

CITY OF ALBUQUERQUE
DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

Union Pension Transaction Trust 932NM
4411 McLeod Rd. NE, Ste. G
Albuq. NM 87109

October 26, 2000

CERTIFICATION OF ZONING

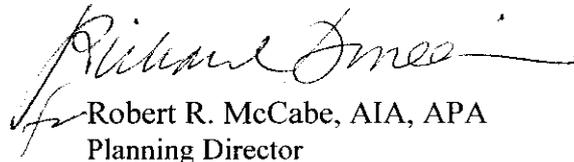
FILE: 00110 00000 00460/00128 00000 00461
(Project #1000419)
DATE OF FINAL ACTION: August 17, 2000
LEGAL DESCRIPTION: for Tract 1B-1,
Renaissance Center, located on Renaissance
Boulevard NE between Montano Road and
Union Way Road, containing approximately
10.460 acres. (F-16) Russell Brito, Staff Planner

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE CITED PROPERTY IS
NOW CHANGED AS FOLLOWS:

**FROM SU-1 FOR R-3 USES TO SU-1 FOR R-3 AND C-1 USES INCLUDING 3 ACRES OF EMPLOYEE
PARKING CONTIGUOUS TO AND FOR THE ADJACENT AUTO SALES PARCEL**

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. SU-1 zoning requires site development plan approval prior to submittal of plans to the building & Inspection Division of the City to initiate a building permit..

Sincerely,


Robert R. McCabe, AIA, APA
Planning Director

BM/ac
cc: Zoning
Neal Weinberg/AGIS

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: August 18, 2000

OFFICIAL NOTIFICATION OF DECISION

Union Pension Transaction Trust 932NM
4411 McLeod Rd. NE, Ste. G
Albuq. NM 87109

FILE: 00110 00000 00460/00128 00000 00461
LEGAL DESCRIPTION: for Tract 1B-1, Renaissance
Center, located on Renaissance Boulevard NE between
Montano Road and Union Way Road, containing
approximately 10.460 acres. (F-16) Russell Brito, Staff
Planner (**APPROVED ZONE MAP AMENDMENT TO
SU-1 FOR C-2 & R-3 USES. DEFERRED SITE
DEVELOPMENT PLAN FOR SUBDIVISION
PURPOSES FROM JULY 17, 2000**)

On August 17, 2000, the Environmental Planning Commission voted to approve 00110 00000 00460/00128 00000 00461, a site development plan for subdivision for Tract 1B-1, Renaissance Center based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montañño and Union Way Roads.
2. The submittal furthers the applicable Goals and policies of the Comprehensive Plan by creating the potential for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
3. The request furthers the applicable policies of the North Valley Area Plan by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.
4. The submittal will meet the requirements of the Zoning Code for a site development plan for subdivision with some minor clarifications.
5. The submitted site development plan for subdivision will be adequate with some additions and changes.
6. Environmental Planning Commission approval of site development plans for building permit is required for the subject site.

7. The attached submittal is dated 3/30/2000. The submittal dated 6/16/2000 is the current submittal for the application and shall be the drawings of record.

CONDITIONS:

1. The submittal of this site development plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal specifying all modifications to the plan following 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. Definite, maximum total dwelling units for Tracts 1B-2, 1B-3A and 1B-3C and definite, maximum floor area ratios for Tracts 1B-1, 1B-3A, 1B-3B, 1B-3C and 1B-4 shall be explicitly noted on the submittal.
3. Environmental Planning Commission approval of site development plans for building permit is required for the subject site.
4. The applicant shall review and revise the Development Guidelines, allowed uses text to ensure that they apply to the subject site's zoning and not to C-2 uses.
5. The following guidelines shall be added and incorporated into the submittal and the existing Development Guidelines adjusted accordingly:
 - The allowed maximum parking shall be equal to the required parking plus 10%.
 - ADA-compliant parking shall be located adjacent to the building entry.
 - All commercial buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
 - An outdoor patio space [that is a minimum of 250 - 500 square feet in size] with tables and seating shall be provided for each commercial building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
 - Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles. Logical pedestrian access shall be provided between all site buildings and adjacent streets.
 - For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
 - A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) and a solid wall, six feet high, are required along commercial property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.
 - No chain-link, razor wire or plastic vinyl fencing is permitted.

- No generic franchise building elevations or canopies are permitted. All canopies, lean to's, and out buildings shall be architecturally integrated with compatible materials and colors of the buildings.
- No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
- No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
- ATM's should be architecturally integrated with building design.
- Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
- The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
- Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
- Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
- The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 16 feet high within 300 feet of a residential use or zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
- Building mounted signage shall not be permitted on any elevations adjacent to or facing residential uses.
- Off-premise signs are not permitted.
- The top of all rooftop mechanical equipment shall be below the top of parapet and screened from view from nearby properties. All ground mounted equipment shall be screened by solid walls with top of equipment below top of screen wall.
- Environmental Planning Commission approval of site development plans for building permit is required.

6. Public Works Department Conditions:

- a. A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the TIS negotiations between the developer and the City must be completed prior to DRB sign-off.
- b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- c. Any shared entrance for the Apartments and the Dealership needs to adequately delineate and separate the common drives.
- d. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- e. Location of walls, fences and signs must meet the clear sight distance requirements.
- f. Provision of adequate pedestrian circulation with handicapped features within the subdivision and to the adjacent streets, i.e., pedestrian linkages from cul-de-sacs.

- g. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
 - h. Location of walls, fences and signs must meet the clear sight distance requirements.
 - i. Any landscape plan shall not show trees located in the existing public utility easement.
7. Cross access and parking agreements between all of the lots within the subdivision are required, allowing for parking access throughout the site for all uses.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY SEPTEMBER 1, 2000 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,


FOR Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113
Walter Morris, 5814 Tokay Rd. NE, Albuquerque, NM 87107

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: May 19, 2000

OFFICIAL NOTIFICATION OF DECISION

Union Pension Transaction Trust 932NM
4411 McLeod Rd. NE, Ste G.
Albuq. NM 87109

FILE: Z-00110 00000 00460/00128 00000 00461
LEGAL DESCRIPTION: for Tract 1B-1, Renaissance
Center, located on Renaissance Boulevard NE between
Montano Road and Union Way Road, containing
approximately 10.460 acres. (F-16) Russell Brito, Staff
Planner

On May 18, 2000, the Environmental Planning Commission voted to approve 00110 00000 00460, a zone map amendment from SU-1 for R-3 Uses to *SU-1 for R-3 and C-1 Uses including 3 acres of employee parking contiguous to and for the adjacent auto sales parcel* for Tract 1B-1, Renaissance Center, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 and R-3 Uses for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montano and Union Way Roads.
2. This zone map amendment request is accompanied by a site development plan for subdivision as required by the *Zoning Code*.
3. The request furthers the applicable Goals and policies of the *Comprehensive Plan* by creating zoning that allows for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.
5. The request meets the requirements and policies of *Resolution 270-1980*: the existing zoning is inappropriate because of changed neighborhood conditions in the form of the zone map amendment from SU-1 for R-3 Uses to SU-1 for Auto Sales approved by the EPC immediately to the south of the subject site (Z-98-42).



OFFICIAL NOTICE OF DETERMINATION
00110 00000 00461/00128 00000 00461
MAY 18, 2000
PAGE 2

On May 18, 2000, the Environmental Planning Commission voted to defer 00128 00000 00461 to the Environmental Planning Commission Public Hearing on July 20, 2000.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **JUNE 2, 2000** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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Sincerely,


FOR Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113
Walter Morris, 5814 Tokay Rd. NE, Albuquerque, NM 87107

- D) The sidewalk in front of the handicapped spaces must be flush with the parking surface. Wheel stops will be required.
 - E) Handicapped parking area and ramps must comply with ADA requirements. Ramps at intersection must be designed for the appropriate direction of travel for the user, i.e., uni- directional or multi-directional.
 - F) Proposed circulation drives and internal parking areas must be paved as per DPM Standards.
 - G) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
 - H) Location of walls, fences and signs must meet the clear sight distance requirements.
 - I) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
 - J) Coordination with the Solid Waste Department with regard to refuse container location and access.
 - K) Coordination with the Transit Department with regard to location of required bus facilities, with direct bicycle and pedestrian access, on the adjacent streets.
12. If allowed within the easement add a minimum of 3 shade trees along the western property line in the landscape area or trees as allowed or shrubbery as allowed per easement restrictions.
13. One additional bike rack adjacent to the front entry.
14. Delete 1 parking space to create a 10-foot end aisle at southwest entry.
15. Add an architecturally integrated shade canopy at the drive thru.
16. A detail of the proposed 4 foot high screen wall shall be provided for the DRB plan and the wall should follow the adopted City of Albuquerque wall design guidelines.

MOVED BY COMMISSIONER L CHAVEZ
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED 5-1
(COMMISSIONER HEISER VOTED NO)

3. 00110 00000 00460
00128 00000 00461

Tierra West LLC, agents for Union Pension Transaction Trust 932 NM, request a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 & R-3 Uses plus approval of a site development plan for subdivision purposes for Tract 1B-1, Renaissance Center, located on Renaissance Boulevard NE between Montano Road and Union Way Road, containing approximately 10.460 acres. (F-16) Russell Brito, Staff Planner **(SITE DEVELOPMENT PLAN FOR SUBDIVISION APPROVED WITH CONDITIONS)**

STAFF PRESENT:

Russell Brito, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Ron Bohannon, 8509 Jefferson NE
Walter Morris, 5814 Tokay Rd. NE

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MR. BRITO: Reiterated comments made in the staff report in which approval was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110 00000 00460/00128 00000 00461, a site development plan for subdivision for Tract 1B-1, Renaissance Center based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montaña and Union Way Roads.
2. The submittal furthers the applicable Goals and policies of the Comprehensive Plan by creating the potential for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
3. The request furthers the applicable policies of the North Valley Area Plan by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.
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5. The submitted site development plan for subdivision will be adequate with some additions and changes.
6. Environmental Planning Commission approval of site development plans for building permit is required for the subject site.

7. The attached submittal is dated 3/30/2000. The submittal dated 6/16/2000 is the current submittal for the application and shall be the drawings of record.

CONDITIONS:

1. The submittal of this site development plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal specifying all modifications to the plan following 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. Definite, maximum total dwelling units for Tracts 1B-2, 1B-3A and 1B-3C and definite, maximum floor area ratios for Tracts 1B-1, 1B-3A, 1B-3B, 1B-3C and 1B-4 shall be explicitly noted on the submittal.
3. Environmental Planning Commission approval of site development plans for building permit is required for the subject site.
4. The applicant shall review and revise the Development Guidelines, allowed uses text to ensure that they apply to the subject site's zoning and not to C-2 uses.
5. The following guidelines shall be added and incorporated into the submittal and the existing Development Guidelines adjusted accordingly:
 - The allowed maximum parking shall be equal to the required parking plus 10%.
 - ADA-compliant parking shall be located adjacent to the building entry.
 - All commercial buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
 - An outdoor patio space [that is a minimum of 250 - 500 square feet in size] with tables and seating shall be provided for each commercial building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
 - Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles. Logical pedestrian access shall be provided between all site buildings and adjacent streets.
 - For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
 - A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) and a solid wall, six feet high, are required along commercial property

lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.

- No chain-link, razor wire or plastic vinyl fencing is permitted.
- No generic franchise building elevations or canopies are permitted. All canopies, lean to's, and out buildings shall be architecturally integrated with compatible materials and colors of the buildings.
- No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
- No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
- ATM's should be architecturally integrated with building design.
- Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
- The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
- Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
- Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
- The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 16 feet high within 300 feet of a residential use or zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
- Building mounted signage shall not be permitted on any elevations adjacent to or facing residential uses.
- Off-premise signs are not permitted.
- The top of all rooftop mechanical equipment shall be below the top of parapet and screened from view from nearby properties. All ground mounted equipment shall be screened by solid walls with top of equipment below top of screen wall.
- Environmental Planning Commission approval of site development plans for building permit is required.

6. Public Works Department Conditions:

- a. A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the TIS negotiations between the developer and the City must be completed prior to DRB sign-off.
- b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- c. Any shared entrance for the Apartments and the Dealership needs to adequately delineate and separate the common drives.
- d. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.

- e. Location of walls, fences and signs must meet the clear sight distance requirements.
 - f. Provision of adequate pedestrian circulation with handicapped features within the subdivision and to the adjacent streets, i.e., pedestrian linkages from cul-de-sacs.
 - g. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
 - h. Location of walls, fences and signs must meet the clear sight distance requirements.
 - i. Any landscape plan shall not show trees located in the existing public utility easement.
7. Cross access and parking agreements between all of the lots within the subdivision are required, allowing for parking access throughout the site for all uses.

MOVED BY COMMISSIONER HEISER
SECONDED BY COMMISSIONER SCHWARTZ

MOTION CARRIED
UNANIMOUSLY

4. 00128 00000 00915 Tierra West LLC, agents for SCM Properties Co., requests approval
00128 00000 00917 of a site development plan for subdivision purposes plus approval of
Project #1000651 a site development plan for building permit for Tract A-29A, Town of
Atrisco Grant Northeast, zoned SU-1 for PDA C-1 Uses and Office
located on Coors Boulevard between Redlands Road and Pheasant
Avenue, containing approximately 3.4116 acres. (G-11) Bob Torres,
Staff Planner **(DEFERRED TO OCTOBE 19, 2000)**

STAFF PRESENT:

Bob Paulsen, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Ron Bohannon, 8509 Jefferson NE

PERSONS PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

Ray Bahm, 2513 Kimberly Ct. NW
Joe Valles, 5020 Grande Vista NW

00110 00000 00435
00138 00000 00436

Garcia/Kraemer & Associates, agents for Randall Rael, request a zone map map amendment from SU-2/TH to SU-2/O-1 plus an amendment to the Downtown Neighborhood Sector Development Plan for Lots 3, 4, 5, and 6, Block 25, Perea Addition, located on 11th Street NW between Lomas Boulevard and Orchard Place, containing approximately 0.27 acre. (J-13) Debbie Stover, Staff Planner (**APPROVED ZONE MAP AMENDMENT TO SU-2/O-1. APPROVED SECTOR DEVELOPMENT PLAN.**)

4. Z-00110 00000 00460
00128 00000 00461

Tierra West LLC, agents for Union Pension Transaction Trust 932 NM, request a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 & R-3 Uses plus approval of a site development plan for subdivision purposes for Tract 1B-1, Renaissance Center, located on Renaissance Boulevard NE between Montano Road and Union Way Road, containing approximately 10.460 acres. (F-16) Russell Brito, Staff Planner (**APPROVED ZONE MAP AMENDMENT TO SU-1 FOR C-2 & R-3 USES. DEFERRED SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES TO JULY 20, 2000**)

STAFF PRESENT:

Russell Brito, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS CASE:

Ron Bohannon, 8509 Jefferson NE

WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS CASE:

Walter Morris, 5814 ToKay Rd. NE

MR. BRITO: Reiterated comments made in the staff report in which approval was recommended for both the zone map amendment and site plan for subdivision purposes.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00110 00000 00460, a zone map amendment from SU-1 for R-3 Uses to *SU-1 for R-3 and C-1 Uses including 3 acres of employee parking contiguous to and for the adjacent auto sales parcel* for Tract 1B-1, Renaissance Center, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 and R-3 Uses for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montañó and Union Way Roads.
2. This zone map amendment request is accompanied by a site development plan for subdivision as required by the *Zoning Code*.
3. The request furthers the applicable Goals and policies of the *Comprehensive Plan* by creating zoning that allows for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.
5. The request meets the requirements and policies of *Resolution 270-1980*: the existing zoning is inappropriate because of changed neighborhood conditions in the form of the zone map amendment from SU-1 for R-3 Uses to SU-1 for Auto Sales approved by the EPC immediately to the south of the subject site (Z-98-42).

MOVED BY COMMISSIONER J CHAVEZ
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED 5-1 (COMMISSIONER JOHNSON VOTED NO)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 00461 to the Environmental Planning Commission Public Hearing on July 20, 2000.

MOVED BY COMMISSIONER J CHAVEZ
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED 5-1 (COMMISSIONER JOHNSON VOTED NO)

5. 00110 00000 00435
00138 00000 00436

Garcia/Kraemer & Associates, agents for Randall Rael, request a zone map map amendment from SU-2/TH to SU-2/O-1 plus an amendment to the Downtown Neighborhood Sector Development Plan for Lots 3, 4, 5, and 6, Block 25, Perea Addition, located on 11th Street NW between Lomas Boulevard and Orchard Place, containing approximately 0.27 acre. (J-13) Debbie Stover, Staff Planner (**APPROVED ZONE MAP AMENDMENT TO SU-2/O-1. APPROVED SECTOR DEVELOPMENT PLAN.**)

STAFF PRESENT:

Debbie Stover, Planning Department

MEMO

Date: 18 July 2000

To: Environmental Planning Commission
From: Russell Brito, Planner

RE: Agenda Item 4. 00110 00000 00460 / 00128 00000 00461 - Supplemental information

Part of the subject subdivision request is a proposal to establish additional parking for the adjacent, auto sales dealership, Bob Turner's Ford Country. As discussed in the staff report for the subject case, the auto dealership on the adjacent site to the south has yet to fully comply with the EPC approved site development plan (Z-98-42).

As requested by Commissioner Heiser, the following is a cursory list of items from the approved site development plan that the auto dealership has yet to fully implement and/or comply with:

- Site Lighting – The lighting that was approved by the EPC is shown as a shielded, shoebox fixture mounted atop a 20' pole and the accompanying notes states that "lighting shall not glare on to any public right-of-way". The lighting that was installed is not shielded and allows excessive glare on to both Montaña Road and Renaissance Boulevard.

- Monument Signage – The monument signage approved by the EPC was administratively amended to allow for the installation of signage mandated by the Ford Motor Company. The signage is supposed to have split face block on either side of the face area to meet the design intent of the EPC approved signage. Currently, the monument signs on Montaña Road and Renaissance Boulevard do not comply with the administrative amendment.

- Landscaping – The landscape plan approved by the EPC required that the area at the northwest corner of the site which faces the adjacent single-family neighborhood to the west be landscaped with five 2" – 2-1/2" caliper cottonwood trees, chamisa and native seed. This landscaping has not been realized except for the native seed. Also, it appears that much of the ground cover and some of the pedestrian shade trees shown on the EPC approved landscaping plan have not been planted.

#4

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: May 19, 2000

OFFICIAL NOTIFICATION OF DECISION

Union Pension Transaction Trust 932NM
4411 McLeod Rd. NE, Ste G.
Albuq. NM 87109

FILE: Z-00110 00000 00460/00128 00000 00461
LEGAL DESCRIPTION: for Tract 1B-1, Renaissance
Center, located on Renaissance Boulevard NE between
Montano Road and Union Way Road, containing
approximately 10.460 acres. (F-16) Russell Brito, Staff
Planner

On May 18, 2000, the Environmental Planning Commission voted to approve 00110 00000 00460, a zone map amendment from SU-1 for R-3 Uses to *SU-1 for R-3 and C-1 Uses including 3 acres of employee parking contiguous to and for the adjacent auto sales parcel* for Tract 1B-1, Renaissance Center, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 and R-3 Uses for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montañño and Union Way Roads.
2. This zone map amendment request is accompanied by a site development plan for subdivision as required by the *Zoning Code*.
3. The request furthers the applicable Goals and policies of the *Comprehensive Plan* by creating zoning that allows for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.
5. The request meets the requirements and policies of *Resolution 270-1980*: the existing zoning is inappropriate because of changed neighborhood conditions in the form of the zone map amendment from SU-1 for R-3 Uses to SU-1 for Auto Sales approved by the EPC immediately to the south of the subject site (Z-98-42).



On May 18, 2000, the Environmental Planning Commission voted to defer 00128 00000 00461 to the Environmental Planning Commission Public Hearing on July 20, 2000.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **JUNE 2, 2000** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,


FOR Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113
Walter Morris, 5814 Tokay Rd. NE, Albuquerque, NM 87107

2. Z-00110 00000 00460
00128 00000 00461

Tierra West LLC, agents for Union Pension Transaction Trust 932 NM, request a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 & R-3 Uses plus approval of a site development plan for subdivision purposes for Tract 1B-1, Renaissance Center, located on Renaissance Boulevard NE between Montano Road and Union Way Road, containing approximately 10.460 acres. (F-16) Russell Brito, Staff Planner (**APPROVED ZONE MAP AMENDMENT TO SU-1 FOR C-2 & R-3 USES. DEFERRED SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES FROM JUNE 15, 2000**) (DEFERRED TO AUGUST 17, 2000)

STAFF PRESENT:

Russell Brito, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Ron Bohannon, 8509 Jefferson NE

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MR. BRITO: Reiterated comments made in the staff report in which approval was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00110 00000 00460 to the Environmental Planning Commission Public Hearing on August 17, 2000.

MOVED BY COMMISSIONER HEISER

SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY

**THE TRANSCRIPT FOR THE FOLLOWING CASE 00128 00000 00578 ARE ATTACHED
AT THE END OF THIS DOCUMENT**

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: July 21, 2000

OFFICIAL NOTIFICATION OF DECISION

Union Pension Transaction Trust 932NM
4411 McLeod Rd. NE, Ste G.
Albuq. NM 87109

FILE: 00110 00000 00460
LEGAL DESCRIPTION: For Tract 1B-1,
Renaissance Center, located on Renaissance
Boulevard NE between Montano Road and Union
Way Road, containing approximately 10.460 acres.
(F-16) Russell Brito, Staff Planner (**APPROVED
ZONE MAP AMENDMENT TO SU-1 FOR C-2
& R-3 USES. DEFERRED SITE
DEVELOPMENT PLAN FOR SUBDIVISION
PURPOSES FROM JUNE 15, 2000**)

On July 20, 2000 the Environmental Planning Commission voted to defer 00110 00000 00460 to the
Environmental Planning Commission Public Hearing on August 17, 2000.

Sincerely,



FOR Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Tierra West LLC, 8509 Jefferson NE, Albuq. NM 87113
Walter Morris, 5814 Tokay NE, Albuq. NM 87107



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, August 17, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Chuck Gara, Chairman
Robert Heiser, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez

Susan Johnson
Mick McMahan
Alan Schwartz

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY
Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.

- A. Announcement of changes and/or Additions to the Agenda.
- B. Approval of the Amended Agenda.
- C. Approval of Minutes for June 15, 2000

2. Z-99-31 James R. Achen, agent for Bandelier Equities/McMahon Equities LC, requests a zone map amendment from R-1 to R-2, C-1 and O-1 for an unplatted piece of property located on McMahon Boulevard NW at the intersection of Bandelier Drive (west of Paradise Heights -Unit 1), containing approximately 17.2 acres. (A-12) Bob Torres, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**

3. 00138 00000 00911 Tierra West LLC, agents for Mock Homes, request annexation and establishment of R-D zoning plus an amendment to the La Cueva Sector Development Plan for Lots 1-5 and 28-32, Block 12, Tract 3, Unit 3, North Albuquerque Acres located on Ventura Avenue NE between Eagle Rock Avenue and Oakland Avenue, containing approximately 10 acres. (C-20) Carmen Marrone, Staff Planner
00114 00000 00576
Project # 1000488

4. 00110 00000 00176 Consensus Planning, agents for West Tijeras Canyon Ltd., requests an amendment to the Sandia Foothills Area Plan plus a zone map amendment to SU-1 PRD for 64.8 acres and SU-1 for O-1 for 10 acres, SU-1 for R-LT for 18.5 acres, and SU-1 for MPOS for 11 acres and approval of a site development plan for subdivision for Parcel A and a portion of Parcel C, Canyon de Carnuel Land Grant, located south of the Interstate-40 Frontage Road, east of Serenity Hills Neighborhood, containing approximately 104.3 acres (L-23 & M-23) Russell Brito, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**
00138 00000 00177
00128 00000 00590
(Project 1000232)

5. 00128 00000 00897 Consensus Planning, Inc., agents for Rigel Corporation dba Krispy Kreme Doughnuts, request approval of a site development plan for building permit for Tract D1, Cottonwood Corners, located on NM528 between Coors by Pass and Ellison Drive, containing approximately 1.4 acres. (A-14) Bob Torres, Staff Planner
Project #1000421

6. 00110 00000 00460 Tierra West LLC, agents for Union Pension Transaction Trust 932 NM, request a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 & R-3 Uses plus approval of a site development plan for subdivision purposes for Tract 1B-1, Renaissance Center, located on Renaissance Boulevard NE between Montano Road and Union Way Road, containing approximately 10.460 acres. (F-16) Russell Brito, Staff Planner **(APPROVED ZONE MAP AMENDMENT TO SU-1 FOR C-2 & R-3 USES. DEFERRED SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES FROM JULY 17, 2000)**
00128 00000 00461

7. 00128 00000 00915
00128 00000 00917
Project #1000651
Tierra West LLC, agents for SCM Properties Co., requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract A-29A, Town of Atrisco Grant Northeast, zoned SU-1 for PDA C-1 Uses and Office located on Coors Boulevard between Redlands Road and Pheasant Avenue, containing approximately 3.4116 acres. (G-11) Bob Torres, Staff Planner
8. 00128 00000 00894
Project #1000645
Nims, Calvani & Assoc., agents for City of Albuquerque, requests approval of a site development plan for building permit for El Rancho Atrisco (Ladera Golf Course), zoned SU-1, located on Ladera Drive NW between Sequoia and Redlands, containing approximately 1.2 acres. (G-11, G-10 & H-10) Cynthia Borrego Archuleta, Staff Planner
9. 00128 00000 00904
Project # 1000060
Herb Denish and Associates, Inc., agents for John Hammons Industries, request approval of a site development plan for building permit for Tracts B and C, Gateway Subdivision, zoned SU-2/C-3, located on Lomas Boulevard NE between Interstate 25 and Woodward Place, containing approximately 9.35 acres. (J-15) Russell Brito, Staff Planner
10. 00110 00000 00844
Project # 1000617
Livia Strinbu, agent for Mike Tabrizian request a zone map from C-1 to C-2 for the northwest corner of N/2 of Tract 1, Mesa Park Addition, located on San Pedro SE and Zuni between Zuni and Bell, containing approximately .30 acre. (L-18) Mary Piscitelli, Staff Planner
11. 00128 00000 00906
Rick Bennett Architect, agent for Conway Oil Co., request approval of a site development plan for building permit for lot A, Tract A, North Albuquerque Acres, zoned SU-1 for C-2, located on the southwest corner of Louisianan and Paseo del Norte, containing approximately 2.7 acres. (D-18) Debbie Stover, Staff Planner
12. 00110 00000 00895
00128 00000 00896
Project #1000646
Insite Architecture + Development, agents for Capital Aspects requests a zone map amendment from SU-1, P-1 to SU-1 plus approval of a site development plan for building permit for Tract H-2, New Holiday Park Addition, located on Montgomery Boulevard between Juan Tabo and Tramway, containing approximately .8264 acre. (F-22) Mary Piscitelli, Staff Planner

13. 00110 00000 00888
00110 00000 00889
Project # 1000643
Rodey, Dickason, Sloan, Akin & Robb, PA, agents for KOAT-TV requests a zone map amendment from C-1 to SU-1 for TV Station, satellite dishes, related facilities and helipad, to allow helipad on radio/TV station site plus approval of a site development plan for building permit for Lot A-1, Block 1, Montgomery Heights, located on Carlisle and Comanche NE, between Montgomery and Comanche, containing approximately 3.6 acres. (G-16) Debbie Stover, Staff Planner
14. 00110 00000 00887
Project #1000642
Tierra West, LLC agents for Plumbers and Steamfitters #412, request a zone map amendment from O-1/R-3/C-1 to C-1 for the north half of Tract 1, Mesa Park Addition, located on San Pedro Drive SE between Bell Avenue and Zuni Road, containing approximately 1.239 acres. (L-18) Bob Paulsen, Staff Planner
15. 00128 00000 00899
Project # 100648
Advanced Engineering and Consulting, LLC, agents for Zuni Development LLC, request approval of a site development plan for building permit for Tracts 4 and 5, Lands of C.H. Hall, zoned SU-1 for MH, located on 90th Street NW between Volcano Road and Bluewater Road, containing approximately 10 acres. (K-9) Russell Brito, Staff Planner
16. 00110-00000-00604
00128 00000 01003
00138 00000 01067
(Project #1000501)
Thanh Nguyen, agent for Susan Mirabal, request a Zone Map Amendment from R-T to SU-1 for a Church, amendment to a sector development plan and approval of a site development plan for subdivision for Lots 17 and 18, Block 8, Casas Serenas, located at 419 Rhode Island, SE between Bell Street, SE and Trumbull Street, SE, containing approximately 0.3054 acres. (L-19) Debbie Stover, Staff Planner
17. 00110 000000 00898
Project # 1000647
John A Myers, agent for Sandia Foundation, a New Mexico Corporation requests an amendment to the Sawmill Sector Development Plan plus a zone map amendment from S-MI to P-R for Tract 238C-1-A-2-A, Stewart Walker Addition, located on 20th Street between Mountain Road and Bellamah Avenue, containing approximately .8 acre. (J-13) Debbie Stover, Staff Planner

18. 00128 00000 00907
Project # 1000650
DCSW, agents for John J. Mahoney & Assoc., requests approval of a site development plan for building permit for Lots 1A and 2A, Lands of Lamonica and Wenk, located at the southeast corner of the intersection of Coors and Rio Bravo Boulevards SW, containing approximately 26 acres. (P-10) Russell Brito, Staff Planner
19. 00110 00000 00787
00128 00000 00788
Project # 1000065
Keith MacDuffee, agent for Southwest Surveying Co Inc., request a zone map amendment from C-1 to SU-1 for RT plus approval of a site development plan for subdivision purposes for Lot 40, Block 6, Unit 1, Casa Grande Estates, located on Candelaria between Tramway Boulevard and Matador Drive, containing approximately .92 acres. (H-23) Debbie Stover, Staff Planner
20. 00114 00000 00715
00110 00000 00716
00128 00000 00718
Project # 1000554
Dekker/Perich/Sabatini, agents for NM Commissioner of Public Lands, requests annexation and establishment of IP zoning plus a approval of a master development plan for a Tract of land in Section 33 T10N, R4E, in the North ½ of the SW ¼ of the NW ¼, located on Eubank Boulevard SE, south of Gibson Boulevard, containing approximately 20 acres. (M-21) Russell Brito, Staff Planner
21. 00128 00000 00870
00128 00000 00871
Project # 1000188
Tierra West, LLC, agents for Walmart Stores, Coors Ltd, RRG, Repetto, Komadina, Dolde Trust, Valencia Partners, Richard & Susan Saylor requests approval of a site development plan for subdivision plus approval of a site development plan for building permit for a portion of Tract 330 in Unit 8 of a portion of Tracts allotted from the Town of Atrisco Grant, Tract 331-A, Town of Atrisco Grant, Tract 332 in Unit 8, a portion of tracts allotted from the Town of Atrisco Grant, Tract A-2122-A of Northeast Unit, Town of Atrisco Grant, a 0.3074 acre portion of Tract Lettered A-14 in the Northeast Unit of Town of Atrisco Grant, Tract A-19-C2, Northeast Unit, Town of Atrisco Grant, Tract A-1-A Lands of Ann Komadina, 1/9 interest; and undivided interest, zoned SU-1 for C-2, located on Ouray Road NW between Coors Boulevard and Quail Road containing approximately 33.4339 acres. (H-11) Russell Brito, Staff Planner
22. 00128 00000 00592
00128 00000 00593
(Project #1000032)
Consensus Planning, agents for Lowes Company, Inc., request approval of a site development plan for building permit plus an amendment to a site development plan for subdivision for Tract 3, Coors Village, University of Albuquerque Urban Center zoned SU-3, located on Coors Boulevard NW between Western Trial and Milne Road, containing approximately 14.16 acres. (F-11) Russell Brito, Staff Planner
(DEFERRED FROM JUNE 15, 2000)

23. Other Matters



Agenda Number: 6
Case Number: 00128 00000 00461
17 August 2000

Staff Report

• <i>Agent</i>	Tierra West, LLC
• <i>Applicant</i>	Union Pension Transaction Trust 932 NM
<i>Request</i>	Approval of a Site Development Plan for Subdivision Purposes (Zone Map Amendment approved)
• <i>Legal Description</i>	Tract 1B-1, Renaissance Center
• <i>Location</i>	on Renaissance Boulevard NE between Montañño and Union Way Roads
• <i>Size</i>	approximately 10.5 acres
• <i>Existing Zoning</i>	SU-1 for R-3 and C-1 Uses including 3 acres of employee parking contiguous to and for the adjacent auto sales parcel

Staff Recommendation
APPROVAL of 00128 00000 00461, based on the findings on pages 23 - 24, and subject to the conditions of approval on pages 24 - 27.

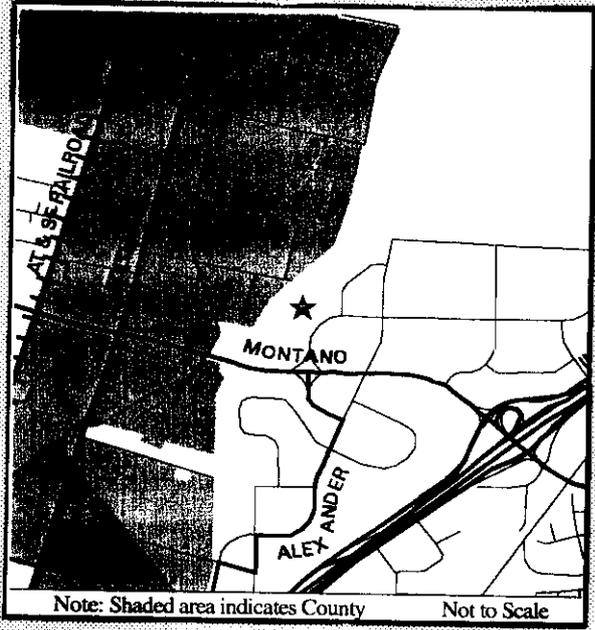
Staff Planner
 Russell Brito, Planner

Summary of Analysis

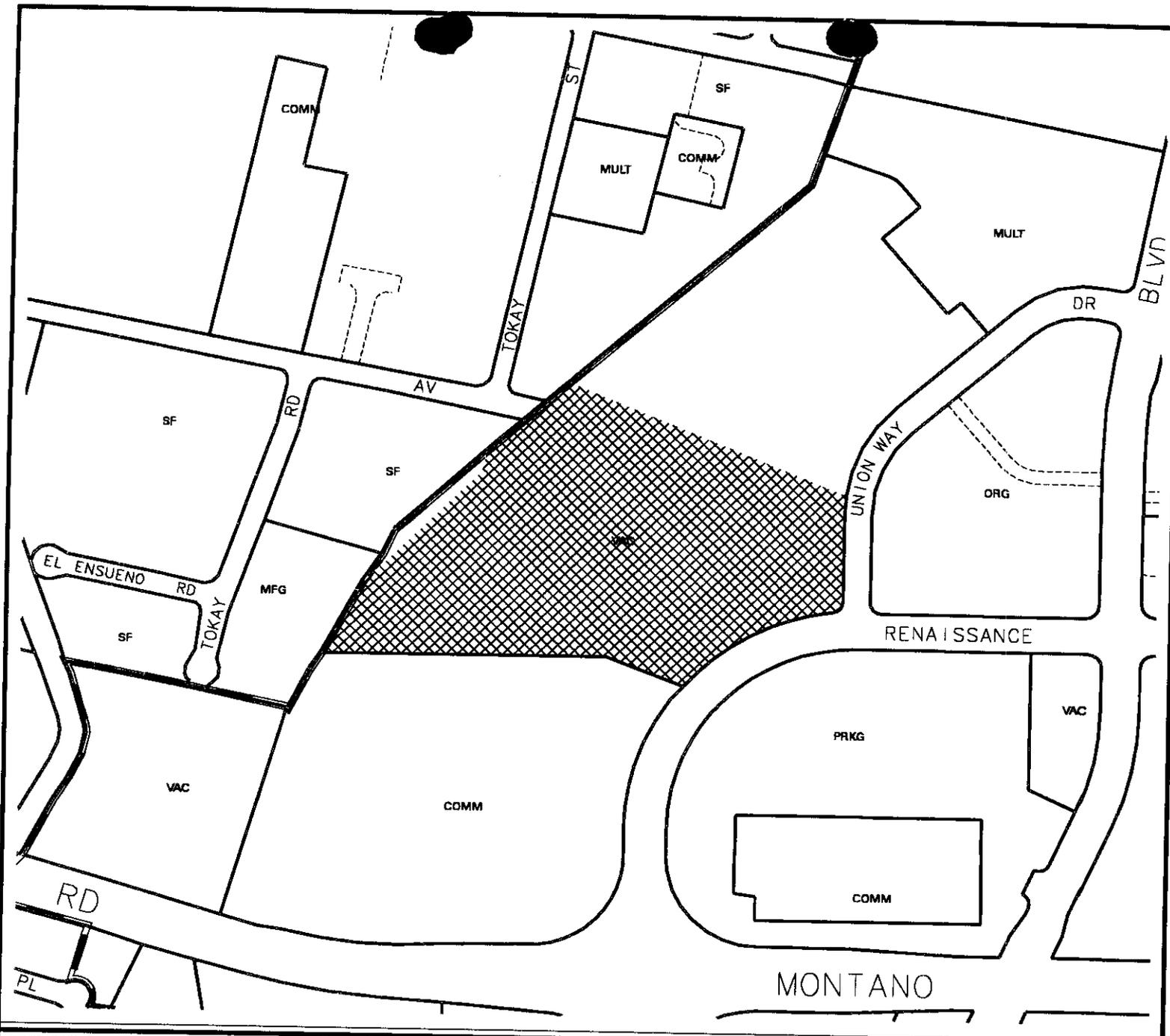
The Planning Commission deferred this request at the 20 July 2000 public hearing. As the current, subject request is partially an expansion of the adjacent auto sales parking area, the EPC wanted assurance that the auto sales development was in compliance with the EPC approved site plan.

The applicant has submitted a letter stating that "the site is in compliance with the plans and conditions approved by the EPC." Planning Staff will survey the site early next week (14 August) to determine the development's compliance with the EPC approved site plan. Otherwise, staff analysis, comments, findings and recommendation for the current, subject submittal remain unchanged.

Additional staff analysis, findings and a recommendation begin on page 23.



City Departments and other interested agencies reviewed this application from 7 April 2000 to 21 April 2000. Agency comments were used in the preparation of this report, and begin on page 28.



Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial -Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



Scale 1"= 321'

PROJECT NO.
1000419

HEARING DATE
05-18-00

MAP NO.
F-16

APPLICATION NO.
00110-0000-00460
00128-00000-00461

Development Services Report

SUMMARY OF REQUEST

Requests	1. Zone map amendment 2. Approval of a site development plan for subdivision purposes
Location	Tract 1B-1, Renaissance Center, located on Renaissance Boulevard NE between Montañño and Union Way Roads

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area: Applicable Rank II & III Plans	Land Use
<i>Site</i>	SU-1 for R-3 Uses	Established Urban	undeveloped
<i>North</i>	County M-H and SU-1 for R-3 Uses	Established Urban and Semi-Urban	undeveloped
<i>South</i>	SU-1 for Auto Sales	Established Urban	auto sales
<i>East</i>	SU-1 for C-2 Uses	Established Urban	retail (hardware) and office
<i>West</i>	County M-H	Semi-Urban	single family homes

Background

The subject site was annexed and zoned in 1984 as part of the Renaissance Center Master Plan, also known as the *Master Declaration for Renaissance (Z-84-13 / AX-84-1)*. This master plan established the context of the area as a mixed use development for light industrial, commercial and complementary, multi-family residential uses. These multi-family residential uses were originally slated for the tracts of land at the western edge of the master plan area, north of Montañño Road (Tracts 1D, 1C, 1B1, and 1A2). The master plan and its residential component were well considered in regards to providing potential housing for office and retail workers employed in the Renaissance development or the immediately surrounding area.

Originally, approximately 41 acres of multi-family residential zoning existed north of Montañño Road. This acreage was reduced when the City purchased Tract 1D for use as a drainage

facility over a decade ago. A site development plan for 344 apartment units was approved by the EPC in 1986 for the site immediately to the south of the subject site, but was never developed (Z-84-134-2). A site development plan for apartments was approved for the subject site in 1987 (Z-84-13-4), but was never developed.

The residential acreage was further reduced in 1998 when the EPC approved a zone map amendment to SU-1 for Auto Sales for the site immediately south of the subject site, Tract 1C (Z-98-42). The auto dealership on this site has yet to fully comply with the EPC approved site development plan.

The smallest parcel (5.5 acres) of the remaining residentially zoned land, Tract 1A1, was developed with apartments in accordance with the intent of the master plan (DRB-97-479). This is the first phase of a three phase development of apartment units. Phase II was approved for Tract 1A2, but has not developed yet. A conceptual layout for future development is shown as Phase III on the subject site, Tract 1B1.

Residential uses in the unincorporated County exist immediately adjacent to the west of the subject site, known as the Vineyard Addition. This land is a mix of M-H and A-1 County zoning, but most lots contain built-on-site houses. The site development plan approved for the auto dealership was conditioned by the EPC to provide adequate buffering in the form of walls and increased landscaping along the western edge of the site.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is within the Established Urban Area of the *Comprehensive Plan* which has 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 a The Established and Developing Urban Areas . . . shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy 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, or recreational concern.

Policy e 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 f Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

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

Policy h Higher density housing is most appropriate in the following situations:

- In designated urban centers.

- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominately zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

Policy i 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.

Policy j Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- in small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- in larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- in free-standing retailing and contiguous storefronts along streets in older neighborhoods.

Policy k 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.

Policy l Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

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

North Valley Area Plan

The *North Valley Area Plan* was first adopted in 1993. The North Valley as defined by this plan is bounded by the Bernalillo County/Sandoval County line (north), Interstate 40 (south), Interstate 25 (east), and the Rio Grande (west); specific boundaries are shown on the Boundaries map in the Plan (page 24). It sets forth policies regarding land use and zoning, wastewater, and housing (*Zoning and Land Use Policy 2 and 3, Wastewater Policy 3, Transportation Policy 1, and Housing Policy 1 and 2*).

Zoning and Land Use Policy 2 states that the City and County shall stabilize residential zoning and land use in the North Valley Area.

Zoning and Land Use Policy 3 states that strip commercial development and associated signage on valley arterials shall be limited in part through the retention of existing residential zoning on Montaña Road.

Wastewater Policy 3 that wastewater system shall be designed to serve the North Valley at future development densities allowed by existing zoning.

Transportation Policy 1 states that the City and County shall encourage the smooth flow of traffic on arterials in part through the retention of existing residential zoning on Montaña Road.

Housing Policy 1 states that the City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

Housing Policy 2 states that the County and City shall encourage mixed use development and redevelopment which incorporates housing.

Master Declaration for Renaissance

The *Master Declaration for Renaissance*, and approved Master Plan, was adopted by the City in 1986. The Master Plan generally encompasses approximately 212 acres of land located between Interstate 25 and the Alameda Lateral and between Mission Avenue and Montbel Road. It sets forth rules and regulations, land development standards, construction regulations, and the creation of an Architectural Review Board for development within the boundaries of the Renaissance Center. The land development standards deal with architectural standards, site development, and landscaping. Specific land uses for the master plan are set forth in large part by each parcel's underlying zoning. The Master Plan states in ARTICLE SIX, Lot Use Restrictions:

6.01 PERMITTED USES: The permitted uses within the Development shall be controlled by (i) the specific restrictions set forth in this Declaration, any Exhibit hereto, and rules and regulations adopted hereunder, and (ii) by the City of Albuquerque Zoning Code in effect from time to time, whichever is more restrictive.

The Rules and Regulations section of the master plan states: "Renaissance was master planned as a cohesive, visually unified mixed use development with a strong sense of identity and as a place of distinction and quality."

Site plan approval has been delegated to the Development Review Board for uses that are allowed in the zoning categories that were in existence when the Master Plan was adopted. Site development plans for uses in new zoning categories, arising from zone map amendment requests, must first go through the EPC process for approval.

A masterplan and design guidelines for multi-family development in Renaissance Center is a supplement to the adopted master plan for use by the Architectural Review Board for Renaissance to evaluate and approve multi-family development proposals within the master planned area in addition to approval by the DRB. This supplement has not been adopted by the City. The *masterplan and design guidelines for multifamily development in the Renaissance Center* contain conceptual design alternatives specifically for the subject site, Tract 1B1, and for the parcels to the north and south (Tracts 1C, 1A2, and 1A1).

Resolution 270-1980 (Zone Change Policy)

This Resolution requires that one of three findings be made for a change of zone: that there was an error when the existing zone map pattern was created, or that changed neighborhood or community conditions justify the change, or that a different use category is more advantageous to the community. The applicant is required to justify the request.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Montañó Road as a Minor Arterial.

ANALYSIS - Zone Map Amendment

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 and R-3 Uses for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montañó and Union Way Roads. This zone map amendment request is accompanied by a site development plan for subdivision as required by the *Zoning Code*.

The request furthers the applicable Goals and policies of the *Comprehensive Plan* by creating zoning that allows for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which

offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.

The request meets the requirements and policies of *Resolution 270-1980*: the existing zoning is inappropriate because of changed neighborhood conditions in the form of the zone map amendment from SU-1 for R-3 Uses to SU-1 for Auto Sales approved by the EPC immediately to the south of the subject site (Z-98-42).

ANALYSIS - Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for subdivision for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montaño and Union Way Roads. This site development plan for subdivision accompanies a zone map amendment request for an SU-1 zone.

The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.

The submittal will meet the requirements of the *Zoning Code* for a site development plan for subdivision with some minor clarifications. The site plan proposes to create four parcels of land ranging in size from approximately one acre to approximately 3.7 acres. The proposed uses for each parcel are:

- Tract 1B-1: Day Care Center
- Tract 1B-2: Retirement Homes
- Tract 1B-3: Retail Center
- Tract 1B-4: Parking Lot

Pedestrian and vehicular ingress and egress, and circulation requirements are illustrated on the submittal. The maximum building height of 36 feet and the minimum setbacks as defined in the R-2 zone are listed in the Development Guidelines of the submittal. Lot areas and building areas are listed for each lot, but definite maximum total dwelling units for Tract 1B-2 and definite maximum floor area ratios for the remaining tracts should be explicitly noted on the submittal.

The applicant has submitted much more information than what is required for a site development plan for subdivision. The applicant has submitted almost all that is required for a site development plan for building permit in the hopes that the EPC will delegate building permit approval to the DRB. It is unusual that the applicant has gone so far as to compile and submit nearly all the necessary information for a building permit review but has not applied for approval by the EPC at the same time as the subdivision request.

Planning staff is opposed to a delegation of the building permit approval to the Development Review Board for the following reasons:

- The Development Review Board has neither the time nor the experience to thoughtfully review the layout and design of a mixed use development, such as the subject site, with the scrutiny and consideration of the Environmental Planning Commission.
- The *Master Declaration for Renaissance* used by the DRB for review of building permit requests does not contain architectural and site development standards for a mixed use development, such as the subject site.
- The existing, single-family residential uses immediately to the west of the subject site deserve a review of the building permit request by a board that can ensure that there will be adequate buffering and mitigation of potential adverse effects that may arise with a mixed use development of community commercial and multi-family uses.
- EPC building permit review of the subject site will ensure a reasonable transition and/or buffering between the subject site and the DRB approved, but unbuilt, multi-family development adjacent to the subject site to the north (Tract 1A2); and between the subject site and the adjacent auto dealership to the south.
- The EPC reviewed and approved the adjacent site development plan for building permit to the south. The auto dealership on this adjacent site has yet to fully comply with the EPC approved site development plan. The auto sales use on this adjacent site proposes to utilize one of the proposed lots on the subject site as a parking area expansion.

Environmental Planning Commission approval of site development plans for building permit should be required for the subject site.

Development Guidelines

The submitted development guidelines address such items as allowed uses, height, setbacks, pedestrian circulation, building orientation, architectural character, perimeter walls, utilities, parking, signs, lighting, loading docs, transit service, and open space. They appear to be copied from another development packet since they refer to SU-2/C-2 zoning and Palomas Avenue, which is located in the North Albuquerque Acres area to the northeast. The applicant should review and revise these guidelines as necessary to ensure that they apply to the subject site and not to another site in a different context.

The following guidelines should be added and incorporated into the submittal and existing guidelines adjusted accordingly:

- The allowed maximum parking shall be equal to the required parking plus 10%.
- ADA-compliant parking shall be located adjacent to the building entry.

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- All commercial buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
 - An outdoor patio space [that is a minimum of 250 - 500 square feet in size] with tables and seating shall be provided for each commercial building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
 - Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
 - For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
 - A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) and a solid wall, six feet high, are required along commercial property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.
 - No chain-link, razor wire or plastic vinyl fencing is permitted.
 - No generic franchise building elevations or canopies are permitted.
 - No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
 - No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
 - ATM's should be architecturally integrated with building design.
 - Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
 - The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
 - Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
 - Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
 - The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 16 feet high within 300 feet of a residential use or zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.

- Building mounted signage shall not be permitted on any elevations adjacent to or facing residential uses.
- Off-premise signs are not permitted.
- The top of all rooftop mechanical equipment shall be below the top of parapet and screened from view from nearby properties. All ground mounted equipment shall be screened by solid walls with top of equipment below top of screen wall.
- Environmental Planning Commission approval of site development plans for building permit is required.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Public Works Department has submitted several comments and conditions which are outlined in the Conditions of Approval.

Neighborhood Concerns

No correspondence regarding this request has been received by the Planning Department at the time of the writing of this staff report.

Conclusions

The zone map amendment request furthers the applicable Goals and policies of the *Comprehensive Plan* and the *North Valley Area Plan*. Prior EPC approval of a zone map amendment immediately to the south is a changed neighborhood condition that provides justification for this request as per *Resolution 270-1980*.

The submitted site development plan for subdivision will be adequate with some minor clarifications. Environmental Planning Commission approval of site development plans for building permit should be required for the subject site.

FINDINGS - Zone Map Amendment - 18 May 2000

1. This is a request for a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 and R-3 Uses for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montaña and Union Way Roads.
2. This zone map amendment request is accompanied by a site development plan for subdivision as required by the *Zoning Code*.
3. The request furthers the applicable Goals and policies of the *Comprehensive Plan* by creating zoning that allows for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.
5. The request meets the requirements and policies of *Resolution 270-1980*; the existing zoning is inappropriate because of changed neighborhood conditions in the form of the zone map amendment from SU-1 for R-3 Uses to SU-1 for Auto Sales approved by the EPC immediately to the south of the subject site (Z-98-42).

RECOMMENDATION - Zone Map Amendment - 18 May 2000

APPROVAL of 00110 00000 00460, a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 and R-3 Uses for Tract 1B-1, Renaissance Center, based on the preceding Findings.

FINDINGS - Site Development Plan for Subdivision - 18 May 2000

1. This is a request for approval of a site development plan for subdivision for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montañó and Union Way Roads.
2. The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
3. The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.
4. The submittal will meet the requirements of the *Zoning Code* for a site development plan for subdivision with some minor clarifications.
5. The submitted site development plan for subdivision will be adequate with some additions and changes.
6. Environmental Planning Commission approval of site development plans for building permit should be required for the subject site.

RECOMMENDATION - Site Development Plan for Subdivision - 18 May 2000

APPROVAL of 00128 00000 00461, a site development plan for subdivision for Tract 1B-1 Renaissance Center, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - Site Development Plan for Subdivision - 18 May 2000

1. The submittal of this site development plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal specifying all modifications to the plan following 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. Definite, maximum total dwelling units for Tract 1B-2 and definite, maximum floor area ratios for the remaining tracts shall be explicitly noted on the submittal.
3. Environmental Planning Commission approval of site development plans for building permit is required for the subject site.
4. The applicant shall review and revise the Development Guidelines as necessary to ensure that they apply to the subject site and not to another site in a different context.
5. The following guidelines shall be added and incorporated into the submittal and the existing Development Guidelines adjusted accordingly:
 - The allowed maximum parking shall be equal to the required parking plus 10%.
 - ADA-compliant parking shall be located adjacent to the building entry.
 - All commercial buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
 - An outdoor patio space *[that is a minimum of 250 - 500 square feet in size]* with tables and seating shall be provided for each commercial building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.

- Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
- For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
- A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) and a solid wall, six feet high, are required along commercial property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.
- No chain-link, razor wire or plastic vinyl fencing is permitted.
- No generic franchise building elevations or canopies are permitted.
- No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
- No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
- ATM's should be architecturally integrated with building design.
- Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
- The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
- Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
- Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
- The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 16 feet high within 300 feet of a residential use or zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
- Building mounted signage shall not be permitted on any elevations adjacent to or facing residential uses.

- Off-premise signs are not permitted.
- The top of all rooftop mechanical equipment shall be below the top of parapet and screened from view from nearby properties. All ground mounted equipment shall be screened by solid walls with top of equipment below top of screen wall.
- Environmental Planning Commission approval of site development plans for building permit is required.

6. Public Works Department Conditions:

- a. A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed prior to DRB sign-off.
- b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- c. Any shared entrance for the Apartments and the Dealership needs to adequately delineate and separate the common drives.
- d. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- e. Location of walls, fences and signs must meet the clear sight distance requirements.
- f. Provision of adequate pedestrian circulation with handicapped features within the subdivision and to the adjacent streets, i.e., pedestrian linkages from cul-de-sacs.
- g. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- h. Location of walls, fences and signs must meet the clear sight distance requirements.
- i. Any landscape plan shall not show trees located in the existing public utility easement.
- j. Any utility plan shall not show redundant and or excessive on site public infrastructure. All 'on-site' lines on proposed Tract 1B-2 must be private. Any utility plan shall not propose a (public) looping connection to an existing private fire line.
- k. This project will tend to affect the Montañó/Renaissance intersection. The applicant shall study the location to reconsider through traffic on Renaissance.

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON 18 MAY 2000
NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 00461, to the Environmental Planning Commission Public Hearing on 20 July 2000.

MOVED BY COMMISSIONER JOE CHAVEZ

SECONDED BY COMMISSIONER MCMAHAN MOTION CARRIED BY A VOTE OF 5 - 2

COMMISSIONERS SCHWARTZ AND JOHNSON VOTED NO

ADDITIONAL COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION FOR
20 JULY 2000:

The Environmental Planning Commission approved a zone map amendment from R-2 to *SU-1 for R-3 and C-1 Uses including 3 acres of employee parking contiguous to and for the adjacent auto sales parcel* at the 18 May 2000 public hearing. The accompanying site development plan for subdivision, required for consideration of an SU-1 zone map amendment request, was deferred by the EPC.

The Environmental Planning Commission deferred the subject request at the 18 May 2000 public hearing to allow the applicant to revise the site development plan for subdivision. The Planning Commission expressed a desire to see more of a mixed use development where the uses related to one another better and where the retirement homes are less impacted by the large parking area for the adjacent auto sales parcel.

The applicant has resubmitted the site development plan for subdivision with some revisions that address the EPC's concerns. The parking for the adjacent auto sales parcel (proposed Tract 1B-4) and the day care center parcel (proposed Tract 1B-1) are essentially unchanged in their location and size. The Retirement home parcel (proposed Tract 1B-2) is essentially the same size, but the proposed locations and orientation of the buildings has been adjusted to centralize them more towards the landscaped, open space with the gazebo. Also, the buildings along the western edge of the parcel are now limited to one story, providing a better transition from the single family homes to the west.

The commercial parcel is now three separate parcels (proposed Tracts 1B-3A, 1B-3B, and 1B-3C) with the buildings oriented towards the residential and day care uses, but located adjacent to Renaissance Boulevard for convenient access by pedestrians. The building footprints of the retail buildings have decreased by a third, but second story residential units are now proposed for the buildings on Tracts 1B-3A and 1B-3C, creating the opportunity for a truly, mixed-use development on the site.

The following is a revised analysis for the revised site development plan for subdivision submittal.

ANALYSIS - Revised Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for subdivision for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montañño and Union Way Roads. This site development plan for subdivision accompanies a zone map amendment request for an SU-1 zone.

The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.

The submittal will meet the requirements of the *Zoning Code* for a site development plan for subdivision with some minor clarifications. The site plan proposes to create six parcels of land ranging in size from approximately one acre to approximately 3.9 acres. The proposed uses for each parcel are:

- Tract 1B-1: Day Care Center
- Tract 1B-2: Retirement Homes
- Tract 1B-3A: Commercial and Residential
- Tract 1B-3B: Commercial
- Tract 1B-3C: Commercial and Residential
- Tract 1B-4: Parking Lot

Pedestrian and vehicular ingress and egress, and circulation requirements are illustrated on the submittal. The maximum building height of 36 feet and the minimum setbacks as defined in the R-2 zone are listed in the Development Guidelines of the submittal. Lot areas and building areas are listed, but definite maximum total dwelling units for Tracts 1B-2, 1B-3A and 1B-3C and definite maximum floor area ratios for Tracts 1B-1, 1B-3A, 1B-3B, 1B-3C and 1B-4 should be explicitly noted on the submittal.

The applicant has submitted much more information than what is required for a site development plan for subdivision. The applicant has submitted almost all that is required for a site development plan for building permit, but is not requesting approval of a building permit by the EPC at this time. Also, it appears that the applicant is no longer seeking delegation of the site development plan for building permit to the Development Review Board.

Development Guidelines

The submitted development guidelines address such items as allowed uses, height, setbacks, pedestrian circulation, building orientation, architectural character, perimeter walls, utilities,

parking, signs, lighting, loading docks, transit service, and open space. The allowed uses text should be changed to ensure that they apply to the subject site's zoning and not to C-2 uses.

The following guidelines should be added and incorporated into the submittal and existing guidelines adjusted accordingly:

- The allowed maximum parking shall be equal to the required parking plus 10%.
- ADA-compliant parking shall be located adjacent to the building entry.
- All commercial buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
- An outdoor patio space [*that is a minimum of 250 - 500 square feet in size*] with tables and seating shall be provided for each commercial building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
- Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
- For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
- A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) and a solid wall, six feet high, are required along commercial property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.
- No chain-link, razor wire or plastic vinyl fencing is permitted.
- No generic franchise building elevations or canopies are permitted.
- No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
- No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
- ATM's should be architecturally integrated with building design.
- Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
- The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
- Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.

- Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
- The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 16 feet high within 300 feet of a residential use or zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
- Building mounted signage shall not be permitted on any elevations adjacent to or facing residential uses.
- Off-premise signs are not permitted.
- The top of all rooftop mechanical equipment shall be below the top of parapet and screened from view from nearby properties. All ground mounted equipment shall be screened by solid walls with top of equipment below top of screen wall.
- Environmental Planning Commission approval of site development plans for building permit is required.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Public Works Department has submitted several comments and conditions which are outlined in the Conditions of Approval.

Neighborhood Concerns

No correspondence regarding this request has been received by the Planning Department at the time of the writing of this staff report.

Conclusions

The revised site development plan for subdivision furthers the applicable Goals and policies of the *Comprehensive Plan* and the *North Valley Area Plan*. The requirements of the *Zoning Code* will be met with some minor additions. The applicant has revised the submittal to create the opportunity for more of a mixed use development where the uses relate to one another better and where the retirement homes are less impacted by the large parking area for the adjacent auto sales parcel. The submitted site development plan for subdivision will be adequate with some minor additions and clarifications.

FINDINGS - Site Development Plan for Subdivision - 20 July 2000

1. This is a request for approval of a site development plan for subdivision for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montañó and Union Way Roads.
2. The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
3. The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.
4. The submittal will meet the requirements of the *Zoning Code* for a site development plan for subdivision with some minor clarifications.
5. The submitted site development plan for subdivision will be adequate with some additions and changes.
6. Environmental Planning Commission approval of site development plans for building permit is required for the subject site.

RECOMMENDATION - Site Development Plan for Subdivision - 20 July 2000

APPROVAL of 00128 00000 00461, a site development plan for subdivision for Tract 1B-1 Renaissance Center, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - Site Development Plan for Subdivision - 20 July 2000

1. The submittal of this site development plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal specifying all modifications to the plan following 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. Definite, maximum total dwelling units for Tracts 1B-2, 1B-3A and 1B-3C and definite, maximum floor area ratios for Tracts 1B-1, 1B-3A, 1B-3B, 1B-3C and 1B-4 shall be explicitly noted on the submittal.
3. Environmental Planning Commission approval of site development plans for building permit is required for the subject site.
4. The applicant shall review and revise the Development Guidelines, allowed uses text to ensure that they apply to the subject site's zoning and not to C-2 uses.
5. The following guidelines shall be added and incorporated into the submittal and the existing Development Guidelines adjusted accordingly:
 - The allowed maximum parking shall be equal to the required parking plus 10%.
 - ADA-compliant parking shall be located adjacent to the building entry.
 - All commercial buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
 - An outdoor patio space *[that is a minimum of 250 - 500 square feet in size]* with tables and seating shall be provided for each commercial building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.

- Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
- For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
- A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) and a solid wall, six feet high, are required along commercial property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.
- No chain-link, razor wire or plastic vinyl fencing is permitted.
- No generic franchise building elevations or canopies are permitted.
- No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
- No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
- ATM's should be architecturally integrated with building design.
- Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
- The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
- Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
- Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
- The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 16 feet high within 300 feet of a residential use or zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
- Building mounted signage shall not be permitted on any elevations adjacent to or facing residential uses.

- Off-premise signs are not permitted.
- The top of all rooftop mechanical equipment shall be below the top of parapet and screened from view from nearby properties. All ground mounted equipment shall be screened by solid walls with top of equipment below top of screen wall.
- Environmental Planning Commission approval of site development plans for building permit is required.

6. Public Works Department Conditions:

- a. A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed prior to DRB sign-off.
- b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- c. Any shared entrance for the Apartments and the Dealership needs to adequately delineate and separate the common drives.
- d. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- e. Location of walls, fences and signs must meet the clear sight distance requirements.
- f. Provision of adequate pedestrian circulation with handicapped features within the subdivision and to the adjacent streets, i.e., pedestrian linkages from cul-de-sacs.
- g. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- h. Location of walls, fences and signs must meet the clear sight distance requirements.
- i. Any landscape plan shall not show trees located in the existing public utility easement.
- j. Any utility plan shall not show redundant and or excessive on site public infrastructure. All 'on-site' lines on proposed Tract 1B-2 must be private. Any utility plan shall not propose a (public) looping connection to an existing private fire line.
- k. This project will tend to affect the Montañó/Renaissance intersection. The applicant shall study the location to reconsider through traffic on Renaissance.

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON 20 JULY 2000:
NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 00461, to the Environmental Planning Commission Public Hearing on 17 August 2000.

MOVED BY COMMISSIONER HEISER

SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY

ADDITIONAL COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION FOR 17 AUGUST 2000:

The Environmental Planning Commission deferred this request at the 20 July 2000 public hearing. The EPC was very concerned that the adjacent auto sales development was not in full compliance with the EPC approved site development plan for building permit. As the current, subject request is partially an expansion of the auto sales parking area, the EPC wanted assurance that the auto sales development was in compliance with the approved auto sales site plan.

The applicant has submitted a letter stating that the shielding for the site lighting fixtures "should be installed prior to the hearing next Thursday." A letter from the landscaper, The Hilltop, states that the landscaping on site meets and exceeds the amount of landscaping approved by the EPC site plan and shown on the building permit set. It further states that missing, dead and rabbit-eaten plants have been replaced and additional plants have been added "where we deemed necessary."

Planning Staff will survey the site early next week (14 August) to determine the development's compliance with the EPC approved site plan. Otherwise, staff analysis, comments, findings and recommendation for the current, subject submittal remain unchanged.

FINDINGS - Site Development Plan for Subdivision - 17 August 2000

1. This is a request for approval of a site development plan for subdivision for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montañó and Union Way Roads.
2. The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

3. The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.
4. The submittal will meet the requirements of the *Zoning Code* for a site development plan for subdivision with some minor clarifications.
5. The submitted site development plan for subdivision will be adequate with some additions and changes.
6. Environmental Planning Commission approval of site development plans for building permit is required for the subject site.

RECOMMENDATION - Site Development Plan for Subdivision -17 August 2000

APPROVAL of 00128 00000 00461, a site development plan for subdivision for Tract 1B-1 Renaissance Center, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - Site Development Plan for Subdivision -17 August 2000

1. The submittal of this site development plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal specifying all modifications to the plan following 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. Definite, maximum total dwelling units for Tracts 1B-2, 1B-3A and 1B-3C and definite, maximum floor area ratios for Tracts 1B-1, 1B-3A, 1B-3B, 1B-3C and 1B-4 shall be explicitly noted on the submittal.
3. Environmental Planning Commission approval of site development plans for building permit is required for the subject site.

4. The applicant shall review and revise the Development Guidelines, allowed uses text to ensure that they apply to the subject site's zoning and not to C-2 uses.

5. The following guidelines shall be added and incorporated into the submittal and the existing Development Guidelines adjusted accordingly:
 - The allowed maximum parking shall be equal to the required parking plus 10%.
 - ADA-compliant parking shall be located adjacent to the building entry.
 - All commercial buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
 - An outdoor patio space *[that is a minimum of 250 - 500 square feet in size]* with tables and seating shall be provided for each commercial building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
 - Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
 - For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
 - A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) and a solid wall, six feet high, are required along commercial property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.
 - No chain-link, razor wire or plastic vinyl fencing is permitted.
 - No generic franchise building elevations or canopies are permitted.
 - No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
 - No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.

- ATM's should be architecturally integrated with building design.
- Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
- The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
- Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
- Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
- The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 16 feet high within 300 feet of a residential use or zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
- Building mounted signage shall not be permitted on any elevations adjacent to or facing residential uses.
- Off-premise signs are not permitted.
- The top of all rooftop mechanical equipment shall be below the top of parapet and screened from view from nearby properties. All ground mounted equipment shall be screened by solid walls with top of equipment below top of screen wall.
- Environmental Planning Commission approval of site development plans for building permit is required.

6. Public Works Department Conditions:

- a. A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed prior to DRB sign-off.
- b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- c. Any shared entrance for the Apartments and the Dealership needs to adequately delineate and separate the common drives.

- d. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- e. Location of walls, fences and signs must meet the clear sight distance requirements.
- f. Provision of adequate pedestrian circulation with handicapped features within the subdivision and to the adjacent streets, i.e., pedestrian linkages from cul-de-sacs.
- g. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- h. Location of walls, fences and signs must meet the clear sight distance requirements.
- i. Any landscape plan shall not show trees located in the existing public utility easement.
- j. Any utility plan shall not show redundant and or excessive on site public infrastructure. All 'on-site' lines on proposed Tract 1B-2 must be private. Any utility plan shall not propose a (public) looping connection to an existing private fire line.
- k. This project will tend to affect the Montañó/Renaissance intersection. The applicant shall study the location to reconsider through traffic on Renaissance.



Russell Brito
Planner

RB/ac

cc: Union Pension Transaction Trust 932NM, 4411 McLeod Rd. NE, Ste G., Albuquerque, NM 87109
Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Recommend a solid wall, six feet high, and a special landscape buffer, 10 feet wide with additional tree plantings, be provided where nonresidential development abuts a residential zone, at the northern boundary of Tract 1B-4, per Section 14-16-3-10.

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

PROPOSED ZONE CHANGE REQUEST

No adverse comment on the proposed zone change.

PROPOSED SITE PLAN FOR SUBDIVISION PURPOSES REQUEST

Conditions of approval should include:

- A. A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed prior to DRB sign-off.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C. The shared entrance for the Apartments and the Dealership needs to better delineate and separate the common drives.
- D. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- E. Location of walls, fences and signs must meet the clear sight distance requirements.
- F. Provision of adequate pedestrian circulation with handicapped features within the subdivision and to the adjacent streets, i.e., pedestrian linkages from cul-de-sacs.
- G. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- H. Location of walls, fences and signs must meet the clear sight distance requirements.

Utility Development:

No comment on proposed uses. The Landscape plan must be modified to eliminate trees from the existing public utility easement. The Utility plan will also require modification. It shows redundant and or excessive on site public infrastructure. All 'on-site' lines on proposed Tract 1B-2 must be private. It also proposes a (public) looping connection to an existing private fire line. That can not be permitted.

Traffic Engineering Operations:

This project will tend to affect the Montano/Renaissance intersection, request study of the location to reconsider through traffic on Renaissance.

Hydrology:

The Hydrology Section has no objection to the zone map amendment request. An approved drainage report is required for Site Development Plan sign-off.

Transportation Planning:

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"No comment."

Environmental Services Division

NEIGHBORHOOD SERVICES

"No recognized association. Vineyard was notified."

PARKS AND RECREATION

Design & Development

Renaissance Center, Tract 1B1 Park Dedication/Development Ordinance requirements must be met as part of final DRB sign-off and/or final plat approval. This will be payment of cash-in-lieu of park land for the proposed 36 senior dwelling units.

OPEN SPACE DIVISION

"No adverse comment."

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"Disapproved, show refuse enclosure for Tract 1B-1, call TL Baca 761-8142."

FIRE DEPARTMENT/Planning

This project needs to come into our office for review by a representative to determine required fire flow and fire hydrant(s) location before any approval is granted. Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrants shall be installed and operating prior to this construction project. Our office upon permit stage will conduct its normal plan review."

TRANSIT DEPARTMENT

"No comment."

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

"No adverse comment. See City PWD Hydrology comments."

ALBUQUERQUE PUBLIC SCHOOLS

"No adverse comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

No adverse comment. For information, the Long Range Bikeway System proposes a bike lane on Renaissance Boulevard. The final design for development should give adequate consideration to bicyclists."



ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, July 20, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Chuck Gara, Chairman
Robert Heiser, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez

Susan Johnson
Mick McMahan
Alan Schwartz

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.
 - A. Announcement of changes and/or Additions to the Agenda.
 - B. Approval of the Amended Agenda.
 - C. Approval of Mintues for April 27, 2000 and May 18, 2000.

2. 00110 00000 00140 Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner
(DEFERRED FROM JUNE 15, 2000)

3. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**
4. Z-00110 00000 00460 Tierra West LLC, agents for Union Pension Transaction Trust 932 NM, request a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 & R-3 Uses plus approval of a site development plan for subdivision purposes for Tract 1B-1, Renaissance Center, located on Renaissance Boulevard NE between Montano Road and Union Way Road, containing approximately 10.460 acres. (F-16) Russell Brito, Staff Planner **(APPROVED ZONE MAP AMENDMENT TO SU-1 FOR C-2 & R-3 USES. DEFERRED SITE DEVELOPMENT PLAN FOR SUBDIVISION PURPOSES FROM JUNE 15, 2000)**
- 5.00128 00000 00578 DCSW Inc., Architects, agents for the City of Albuquerque / National Atomic Museum, request approval of an amendment to a site development plan for subdivision (Master Plan for Balloon Fiesta Park, containing 358 acres) for minor modifications to the area designated for the Balloon Museum and related uses plus approval of a site development plan for building permit for Tract A, Lands of the Order of St. Dominic. The entire 358-acre Balloon Fiesta site is zoned SU-2 for Balloon Fiesta Park, Museum & Related Facilities. The 18.1 acre Tract A is located on Balloon Museum Drive north of Alameda Boulevard and south of AMAFCA Channel. (B-17) Bob Paulsen, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**
6. Z-00110 00000 00414 J3 Construction, agents for Roberta Freid, requests a zone map amendment from R-1 to R-LT for Lots 11-15, Block 23, Thomas Addition, located on Hendrix NE and Hilton Avenue between Parsifal and Hilton Place containing approximately .96 acres. (G-20) Debbie Stover, Staff Planner
- 7.Z-00110 00000 00078 Mauro S. Nava requests a zone map amendment from R-1 to C-1 for Lot 7 of Davidson Addition, located on Candelaria Road NW between 4th Street and 2nd Street, containing approximately .10 acre. (G-14) Loretta Naranjo Lopez, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**

8. Z-00110-00000-00689 Southwest Surveying Co., Inc, agents for Turner Branch, request an
SD-00138-00000-00690 amendment to the Los Duranes Sector Development Plan and a Zone
(Project #1000281) Map Amendment from RA-2 to C-1 for approximately the westerly 120' of
Tract A-1, Lands of Branch, located on Rio Grande Boulevard, NW between
San Bernardino Road and Rice Avenue, containing approximately 0.17 acres.
(H-13) (Bob Torres, Staff Planner)
9. Z-00110 00000 00002 David B. Starr, agent for Brice and Eleanor Sewell, requests a zone map
amendment from RA-2 to C-2 for Lot 107-A-9-B, MRGCD Map 31, located
on Rio Grande Boulevard NW between Griegos Road and Elfego Road,
containing approximately 0.52 acres. (F-13) Elisa Paster, Staff Planner
(DEFERRED FROM MAY 18, 2000)
10. Z-99-141 Tierra West LLC, agents for Leona Casey request a zone map amendment from RD to
SU-1 for C-2 plus approval of a site development plan for subdivision for Lots 1-5 &
28-32, Tract A, Unit A, Block 21, North Albuquerque Acres, located on Wyoming
Boulevard NE between Paseo del Norte NE and Palomas Ave NE, containing
approximately 6.335 acres. (D-19) Russell Brito, Staff Planner **(DEFERRED FROM
APRIL 27, 2000)**
11. 00110 00000 00145 Pacific Equities, LLC request an amendment to the North I-25 Sector
00138 00000 00146 Development Plan plus a zone map amendment from R-D to SU-2/C-1 zoning
for Lots 14-19, Block 34, Tract A, Unit B, North Albuquerque Acres, located
on Louisiana Boulevard NE between Holly Avenue and Carmel Avenue,
containing approximately 4.71 acres. (C-18) Bob Torres, staff Planner
(DEFERRED FROM JUNE 15, 2000)
12. Z-99-29 Nick Kapnison & Jim Daskelos request a zone map amendment from R-1 to C-1 for Lot 7A,
Block 10, Tract 2, Unit 3, North Albuquerque Acres, located on Holly Avenue NE between
Louisiana Blvd. and Wyoming Blvd., containing approximately 2 acres. (C-19) Russell Brito,
Staff Planner **(DEFERRED FROM APRIL 27, 2000)**
13. 00110-00000-00688 Tim D. Janis, agent for Beverly Janis, requests a an amendment to the North
00138-00000-00736 I-25 Sector Development Plan and a Zone Map Amendment from R-D to C-1
(Project #1000544) and for Lot 27, Tract A, Block 11, Unit A, North Albuquerque Acres, located
on Palomas Avenue, NE between San Pedro Boulevard and Louisiana
Boulevard, containing approximately 0.89 acres. (D-18) (Bob Torres, Staff
Planner)

14. 00114 00000 00576
(Project # 1000488) Tierra West LLC, agents for Mock Homes, request annexation and establishment of R-D zoning for Lots 1-5 and 28-32, Block 12, North Albuquerque Acres, Tract 3, Unit 3, located on Ventura Avenue NE between Eagle Rock Avenue and Oakland Avenue, containing approximately 10 acres. (C-20) Carmen Marrone, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**

15. 00128 00000 00294 Resource Technology Inc., agents for 5 B Management, request approval of a site development plan for building permit for the westerly portion of Lot 4, Jefferson Commons II, zoned IP, located on Office Boulevard NE between Singer Boulevard and I-25 Frontage Road, containing approximately 3.52 acres. (F-17) Debbie Stover, Staff Planner **(DEFERRED FROM JUNE 22, 2000)**

16. 00110-00000-00714
00138-00000-00883
(Project #1000552) DCSW Architects, Inc., agents for Russ Eaton, request an amendment to the Huning Castle / Raynolds Addition Sector Development Plan and a Zone Map Amendment from R-1 to R-T for Lot D, Block 29, Huning Addition, located on San Patricio Avenue, SW between Alcalde Place and Raynolds Avenue, containing approximately 0.18 acres. (K-13) (Russell Brito, Staff Planner)

17. 00110-00000-00710
(Project #1000473) David & Cynthia Davis request a Zone Map Amendment from SU-1 for Church to R-1 and a Site Development Plan Amendment for Lot 2, Block 16, Buena Ventura, located on Moon Street, NE between Buena Ventura Road and Chico Road, containing approximately 0.155 acres. (K-20) (Debbie Stover, Staff Planner)

18. 00128-00000-00713
(Project #1000551) DCSW, Inc, agents for GDM Land General Partnership, request approval of a Site Development Plan for Building Permit for Tract 2A, Park Square Addition, zoned SU-3 and located on America's Parkway, NE west of Louisiana Boulevard and south of Indian School Road, containing approximately 5.14 acres. (J-18) (Bob Torres, Staff Planner)

19. 00110 00000 00585
00128 00000 00682
(Project #1000493) Consensus Planning, agents for the City of Albuquerque, Open Space Division request a zone map amendment from SU-1 PRD to SU-1 for Major Public Open Space plus an amendment to a site development for subdivision for a portion of Tract E-1, Marian Rocco Subdivision, located on Coors Boulevard NW between Montañño Road and Paseo del Norte, containing approximately 9.38 acres. (D-13) Russell Brito, Staff Planner **(CONTINUED FROM JUNE 15, 2000)**

20. 00128 00000 00586 Consensus Planning, agents for Garrett Group, Inc., request approval of a
00128 00000 00587 site development plan for subdivision purposes plus approval of a site
(Project #1000493) development plan for building permit for a portion of Tract E-1, Marian Rocco
Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between
Montaño Road and Paseo del Norte, containing approximately 16.51 acres.
(D-13) Russell Brito, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**
21. Z-00-11 Tierra West LLC, agents for Development Services LTD Co. & Four Suns Bldgs.,
AX-00-3 requests Annexation and Establishment of SU-1 for MH zoning plus approval of a
Site Plan for Subdivision and approval of a Site Plan for Building Permit for Tracts 1,
2 and A-1, Lands of Chapman, plus the adjacent portion of the MRGCD lateral, plus
Tract 22A, MRGCD Map 29; along with annexation and establishment of SU-1 for IP
zoning and approval of a site plan for building permit for Tract B, Lands of Chapman,
plus Tract 22, MRGCD Map 29, located on Edith Avenue NE between Osuna
Boulevard and Sin Nombre Ct. for a total of approximately 23.08 acres. (E-15) Bob
Torres, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**
22. 00128-00000-00721 Tierra West, LLC, agent for WWS, LLC., request approval of a Site
00128-00000-00722 Development Plan for Subdivision Purposes and a Site Development
(Project #1000556) Plan for Building Permit for Tract B-1B, Lands of Joel P. Taylor, zoned SU-
1/PRD and located on Montano Road, NW between Winterhaven Road and the
lower Corrales Riverside Drain, containing approximately 10 acres. (E-12)
(Russell Brito, Staff Planner)
23. 00128 00000 00588 Herb Denish & Assoc., Inc., agents for M.S. Development request an
00110 00000 00596 amendment to the West Route 66 Sector Development Plan plus a Zone
00138 00000 00597 Map Amendment from SU-1 PDA to C-2 for portions of Lots 57 and 58 plus
(Project #1000494) approval of a Site Plan for Subdivision and Site Plan for Building Permit for
Lots 57-59, part of 60 and Lot B, Town of Atrisco Grant, Unit 6, located on
Central Avenue between Coors Blvd. and Unser Boulevard containing
approximately 18.0 acres. (K-10) Bob Torres, Staff Planner **(DEFERRED
FROM JUNE 15, 2000)**
24. Z-00128 00000 00456 Consensus Planning, agents for Westland Development/Mesa Golf Inc.,
00128 00000 00457 request approval of a site development plan for subdivision purposes plus
approval of a site development plan for building permit for unplatted piece of
land, Town of Atrisco Grant, zoned RR, located Northwest of 98th Street NW
and Unser Boulevard between Interstate-40 and Ouray Road, containing
approximately 550 acres. (H-7-9 & J-7-9) Russell Brito, Staff Planner
(DEFERRED FROM JUNE 22, 2000)

25. Z-00114 00000 00118 John Lind, agent for Olympia Herre. requests annexation and
AX-00110 00000 00280 establishment of R-2 zoning for Lot 86, MRGCD Map #39, located
west of Atrisco Road SW between Gonzales Road and Felicitas Road
SW, containing approximately .14 acre. (K-12) Debbie Stover, Staff
Planner. **(DEFERRED FROM APRIL 27, 2000)**
- 26.00110 00000 00580 Mark Goodwin & Assoc., agents for Vista del Norte Management LLC,
00128 00000 00583 request a Zone Map Amendment on selected tracts of Vista Del Norte
(Project # 1000490) Subdivision as follows: Tract A, 19.9 acres, from SU-1 RA-2 Permissive to
RA-2; South portion of Tract J, 21.8 acres, from SU-1 R-T, RL-T or R-2
Permissive to R-2; North portion of Tract J, 11.1 acres, from SU-1 R-T, RL-T
or R-2 Permissive to R-T; Tract L, 16.20 acres, from SU-1 R-T, RL-T or R-2
Permissive to O-1 West portion of Tract T-2, 94.2 acres, from SU-1 R-1
Permissive to R-1; East portion of Tract T-2, 32.0 acres, from SU-1 R-T, RL-
T or R-2 Permissive to R-2; Southeast portion of Tract T-2, 9.5 acres, from
SU-1 R-T or RL-T or R-2 Permissive to R-T; Tract T-3, 38.8 acres, from SU-1
R-1 Permissive to R-1; Tract V, 2.5 acres, from SU-1 R-T, RL-T or R-2
Permissive to SU-1 for Public Park; La Sala del Norte Subdivision, 25.1 acres,
from SU-1 R-1 Permissive to R-1; Los Prados del Norte Subdivision, 18.9
acres, from SU-1 R-1 Permissive to R-1; Villa del Norte Subdivision, 12.8
acres, from SU-1 R-T, RL-T or R-2 Permissive to R-T; plus a Site Plan for
Subdivision amendment for all of the original Vista del Norte Subdivision as
follows: Tract A, Tract J, Tract L, Tract M, Tract T-1, Tract T-2, Tract T-3,
Tract U, Tract V, La Sala del Norte Subdivision, Los Prados del Norte
Subdivision and Villa del Norte Subdivision, for a site located on Osuna Road
NE between Edith Boulevard and the North Diversion Channel, containing
approximately 395 acres (D-16, E-16) Bob Torres, Staff Planner
27. Z-00128 00000 00285 Mark Goodwin & Associates, PA, agents for VASA Development request
approval of a site development for subdivision plus approval of a site
development plan for building permit for Remande Hidden Valley, Hidden
Vally Addition, zoned SU-1/PRD, located on Hidden Valley Drive between
Sagewood Court and Fennel Court, containing approximately 11 acres. (L-22)
Bob Torres, Staff Planner **(DEFERRED FROM JUNE 15, 2000)**
28. 00140 00000 000284 The City of Albuquerque, Planning Department request an amendment to the
Zoning Code (Section 14-16-1-1 et. seq.) to add definitions for Commercial
Vehicle; clarify R-1 Permissive Uses; and to change select Conditional Uses in
the R-1, C-2 & M-1 zones to Permissive Uses. Russell Brito, Staff Planner
RESCHEDULED FROM 22 JUNE 2000

29. Project #1000519
00136-00000-00639
DRB-97-437
SV-98-40

Michael Allison Esq., agent for Mark and Maura Dahrting, appeals the Development Review Boards approval of the request for Preliminary Plat (includes Grading Plan approval) and a Sidewalk Variance for approximately 4 lots on Tract N-6-A, Tanoan Properties (to be known as The Traditions at Tanoan) zoned R-D(City) and located north of Academy NE and east of Lowell NE containing approximately 3.5 acres. [Z-97-61/SD-78-1-12] (E-22) [DEFERRED FROM 4/19/00] **(DEFERRED FROM JUNE 15, 2000)**

30. OTHER MATTERS.



Agenda Number: 4
Case Number: 00128 00000 00461
20 July 2000

Staff Report

• <i>Agent</i>	Tierra West, LLC
• <i>Applicant</i>	Union Pension Transaction Trust 932 NM
<i>Request</i>	Approval of a Site Development Plan for Subdivision Purposes (Zone Map Amendment approved)
• <i>Legal Description</i>	Tract 1B-1, Renaissance Center
• <i>Location</i>	on Renaissance Boulevard NE between Montañó and Union Way Roads
• <i>Size</i>	approximately 10.5 acres
• <i>Existing Zoning</i>	SU-1 for R-3 and C-1 Uses including 3 acres of employee parking contiguous to and for the adjacent auto sales parcel

Staff Recommendation

APPROVAL of 00128 00000 00461, based on the findings on page 19, and subject to the conditions of approval on pages 20 - 22.

Staff Planner
 Russell Brito, Planner

Summary of Analysis

The Environmental Planning Commission approved a zone map amendment from R-2 to *SU-1 for R-3 and C-1 Uses including 3 acres of employee parking contiguous to and for the adjacent auto sales parcel* and deferred the accompanying site development plan for subdivision at the 18 May 2000 public hearing. The Planning Commission expressed a desire to see more of a mixed use development where the uses related to one another better and where the retirement homes are less impacted by the large parking area for the adjacent auto sales parcel.

The revised site development plan for subdivision furthers the applicable Goals and policies of the *Comprehensive Plan* and the *North Valley Area Plan*. The requirements of the *Zoning Code* will be met with some minor additions. The applicant has revised the submittal to create the opportunity for more of a mixed use development and to address the EPC's concerns. The submitted site development plan for subdivision will be adequate with some minor additions and clarifications.

Additional staff analysis, findings and a recommendation begin on page 15.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 7 April 2000 to 21 April 2000. Agency comments were used in the preparation of this report, and begin on page 24.

Development Services Report

SUMMARY OF REQUEST

<i>Requests</i>	1. Zone map amendment 2. Approval of a site development plan for subdivision purposes
<i>Location</i>	Tract 1B-1, Renaissance Center, located on Renaissance Boulevard NE between Montañó and Union Way Roads

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area: Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for R-3 Uses	Established Urban	undeveloped
<i>North</i>	County M-H and SU-1 for R-3 Uses	Established Urban and Semi-Urban	undeveloped
<i>South</i>	SU-1 for Auto Sales	Established Urban	auto sales
<i>East</i>	SU-1 for C-2 Uses	Established Urban	retail (hardware) and office
<i>West</i>	County M-H	Semi-Urban	single family homes

Background

The subject site was annexed and zoned in 1984 as part of the Renaissance Center Master Plan, also known as the *Master Declaration for Renaissance* (Z-84-13 / AX-84-1). This master plan established the context of the area as a mixed use development for light industrial, commercial and complementary, multi-family residential uses. These multi-family residential uses were originally slated for the tracts of land at the western edge of the master plan area, north of Montañó Road (Tracts 1D, 1C, 1B1, and 1A2). The master plan and its residential component were well considered in regards to providing potential housing for office and retail workers employed in the Renaissance development or the immediately surrounding area.

Originally, approximately 41 acres of multi-family residential zoning existed north of Montañó Road. This acreage was reduced when the City purchased Tract 1D for use as a drainage

facility over a decade ago. A site development plan for 344 apartment units was approved by the EPC in 1986 for the site immediately to the south of the subject site, but was never developed (Z-84-134-2). A site development plan for apartments was approved for the subject site in 1987 (Z-84-13-4), but was never developed.

The residential acreage was further reduced in 1998 when the EPC approved a zone map amendment to SU-1 for Auto Sales for the site immediately south of the subject site, Tract 1C (Z-98-42). The auto dealership on this site has yet to fully comply with the EPC approved site development plan.

The smallest parcel (5.5 acres) of the remaining residentially zoned land, Tract 1A1, was developed with apartments in accordance with the intent of the master plan (DRB-97-479). This is the first phase of a three phase development of apartment units. Phase II was approved for Tract 1A2, but has not developed yet. A conceptual layout for future development is shown as Phase III on the subject site, Tract 1B1.

Residential uses in the unincorporated County exist immediately adjacent to the west of the subject site, known as the Vineyard Addition. This land is a mix of M-H and A-1 County zoning, but most lots contain built-on-site houses. The site development plan approved for the auto dealership was conditioned by the EPC to provide adequate buffering in the form of walls and increased landscaping along the western edge of the site.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is within the Established Urban Area of the *Comprehensive Plan* which has 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 a The Established and Developing Urban Areas . . . shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy 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, or recreational concern.

Policy e 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 f Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

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

Policy h Higher density housing is most appropriate in the following situations:

- In designated urban centers.

- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominately zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development; densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

Policy i 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.

Policy j Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- in small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- in larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- in free-standing retailing and contiguous storefronts along streets in older neighborhoods.

Policy k 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.

Policy l Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

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

North Valley Area Plan

The *North Valley Area Plan* was first adopted in 1993. The North Valley as defined by this plan is bounded by the Bernalillo County/Sandoval County line (north), Interstate 40 (south), Interstate 25 (east), and the Rio Grande (west); specific boundaries are shown on the Boundaries map in the Plan (page 24). It sets forth policies regarding land use and zoning, wastewater, and housing (*Zoning and Land Use Policy 2 and 3, Wastewater Policy 3, Transportation Policy 1, and Housing Policy 1 and 2*).

Zoning and Land Use Policy 2 states that the City and County shall stabilize residential zoning and land use in the North Valley Area.

Zoning and Land Use Policy 3 states that strip commercial development and associated signage on valley arterials shall be limited in part through the retention of existing residential zoning on Montaña Road.

Wastewater Policy 3 that wastewater system shall be designed to serve the North Valley at future development densities allowed by existing zoning.

Transportation Policy 1 states that the City and County shall encourage the smooth flow of traffic on arterials in part through the retention of existing residential zoning on Montaña Road.

Housing Policy 1 states that the City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

Housing Policy 2 states that the County and City shall encourage mixed use development and redevelopment which incorporates housing.

Master Declaration for Renaissance

The *Master Declaration for Renaissance*, and approved Master Plan, was adopted by the City in 1986. The Master Plan generally encompasses approximately 212 acres of land located between Interstate 25 and the Alameda Lateral and between Mission Avenue and Montbel Road. It sets forth rules and regulations, land development standards, construction regulations, and the creation of an Architectural Review Board for development within the boundaries of the Renaissance Center. The land development standards deal with architectural standards, site development, and landscaping. Specific land uses for the master plan are set forth in large part by each parcel's underlying zoning. The Master Plan states in ARTICLE SIX, Lot Use Restrictions:

6.01 PERMITTED USES: The permitted uses within the Development shall be controlled by (i) the specific restrictions set forth in this Declaration, any Exhibit hereto, and rules and regulations adopted hereunder, and (ii) by the City of Albuquerque Zoning Code in effect from time to time, whichever is more restrictive.

The Rules and Regulations section of the master plan states: "Renaissance was master planned as a cohesive, visually unified mixed use development with a strong sense of identity and as a place of distinction and quality."

Site plan approval has been delegated to the Development Review Board for uses that are allowed in the zoning categories that were in existence when the Master Plan was adopted. Site development plans for uses in new zoning categories, arising from zone map amendment requests, must first go through the EPC process for approval.

A *masterplan and design guidelines for multi-family development in Renaissance Center* is a supplement to the adopted master plan for use by the Architectural Review Board for Renaissance to evaluate and approve multi-family development proposals within the master planned area in addition to approval by the DRB. This supplement has not been adopted by the City. The *masterplan and design guidelines for multifamily development in the Renaissance Center* contain conceptual design alternatives specifically for the subject site, Tract 1B1, and for the parcels to the north and south (Tracts 1C, 1A2, and 1A1).

Resolution 270-1980 (Zone Change Policy)

This Resolution requires that one of three findings be made for a change of zone: that there was an error when the existing zone map pattern was created, or that changed neighborhood or community conditions justify the change, or that a different use category is more advantageous to the community. The applicant is required to justify the request.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Montañó Road as a Minor Arterial.

ANALYSIS - Zone Map Amendment

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 and R-3 Uses for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montañó and Union Way Roads. This zone map amendment request is accompanied by a site development plan for subdivision as required by the *Zoning Code*.

The request furthers the applicable Goals and policies of the *Comprehensive Plan* by creating zoning that allows for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which

offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.

The request meets the requirements and policies of *Resolution 270-1980*: the existing zoning is inappropriate because of changed neighborhood conditions in the form of the zone map amendment from SU-1 for R-3 Uses to SU-1 for Auto Sales approved by the EPC immediately to the south of the subject site (Z-98-42).

ANALYSIS - Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for subdivision for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montañño and Union Way Roads. This site development plan for subdivision accompanies a zone map amendment request for an SU-1 zone.

The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.

The submittal will meet the requirements of the *Zoning Code* for a site development plan for subdivision with some minor clarifications. The site plan proposes to create four parcels of land ranging in size from approximately one acre to approximately 3.7 acres. The proposed uses for each parcel are:

- Tract 1B-1: Day Care Center
- Tract 1B-2: Retirement Homes
- Tract 1B-3: Retail Center
- Tract 1B-4: Parking Lot

Pedestrian and vehicular ingress and egress, and circulation requirements are illustrated on the submittal. The maximum building height of 36 feet and the minimum setbacks as defined in the R-2 zone are listed in the Development Guidelines of the submittal. Lot areas and building areas are listed for each lot, but definite maximum total dwelling units for Tract 1B-2 and definite maximum floor area ratios for the remaining tracts should be explicitly noted on the submittal.

The applicant has submitted much more information than what is required for a site development plan for subdivision. The applicant has submitted almost all that is required for a site development plan for building permit in the hopes that the EPC will delegate building permit approval to the DRB. It is unusual that the applicant has gone so far as to compile and submit nearly all the necessary information for a building permit review but has not applied for approval by the EPC at the same time as the subdivision request.

Planning staff is opposed to a delegation of the building permit approval to the Development Review Board for the following reasons:

- The Development Review Board has neither the time nor the experience to thoughtfully review the layout and design of a mixed use development, such as the subject site, with the scrutiny and consideration of the Environmental Planning Commission.
- The *Master Declaration for Renaissance* used by the DRB for review of building permit requests does not contain architectural and site development standards for a mixed use development, such as the subject site.
- The existing, single-family residential uses immediately to the west of the subject site deserve a review of the building permit request by a board that can ensure that there will be adequate buffering and mitigation of potential adverse effects that may arise with a mixed use development of community commercial and multi-family uses.
- EPC building permit review of the subject site will ensure a reasonable transition and/or buffering between the subject site and the DRB approved, but unbuilt, multi-family development adjacent to the subject site to the north (Tract 1A2); and between the subject site and the adjacent auto dealership to the south.
- The EPC reviewed and approved the adjacent site development plan for building permit to the south. The auto dealership on this adjacent site has yet to fully comply with the EPC approved site development plan. The auto sales use on this adjacent site proposes to utilize one of the proposed lots on the subject site as a parking area expansion.

Environmental Planning Commission approval of site development plans for building permit should be required for the subject site.

Development Guidelines

The submitted development guidelines address such items as allowed uses, height, setbacks, pedestrian circulation, building orientation, architectural character, perimeter walls, utilities, parking, signs, lighting, loading docks, transit service, and open space. They appear to be copied from another development packet since they refer to SU-2/C-2 zoning and Palomas Avenue, which is located in the North Albuquerque Acres area to the northeast. The applicant should review and revise these guidelines as necessary to ensure that they apply to the subject site and not to another site in a different context.

The following guidelines should be added and incorporated into the submittal and existing guidelines adjusted accordingly:

- The allowed maximum parking shall be equal to the required parking plus 10%.
- ADA-compliant parking shall be located adjacent to the building entry.

- All commercial buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
- An outdoor patio space *[that is a minimum of 250 - 500 square feet in size]* with tables and seating shall be provided for each commercial building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
- Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
- For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
- A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) and a solid wall, six feet high, are required along commercial property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.
- No chain-link, razor wire or plastic vinyl fencing is permitted.
- No generic franchise building elevations or canopies are permitted.
- No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
- No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
- ATM's should be architecturally integrated with building design.
- Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
- The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
- Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
- Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
- The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 16 feet high within 300 feet of a residential use or zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.

- Building mounted signage shall not be permitted on any elevations adjacent to or facing residential uses.
- Off-premise signs are not permitted.
- The top of all rooftop mechanical equipment shall be below the top of parapet and screened from view from nearby properties. All ground mounted equipment shall be screened by solid walls with top of equipment below top of screen wall.
- Environmental Planning Commission approval of site development plans for building permit is required.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Public Works Department has submitted several comments and conditions which are outlined in the Conditions of Approval.

Neighborhood Concerns

No correspondence regarding this request has been received by the Planning Department at the time of the writing of this staff report.

Conclusions

The zone map amendment request furthers the applicable Goals and policies of the *Comprehensive Plan* and the *North Valley Area Plan*. Prior EPC approval of a zone map amendment immediately to the south is a changed neighborhood condition that provides justification for this request as per *Resolution 270-1980*.

The submitted site development plan for subdivision will be adequate with some minor clarifications. Environmental Planning Commission approval of site development plans for building permit should be required for the subject site.

FINDINGS - Zone Map Amendment - 18 May 2000

1. This is a request for a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 and R-3 Uses for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montaña and Union Way Roads.
2. This zone map amendment request is accompanied by a site development plan for subdivision as required by the *Zoning Code*.
3. The request furthers the applicable Goals and policies of the *Comprehensive Plan* by creating zoning that allows for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.
5. The request meets the requirements and policies of *Resolution 270-1980*: the existing zoning is inappropriate because of changed neighborhood conditions in the form of the zone map amendment from SU-1 for R-3 Uses to SU-1 for Auto Sales approved by the EPC immediately to the south of the subject site (Z-98-42).

RECOMMENDATION - Zone Map Amendment - 18 May 2000

APPROVAL of 00110 00000 00460, a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 and R-3 Uses for Tract 1B-1, Renaissance Center, based on the preceding Findings.

FINDINGS - Site Development Plan for Subdivision - 18 May 2000

1. This is a request for approval of a site development plan for subdivision for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montañño and Union Way Roads.
2. The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
3. The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.
4. The submittal will meet the requirements of the *Zoning Code* for a site development plan for subdivision with some minor clarifications.
5. The submitted site development plan for subdivision will be adequate with some additions and changes.
6. Environmental Planning Commission approval of site development plans for building permit should be required for the subject site.

RECOMMENDATION - Site Development Plan for Subdivision - 18 May 2000

APPROVAL of 00128 00000 00461, a site development plan for subdivision for Tract 1B-1 Renaissance Center, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - Site Development Plan for Subdivision - 18 May 2000

1. The submittal of this site development plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal specifying all modifications to the plan following 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. Definite, maximum total dwelling units for Tract 1B-2 and definite, maximum floor area ratios for the remaining tracts shall be explicitly noted on the submittal.
3. Environmental Planning Commission approval of site development plans for building permit is required for the subject site.
4. The applicant shall review and revise the Development Guidelines as necessary to ensure that they apply to the subject site and not to another site in a different context.
5. The following guidelines shall be added and incorporated into the submittal and the existing Development Guidelines adjusted accordingly:
 - The allowed maximum parking shall be equal to the required parking plus 10%.
 - ADA-compliant parking shall be located adjacent to the building entry.
 - All commercial buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
 - An outdoor patio space [*that is a minimum of 250 - 500 square feet in size*] with tables and seating shall be provided for each commercial building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.

- Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
- For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
- A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) and a solid wall, six feet high, are required along commercial property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.
- No chain-link, razor wire or plastic vinyl fencing is permitted.
- No generic franchise building elevations or canopies are permitted.
- No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
- No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
- ATM's should be architecturally integrated with building design.
- Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
- The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
- Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
- Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
- The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 16 feet high within 300 feet of a residential use or zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
- Building mounted signage shall not be permitted on any elevations adjacent to or facing residential uses.

- Off-premise signs are not permitted.
- The top of all rooftop mechanical equipment shall be below the top of parapet and screened from view from nearby properties. All ground mounted equipment shall be screened by solid walls with top of equipment below top of screen wall.
- Environmental Planning Commission approval of site development plans for building permit is required.

6. Public Works Department Conditions:

- a. A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed prior to DRB sign-off.
- b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- c. Any shared entrance for the Apartments and the Dealership needs to adequately delineate and separate the common drives.
- d. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- e. Location of walls, fences and signs must meet the clear sight distance requirements.
- f. Provision of adequate pedestrian circulation with handicapped features within the subdivision and to the adjacent streets, i.e., pedestrian linkages from cul-de-sacs.
- g. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- h. Location of walls, fences and signs must meet the clear sight distance requirements.
- I. Any landscape plan shall not show trees located in the existing public utility easement.
- j. Any utility plan shall not show redundant and or excessive on site public infrastructure. All 'on-site' lines on proposed Tract 1B-2 must be private. Any utility plan shall not propose a (public) looping connection to an existing private fire line.
- k. This project will tend to affect the Montañño/Renaissance intersection. The applicant shall study the location to reconsider through traffic on Renaissance.

ACTION TAKEN BY THE ENVIRONMENTAL PLANNING COMMISSION ON 18 MAY 2000
NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 00461, to the Environmental Planning Commission Public Hearing on 20 July 2000.

MOVED BY COMMISSIONER JOE CHAVEZ

SECONDED BY COMMISSIONER MCMAHAN MOTION CARRIED BY A VOTE OF 5 - 2
COMMISSIONERS SCHWARTZ AND JOHNSON VOTED NO

ADDITIONAL COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION FOR
20 JULY 2000:

The Environmental Planning Commission approved a zone map amendment from R-2 to *SU-1 for R-3 and C-1 Uses including 3 acres of employee parking contiguous to and for the adjacent auto sales parcel* at the 18 May 2000 public hearing. The accompanying site development plan for subdivision, required for consideration of an SU-1 zone map amendment request, was deferred by the EPC.

The Environmental Planning Commission deferred the subject request at the 18 May 2000 public hearing to allow the applicant to revise the site development plan for subdivision. The Planning Commission expressed a desire to see more of a mixed use development where the uses related to one another better and where the retirement homes are less impacted by the large parking area for the adjacent auto sales parcel.

The applicant has resubmitted the site development plan for subdivision with some revisions that address the EPC's concerns. The parking for the adjacent auto sales parcel (proposed Tract 1B-4) and the day care center parcel (proposed Tract 1B-1) are essentially unchanged in their location and size. The Retirement home parcel (proposed Tract 1B-2) is essentially the same size, but the proposed locations and orientation of the buildings has been adjusted to centralize them more towards the landscaped, open space with the gazebo. Also, the buildings along the western edge of the parcel are now limited to one story, providing a better transition from the single family homes to the west.

The commercial parcel is now three separate parcels (proposed Tracts 1B-3A, 1B-3B, and 1B-3C) with the buildings oriented towards the residential and day care uses, but located adjacent to Renaissance Boulevard for convenient access by pedestrians. The building footprints of the retail buildings have decreased by a third, but second story residential units are now proposed for the buildings on Tracts 1B-3A and 1B-3C, creating the opportunity for a truly, mixed-use development on the site.

The following is a revised analysis for the revised site development plan for subdivision submittal.

ANALYSIS - Revised Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for subdivision for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montañño and Union Way Roads. This site development plan for subdivision accompanies a zone map amendment request for an SU-1 zone.

The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.

The submittal will meet the requirements of the *Zoning Code* for a site development plan for subdivision with some minor clarifications. The site plan proposes to create six parcels of land ranging in size from approximately one acre to approximately 3.9 acres. The proposed uses for each parcel are:

- Tract 1B-1: Day Care Center
- Tract 1B-2: Retirement Homes
- Tract 1B-3A: Commercial and Residential
- Tract 1B-3B: Commercial
- Tract 1B-3C: Commercial and Residential
- Tract 1B-4: Parking Lot

Pedestrian and vehicular ingress and egress, and circulation requirements are illustrated on the submittal. The maximum building height of 36 feet and the minimum setbacks as defined in the R-2 zone are listed in the Development Guidelines of the submittal. Lot areas and building areas are listed, but definite maximum total dwelling units for Tracts 1B-2, 1B-3A and 1B-3C and definite maximum floor area ratios for Tracts 1B-1, 1B-3A, 1B-3B, 1B-3C and 1B-4 should be explicitly noted on the submittal.

The applicant has submitted much more information than what is required for a site development plan for subdivision. The applicant has submitted almost all that is required for a site development plan for building permit, but is not requesting approval of a building permit by the EPC at this time. Also, it appears that the applicant is no longer seeking delegation of the site development plan for building permit to the Development Review Board.

Development Guidelines

The submitted development guidelines address such items as allowed uses, height, setbacks, pedestrian circulation, building orientation, architectural character, perimeter walls, utilities,

parking, signs, lighting, loading docks, transit service, and open space. The allowed uses text should be changed to ensure that they apply to the subject site's zoning and not to C-2 uses.

The following guidelines should be added and incorporated into the submittal and existing guidelines adjusted accordingly:

- The allowed maximum parking shall be equal to the required parking plus 10%.
- ADA-compliant parking shall be located adjacent to the building entry.
- All commercial buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
- An outdoor patio space [*that is a minimum of 250 - 500 square feet in size*] with tables and seating shall be provided for each commercial building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
- Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
- For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
- A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) and a solid wall, six feet high, are required along commercial property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.
- No chain-link, razor wire or plastic vinyl fencing is permitted.
- No generic franchise building elevations or canopies are permitted.
- No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
- No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
- ATM's should be architecturally integrated with building design.
- Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
- The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
- Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.

- Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
- The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 16 feet high within 300 feet of a residential use or zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
- Building mounted signage shall not be permitted on any elevations adjacent to or facing residential uses.
- Off-premise signs are not permitted.
- The top of all rooftop mechanical equipment shall be below the top of parapet and screened from view from nearby properties. All ground mounted equipment shall be screened by solid walls with top of equipment below top of screen wall.
- Environmental Planning Commission approval of site development plans for building permit is required.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Public Works Department has submitted several comments and conditions which are outlined in the Conditions of Approval.

Neighborhood Concerns

No correspondence regarding this request has been received by the Planning Department at the time of the writing of this staff report.

Conclusions

The revised site development plan for subdivision furthers the applicable Goals and policies of the *Comprehensive Plan* and the *North Valley Area Plan*. The requirements of the *Zoning Code* will be met with some minor additions. The applicant has revised the submittal to create the opportunity for more of a mixed use development where the uses relate to one another better and where the retirement homes are less impacted by the large parking area for the adjacent auto sales parcel. The submitted site development plan for subdivision will be adequate with some minor additions and clarifications.

FINDINGS - Site Development Plan for Subdivision - 20 July 2000

1. This is a request for approval of a site development plan for subdivision for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montañó and Union Way Roads.
2. The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
3. The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.
4. The submittal will meet the requirements of the *Zoning Code* for a site development plan for subdivision with some minor clarifications.
5. The submitted site development plan for subdivision will be adequate with some additions and changes.
6. Environmental Planning Commission approval of site development plans for building permit is required for the subject site.

RECOMMENDATION - Site Development Plan for Subdivision - 20 July 2000

APPROVAL of 00128 00000 00461, a site development plan for subdivision for Tract 1B-1 Renaissance Center, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - Site Development Plan for Subdivision - 20 July 2000

1. The submittal of this site development plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal specifying all modifications to the plan following 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. Definite, maximum total dwelling units for Tracts 1B-2, 1B-3A and 1B-3C and definite, maximum floor area ratios for Tracts 1B-1, 1B-3A, 1B-3B, 1B-3C and 1B-4 shall be explicitly noted on the submittal.

3. Environmental Planning Commission approval of site development plans for building permit is required for the subject site.

4. The applicant shall review and revise the Development Guidelines, allowed uses text to ensure that they apply to the subject site's zoning and not to C-2 uses.

5. The following guidelines shall be added and incorporated into the submittal and the existing Development Guidelines adjusted accordingly:
 - The allowed maximum parking shall be equal to the required parking plus 10%.
 - ADA-compliant parking shall be located adjacent to the building entry.
 - All commercial buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
 - An outdoor patio space *[that is a minimum of 250 - 500 square feet in size]* with tables and seating shall be provided for each commercial building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.

- Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
- For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
- A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) and a solid wall, six feet high, are required along commercial property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.
- No chain-link, razor wire or plastic vinyl fencing is permitted.
- No generic franchise building elevations or canopies are permitted.
- No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
- No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
- ATM's should be architecturally integrated with building design.
- Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
- The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
- Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
- Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
- The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 16 feet high within 300 feet of a residential use or zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive light; no light source shall be visible from the site perimeter.
- Building mounted signage shall not be permitted on any elevations adjacent to or facing residential uses.

- Off-premise signs are not permitted.
- The top of all rooftop mechanical equipment shall be below the top of parapet and screened from view from nearby properties. All ground mounted equipment shall be screened by solid walls with top of equipment below top of screen wall.
- Environmental Planning Commission approval of site development plans for building permit is required.

6. Public Works Department Conditions:

- a. A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed prior to DRB sign-off.
- b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- c. Any shared entrance for the Apartments and the Dealership needs to adequately delineate and separate the common drives.
- d. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- e. Location of walls, fences and signs must meet the clear sight distance requirements.
- f. Provision of adequate pedestrian circulation with handicapped features within the subdivision and to the adjacent streets, i.e., pedestrian linkages from cul-de-sacs.
- g. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- h. Location of walls, fences and signs must meet the clear sight distance requirements.
- i. Any landscape plan shall not show trees located in the existing public utility easement.
- j. Any utility plan shall not show redundant and or excessive on site public infrastructure. All 'on-site' lines on proposed Tract 1B-2 must be private. Any utility plan shall not propose a (public) looping connection to an existing private fire line.
- k. This project will tend to affect the Montañó/Renaissance intersection. The applicant shall study the location to reconsider through traffic on Renaissance.



Russell Brito
Planner

RB/ac

cc: Union Pension Transaction Trust 932NM, 4411 McLeod Rd. NE, Ste G., Albuquerque, NM 87109
Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Recommend a solid wall, six feet high, and a special landscape buffer, 10 feet wide with additional tree plantings, be provided where nonresidential development abuts a residential zone, at the northern boundary of Tract 1B-4, per Section 14-16-3-10.

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

PROPOSED ZONE CHANGE REQUEST

No adverse comment on the proposed zone change.

PROPOSED SITE PLAN FOR SUBDIVISION PURPOSES REQUEST

Conditions of approval should include:

- A. A TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed prior to DRB sign-off.
- B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- C. The shared entrance for the Apartments and the Dealership needs to better delineate and separate the common drives.
- D. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- E. Location of walls, fences and signs must meet the clear sight distance requirements.
- F. Provision of adequate pedestrian circulation with handicapped features within the subdivision and to the adjacent streets, i.e., pedestrian linkages from cul-de-sacs.
- G. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- H. Location of walls, fences and signs must meet the clear sight distance requirements.

Utility Development:

No comment on proposed uses. The Landscape plan must be modified to eliminate trees from the existing public utility easement. The Utility plan will also require modification. It shows redundant and or excessive on site public infrastructure. All 'on-site' lines on proposed Tract 1B-2 must be private. It also proposes a (public) looping connection to an existing private fire line. That can not be permitted.

Traffic Engineering Operations:

This project will tend to affect the Montano/Renaissance intersection, request study of the location to reconsider through traffic on Renaissance.

Hydrology:

The Hydrology Section has no objection to the zone map amendment request. An approved drainage report is required for Site Development Plan sign-off.

Transportation Planning:

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"No comment."

Environmental Services Division

NEIGHBORHOOD SERVICES

"No recognized association. Vineyard was notified."

PARKS AND RECREATION

Design & Development

Renaissance Center, Tract 1B1 Park Dedication/Development Ordinance requirements must be met as part of final DRB sign-off and/or final plat approval. This will be payment of cash-in-lieu of park land for the proposed 36 senior dwelling units.

OPEN SPACE DIVISION

"No adverse comment."

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

“Disapproved, show refuse enclosure for Tract 1B-1, call TL Baca 761-8142.”

FIRE DEPARTMENT/Planning

This project needs to come into our office for review by a representative to determine required fire flow and fire hydrant(s) location before any approval is granted. Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrants shall be installed and operating prior to this construction project. Our office upon permit stage will conduct its normal plan review.”

TRANSIT DEPARTMENT

“No comment.”

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

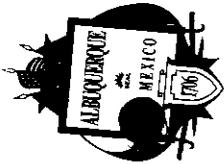
“No adverse comment. See City PWD Hydrology comments.”

ALBUQUERQUE PUBLIC SCHOOLS

“No adverse comment.”

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

No adverse comment. For information, the Long Range Bikeway System proposes a bike lane on Renaissance Boulevard. The final design for development should give adequate consideration to bicyclists.”



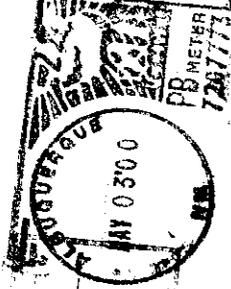
City of Albuquerque

P.O. BOX 1283 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



TO SUBSCRIBER
NOT TO BE OPENED
IF ADDRESSED
DIRECTLY TO FORWARD



101606105626020820

UNITED NM TRUST CO/TRUSTEE OF
1516 SAN PEDRO NE
ALBUQUERQUE NM 87110

101606105626020820



ENVIRONMENTAL PLANNING COMMISSION

AGENDA

Thursday, May 18, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Chuck Gara, Chairman
Robert Heisesr, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez

Susan Johnson
Mick McMahan
Alan Schwartz

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY.

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.
 - A. Announcement of changes and/or Additions to the Agenda.
 - B. Approval of the Amended Agenda.

2. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B & C, Renaissance Center III and replat Lot 3 & 4, Tract 6-A, zoned SU-1 for IP Uses & Recreation Facility, located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 1.9 acres. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM MARCH 16, 2000)**

3. Z-00110 00000 00140 Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM MARCH 16, 2000)**

4. Z-00110 00000 00002 David B. Starr, agent for Brice and Eleanor Sewell, requests a zone map amendment from RA-2 to C-2 for Lot 107-A-9-B, MRGCD Map 31, located on Rio Grande Boulevard NW between Griegos Road and Elfego Road, containing approximately 0.52 acres. (F-13) Elisa Paster, Staff Planner

5. Z-00225 00000 00328 Harve Weakland, agent for St. Joseph on the Rio Grande Church, requests a street name change (for a portion of a designated minor arterial) from Ladera Drive to St. Joseph Drive for the portion of Ladera Drive NW between Atrisco Drive and Coors Boulevard. (G-11) Bob Paulsen, Staff Planner

6. Z-00225 00000 00442 The City of Albuquerque and National Park Service request site plan review of an extra ordinary facility for Lot 4, Section 6, Township 10 N, Range 2 E, zoned SU-1 for Major Public Open Space, located on Paseo del Volcan NW, 5 miles north of Interstate 40, containing approximately 1 acre (of the 7,236 acre Petroglyph National Monument). (F-7) Russell Brito, Staff Planner

7. Z-00128 00000 00285 Mark Goodwin & Associates, PA, agents for VASA Development request approval of a site development for subdivision plus approval of a site development plan for building permit for Remande Hidden Valley, Hidden Vally Addition, zoned SU-1/PRD, located on Hidden Valley Drive between Sagewood Court and Fennel Court, containing approximately 11 acres. (L-22) Bob Torres, Staff Planner

8. Z-00110 00000 00414 J Construction, agents for Roberta Freid, requests a zone map amendment from R-1 to R-T, for Lot 11-15, Block 23, Thomas Addition, located on Hendrix NE and Hilton Avenue between Parsifal and Hilton Place containing approximately .75 acres. (G-20) Debbie Stover, Staff Planner

- 9.Z-00110 00000 00458 John Myers, agent for Urban Assets LLC, request a zone map amendment from SU-1/Bakery, Bookstore and Restaurant without Liquor Service (eastern portion of Tract A) and SU-1/PRD/22DU/AC & O-1 Permissive Uses (western portion of Tract A) to SU-1/Bakery, Bookstore & Restaurant with on premise sales of beer and wine, for Tract A, Lands of Double Rainbow, located on Juan Tabo Boulevard NE between Montgomery Boulevard and La Grima de Oro, containing approximately 2.29 acres. (F-21) Debbie Stover, Staff Planner

- 10.Z-00110 00000 00408 George Rainhart Architect, agents for Las Ventana LTD Partnership, requests
00128 00000 00409 a zone map amendment from C-2 to SU-1 for C-2 Uses with restrictions plus
00128 00000 00410 approval of a site development plan for subdivision purposes and approval of a
site development plan for building permit for Tracts G and H, Ventana Ranch
Subdivision, located on Paradise Boulevard NW and Universe Boulevard,
containing approximately 38.62 acres. (B-10) Russell Brito, Staff Planner
11. Z-00128 00000 00294 Resource Technology Inc., agents for 5 B Management, request approval of a
site development plan for building permit for the westerly portion of Lot 4,
Jefferson Commons II, zoned IP, located on Office Boulevard NE between
Singer Boulevard and I-25 Frontage Road, containing approximately 3.52
acres. (F-17) Debbie Stover, Staff Planner
12. 00110 00000 00435 Garcia/Kraemer & Associates, agents for Randall Rael, request a zone map
00138 00000 00436 map amendment from SU-2/TH to SU-2/O-1 plus an amendment to the
Downtown Neighborhood Sector Development Plan for Lots 3, 4, 5, and 6,
Block 25, Perea Addition, located on 11th Street NW between Lomas
Boulevard and Orchard Place, containing approximately 0.27 acre. (J-13)
Debbie Stover, Staff Planner
13. Z-00110 00000 00460 Tierra West LLC, agents for Union Pension Transaction Trust 932 NM,
00128 00000 00461 request a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 & R-
3 Uses plus approval of a site development plan for subdivision purposes for
Tract 1B-1, Renaissance Center, located on Renaissance Boulevard NE
between Montano Road and Union Way Road, containing approximately
10.460 acres. (F-16) Russell Brito, Staff Planner
14. Z-00110 00000 00455 Wilson & Company, agents for Argus Development, request a zone map
amendment from SU-1/Office to R-D 10 DU/A and amendment to the East
Atrisco Sector Development Plan, for portions of Tract 335 and 334, Town of
Atrisco Grant, located on Ouray Road NW between Estancia Drive and 57th
Street containing approximately 6.824 acres. (H-11) Bob Torres, Staff Planner
15. Z-00110 00000 00462 Tierra West LLC, agents for Charles Williams & Jim W. Shull Jr., request a
zone map amendment from R-3 & R-1 to R-LT for Remaining Portion, St.
Anthony's Orphanage (Tract 246), and Tracts 222-B, 223-B1, 223-B2 & 223-
B3, MRGCD Map 35, located on Indian School Road NW between Rio
Grande Boulevard and 12th Street, containing approximately 11.61 acres. (H-
13) Russell Brito, Staff Planner

16. Z-00128 00000 00430 Jeff Mortensen & Associates Inc., agents for Arlan Collatz, Collatz, Inc.,
00128 00000 00431 request approval of a site development plan for subdivision and approval of a site development plan for building permit for Lots 26, 27, 28, 29, 33, 34, 35, 36, 37, and 38 (Lava Shadows), Township 11 North, Range 2 East, N.M.P.M., zoned SU-1 Residential, located on Unser Boulevard NW between 71st Street and Western Trail NW, containing approximately 17.1 acres (F-10) Debbie Stover, Staff Planner

17. Z-00110 00000 00365 Michael Conway, agent for George Katsaras Et Al, request a zone map amendment from R-D to C-1 and amendment of the North I-25 Sector Development Plan for Lot 29, Block 11, North Albuquerque Acres, located on Palomas Avenue NE between San Pedro Drive and Louisiana Blvd. containing approximately .9 acres. (D-18) Bob Torres, Staff Planner

18. Z-00114 00000 00341 Martha or Ken Anderson, agents for Janie Moseley, request annexation and establishment of R-1 zoning for Lot 1, Block A, Lee Acres, located on Solar Road NW between 4th Street and Fairway Road, containing approximately 0.5 acre. (E-14) Loretta Narranjo-Lopez, Staff Planner

19. Z-00128 00000 00464 Rick Bennett, agent for Bob Kitts, requests approval of a site development plan for building permit for Tract A and B, Block 29, MRGCD Map 29, zoned SU-1 for IP, located on the corner of Osuna Road NE between the railroad tracks and Edith Boulevard NE, containing 6.428 acres. (E-15) Debbie Stover, Staff Planner

20. Z-00128 00000 00450 Alex Harrison, Architect, agent for Dions, requests approval of a site development plan for building permit for Lot 6, Block 20, Tract 2, Unit 3 of North Albuquerque Acres, located on Paseo del Norte NE between Wyoming Boulevard and Barstow Street containing approximately 0.78 acres. (C-19) Bob Torres, Staff Planner

21. Z-00128 00000 00466 Schuss Clark, an Architectural Corporation, agents for IHOP Corporation, request approval of a site development plan for building permit for Lot 7, La Cueva Town Center, zoned C-2, located on Paseo del Norte NE between Wyoming Boulevard and Barstow Street containing approximately .76 acres. (C-19) Bob Torres, Staff Planner

22. Z-00128 00000 00465 Schuss Clark, an Architectural Corporation, agents for IHOP Corporation, request approval of a site development plan for building permit for Tract C, Cottonwood Corners, zoned SU-1 for IP, located on NM Hwy 528 NW between Coors Boulevard and Ellison Drive containing approximately 1.35 acres. (A-14) Bob Torres, Staff Planner
23. Z-00114 00000 00443 Advanced Engineering & Consulting LLC, agents for Panorama Investment LLC, request annexation and establishment of zoning for Tract 423, Unit 3, Town of Atrisco Grant, located on Tower Road SW between Unser Boulevard SW and 82nd Street SW, containing approximately 5 acres. (L-10) Debbie Stover, Staff Planner
24. Z-00128 00000 00459 Claudio Vigil Architects, agents for Victory Love Fellowship, request an amendment to a site development plan for Tract A-1, Lands of Victory Love Fellowship Church, zoned SU-1 for Church and Related Facilities, located on Central Avenue, between Coors Road and Unser Boulevard, containing approximately 14.5 acres. (K-10) Bob Paulsen, Staff Planner
25. Z-00128 00000 00456 Consensus Planning, agents for Westland Development/Mesa Golf Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for unplatted piece of land, Town of Atrisco Grant, zoned RR, located Northwest of 98th Street NW and Unser Boulevard between Interstate-40 and Ouray Road, containing approximately 550 acres. (H-7-9 & J-7-9) Russell Brito, Staff Planner
26. 00420-00000-00037 **Project #1000109** Tierra West LLC, agents for Falcon Ridge LLC, appeals the Development Review Board's denial of the request for Preliminary Plat approval (includes Grading Plan approval) and Site Development Plan for Subdivision approval for Lots 31 & 32, Block 17, Lots 1-4, 30-32, Block 1, North Albuquerque Acres, Tract 1, Unit 3 and Tract 3, Unit 3 (to be known as Sandia Sunrise) zoned R-T (City) and located on Barstow St NE between Eagle Rock Ave NE and Modesto Ave NE containing approximately 7.33 acres. [REF: DRB-99-280] [DEFERRED FROM 2/23/00] (B-20/C-20) Janet Stephens, DRB Chairperson

27. Other Matters



Agenda Number: 13
Case Number: 00110 00000
00460 / 00128 00000 00461
May 18, 2000

Staff Report

- *Agent* Terra West, LLC
 - *Applicant* Union Pension Transaction Trust 932 NM
- Requests**
- *Legal Description* Zone Map Amendment & Approval of a Site Development Plan for Subdivision Purposes
 - *Location* Tract 1B-1, Renaissance Center on Renaissance Boulevard NE between Montañño and Union Way Roads
 - *Size* approximately 10.5 acres
 - *Existing Zoning* SU-1 for R-3 Uses
 - *Proposed Zoning* SU-1 for C-2 and R-3 Uses

Staff Recommendation

APPROVAL of 00110 00000 00460, based on the findings on page 10.

APPROVAL of 00128 00000 00461, based on the findings on page 11, and subject to the conditions of approval on pages 12 - 14.

Staff Planner
Russell Brito, Planner

Summary of Analysis

The zone map amendment request furthers the applicable Goals and policies of the *Comprehensive Plan* and the *North Valley Area Plan*. Prior EPC approval of a zone map amendment immediately to the south is a changed neighborhood condition that provides justification for this request as per *Resolution 270-1980*.

The submitted site development plan for subdivision will be adequate with some minor clarifications. Environmental Planning Commission approval of site development plans for building permit should be required for the subject site.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 7 April 2000 to 21 April 2000. Agency comments were used in the preparation of this report, and begin on page 16.

Development Services Report

SUMMARY OF REQUEST

Requests	1. Zone map amendment 2. Approval of a site development plan for subdivision purposes
Location	Tract 1B-1, Renaissance Center, located on Renaissance Boulevard NE between Montañó and Union Way Roads

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area: Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for R-3 Uses	Established Urban	undeveloped
<i>North</i>	County M-H and SU-1 for R-3 Uses	Established Urban and Semi-Urban	undeveloped
<i>South</i>	SU-1 for Auto Sales	Established Urban	auto sales
<i>East</i>	SU-1 for C-2 Uses	Established Urban	retail (hardware) and office
<i>West</i>	County M-H	Semi-Urban	single family homes

Background

The subject site was annexed and zoned in 1984 as part of the Renaissance Center Master Plan, also known as the *Master Declaration for Renaissance* (Z-84-13 / AX-84-1). This master plan established the context of the area as a mixed use development for light industrial, commercial and complementary, multi-family residential uses. These multi-family residential uses were originally slated for the tracts of land at the western edge of the master plan area, north of Montañó Road (Tracts 1D, 1C, 1B1, and 1A2). The master plan and its residential component were well considered in regards to providing potential housing for office and retail workers employed in the Renaissance development or the immediately surrounding area.

Originally, approximately 41 acres of multi-family residential zoning existed north of Montañó Road. This acreage was reduced when the City purchased Tract 1D for use as a drainage

facility over a decade ago. A site development plan for 344 apartment units was approved by the EPC in 1986 for the site immediately to the south of the subject site, but was never developed (Z-84-134-2). A site development plan for apartments was approved for the subject site in 1987 (Z-84-13-4), but was never developed.

The residential acreage was further reduced in 1998 when the EPC approved a zone map amendment to SU-1 for Auto Sales for the site immediately south of the subject site, Tract 1C (Z-98-42). The auto dealership on this site has yet to fully comply with the EPC approved site development plan.

The smallest parcel (5.5 acres) of the remaining residentially zoned land, Tract 1A1, was developed with apartments in accordance with the intent of the master plan (DRB-97-479). This is the first phase of a three phase development of apartment units. Phase II was approved for Tract 1A2, but has not developed yet. A conceptual layout for future development is shown as Phase III on the subject site, Tract 1B1.

Residential uses in the unincorporated County exist immediately adjacent to the west of the subject site, known as the Vineyard Addition. This land is a mix of M-H and A-1 County zoning, but most lots contain built-on-site houses. The site development plan approved for the auto dealership was conditioned by the EPC to provide adequate buffering in the form of walls and increased landscaping along the western edge of the site.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is within the Established Urban Area of the *Comprehensive Plan* which has 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 a The Established and Developing Urban Areas . . . shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy 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, or recreational concern.

Policy e 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 f Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

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

Policy h Higher density housing is most appropriate in the following situations:

- In designated urban centers.

- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominately zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development; densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

Policy i 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.

Policy j Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- in small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- in larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- in free-standing retailing and contiguous storefronts along streets in older neighborhoods.

Policy k 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.

Policy l Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

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

North Valley Area Plan

The *North Valley Area Plan* was first adopted in 1993. The North Valley as defined by this plan is bounded by the Bernalillo County/Sandoval County line (north), Interstate 40 (south), Interstate 25 (east), and the Rio Grande (west); specific boundaries are shown on the Boundaries map in the Plan (page 24). It sets forth policies regarding land use and zoning, wastewater, and housing (*Zoning and Land Use Policy 2 and 3, Wastewater Policy 3, Transportation Policy 1, and Housing Policy 1 and 2*).

Zoning and Land Use Policy 2 states that the City and County shall stabilize residential zoning and land use in the North Valley Area.

Zoning and Land Use Policy 3 states that strip commercial development and associated signage on valley arterials shall be limited in part through the retention of existing residential zoning on Montañó Road.

Wastewater Policy 3 that wastewater system shall be designed to serve the North Valley at future development densities allowed by existing zoning.

Transportation Policy 1 states that the City and County shall encourage the smooth flow of traffic on arterials in part through the retention of existing residential zoning on Montañó Road.

Housing Policy 1 states that the City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

Housing Policy 2 states that the County and City shall encourage mixed use development and redevelopment which incorporates housing.

Master Declaration for Renaissance

The *Master Declaration for Renaissance*, and approved Master Plan, was adopted by the City in 1986. The Master Plan generally encompasses approximately 212 acres of land located between Interstate 25 and the Alameda Lateral and between Mission Avenue and Montbel Road. It sets forth rules and regulations, land development standards, construction regulations, and the creation of an Architectural Review Board for development within the boundaries of the Renaissance Center. The land development standards deal with architectural standards, site development, and landscaping. Specific land uses for the master plan are set forth in large part by each parcel's underlying zoning. The Master Plan states in ARTICLE SIX, Lot Use Restrictions:

6.01 PERMITTED USES: The permitted uses within the Development shall be controlled by (i) the specific restrictions set forth in this Declaration, any Exhibit hereto, and rules and regulations adopted hereunder, and (ii) by the City of Albuquerque Zoning Code in effect from time to time, whichever is more restrictive.

The Rules and Regulations section of the master plan states: "Renaissance was master planned as a cohesive, visually unified mixed use development with a strong sense of identity and as a place of distinction and quality."

Site plan approval has been delegated to the Development Review Board for uses that are allowed in the zoning categories that were in existence when the Master Plan was adopted. Site development plans for uses in new zoning categories, arising from zone map amendment requests, must first go through the EPC process for approval.

A *masterplan and design guidelines for multi-family development in Renaissance Center* is a supplement to the adopted master plan for use by the Architectural Review Board for Renaissance to evaluate and approve multi-family development proposals within the master planned area in addition to approval by the DRB. This supplement has not been adopted by the City. The *masterplan and design guidelines for multifamily development in the Renaissance Center* contain conceptual design alternatives specifically for the subject site, Tract 1B1, and for the parcels to the north and south (Tracts 1C, 1A2, and 1A1).

Resolution 270-1980 (Zone Change Policy)

This Resolution requires that one of three findings be made for a change of zone: that there was an error when the existing zone map pattern was created, or that changed neighborhood or community conditions justify the change, or that a different use category is more advantageous to the community. The applicant is required to justify the request.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Montañó Road as a Minor Arterial.

ANALYSIS - Zone Map Amendment

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for a zone map amendment from SU-1 for R-3 Uses to SU-1 for C-2 and R-3 Uses for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montañó and Union Way Roads. This zone map amendment request is accompanied by a site development plan for subdivision as required by the *Zoning Code*.

The request furthers the applicable Goals and policies of the *Comprehensive Plan* by creating zoning that allows for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which

offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.

The request meets the requirements and policies of *Resolution 270-1980*: the existing zoning is inappropriate because of changed neighborhood conditions in the form of the zone map amendment from SU-1 for R-3 Uses to SU-1 for Auto Sales approved by the EPC immediately to the south of the subject site (Z-98-42).

ANALYSIS - Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for subdivision for an approximately 10.5 acre site located on Renaissance Boulevard NE between Montañño and Union Way Roads. This site development plan for subdivision accompanies a zone map amendment request for an SU-1 zone.

The submittal furthers the applicable Goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

The request furthers the applicable policies of the *North Valley Area Plan* by stabilizing residential zoning and land use in the North Valley Area and encouraging mixed use development and redevelopment which incorporates housing.

The submittal will meet the requirements of the *Zoning Code* for a site development plan for subdivision with some minor clarifications. The site plan proposes to create four parcels of land ranging in size from approximately one acre to approximately 3.7 acres. The proposed uses for each parcel are:

- Tract 1B-1: Day Care Center
- Tract 1B-2: Retirement Homes
- Tract 1B-3: Retail Center
- Tract 1B-4: Parking Lot

Pedestrian and vehicular ingress and egress, and circulation requirements are illustrated on the submittal. The maximum building height of 36 feet and the minimum setbacks as defined in the R-2 zone are listed in the Development Guidelines of the submittal. Lot areas and building areas are listed for each lot, but definite maximum total dwelling units for Tract 1B-2 and definite maximum floor area ratios for the remaining tracts should be explicitly noted on the submittal.

The applicant has submitted much more information than what is required for a site development plan for subdivision. The applicant has submitted almost all that is required for a site development plan for building permit in the hopes that the EPC will delegate building permit approval to the DRB. It is unusual that the applicant has gone so far as to compile and submit nearly all the necessary information for a building permit review but has not applied for approval by the EPC at the same time as the subdivision request.

Planning staff is opposed to a delegation of the building permit approval to the Development Review Board for the following reasons:

- The Development Review Board has neither the time nor the experience to thoughtfully review the layout and design of a mixed use development, such as the subject site, with the scrutiny and consideration of the Environmental Planning Commission.
- The *Master Declaration for Renaissance* used by the DRB for review of building permit requests does not contain architectural and site development standards for a mixed use development, such as the subject site.
- The existing, single-family residential uses immediately to the west of the subject site deserve a review of the building permit request by a board that can ensure that there will be adequate buffering and mitigation of potential adverse effects that may arise with a mixed use development of community commercial and multi-family uses.
- EPC building permit review of the subject site will ensure a reasonable transition and/or buffering between the subject site and the DRB approved, but unbuilt, multi-family development adjacent to the subject site to the north (Tract 1A2); and between the subject site and the adjacent auto dealership to the south.
- The EPC reviewed and approved the adjacent site development plan for building permit to the south. The auto dealership on this adjacent site has yet to fully comply with the EPC approved site development plan. The auto sales use on this adjacent site proposes to utilize one of the proposed lots on the subject site as a parking area expansion.

Environmental Planning Commission approval of site development plans for building permit should be required for the subject site.

Development Guidelines

The submitted development guidelines address such items as allowed uses, height, setbacks, pedestrian circulation, building orientation, architectural character, perimeter walls, utilities, parking, signs, lighting, loading docs, transit service, and open space. They appear to be copied from another development packet since they refer to SU-2/C-2 zoning and Palomas Avenue, which is located in the North Albuquerque Acres area to the northeast. The applicant should review and revise these guidelines as necessary to ensure that they apply to the subject site and not to another site in a different context.

The following guidelines should be added and incorporated into the submittal and existing guidelines adjusted accordingly:

- The allowed maximum parking shall be equal to the required parking plus 10%.
- ADA-compliant parking shall be located adjacent to the building entry.

- All commercial buildings shall have a minimum twenty foot wide front sidewalk, from the face of the curb to the front of the building, with an awning or portal or shade trees, planted 25' on center in 5' x 5' planters and a minimum ten foot wide clear path. Also, a continuous sidewalk, minimum 6' wide, shall be located around the building perimeter to provide pedestrian connections between parking areas and building entrances.
- An outdoor patio space [that is a minimum of 250 - 500 square feet in size] with tables and seating shall be provided for each commercial building. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.
- Pedestrian crossings that are a minimum width of 6-feet which are clearly demarcated with slightly raised and/or textured paving shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
- For buildings with 50 employees or more, a convenient shower facility shall be available to bicyclists and other employees.
- A 10-foot wide landscape buffer (with trees at least 8-feet high at the time of planting) and a solid wall, six feet high, are required along commercial property lines which abut residential zones. Trees shall be planted at a minimum interval of 25 feet; a mix of evergreens and deciduous trees shall be used in the buffer zone.
- No chain-link, razor wire or plastic vinyl fencing is permitted.
- No generic franchise building elevations or canopies are permitted.
- No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
- No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
- ATM's should be architecturally integrated with building design.
- Loading docks shall be screened by walls and covers that are architecturally integrated with the building.
- The refuse enclosure shall be compatible in design, color and material with building architecture. The gates shall be opaque; chain link gates are not allowed.
- Major buildings shall have display windows that are a minimum of 6 x 8 feet and be placed along the front elevation at minimum intervals of 30 feet.
- Building-mounted signs shall consist of individual channel letters. No illuminated plastic panel signs are allowed except logos.
- The location of the light poles shall be included on the site plan. Light fixtures shall be a maximum of 24 feet high and a maximum of 16 feet high within 300 feet of a residential use or zone. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. All light fixtures shall be full-cutoff type to prevent fugitive lighting. Light fixtures shall be shielded so that light is directed only to the intended area.
- ADA-compliant parking shall be located adjacent to the building entry.