CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
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OFFICIAL NOTIFICATION OF DECISION

December 13, 2018

UNIVEST-COORS ROAD LLC
10611 N. Heights Pl. NW
ABQ, NM 87120

Project #2018-001584 (1000032, 1007282, 1001624)
SI-2018-00221 – Site Plan for Building Permit
RZ-2018-00047 – Zone Map Amendment (Zone Change)

LEGAL DESCRIPTION:
The above action for all or a portion of Lot 3, Coors Village, zoned MX-L to MX-M, located on Coors Blvd., between Western Trail and Milne Rd., containing approximately 6.8acres. (F-11)
and
For all or a portion of Tract 3, Plat of Tracts 1 through 4, Coors Village, site development plan, located at Coors Blvd., NW, between Western Trail NW and Milne Rd. NW, containing approximately 6.8 acres
Staff Planner: Leslie Naji

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NM 87103

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On December 13, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 2018-001584/SI-2018-00221, a Site Plan for Building Permit and RZ-2018-00047, a Zone Map Amendment (Zone Change), based on the following findings and conditions.

FINDINGS:

PR-2018-001584 / SI-2018-00221, December 13, 2018-Site Development Plan for Building Permit

1. The request is for a site development plan for building permit covering 6.8 acres of a 13.54 acre site, all or part of Lot 3, tracts 1-4 of Coors Village.

2. The applicant is requesting a Site Plan – EPC for a 16,000 square foot Emergency Care Facility and a 35,000 square foot outpatient clinic.

3. Changes to a mid-lot roadway require EPC approval as per 08EPC40030 case findings.

4. Both sides of Lot 3 are connected through total site drainage and grading.

5. The subject site is located in an Area of Change as designated in the ABC Comprehensive Plan.

6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance are incorporated herein by reference and made part of the record for all purposes.

7. The request is consistent with the following Comprehensive Plan Goal from the Land Use Chapter:

GOAL 5.1 CENTERS & CORRIDORS:

Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.1-Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The propose site plan for the medical clinic facility reflects a vibrant activity center and supports convenient vehicular access and suitable pedestrian access for residences and to public transport services.

5.1.1.4 Promote ongoing public-private cooperation necessary to create private market conditions that support intensified development of jobs and housing in Transit Corridors. [ABC]

The Property is located in a major Transit Corridor adjacent to the Coors Corridor. The location is most appropriate to accommodate development and encourage employment density in an infill location, in a Transit Corridor, and thus discourage the need for development at the urban edge. The development provides opportunities for higher paying professional jobs with both a concentration and mix of employment service opportunities created

Policy 5.1.2-Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is located on the west side of Coors Blvd., a designated Transit Corridor, and in an Area of Change that is intended to develop. The proposed emergency care facility will provide a larger medical center which the area needs and place it on a major transit corridor, while keeping a low profile development.

Policy 5.1.6-Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The Property is located adjacent to the Coors Corridor and provides services to meet the needs of nearby residents and businesses with medical services needed by the neighborhood and community. The Property is conveniently accessible from surrounding neighborhoods.

Policy 5.2.1-Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The site plan will allow for a land use necessary to provide a medical service that is conveniently accessible from the surrounding neighborhoods. This will encourage development that brings medical services within walking and biking distance of neighborhoods. The location within a Transit Corridor offers choice in transportation to services and employment and will reduce the need for automobile travel.

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The site plan proposed is for a higher intensity medical facility but would be of a more appropriate scale to the surroundings than what a full build-up under the MX-L zoning would allow. The phased development will result in a landscaped campus setting with easy access from major and minor arterials. The buildings will be low-rise with suitable fenestration and the site will have limited signage and 16 foot high site lighting.

8. The request is consistent with the following Comprehensive Plan Goal from the Land Use Chapter:

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:

Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

The parcel maximizes the use of existing infrastructure required to service the development demands as all required infrastructure surrounds the parcel.

Policy 5.3.5 School Capacity: Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units. [ABC]

A site plan to enable the medical clinic development will alleviate any issues associated with residential being proposed on the site.

9. The request is consistent with the following Comprehensive Plan Goal from the Land Use Chapter:

GOAL 5.6 CITY DEVELOPMENT AREAS:

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The proposed site plan promotes development patterns that maximize the utility of existing infrastructure and public facilities. The site is located in an Area of Change and will reinforce the character of the surrounding Areas of Consistency through the use of a campus/clustered development with connectivity to surrounding minor and major arterial roads.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [ABC]

The request would encourage development that expands employment opportunities by bringing medical employment opportunities to the west side of Albuquerque.

The request would encourage development where adequate infrastructure and community services exist.

Policy 6.1.3- Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

Infill of a currently vacant parcel with a facility not currently available in the area and being located along a Major Transit Corridor will result in a reduction of the current auto demand in reaching such facilities.

10. The request is consistent with the following Comprehensive Plan Goal from the Land Use Chapter:

GOAL 8.2 ENTREPRENEURSHIP:

Foster a culture of creativity and entrepreneurship and to encourage private businesses to grow.

Policy 8.2.1 Local Business: Emphasize local business development. [ABC]

The proposed site plan will enable a new medical clinic facility and emergency service that is not currently established in the metro area. The proposed medical use is a creative solution to resolve the delays experienced at the larger medical facilities, with the goal to decrease the wait time of a patient requiring urgent care or medical attention at both the new medical clinic propose and the established medical facilities in the metro area.

Policy 8.2.3 Sustainable Business: Provide incentives for development projects and businesses that

a) Have sustainable economic characteristics. [ABC]

b) Promote local hiring, higher-wages, and business that contribute to the economic base (export-based).

c) Cluster compatible businesses to allow for more efficient movement of goods, services, and workers.

The proposed site plan is consistent with this goal by encouraging private business to grow by removing the regulatory burden that precludes expansion of the current and historic land

use. Allowing for future development of the property provides an incentive to local business to expand and diversify the employment base, promote local hiring, higher wages, and business that contributes to the economic base of the community and region.

11. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-6(F)(3)-Review and Decision Criteria for Site Plan Review and meets the design criteria for the following applicable criteria.

    Applicable criteria to this site plan are those of:

    - Access And Connectivity
    - Landscaping And Buffering
    - Walls And Fences
    - Outdoor Lighting
    - Building Design
    - Signs
    - Operation And Maintenance

12. IDO criteria 5-5 Parking And Loading is not met as there is a deficit of one parking space for the Medical Clinic. This space shall be recovered prior to DRB site plan review.

13. Certain technical issues related to connectivity to the western half of Lot 3 require further review by the DRB.

14. The Westside Coalition was notified by the applicant. Property owners within 100 feet of the subject site were also notified, as required. A community meeting was held October 25, 2018. There is no known oposition to the request.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 2018-001584 , Case #: SI-2018-00221

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

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

3. Parking requirement of 175 spaces for the medical clinic shall be provided as only 174 are currently shown.

4. Conditions from the City Engineer, Transportation Development

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

5. Conditions from City Engineer, Hydrology Development

   1. Hydrology will need an approved Conceptual Grading and Drainage Plan for DRB action on Site Plan for Building Permit
   2. Attached is the Drainage Report for Tracts 3A &3B. The proposed storm drain system provided for stub outs at three locations for this tract's use. The storm drain system ultimately ties into an existing 54 inch pipe at the corner of Milne Rd. and Quaker Heights Rd.

6. Conditions from the New Mexico Department of Transportation (NMDOT):
   1. The NMDOT is requiring that the development adheres to the concurred Traffic Impact Analysis (TIA) and TIA approval letter issued from the NMDOT.
   2. Concerns with the placement of the Albuquerque Transit Dept. bus stop and the positioning of the right turn deceleration lane into the site from Coors Blvd. need to be resolved to the satisfaction of NMDOT.

7. Conditions from the Water Utility Authority
   1. SI-2018-00221 – Site Development Plan for Building Permit
      - Identification: UPC – 101106121208831301
      a. Previous availability 180413 committed service to the site with the understanding that the proposed lot 3B would become a mixed use of retail and restaurant businesses. Before service can be committed to the east property a new availability statement will need to be requested to address the change in use.
         i. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

8. Conditions from Public Service Company of New Mexico
   1. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project.

9. The Site Development Plan shall comply with the General Regulations of the IDO and all other applicable design regulations, except as specifically approved by the EPC.

1. The request is for a zone map amendment (zone change) for an approximately 6.8 acre, vacant site on the western side Coors Blvd. NW, between Western Trail NW and Milne Dr. NW, zoned MX-L.

2. The applicant is requesting a zone change to MX-M (Mixed Use-Medium zone) in order to develop a 16,000 square foot Emergency Care Facility and a 35,000 square foot outpatient clinic.

3. The subject site is in an area that the Comprehensive Plan has designated an Area of Change.

4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque IDO are incorporated herein by reference and made part of the record for all purposes.

5. The request furthers the following, applicable Comprehensive Plan Goal from the Land Use Chapter:

<u>GOAL 5.1 CENTERS & CORRIDORS and Policy 5.1.1-Desired Growth:</u>

GOAL 5.1 and Policy 5.1.1 are furthered by this request because future development shall be pedestrian friendly as required by IDO design standards. The site is situated to provide walkable access to the site from Coors Boulevard and further west to the development of the adjacent residential property. The site will create walkable access to public transportation along Coors Boulevard with connectivity between the residential tracts and the commercial precinct for the public. The propose site plan for the medical clinic facility reflects a vibrant activity center and supports convenient vehicular access and suitable pedestrian access for residences and to public transport services.

The request would not result in development that would "capture regional growth". While the MX-L zone provides for neighborhood commercial (small scale) uses, the MX-M zone would be a more appropriate zone along Coors Blvd, a Major Transit Corridor.

5.1.1.4 Promote ongoing public-private cooperation necessary to create private market conditions that support intensified development of jobs and housing in Transit Corridors. [ABC]

The Property is located in a major Transit Corridor adjacent to the Coors Corridor. The location is most appropriate to accommodate development and encourage employment density in an infill location, in a Transit Corridor. The development provides opportunities for higher paying professional jobs with both a concentration and mix of employment service opportunities created.

Policy 5.1.2-Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is located on the west side of Coors Blvd., a designated Transit Corridor, and in an Area of Change that is intended to develop. Relative to the surrounding area, including Coors Blvd., the more-intense development that the request to MX-M would make possible would be along this Major Transit Corridor.

Policy 5.1.6-Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The Property is located adjacent to the Coors Corridor and provides services to meet the needs of nearby residents and businesses with medical services needed by the neighborhood and community. The Property is conveniently accessible from surrounding neighborhoods.

Policy 5.2.1-Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The zone change will allow for a land use necessary to provide a medical service that is conveniently accessible from the surrounding neighborhoods. This will encourage development that brings medical services within walking and biking distance of neighborhoods. The location within a Transit Corridor offers choice in transportation to services and employment and will reduce the need for automobile travel.

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Future development on the subject site under the MX-M zone, which the request would make possible, would be subject to IDO. These would help ensure appropriate scale and location of development and character of building design. The mix of uses being requested through the attached SDP- BP, is Medical Clinic over 10,000 square feet, but would be limited to uses allowable in the MX-M zone.

6. The request furthers the following, applicable Comprehensive Plan Goal from the Land Use Chapter:

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:

Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

The parcel maximizes the use of existing infrastructure required to service the development demands as all required infrastructure surrounds the parcel.

Policy 5.3.5 School Capacity: Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units. [ABC]

School capacity is not affected as the proposed site plan development for medical uses does not support a residential component. Therefore there is no increase on the strain on neighboring schools. The requested zone change is MX-L to MX-M.

7. The request furthers the following, applicable Comprehensive Plan Goal from the Land Use Chapter:

GOAL 5.6 CITY DEVELOPMENT AREAS:

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The proposed zone change promotes development patterns that maximize the utility of existing infrastructure and public facilities. The site is located in an Area of Change and will reinforce the character of the surrounding Areas of Consistency through the use of a campus/clustered development with connectivity to surrounding minor and major arterial roads. The medium intensity development will contribute to a transition of development intensity from Coors Blvd moving westward as zoning will proceed to MX-L, then MX-T and finally R-1.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [ABC]

The request would encourage development that expands employment opportunities by bringing medical employment opportunities to the west side of Albuquerque. Development is along the Coors Major Transit Corridor providing connectivity to other areas.

Policy 6.1.3- Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

Infill of a currently vacant parcel with a facility not currently available in the area and being located along a Major Transit Corridor will result in a reduction of the current auto demand in reaching such facilities.

8. The request furthers the following, applicable Comprehensive Plan Goal from the Land Use Chapter:

GOAL 8.2 ENTREPRENEURSHIP:

Foster a culture of creativity and entrepreneurship and to encourage private businesses to grow.

Policy 8.2.1 Local Business: Emphasize local business development. [ABC]

The proposed zone change will enable a new medical expansion and service that is not currently established in the metro area. The proposed medical use is a creative solution to resolve the delays experienced at the larger medical facilities, with the goal to decrease the wait time of a patient requiring urgent care or medical attention at both the new medical clinic propose and the established medical facilities in the metro area.

Policy 8.2.3 Sustainable Business: Provide incentives for development projects and businesses that

a) Have sustainable economic characteristics. [ABC]

b) Promote local hiring, higher-wages, and business that contribute to the economic base (export-based).

c) Cluster compatible businesses to allow for more efficient movement of goods, services, and workers.

The proposed zone change will further this goal by encouraging private business to grow by removing the regulatory burden that precludes expansion of the current and historic land use. Allowing for future development of the property provides an incentive to local business to expand and diversify the employment base, promote local hiring, higher wages, and business that contributes to the economic base of the community and region.

9. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-7(F)(3)-Review and Decision Criteria for Zone Map Amendments, as follows:

A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in his policy-based response (see Criterion C, below), that the request would be consistent with the City's health, safety, morals and general welfare.

B. Criterion B: This criterion does not apply because the subject site is not located in an Area of Consistency, either wholly or in part.

C. Criterion C: The zone change to MX-M would result in an approximately 6.8 acre parcel located in an Area of Change is more suitable for the parcel based on the site location along a major Transit Corridor and is within the Coors Corridor. The intensity associated with the zone change can be supported by the surrounding existing infrastructure and is an appropriate density for this parcel.

The ability to develop the Property to this level of intensity ensures its commercial viability and in doing so provides new employment opportunities. The zone change to MX-M also permits essential medical services needed by the community that would otherwise not be permissive under the lower intensity MX-L zoning.

Importantly the characteristics of the community will be maintained as the requested MX-M zoning is equivalent to the MX-L zoning designation except for scale. The commercial viability of the Property is necessary to ensure a productive use of the lot and avoid the existence of an undeveloped lot in an infill area.

D. Criterion D: Under the zone change to MX-M there are no commercial land uses that may be detrimental to adjacent property owners as any site development will require adequate screening and provisions for security is made. The proposed site plan for building permit proposes an urgent and emergency care and clinical outpatient service across the entire parcel; therefore, there is no opportunity to develop harmful uses if both the zone change and the site plan proposed is approved.

E. Criterion E: Requirement 3 applies. The City's existing infrastructure and public improvements have adequate capacity to serve the development made possible by the change of zone.

The infrastructure detailed on the Improvements Agreement will support the proposed zone change and development of the project by improving the capacity of Coors Blvd, an extension of sidewalk along Coors Blvd, a right turn lane on Western Trail to Coors Blvd. and other general improvements surrounding the site such as a 10-inch waterline extension along Milne Rd. will benefit the community by leveraging private investment.

F. Criterion F: The site is located in the Coors Corridor and Transit Corridors. The parcel is approved for a right-in right-out access driveway from Coors Blvd by NM DOT. The location of the parcel is suitable for higher intensity infill development to serve the surrounding communities due to the adequate access and location along Coors Blvd. The signal location at Coors Blvd. and Western Trails also provides an opportunity for secondary access to the site from the surrounding roadways (Milne Dr. and Quaker Heights).

G. Criterion G: Economic considerations are a factor, but the applicant's justification is not completely or predominantly on the cost of land or economic considerations. The applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies. The site is suitable for infill development that will create employment opportunities and provide services to benefit the community. The zone change is suitable to provide the higher intensity development use at the parcel and is in line with the zoning of parcels along the Coors Blvd. Corridor.

H. Criterion H: This is a spot zone that clearly facilitates implementation of the ABC Comp Plan and Criteria 1 and 2 apply:

1. The subject site is appropriate to be zoned MX-M to create a transition from the high traffic-volume, Major Transit Corridor of Coors Blvd. west to the subject site, the MX-L, MX-T and then R-1 zoned properties. The site does not abut any residential zones; it is bounded by public right-of-way on the north, east and south, which provide wide, by default buffers to nearby residential neighborhoods.

2. The high volume of traffic along Coors Blvd. makes the subject site more suitable for the community-serving uses allowed in the requested MX-M zone, such as a medical clinic over 10,000 square feet in size, rather than the limited, neighborhood-scale services allowed in MX-L. Access to this site is enhanced by the adjacent, fully signalized intersection of Coors Blvd. and Western Trail.

10. The Westside Coalition was notified by the applicant. Property owners within 100 feet of the subject site were also notified, as required. A community meeting was held October 25, 2018. There is no known oposition to the request.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **DECEMBER 28, 2018.** The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6 of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any 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 Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,

for David S. Campbell
Planning Director

DSC/LN

cc: UNIVEST-COORS ROAD LLC, 10611 N. Heights Pl., NW, ABQ, NM 87120
Tierra West, LLC, 5571 Midway Pk., Pl., NE, ABQ, NM 87109
Dekker/Perich/Sabatini LLC, 7601 Jefferson NE, Suite 100, ABQ, NM 87109
Ladera Heights NA, Marie Ludi, 6216 St. Josephs Ave., NW, ABQ, NM 87120
Ladera Heights NA, Allan Ludi, 6216 St. Josephs Ave., NW, ABQ, NM 87120
Western Trails Estates HOA, Marc Lombardo, 5512 Bridgeport Rd NW, ABQ, NM 87120
Western Trails Estates HOA, Jacqlyn Jones, 5511 Bridgeport Rd NW, ABQ, NM 87120
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