted aggregate or millings to allow infiltration and are not striped. The proposal partially complies with this regulation.

B. Landscaping

Off-street parking areas shall be designed and landscaped to minimize glare, reduce reflection and reduce the visual impact of large numbers of cars. Parking areas shall include:

Design Regulation 1: Landscaping “in” and “around” the paved area. A minimum of 20 percent of the parking lot area shall be landscaped. The landscaping shall consist primarily of shade trees and shrubs and shall be distributed throughout the parking lot. Generally peripheral landscaping shall not be less than five feet in width.

Design Regulation 2: One tree shall be planted per every ten parking spaces and shall be distributed such that at least one tree is planted per every 15 linear parking spaces.

Design Regulation 3: Interior landscaping in larger parking areas (2 or more access aisles) which will provide additional screening...

(Design guideline 1: Sufficient number and dispersion of unpaved landscaped areas and paving techniques to allow for percolation of water into the ground.)

The landscape calculations indicate that 16.2% of the net lot area would be landscaped after completion of Phase II. There are no separate calculations for the parking area landscaping. Shrubs are distributed throughout the parking area and double the number of required trees is provided, although an additional tree is needed to meet the linear requirement. The width of peripheral landscaping exceeds 5'. The majority of the parking is paved with porous millings or aggregate base course, which allows runoff to percolate into the ground. The proposal mostly complies with regulations 1 and 2. It complies with regulation 3 and design guideline 1.

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 (p.98).

Design Regulation 1: Site lighting shall not have a total off-site luminance greater than 1000 foot lamberts; however, it shall not have an off-site luminance greater than 200 foot lamberts measured from the property line of any private property in a residential zone.

Design Regulation 2: The mounting height of luminaires in vehicular and/or storage areas shall be no higher than 20 feet.

The seven lightpoles are located in the main parking area away from the residences on the site and from the residentially zoned property to the south. The “shoe box” fixtures are mounted at a height of 20’. The site development plan also includes a note stating that lighting shall comply with the corresponding regulation in the Zoning Code to protect residential properties from glare. The proposal complies with the design regulations.

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

A. Architectural Design

Design Regulation 1: Each phase of a phased development shall attain a visual completeness. ...

The proposed addition in Phase I will enhance the appearance of the site by adding articulation, color and design elements to the plain and utilitarian architecture of the existing building. It will provide a more finished look to the building, and the steeple will identify it as a church. The Phase II addition will give a cleaner look to the southern façade of the structure.

B. Architectural Details

Design Regulation 2: Mechanical equipment shall be screened from public view. The design of mechanical equipment screening shall be compatible with, and be an integral element of, the building structure. Location of such equipment...or at ground level is preferable to roof-mounting,...

Mechanical equipment will be at ground level and screened to integrate with the adjoining trellis structures (see sheet A302).

(Design Guideline 1. Building entries should be protected from the elements and should afford a sense of entry for the structure....

The entrances, including a new entrance on the existing building, are designed to afford protection and a sense of entry for the church and future classroom addition.

Design Guideline 2. The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged...

The proposed earth tones of the new structures are appropriate in the natural and built context of the site and would be considered “Southwest” colors. The different colors relate to the design elements and plane differentiations in the buildings.

Design Guideline 3. Materials which may cause annoying glare or reflection should not be used...(p. 101))

With the exception of the white metal roof, reflective materials are not used.

The proposed architectural design, with the exception of the roof color, complies with the applicable regulations.

4. c. View preservation for corridor segments 3 and 4

Policy 1 - View Preservation: Unique views within and beyond the Coors corridor area in segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor.

[The following regulations refer to definitions of “view plane”, “sighting lines” and “view area” on p. 103, and to the explanation of setbacks in Design Regulation A. p. 104 and Figure 40 p. 106. The view plane is established at 4 ft. above Coors Blvd.; the view area at grade level of Coors Blvd.]

Design Regulation B. Height, Bulk and Massing

1 - View Plane Building Heights: Heights of buildings on the east side of Coors Blvd. in corridor Segments 3 and 4 shall not penetrate above the view plane within the building setback area for multi-story buildings (i.e. at any location with an elevation which is less than ten feet below the east edge of the roadway)... Also, in no event will more than one third of the total building height outside of the setback area for multi-story buildings be permitted to penetrate through the view plane (p. 109).

2 - View Plane Building Bulk: Not more than 50% of the view area, for any parcel of land on the east side of Coors Blvd. in corridor Segments 3 and 4, shall be obscured by the bulk of the building(s) placed on the parcel.

The applicant has demonstrated compliance in supplementary information dated July 29 and August 11, 2008 (see attached). The site is outside the setback area for multi-story buildings, because the finished floor elevation of the buildings on the site is 4,995 ft., i.e. more than 10 ft. below Coors Blvd. which is at 5,013 ft. per the City's AGIS system. The top of the bosque and all of the Sandia Mountains will continue to be visible above the proposed building additions. The height and bulk of the additions comply with the regulations.

4.d Signage

Policy 1-Signage: Signs should complement the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor. (p. 112)

Design Regulations: The General Sign Regulations of the Comprehensive City Zoning Code are extended to apply to all signage in the Coors Corridor area. ***[The following additional regulations also apply.]***

2 - Prohibited signs: ...Any sign which:

- ...In Segments 3 and 4, is a free-standing sign exceeding 9 feet in height above grade, or is a building mounted sign exceeding the height of the building (p. 113; R-03-270, Enactment 101-2003, September 2003).

6 - Maximum number of items per premise frontage:

- A total of ten items allowed per premise frontage may be displayed on a combination of ground signs, wall signs, and projecting signs...

- Lighting of signs...provided that:

- there is no glare on the street or upon adjacent property...

The existing monument sign, perpendicular to La Orilla Rd., is slightly over 9' high with a sign face area of 32 s.f. lit with a small spotlight (see sheet A302). One new sign is proposed--a wall sign with 4 items that is not illuminated and will be invisible from Coors Blvd. because it is on the east elevation of the existing building, above the remodelled entrance. The existing sign furthers the intent of the policy and the proposed signage complies with the regulations.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The applicant submitted a revised site development plan dated August 8, 2008 which is analyzed below. Agency and city department comments relate to the original submittal, with the exception of Transportation Development and Hydrology.

Site Plan Layout / Configuration

The site is roughly triangular, with its west side abutting the partially developed Bosque Plaza, its north side facing La Orilla Rd. and the large parking lot for the Sagebrush Church complex, and its eastern side abutting the drain and bosque. The current church is a 125'6" by 50' metal warehouse-like structure with a slightly sloping roof that rises to a total height of 22' 1". It is setback approximately 106' from the roadway. There are two one-story ranch-style homes parallel to the church tucked into the southern corner of the site. No development is proposed in the residential area of the site.

The church addition in Phase I would extend the existing building by 74'7" to a total of 203'3", bringing the main footprint of the structure within approximately 31'8" of the roadway. Apart from a mechanical enclosure and the porte cochère protruding from the facades, the church would remain 50' wide. The Phase II classroom addition would extend the building to the south by 85', again retaining the existing 50' width. Upon completion, development on the site would be concentrated along the western boundary of the site and consist of a single long building housing the church and classrooms, and the existing ranch-style homes. The oblong layout would be more reminiscent of the Riverside Plaza further south on Coors, rather than Bosque Plaza or the Sagebrush Church adjacent to the site. Bosque Plaza is developing as individual buildings on pad sites and Sagebrush Church is a cluster of buildings surrounded by parking.

The proposed layout of the additions, parking and dumpster is functional, given the position and orientation of the existing building and main site drive. It is also desirable to prevent structures from encroaching into the 100' buffer.

While the proposed height of the buildings complies with view preservation regulations in the Coors Corridor plan, the peaks of the additions, at 25'1" and 26'1" are 3' and 4' higher than the peak of the existing church and staff recommends they be reduced to minimize obstruction of the view to the Bosque.

A maximum floor-area ratio (FAR) of 1.5:1 is indicated on the site development plan, which is far more intensive than is proposed (0.14). The FAR would be unacceptable, and probably unfeasible, on this site in the Coors Corridor and adjacent to the Bosque. Staff recommends that the site plan show the proposed FAR only.

Walls/Fences

There is an existing 6' chain link fence enclosing a playground west of the existing church. No new wall or fence is proposed. The retention pond has been relocated westward from its original location so as not to conflict with an existing sewer line. It now abuts the site drive and staff recommends the addition of a curb or barrier for safety reasons, which should be designed in a manner sensitive to the intent of the CCP policy for the buffer zone.

Vehicular Access, Circulation and Parking

The infrastructure for the public right-of-way on La Orilla is already in place, including the curb cuts for two vehicular access points. The main drive alongside the church either leads to a covered drop-off area at the new entrance or to the parking area. The pastor and caretaker's homes are accessed from an extension of this drive. The secondary drive is located at the east edge of the site.

New parking fills the area between the two drives and, in Phase II, a small parking area will be created south of the addition. In the interim, this asphalted area includes motorcycle parking spaces and may serve as informal overflow parking.

The parking calculations are based on the number of seats in the church, per off-street parking regulations in the Zoning Code. The applicant provided information after the facilitated meeting on the use of the classrooms (see attached email dated July 22, 2008): they would be used for bible classes during services, not additional to church-related activities. The number of parking spaces provided at Phase I is slightly under what would normally be required (115 vs. 118) and at Phase II would be slightly higher (122). The EPC has discretion over the amount of parking provided in an SU-1 zone. Staff has received advice from Zoning Services that signage is required to designate the handicapped and motorcycle spaces, in addition to the proposed striping.

The applicant proposes to pave the main drive and the parking spaces near the building with asphalt. The remainder of the parking and the other site drive would be covered with recycled asphalt millings or aggregate base course, both of which are pervious. The applicant has explained that the recycled asphalt is the more sustainable option, but staff recommends that the

site drive within the buffer zone be covered with aggregate as its lighter color will blend in better with the natural soil color.

A combination of curbing and wheel stops is proposed to keep vehicles from overhanging walkways or damaging landscaping.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the site is from the existing sidewalk on La Orilla Rd. and a connecting walkway along the building façade that varies from 7' to 10' in width. Curbing is indicated between the walkway and drive in some locations only. A 5' wide concrete path is also provided from the new entrance to the church through the drop-off area to two rows of parking. Other rows are accessed informally across the parking area. The treatment of the edge and the relative levels of walkways and drives need to be clarified on the site development plan for Phases I and II. The design must prevent vehicular/pedestrian conflicts and provide safe and ADA-accessible movement between surfaces.

Designated bicycle access to the site is from the 10' trail along the north side of La Orilla Rd. A bike rack is provided at the south end of the existing church/classroom building in Phase I and is relocated in Phase II to the south end of the second addition.

Transit access is from the bus routes on Coors Blvd.

Lighting and Security

Seven lightpoles with "shoebox" type fixtures are proposed in the parking area and placed relatively close to the church. Their location is indicated on the site development plan. The label provides the model and wattage information. As requested by Zoning Services, a note states that area lighting must not shine on residentially-zoned properties (there is SU-1 for PRD land south of the site). The bronze color of the poles is compatible with the bosque setting and the architecture. Area residents are concerned about unnecessary light pollution. The applicant has stated that lighting will only be used two nights a week during services. Staff recommends a note on the site plan stating that lights will be shut off when the church is not in use. No building-mounted lights are indicated. If any are intended, they must be shown on the elevations and the fixtures should be shielded to prevent off-site glare.

Landscaping

The landscape plan shows existing vegetation and proposed plantings in both phases of development. The existing vegetation consists of mature shade trees surrounding the homes, a strip of mixed trees along the drain, a row of ash trees in the parking area and two cottonwoods in the playground west of the church. All of the trees will remain except for two ash trees. The new plant palette is an attractive mix of low and medium water use trees, shrubs and groundcovers and includes species native to the Bosque such as cottonwood, golden currant and sumac.

Some of the coverage data and calculations need revising to correct errors and deficiencies. The location of some trees and shrubs will also need adjusting to avoid underground utility lines at

the north and west sides of the building. The easements and property line should be defined more clearly on the landscape plan.

The ponding areas in the buffer zone are planted with buffalo grass and native trees and shrubs. These are not reflected in the landscaping calculations, which is appropriate due to their primary purpose for stormwater management.

Public Outdoor Space

An existing gravel playground shaded by two cottonwoods is being retained west of the existing church building. Although two indoor lobby areas are provided at the building entrances, no public outdoor space is provided, as the applicant does not consider it necessary for church activities.

Grading, Drainage, Utility Plans

A conceptual grading and drainage plan is included in the packet. Most of the area to be developed is relatively level, but it appears to be up to 5' lower than La Orilla Rd. and the narrative confirms this grade difference. The elevations of the existing contour lines are not legible and no proposed contours are indicated, which should be corrected. The narrative indicates that all runoff from the development will flow east into the new retention pond along the Corrales Riverside Drain. The pond will be 3' deep, with a vertical side along the site drive (not "parking" as labeled) and a 4:1 slope toward the edge of the drain. No stormwater is allowed to discharge into the drain according to Middle Rio Grande Conservation District staff. The MRGCD had no comments on the proposal because it complied with its requirements. Since the original submittal, the retention pond was moved westward to avoid an existing sanitary sewer line. The City Hydrologist has provided revised comments. Staff recommends that the labels "ponding area" east of the sewer line be removed from the site development plan (sheet A101).

The utility plan shows all "dry" and "wet" utility lines and includes a note that new parking lot lights will have underground power from the building. Staff recommends that these new lines be added to the landscape plan prior to DRB.

Architecture

The existing church is a utilitarian all-metal structure painted tan with a low-pitched white roof. The architecture of the proposed additions is still relatively simple, but the walls have a stucco-type finish and several design elements, including wainscoting, trellises and color variations, add visual interest. Staff recommends that the number and size of the openings in the trellises be increased to allow more natural light into the building and add articulation to the facades. The existing building should also be painted to match the new additions and make the three elements more cohesive.

The peak of the existing church is 22'1". The peak of the Phase I addition is 25'1" and that of the Phase II addition is 26'1", i.e. increases of 3' and 4'. Within Segment 3 of the Coors Corridor, the height of buildings is controlled to preserve views. Although the proposed heights comply with the applicable regulations, staff recommends that the additions be reduced, unless there is a

significant technical reason for not doing so. Lowering the building will compensate for the bulk of the building that will extend approximately 290' parallel to Coors Blvd. upon completion of Phase II and also preserve slightly more of the view of the top of the Bosque.

The steeple is slender and rises approximately 22.5' above the roof. Church steeples are not subject to any height regulations (see 14-16-3-3(A)(1) in the Zoning Code).

The colors used in the additions are generally earth tones, but the existing and proposed color of the roof is white. Although the roof pitch is slight, it will glare and detract from the view of the bosque, as seen on the staff planner's site visit (see att. photos). Staff recommends a more muted color, which should also be picked up in the color of the steeple.

The refuse enclosure is designed to be compatible with the building additions.

Signage

There is an existing monument sign at the main vehicular entrance on La Orilla Rd. A simple wall sign is proposed above the main entrance to the chapel on the existing building.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

Comments begin on p. 26. Significant comments were received from City Zoning Services, Transportation Development, the City Hydrologist and Open Space Division.

NEIGHBORHOOD/PUBLIC CONCERNS

Property-owners within 100' and the Taylor Ranch, Alban Hills and Coors Trail Neighborhood Associations were notified of the proposal. A facilitated meeting took place on July 21, 2008 (see att. report). The applicant responded to questions raised at the meeting (see att. email dated July 22). Written comments from members of the Taylor Ranch NA were also received (see att.). They have concerns about encroachment into the buffer zone, the overall appearance of the building, the height of the additions and area lighting.

CONCLUSIONS

The site development plan for building permit furthers a preponderance of applicable goals and policies in the three plans governing the site. It also complies with a preponderance of the design regulations in the Coors Corridor Plan and Zoning Code. The proposed additions to the Riverside Church of Christ, the formalized parking area and extensive landscaping will improve the appearance of the site. The affected neighborhoods have raised concerns about the proposal, but are not opposed to it. Staff recommends approval, with conditions to strengthen compliance with regulations concerning view preservation and architecture, and to correct errors and omissions.

FINDINGS - 08EPC 40079, August 21, 2008, Site Development Plan for Building Permit

1. The request involves Tract A-1-B, Lands of Joel P. Taylor, a site of approximately 4.5 acres, located on La Orilla Road NW, between Coors Blvd. and the Corrales Riverside Drain, zoned SU-1 for Church and Related Uses. The applicant proposes to implement development in two phases: Phase I consists of a one story 3,940 sf addition to an existing church facility, the expansion of the parking area, a retention pond and landscaping; Phase II consists of a two story addition of 8,064 sf. for classrooms, and additional parking and landscaping.
2. The existing church facility is two-story and contains a chapel, classrooms and offices with a total square footage of 10,506 sf. Two one-story dwellings are in the southern part of the site, used by the pastor and caretaker. The majority of the site is vacant and consists of bare ground.
3. The site is in the Developing Urban area of the Comprehensive Plan and within the boundaries of the West Side Strategic Plan and the Coors Corridor Plan.
4. The subject site was annexed in 2001 and received its current zoning designation in early 2002 as part of actions involving several sites throughout the City totalling approximately 140 acres (#1001445, 01EPC-01244, 8/30/2001, Council Bill O-02-16, Enactment 13-2002, 3/18/2002). The two houses and church were already on the site at that time.
5. The proposal furthers the following goals and policies of the Comprehensive Plan (CP), West Side Strategic Plan (WSSP) and Coors Corridor Plan (CCP):
 - a. The Goals for the Developing Urban Area and Developed Landscape (CP), and CP Policy II.B.5.m, because the design of the new development will improve the visual quality of the built environment on the site.
 - b. CP Policy II.B.5.e and WSSP Policy 3.12, because the proposed development makes use of vacant area on a site that is contiguous to existing public facilities and services within the Taylor Ranch community.
 - c. CP Policy II.B.5.g, and CCP Policy 2.7, because grading of the site is kept to a minimum and the required retention pond follows the alignment of the existing drain and will be landscaped to blend in with the natural backdrop of the Bosque.

- d. CP Policy II.C.8.d, WSSP Policies 3.18, 4.6 (Vegetation), CCP Policy 2.2, CCP Design Guideline 1 of Policy 4.b.4.B, because the landscape design will reduce the area of bare ground on the site; enhance the appearance of the site; and provide a “green” transition to the Bosque through extensive use of native trees, shrubs and groundcovers and the retention of existing vegetation along the edge of the Corrales Riverside Drain.
 - e. The CP Water Management Goal and Policy II.D.2.b, because the majority of the parking area will be covered with pervious material which encourages infiltration of runoff; a retention pond will accommodate all developed runoff on the site; and the proposed plant species are low and medium water use.
 - f. WSSP Policy 4.6 (Lighting), because the number and size of lightpoles are limited, which will mitigate light pollution.
 - g. CCP Policy 3.5, because the proposed expansion of the existing church facilities is compatible with the roadway function and existing zoning; and the site layout, including the landscaping, will improve the existing condition of the buffer zone for the Bosque within the site boundary.
 - h. CCP Policy 3.8, because the 100’ buffer zone for the Bosque in the area to be developed will not contain structures or parking; the existing vegetation along the drain will be retained; and the existing bare ground will be replaced with ponding areas that are landscaped with native species and with a secondary site drive covered with pervious material.
6. The proposal is in accordance with the following design policies, regulations and guidelines of the Coors Corridor Plan, a design overlay zone:
- a. Design Regulation A.2 and Design Guidelines A.5, 6 & 7, and B.1 of Policy 4.b.4, because the landscape design calls for screening of mechanical equipment; incorporates existing trees; and proposes species that are ecologically and visually harmonious with the Bosque.
 - b. Policy 4.b.5, and associated Design Regulations A.2, A.3, B.3 and Design Guideline B.1., because the off-street parking is located behind the building or landscaping; the paving materials are acceptable to the City; the landscaped beds are protected from vehicles; interior landscaping is provided; and the majority of the area is paved with pervious material.

- c. Policy 4.b.9 and Design Regulations 1 and 2, because the site lighting will not glare on residentially zoned property and does not exceed 20 feet in height.
 - d. Design Regulations A.1, B.2 and Design Guidelines B.1 & 2 under Policy 4.b.10, because the architectural design of the two building phases will attain a visual completeness; the screening of mechanical equipment is integrated with the building structure; building entries are protected; and the predominant colors are earth tones that correspond to architectural elements of the additions.
 - e. Design Regulations B.1 & B.2, because the height and bulk of the building additions obstruct a relatively small proportion of the view from Coors Blvd. to the Bosque and none of the view to the Sandia Mountains.
 - f. Policy 4.d.1 and Design Regulation 6, because the proposed wall sign is unobtrusive due to its location, size and design.
7. Conditions of approval are recommended to strengthen compliance with regulations of the Coors Corridor Plan and Zoning Code, including those relating to protection of the Bosque environment, architectural details, parking and landscaping.
8. Property-owners within 100' and the Taylor Ranch, Alban Hills and Coors Trail Neighborhood Associations were notified of the proposal. A facilitated meeting took place on July 21, 2008. Written comments were submitted by members of the Taylor Ranch NA. They have concerns about protecting the buffer zone along the Corrales Riverside Drain, about the overall appearance of the building, the height of the additions and area lighting.

RECOMMENDATION - 08EPC 40079, August 21, 2008

APPROVAL of 08EPC 40079, a Site Development Plan for Building Permit, for Tract A-1-B Lands of Joel P. Taylor within Sec. 25 T11N R2E, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 08EPC 40079, August 21, 2008, 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. Site Development Plan
 - a. A note shall be added stating that lighting in the parking area shall be shut off when the church and related facilities are not in use.

 - b. "Maximum FAR 1.5:1" on the site development plan shall be changed to "Proposed FAR. 0.14".

 - c. The two labels "ponding area" east of the sewer line shall be deleted.

4. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

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

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (dwg. 2441).

- b. Label and/or clarify curbing requirements between sidewalk adjacent to buildings and main drive aisle (as shown on site plan?).

- c. Provide an ADA accessible connection between proposed sidewalk adjacent to buildings and the existing sidewalk/ramp adjacent to La Orilla Road, at the NW corner of the main drive aisle entrance with La Orilla.

- d. For safety purposes, provide guardrail between 3' vertical wall of ponding area and drive aisle.

- e. Pond appears to be located in an ABCWUA easement. Therefore, concurrence from them should be obtained.
- f. Site plan shall comply and be designed per DPM Standards.

5. Vehicular Access, Circulation and Parking

- a. The new guardrail along the east edge of the drive next to the retention pond shall be designed to minimize visual impact on the buffer zone per the Coors Corridor Plan and to meet safety and design requirements of the City Engineer.
- b. The site drive within the 100' buffer shall be paved with aggregate base course.
- c. Signage shall be provided to designate the handicapped and motorcycle spaces per off-street parking regulations in the Zoning Code.

6. Pedestrian Access and Circulation The relative levels of walkways and drives shall be clarified on the site development plan for Phases I and II. The treatment of the boundary between walkways and drives shall be acceptable to the City Engineer.

7. Landscape Plan

- a. Add two landscaped beds at the entrance of the parking area south of the classroom addition to Phase II, and include a shade tree in the northernmost bed.
- b. Increase the number of shrubs and/or groundcover in landscaped beds, where necessary to achieve 75% live ground cover.
- c. Change the height and width of Pistachia to 30' and 30'.
- d. Correct the landscape coverage figures for Buddleia, Cotoneaster, Rhus aromatica, Ericameria, Potentilla, Rhamphiolepis, Ribes, Rhus trilobata and Miscanthus.
- e. Add the percentage and area of live cover *provided* to the landscape calculations.

- f. Demonstrate that a minimum of 20 percent of the parking lot area shall be landscaped.
 - g. Buffer zone: The location of plantings within the buffer zone shall be adjusted to reflect the final placement and design of the retention pond. Plantings shall be added to the bare area west of the site drive across from the dumpster. Clarify that the plantings east of the site drive shall be irrigated until established.
 - h. Show the utility lines/easements and the property line on the landscape plan, including the new underground lines to parking area lights if appropriate. Adjust the location of trees and shrubs if necessary to avoid underground utility lines.
 - i. Irrigation: Provide the number of emitters per tree and shrub, the flow rate and runtime to ensure establishment and long-term survival of plantings.
 - j. Delete "Phase 1" in the title of the plant legend.
8. Grading & Drainage: add proposed contour lines; make elevations of existing contour lines legible.
9. Utility Plan: show electrical lines to area lighting.
10. Architecture
- a. The height of the building additions shall be reduced by a minimum of 1.5'.
 - b. The number and size of the openings in the trellises shall be increased to allow more natural light into the building and add articulation to the facades.
 - c. The existing church facility shall be painted to match the additions.
 - d. The roof color shall be changed from white to a color that minimizes glare and shall be of a non-reflective material. The new color shall be an accent color in the design of the steeple.

***Carol Toffaleti
Planner***

cc: Riverside Church of Christ, 3100 La Orilla Rd. NW, Albuquerque, NM 87120
Tierra West LLC, 5571 Midway Park Pl. NE, Albuquerque, NM 87109
Cindi Caruso Mapel, Alban Hills NA, 6507 Calle Redonda NW, Albuquerque, NM 87120
Patsy Nelson, Alban Hills NA, 3301 La Rambia NW, Albuquerque, NM 87120
Janet Laros, Coors Trail NA, 2924 River Willow Tr. NW, Albuquerque, NM 87120
Jim Timmons, Coors Trail NA, 2715 Pueblo Grande NW, Albuquerque, NM 87120
Brett Lopez, Taylor Ranch NA, 4815 Northern Trail NW, Albuquerque, NM 87120
Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr. NW, Albuquerque, NM 87120

Attachments

Certificate of Zoning dated April 16, 2002

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed: The proposed additions to the existing Church would require additional off-street parking. Off-street parking shall be provided as required by the Environmental Planning Commission-Per Section 14-16-2-22 (C) of the Comprehensive City Zoning Code. A note should be made that the proposed addition height shall comply with the view regulations of the Coors Corridor Sector Development Plan. The proposed parking lot area light poles exceed the maximum allowable height of 20ft. – Per Section 14-16-3-9(D), and a note should be added stating that Area Lighting shall not have an off-site luminance greater than 200 foot-lamberts measured from any private property in a residential zone- Per Section 14-16-3-9(B).

Office of Neighborhood Coordination

Alban Hills NA

Coors Trail NA (R)

Taylor Ranch NA (R)

6/7/08 – Recommended for Facilitation – siw

Assigned to Tonya Covington

7/16/08 – Meeting scheduled for July 21/2008 @ 6:30 p.m at the Don Newton TR Community Center - siw

Advanced Planning

- No comments received.

CITY ENGINEER

Transportation Development (City Engineer/Planning Department): (revised 8/13/08)

- 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).
- Label and/or clarify curbing requirements between sidewalk adjacent to buildings and main drive aisle (as shown on site plan?).
- Provide an ADA accessible connection between proposed sidewalk adjacent to buildings and the existing sidewalk/ramp adjacent to La Orilla Road, at the NW corner of the main drive aisle entrance with La Orilla.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department): (revised 8/13/08)

- A conceptual grading and drainage plan is required prior to DRB.

- The vertical wall should have a guard rail for safety purposes.
- Pond appears to be in the ABCWUA easement and concurrence from them should be obtained.

Transportation Planning (Department of Municipal Development):

- Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT
and NMDOT: (revised 8/13/08)**

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

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (dwg. 2441).
- b. Label and/or clarify curbing requirements between sidewalk adjacent to buildings and main drive aisle (as shown on site plan?).
- c. Provide an ADA accessible connection between proposed sidewalk adjacent to buildings and the existing sidewalk/ramp adjacent to La Orilla Road, at the NW corner of the main drive aisle entrance with La Orilla.
- d. For safety purposes, provide guardrail between 3' vertical wall of ponding area and drive aisle.
- e. Pond appears to be located in an ABCWUA easement. Therefore, concurrence from them should be obtained.
- f. Site plan shall comply and be designed per DPM Standards.

WATER UTILITY AUTHORITY

Utility Services

- No comments received.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

- No comments received.

Environmental Services Division

- No comments received.

PARKS AND RECREATION

Planning and Design

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

Open Space Division

The applicant proposes an adequate plan for ensuring Policy 8 of the Coors Corridor Plan is met in regards to the 100 foot wide buffer strip west of the Corrales Riverside Drain under the circumstances of the property design. Open Space recommends that the native plants used in the retention pond within the 100 foot buffer strip be native **bosque** plants, grasses, forbs, shrubs, trees and other vegetative material.

City Forester

- No comments received.

POLICE DEPARTMENT/Planning

- No comments received.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, verify existing refuse service is sufficient and adequate for additions and increased trash accumulation.

FIRE DEPARTMENT/Planning

- No comments received.

TRANSIT DEPARTMENT

- No comments received.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

- No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

Lands of Joel P Taylor, Tract A-1-B, is located on La Orilla Rd NW between Coors Blvd NW and Corrales Riverside Drain. The owner of the above property requests approval of a Site Development Plan for Building Permit for a development that will consist of two new additions to the Riverside Church of Christ. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

- No comments received.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

- No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based on the information provided to date.