



**Environmental
Planning
Commission**

*Agenda Number: 2
Project Number: 1001904
Case #'s: 08EPC 40058
July 17, 2008*

Staff Report

Agent	William Burk III, Architect & Lyle Hofferth, Contractor
Applicant	Grace Church
Request	Site Development Plan for Building Permit
Legal Description	Tract CDS-1A, Block 20, North Albuquerque Acres, Unit A
Location	6901 San Antonio NE, between Louisiana Blvd. and San Pedro Dr.
Size	Approximately 8.84 acres
Existing Zoning	C-1 (SC)
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of 08EPC-40058, based on the findings on page 6, and subject to the conditions of approval on pages 7 - 9.

Staff Planner
Russell Brito, Division Manager

Summary of Analysis

The submitted site development plan proposes a new addition to the existing church on the site. New landscaping and parking areas create a more cohesive site with increased connections to adjacent streets and nearby areas without additional burdens on the existing neighborhoods.

Planning staff recommends approval with conditions to bring the submittal into better compliance with Zoning Code regulations.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 9 June 2008 to 20 June 2008. Agency comments were used in the preparation of this report and begin on page 10.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	C-1 (SC)	Established Urban Area	Church and related facilities
North	SU-1 for MH	”	Residential, existing and redeveloping
South	SU-1 for PRD	”	Undeveloped, Pino Arroyo and Residential
East	C-1	”	Convenience store, office, retail and multi-family residential
West	R-2	”	Multifamily residential

Background

This is a request for a site development plan for building permit to allow for additional square footage to be added to an existing church on a site with C-1 zoning with site plan control. The subject site meets the definition of a “shopping center site” (SC) with the proper zoning, size (over five acres) and single ownership that gives the EPC site plan approval authority over the entire site, including the proposed addition.

History

The subject site and the hard corner of San Antonio and Louisiana was rezoned from R-1 to C-1 in 1972 (Z-72-222) with an accompanying site development plan for a retail shopping center that did not come to fruition. The adjacent convenience store and fuel sales use were approved via an EPC site development plan in 1992 (Z-92-47). The existing church on the subject site was approved via an EPC site development plan in 1994 (Z-94-34), but did not receive final DRB sign-off until 2002 (02DRB-00626).

Context

A mix of commercial, residential and multifamily residential development has occurred in the area surrounding the subject site, creating a center for activity that includes retail, office, multi-family residential and a church use all in very close proximity to the San Antonio / Louisiana intersection. A US post office, retail, office and restaurant uses to the west of the subject site also contribute to the mixed use nature of the “super-block” along San Antonio from San Pedro to Louisiana.

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 San Antonio as a Minor Arterial.

The Long Range Roadway System designates Louisiana as a Collector street.

ABQ Ride Route 34, the San Pedro commuter route, offers limited bus service during peak commuter times on weekdays in the mornings and early evenings.

Public Facilities/Community Services

A US post office, a City library, two elementary schools and several parks are within one-mile of the subject site.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is zoned C-1, which allows a church or other place of worship, including related facilities. The subject site's size, over five acres, and its single ownership meet the definition of a "shopping center" site, giving the EPC site plan control. Review and approval is as in the SU-1 zone for site development plans, but the Zoning Code and underlying C-1 regulations apply.

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

Policy 5a: The Established and Developing Urban areas as shown by the plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

The submitted site development plan shows an addition to the existing church that will complement the existing design and layout of the site. (Est. Urb. Goal and Policy a)

Policy 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, or recreational concern.

Policy 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.

Policy 5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed addition will provide for expanded services on the subject site that has existed as a church for several years. Vehicular and pedestrian access to and circulation within the site will not be hampered by the addition. The use on the site is generally benign to nearby residential areas and will have minimal adverse effects. (Est. Urb. Policies d, e & i)

Policy 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 site's adjacency to San Antonio, Louisiana and Santa Monica gives visitors the option of accessing the site from the arterial, collector or local street. The existing use is generally benign and the proposed expansion of the facilities will not create harmful effects on established residential neighborhoods. (Est. Urb. Policy k)

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

The design of the proposed building addition matches and complements the existing building on the site that was approved through EPC action in 1994. Increased landscape buffers and street trees will also improve the quality of the visual environment. (Est. Urb. Policy m)

Water Conservation/Green Principles

The landscape palette includes new trees that are low- and medium-water use. Native grasses and xeric landscaping are proposed for the new parking area. The new building includes clerestory windows (daylight panel) that will allow natural light to enter the building that helps to decrease electricity usage during the day. New planting beds should obtain supplemental irrigation from storm flows if technically possible.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR (SUBDIVISION) (BUILDING PERMIT)

Site Plan Layout / Configuration

This expansion of an existing church use will not adversely affect the surrounding residential or commercial uses. The addition will be attached to the north of the existing building and will continue the centralized location of structures on the site. Setbacks from the property lines remain generous and a new parking area is proposed adjacent to Santa Monica. Areas within the site's property lines that are not proposed for development with buildings, parking and/or permanent landscaping should be labeled as "future phases."

Walls/Fences

No new fences or walls are proposed with this addition.

Vehicular Access, Circulation and Parking

Vehicular access and circulation remain unchanged except for a new, improved vehicular access point from Santa Monica that leads to a new parking area and then the existing parking areas to the east and west of the buildings. Another new parking area with several disabled parking spaces is located to the south of the existing building site adjacent to a new 8' sidewalk that will provide enhanced access for visitors. The site development plan proposes an increase in parking, but not an increase in the main meeting room that church parking is based on. Special events in the proposed gymnasium and classroom spaces may require the additional parking spaces.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian and bicycle access to the site will be improved with an additional, improved pedestrian access from Santa Monica. Access from the existing parking lot to the east of the building is via a dedicated pedestrian path that should be of a different material than asphalt. Transit access from Louisiana is via an existing 4'-wide sidewalk that leads to the center of the site. Access for riders of a possible transit route along San Antonio will be from the existing bus stop, along the public sidewalk and then to the building via a 6'-wide sidewalk. All existing and new pedestrian walkways should be of a material other than asphalt, including wherever a pedestrian path crosses a vehicular drive aisle.

Lighting and Security

Existing parking lot and pedestrian level lighting will be enhanced with new 20' high parking lot lights and new 10' high pedestrian scale lighting. Existing lighting that needs to be replaced and all new lighting should be full-cut-off design and noted as such.

Landscaping

New landscaping along Santa Monica and near the relocated basketball backstops will complement the existing landscaping. The existing and new landscape areas should be enhanced to ensure 75% ground coverage by living material at full maturity and shown as such. All areas not proposed for development with buildings, parking and/or permanent landscaping should be labeled as "future phases" with native seed to be established with irrigation for one year or until the native vegetation is established. New planting beds should obtain supplemental irrigation from storm flows if technically possible.

Street trees should continue along the property line for the entire frontage of San Antonio, Louisiana and the pedestrian access from Louisiana to the interior of the site. The Zoning Code-

required landscape buffer for non-residential sites abutting residential sites (Section 14-16-3-10(E)(4)) should be installed along the site's western boundary. All pedestrian walkways should have shade trees along them, twenty feet on-center, in minimum 36 square foot planters.

Public Outdoor Space

A proposed exterior gathering area situated between the existing and new buildings will provide for a pleasant outdoor space for church members and other visitors. An existing playground just north and west of the existing building will remain. The existing drop off area on the east side of the buildings is a nice amenity for the site.

Grading, Drainage, Utility Plans

The overall site slopes from east to west with the largest change in grade at the western edge of the site. An existing drainage pond exists at the northwest corner of the site. The site is currently served by wet and dry utilities from adjacent streets.

Architecture

The proposed addition includes a gymnasium and classroom spaces with a maximum 38'-6" height that is appropriate on this large site. The architectural style complements the existing building on the site with similar colors and materials to match it (grey stucco). The roof styles include flat with parapets and pitched with unpainted metal roofing that both match the existing building. The fellowship area of the new building has an interesting, cylindrical shape with metal roofing and portals on either side. Also of note are the clerestory windows (daylight panels) that will allow natural light to enter the gymnasium space.

Overall building dimensions (widths and heights) and typical dimensions of windows and doors need to be called out on the building elevations.

Signage

No new signage is proposed with the building addition.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

No comments of note, but some are incorporated as conditions of approval.

NEIGHBORHOOD/PUBLIC CONCERNS

No known opposition.

CONCLUSIONS

The submitted site development plan proposes a new addition to the existing church on the site. New landscaping and parking areas create a more cohesive site with increased connections to adjacent streets and nearby areas without additional burdens on the existing neighborhoods.

FINDINGS

1. This is a site development plan for a new phase of development of an existing church on an approximately 8.84-acre site zoned C-1 that meets the definition of a “shopping center” site which gives the EPC site plan control.
2. The submitted site development plan for building permit supersedes the 1994 plan (Z-94-34) in all respects.
3. The submittal furthers the Goal and policies for sites in the Established Urban Area of the Comprehensive Plan:
 - a. The submitted site development plan shows an addition to the existing church that will complement the existing design and layout of the site. (Goal and Policy a)
 - b. The proposed addition will provide for expanded services on the subject site that has existed as a church for several years. Vehicular and pedestrian access to and circulation within the site will not be hampered by the addition. The use on the site is generally benign to nearby residential areas and will have minimal adverse effects. (Policies d, e & i)
 - c. The site’s adjacency to San Antonio, Louisiana and Santa Monica gives visitors the option of accessing the site from the arterial, collector or local street. The existing use is generally benign and the proposed expansion of the facilities will not create harmful effects on established residential neighborhoods. (Policy k)
 - d. The design of the proposed building addition matches and complements the existing building on the site that was approved through EPC action in 1994. Increased landscape buffers and street trees will also improve the quality of the visual environment. (Policy m)
4. The submittal requires additional information and minor changes to bring it into full compliance with Zoning Code and other City regulations, as outlined in the conditions of approval.
5. Four neighborhood associations were notified of this site development plan for building permit (Del Rey, North Wyoming, Academy Acres North NA’s and San Antonio Condo HOA). There is no known neighborhood or other opposition to this request.

RECOMMENDATION

APPROVAL of 08EPC-40058, a site development plan for building permit, for Tract CDS-1A, Block 20, North Albuquerque Acres, Unit A, zoned C-1, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL

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. Areas within the site's property lines that are not proposed for development with buildings, parking and/or permanent landscaping shall be labeled as "future phases."
4. All existing and new pedestrian walkways shall be of a material other than asphalt, including wherever a pedestrian path crosses a vehicular drive aisle.
5. Existing lighting that needs to be replaced and all new lighting shall be full-cut-off fixtures and noted as such.
6. Landscaping:
 - a. The existing and new landscape areas shall be enhanced to ensure 75% ground coverage by living material at full maturity and shown as such.
 - b. All areas not proposed for development with buildings, parking and/or permanent landscaping shall be labeled as "future phases" with native seed to be established with irrigation for one year or until the native vegetation is established.
 - c. New planting beds shall obtain supplemental irrigation from storm flows if technically possible.

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- d. Street trees shall continue along the property line for the entire frontage of San Antonio, Louisiana and along the pedestrian access from Louisiana to the interior of the site.
 - e. The Zoning Code-required landscape buffer for non-residential sites abutting residential sites (Section 14-16-3-10(E)(4)) shall be installed along the site's western boundary.
 - f. All pedestrian walkways shall have shade trees along them, twenty feet on-center, in minimum 36 square foot planters.
 - g. Additional parking lot trees shall be shown along the NW edge and in SW corner at handicapped spaces.
 - h. Trees along streets shall be shown with more variety – no more than 8 of any one species.
 - i. A better planting detail shall be shown – Depth and width are wrong – no reference to burlap, rope, etc...
 - j. The landscape plan shall detail the planting well size of trees in the exterior gathering area.
7. Overall building dimensions (widths and heights) and typical dimensions of windows and doors shall be noted on the building elevations.
8. City Engineer Conditions:
- 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. Site plan shall comply and be designed per DPM Standards.
9. The applicant shall demonstrate to the Solid Waste Management Department that the addition will not hinder existing service access, and is sufficient for additional volume of trash.

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10. The applicant is required to follow the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones. A landfill gas assessment must be completed for this development. A review and approval of the Site Plan, the proposed construction, design drawings and a certificate of construction will be required by the Environmental Health Department (EHD), Environmental Services Division.
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***Russell Brito
Division Manager***

cc: Grace Church, 6901 San Antonio NE, Albuquerque, NM, 87109
Lyle Hofferth, 9617 La Playa NE, Albuquerque, NM 87111
Amy Whitling, Del Rey NA, P.O. Box 91343, Albuquerque, NM 87199
Alexandra Garley, Del Rey Na, 8 Via de Margarita NE, Albuquerque, NM 87109
Amy Wasko, North Wyoming NA, 7808 Callow NE, Albuquerque, NM 87109
Nancy Carrievau, North Wyoming NA, 8309 Krim Dr. NE, Albuquerque, NM 87109
Jody Lynch, Academy Acres North NA, P.O. Box 94387, Albuquerque, NM 87199
Irene Minke, Academy Acres North NA, 6504 Dungan NE, Albuquerque, NM 87109
Jon McCormick, San Antonio Condo HOA, 2823 Richmond Dr. NE, Albuquerque, NM 87107
Charlott Boyer, San Antonio Condo HOA, 2823 Richmond Dr. NE, Albuquerque, NM 87107

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Office of Neighborhood Coordination

Del Rey NA (R), Academy Acres North NA (R), North Wyoming NA (R), San Antonio Condominium HOA

Advanced Planning

CITY ENGINEER

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).
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- A conceptual drainage plan is required prior to DRB action.

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:

Conditions of approval for the proposed 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. Site plan shall comply and be designed per DPM Standards.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

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

Open Space Division

Open Space has no adverse comments

City Forester

- No Russian Olive
- Need some parking lot trees along NW edge and in SW corner at handicapped spaces
- Trees along streets need more variety – no more than 8 of any one species
- Need better planting detail – Depth and width are wrong – no reference to burlap, rope, etc...

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- Planting well size of trees in exterior gathering area?
 - Just a comment... basketball site with yuccas right behind may not be a good idea

POLICE DEPARTMENT/Planning

John Carillo Substation

Lighting Issues should not conflict with proposed ...existing landscaping. Landscaping should not obstruct visibility of parking areas, walkways, building entrances, and common areas. Care should also be taken to allow visibility from roadways.

Security system should be included in proposed expansion.

Video cameras should be installed to cover all parking areas, walkways, building access points and common areas.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, addition will not hinder existing service access, and is sufficient for additional volume of trash.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

North Albuquerque Acres Unit A, Tract CDS-1A, Block 20, is located on San Antonio NE between Louisiana NE and San Pedro NE. The owner of the above property requests approval of a Site Development Plan for Building Permit for a development that will consist of an addition to Grace Church that will include classrooms, fellowship spaces, and a multi-purpose gymnasium. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based on the information provided to date.