



**Environmental
Planning
Commission**

**Agenda Number: 05
Project Number: 1003275
Case #: 14EPC-40079
December 11, 2014**

Staff Report

Agent	Tierra West LLC
Applicant	Western Albuquerque Land Holdings
Request	Site Development Plan for Building Permit
Legal Description	Tract 1A1 plat of tracts 1A1 and 1B1, El Rancho Atrisco Phase 3
Location	Unser Blvd, between Ladera and Market
Size	6 acres
Existing Zoning	SU-1 for Planned Office Park and Commercial Development
Proposed Zoning	SU-1 for Planned Office Park and Commercial Development and sale of package liquor with a grocery store

Staff Recommendation

APPROVAL of 14 EPC 40079, Site Development Plan for Building Permit based on the Findings beginning on Page 14, and subject to the Conditions of Approval beginning on Page 20 .

Staff Planner

Maggie Gould, Planner

Summary of Analysis

This is request for a Site Development Plan for Building Permit to allow the construction of 41,000 square foot grocery store and a fuel station with 6 two-sided pumps and associated convenience store. The request furthers many goals and policies and of the Comprehensive Plan and the Westside Strategic Plan, especially those regarding new growth, jobs housing balance, provision of services and activity centers.

The affected neighborhoods and property owners within 100 feet were notified of these requests.

A facilitated meeting occurred on December 1st. Attendees expressed both support for and opposition to the request.

Staff recommends approval with conditions.

City Departments and other interested agencies reviewed this application from 11-3-14 to 11-14-14
Agency comments used in the preparation of this report begin on Page 22.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for Planned Office Park and Commercial Development	Developing Urban, Westside Strategic Plan, El Rancho Atrisco Phase 3	Vacant
North	R-D	Developing Urban, Westside Strategic Plan, El Rancho Atrisco Phase 3	Vacant, Single Family Housing
South	R-D	Developing Urban, Westside Strategic Plan, East Atrisco	Single Family Housing
East	R-D	Developing Urban, Westside Strategic Plan, El Rancho Atrisco Phase 3	Multi-Family Housing, Single Family Housing
West	R-D	Developing Urban, Westside Strategic Plan,	Single Family Housing

II. INTRODUCTION

Proposal

The applicant proposes to construct a 41,000 square foot grocery store on pad site D and a fuel station with 6 two sided pumps and 700 square foot convenience store on pad site F .

EPC Role

The EPC is hearing this case because of the SU-1 zone designation which requires the site plan review and approval. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1), the SU-1 zone. If so, an appeal would go to the Land Use Hearing Officer (LUHO) then City Council 14-16-4-4-(A)(2). The request is a quasi-judicial matter.

History/Background

On July 18, 1985, the EPC approved a Site Development Plan (Z-81-49-2) for approximately 232,000 sq. ft. of building area on the subject site. The approved Site Development Plan was a conceptual site plan for the entire 25-acre block consisting of a 102,500 sq. ft. shopping center and two retail pads in the northern half of the site, and 215,250 sq. ft. of office building space in the southern half. Concurrently, a Specific Site Development Plan for a 75,250 sq. ft. office building was approved for 4.51 acres in the southeast corner of the site.

On April 17, 2008 the EPC granted a request for 60-day deferral of action on a three-part request, a Sector Development Plan Amendment, Site Development Plan for Subdivision, and Site Development Plan for Building Permit for the subject site (04EPC-00282, 04EPC-00283 and 04EPC-00540). The Sector Plan Amendment request was to remove the 50% limitation on commercial uses and to allow package liquor sales, and the construction of 12 commercial - retail buildings and restaurants with drive-ups. The primary issues were traffic operations and a proposed signalized access into the site from Unser Blvd. During the deferral period the applications were withdrawn.

In February of 2014 a Site Development Plan for Subdivision was approved by the EPC. No changes in the zoning were requested at that time. The Site Development Plan for Subdivision was approved by the DRB in November of 2014.

A construction project on Unser Blvd. north of I-40 widened the roadway from four to six lanes for through traffic and separate left-turn lanes at major intersections including the Ladera Rd. and Unser Blvd. intersection. The construction project was completed mid-2013.

The ZHE approved a conditional use for a drive- up service window (14-ZHE- 80223) and a conditional use to allow retail sales of gasoline with 6 two-sided fueling dispenser unit(gas pumps) in October of 2014.

The Transportation Coordinating Committee of the Mid-Region Council of Governments approved the additional access from Unser Boulevard earlier this year, resolution TCC R-14-1.

Context

The subject site is vacant land; a convenience store with gasoline pumps has been constructed in the northwest corner of the block. Adjacent to the site are existing multi-family residential developments, to the east across Market Street and to the northeast across Ladera Dr. Further away are existing single family residential neighborhoods to the east, west and south of the site.

Transportation System

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

The Long Range Roadway System designates Unser Boulevard as a Principal arterial.

The Long Range Roadway System designates Ladera as a Minor Arterial.

Comprehensive Plan Corridor Designation

Unser Blvd. is currently designated as an Express Transit Corridor, which is “ dedicated to developing higher speeds with fewer interruptions to travel for the car and transit vehicles.”

Trails/Bikeways

Bike lanes are proposed on Ladera Drive. These could be built as part of this project to connect with an existing improvement project on Ladera Drive that is managed by the Department of Municipal Development.

Transit

The route 92 Taylor Ranch Express and route 94 Unser Commuter stop along Unser, adjacent to the site. The route 92 continues along Ladera stopping approximately 220 feet east of the site. Refer to Transit Agency comments for additional information.

Public Facilities/Community Services

Refer to the Public Facilities Map in the packet.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The El Rancho Atrisco Phase III Sector Plan, adopted in 1981, zones the subject site SU-1 Planned Office Park and Commercial Development. In October 2012 the City Zoning Manager confirmed this existing SU-1 zoning, regulated by the C-1 standards of the Zoning Code (§14-16-2-16(A)(7)). Thus the northern half of the property can be developed with retail and service-type uses consistent with the C-1 Zone, and the southern half of the property with office and/or residential uses per C-1 Zone standards. The SPS references the C-2, O-1 and R-3 zones for development standards. Site development must also meet the requirements of Zoning Code §14-16-3-18(C) and §14-16-3-18(D), General Building and Site Design Regulations for Non-Residential Development.

The applicant will add sales of alcohol for off-premise consumption (package liquor) in association with a full service grocery store and sales of alcohol beverages in association with a sit down restaurant as part of 14-EPC 40076, heard prior to this request.

The proposed grocery is allowed under the existing zoning. If the zone map amendment is not approved then the grocery store could be developed, but could not sell alcohol.

The site is not considered a shopping center site by the Zoning Code § 14-16-3-2. The SU-1 designation provides the same oversight that would be required of a shopping center site (EPC review). The proposed building is not a large retail facility as define in the Zoning Code § 14-16-3-2(D) because it is less than 75,000 square feet in size.

Definitions

The City Zoning Code defines the SU-1 Zone:

SU-1 Special Use Zone (§14-16-2-22). This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

Site Plan for Subdivision and Building Permit are also defined:

Site Development Plan for Subdivision (§14-16-1-5). An accurate plan at a scale of at least 1 inch to 100 feet which covers one lot and specifies: the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area.

Site Development Plan for Building Permits (§14-16-1-5). In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated Developing Urban by the Comprehensive Plan. The Developing Urban Area includes most of the City perimeter, surrounding places established with urban development. Applicable policies include:

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

The surrounding area is currently under-served by neighborhood commercial and service businesses. The vast majority of commercial and service providers west of the Rio Grande is located along Coors Blvd., and requires access via automobile for most people. The new retail will provide additional options for west side residents and will be within walking distance of existing residential development. The development will be neighborhood scale (small retail/restaurant spaces and a grocery store). The additional uses, alcohol sales, will add to these options without adversely impacting the neighborhood. The development design standards of the SPS – for architecture, landscaping, and signage – will result in a building and site design theme consistent and complimentary to development in the surrounding area and in compliance with design requirements of the Zoning Code. The changes to the SPS are

minimal and will not alter the overall intent of the regulations. The request furthers Policy II.B.5.d.

Policy II.B.5.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 assured.

The site has access to a full range of existing urban services, including roads, electricity, transit and water and sewer. The proposed development will be compatible with the existing neighborhood development because it will offer needed services and will be designed to lessen the impact on the neighborhoods. The request furthers Policy II.B.5.e.

Policy II.B.5.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.

New development will add to the services available to area residents and provide job opportunities. The design standards in the SPS provide protection to the existing residential areas by limiting lighting near residential development and providing design standards to insure quality. Traffic will access the site from Unser Blvd. and Ladera Dr., away from the residential areas. Additional access points on Market Street may impact the existing multi-family development, but are separated from the development by an 86 foot wide street. The request furthers Policy II.B.5.i.

Policy II.B.5.j: When new commercial development occurs, it should generally be located in existing commercially zoned areas:

- 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

The subject site is within a Neighborhood Center designated in the West Side Strategic Plan; the closest designated Major Activity Center is at Central Ave. and Unser Blvd. There is residential development to the east and south within walking and biking distance of the site. Bike racks will be provided with the retail development. The request furthers Policy II.B.5.j.

Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The site takes access from Unser Boulevard, this helps to route traffic away from the neighborhoods to the east and south. The site also takes access from Ladera Drive and Market Street, closer to existing residential development. These access points also allow neighborhood entry to the site. The request partially furthers Policy II.B.5k.

Activity Centers

Policy II.B.7.f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

The subject site is within a Neighborhood Center designated in the West Side Strategic Plan; the closest designated Major Activity Center is at Central Ave. and Unser Blvd. There is existing multi-family development between the proposed development and the existing single family development. The proposed building is not adjacent to the existing low density residential area. The request furthers Policy II.B.7.f.

Transportation

Policy II.D.4.a: Ideal policy objectives for street design, transit service, and development form consistent with Transportation Corridors and Activity Centers as shown on the Comprehensive Plan's Activity Centers and Transportation Corridors map in the Activity Centers section.

The subject site is within a designated Neighborhood Center. Unser Blvd. is a designated Express Transit Corridor. The proposed new construction would be consistent with the Development Form details for an Express Transit corridor, including minimum sidewalk width and on-site pedestrian circulation. The SPS design standards are consistent with the Zoning Code general design standards for non-residential development. Staff finds the request furthers Policy II.D.4.a.

Economic Development

Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs created convenient to areas of most need.

The subject site is located on the west side of Albuquerque, an area deficient in jobs relative to housing. The proposed non-residential uses, including retail, restaurant and service uses would provide a range of jobs potentially available to residents of the west side. The site is also served by transit, providing commuting options for future employees and residents at the site. Staff finds the request furthers Policy II.D.6.a.

West Side Strategic Plan (RANK II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2011 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhoods. The subject site is within the Ladera Community. The Ladera Community includes the area between the river on the east, roughly aligned with Western Trails on the north, with Unser Boulevard and the National Monument on the west, and with the I-40 corridor on the south. Relevant goals/policies include the following:

Plan Objective 8:

Promote job opportunities and business growth in appropriate areas of the West Side. ***The request will allow the development of new business and additional job opportunities on the west side. The request furthers objective 8.***

Policy 1.1: Thirteen distinct Communities shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers. ***These requests allow the development of commercial activity (non-residential development) within a neighborhood center as designated by the Westside Strategic Plan. The requests further Policy 1.1***

Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

The proposed SPS design standards include a requirement for linking building entrances to the Unser Blvd. trail via six foot sidewalks. The Site Plan for Building Permit shows bike racks in front of the proposed retail buildings and a sidewalk connection to Unser Blvd. There is direct access from the bike lane along Unser Blvd. to the site. Staff finds the request furthers Policy 1.5.

Policy 1.6: Large areas dedicated to employment uses shall be preserved on the West Side at Seven Bar Ranch, Atrisco Business Park, and Double Eagle II Airport. Additional employment center development is also encouraged. The City of Albuquerque and Bernalillo County economic development programs shall actively encourage employers to locate in these employment centers.

Commercial development on this portion site preserves the commercial use and adds to the job possibilities on the west side. The remainder of the site will be developed with residential uses and these uses will be compatible and complimentary to the commercial development. The requests further Policy 1.6.

Policy 1.9: In the Established and Developing Urban areas mapped by the Albuquerque/Bernalillo County Comprehensive Plan, future neighborhood and community centers may be designated and developed at appropriate locations, determined as follows:

Neighborhood centers should be located to serve approximately 15,000 population within about one mile radius of the center. Uses typical of community centers would likely be accessed on a weekly basis, whereas those in a neighborhood center might be used almost daily.

Neighborhood Centers should be less automobile oriented, located on minor arterial and/or collector streets, and connected to public transit service as well as informal pedestrian and bicycle ways. Both community and neighborhood centers shall be very accommodating to the pedestrian even within predominantly off-street parking areas.

Neighborhood centers should also have small blocks, but with small clusters of shared parking as well as on-street parking. Both community and neighborhood centers shall have outdoor areas that encourage gathering; both shall include bicycle parking and both shall provide safe pedestrian connections among buildings and between buildings and parking areas.

The subject site is within a designated Neighborhood Center. The site vicinity has very limited commercial and service businesses available to surrounding residents; most daily needs must be met from businesses along Coors Blvd. Neighborhood-oriented commercial and service uses would be accommodated with development on the site. Two arterial roadways, Unser Blvd. and Ladera Drive, provide access to the project. Access is also from Market St. a collector street. The SPS identifies shared parking for commercial uses, and pedestrian connections to buildings as integral features of parking standards. The SPS design standards also state that parking fields shall be broken into smaller areas to lessen visual impacts of parking. Staff finds the request furthers Policy 1.1

Policy 1.15: Neighborhood Centers of 15 to 35 acres shall contain generally small parcels and buildings; on-street parking is permitted, with smaller off-street parking areas shared among businesses and institutions. The neighborhood center shall have a built scale very accommodating to pedestrians and bicyclists, including outdoor seating for informal gatherings. Services such as childcare, dry cleaners, drug stores and small restaurants along with a park and/or school should be located central to surrounding neighborhoods.

The site is divided into smaller individual pad sites. There is access to the bike lane along Unser Blvd. and sidewalks are provided throughout the site. Policy 1.15 is furthered.

Policy 1.16: Neighborhood Centers shall be located on local collector and sometimes arterial streets. While their primary access may be by auto, pedestrian and bicycle connections shall be provided to all adjacent neighborhoods, parks and to the larger open space system. Convenient transit services shall be connected with community-wide and regional transit development.

The site is accessed from a collector street (Market St.) and two arterial streets (Unser Blvd. and Ladera Dr.). The development would provide internal sidewalk connections to the multi-use trail existing along Unser Blvd. and to sidewalks leading to single family residential

neighborhoods to the east, south and west of the subject property. Staff finds the request further Policy 1.16.

Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

The site is a designated neighborhood center in the WSSP, the proposed development will provide commercial and employment uses in a center with multi-modal access. The request further Policy 3.16.

Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

The site is within a designated Neighborhood Center. The site vicinity is currently served by a limited number of neighborhood commercial businesses, consisting of some chain franchise businesses along the east side of Unser Blvd. approximately one-quarter mile north of Ladera Drive, however the majority of commercial shopping in the area occurs on Coors Blvd. The proposed site development would increase the number of retail and service businesses on a designated Neighborhood Center site west of the Ladera Golf Course, thereby increasing the available options for surrounding residents in closer proximity. The proposed development will include stand-alone retail and a group of shops; not a strip commercial development. Staff finds the request further Policy 3.23.

Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

The site is well away from the National Monument boundary, and its development would not impact publicly-available views of the Escarpment from major public roads or City parks and open space. Staff finds the request does not conflict with Policy 3.25.

Policy 6.23: Require trail access to the regional trail network, through the Community Centers, Employment Centers, Neighborhood Centers, and parks and open space identified in the Plan. Require trail access through neighborhoods according to "transit friendly" subdivision design policy in 6.13 above. Proposed trails west of 118th Street are largely not mapped, but they should generally follow open space areas, drainage ways, major land forms or limited access

arterials. Generally, an attempt shall be made to provide trails at approximately 1.5 mile intervals. Dedication of right of- way and/or construction of trails may be required pursuant to Planned Communities Criteria and subject to impact fee policies.

The site is adjacent to a bike lane along Unser Blvd and a proposed bike lane along Ladera.

El Rancho Atrisco Phase III Sector Plan (Rank III)

The subject site for the request is within the boundaries of the adopted El Rancho Atrisco Phase III Sector Plan, first adopted in 1981. The Plan generally encompasses properties between-Unser Blvd. on the west, Atrisco Rd. on the east, Hanover Rd. on the south and the Ladera Channel on the north. The Rank III Plan does not provide goals or policies but rather a land use plan adopted as the zoning for the subject site and other properties within the Sector Plan boundaries. The designation for the subject site is Planned Office Park and Commercial Development – Not More Than 50% To Be Developed Commercially.

The site is also regulated by a Site Development Plan for Subdivision with Design Standards.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT)

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, West Side Strategic Plan and El Rancho Atrisco Phase 3 Sector Development Plan.

Site Plan Layout / Configuration

The proposed grocery building entrance will face north. The parking lot is in front of the building grocery building with pedestrian connection from Market Street to the proposed buildings.

The proposed drive –in pharmacy is shown on the west side of the building, this location puts the drive in away from the residential area to the east and allows sufficient space for the queuing lane. The drive-in pharmacy is part of the grocery building. Pedestrian crossings are shown throughout the site.

The fuel station will be developed to the northwest of the grocery store. The pumps are shown under an 18 foot tall canopy; with the 12 foot tall convenience store to the south of fuel pumps.

The SPS that requires parking lots to be broken up into smaller areas; the configuration provides two walkways through the grocery store parking area. These help to break up the parking area.

Public Outdoor Space

No public outdoor space is required or provided. There will be a 10 foot wide sidewalk in front of the grocery store.

Vehicular Access, Circulation and Parking

The most direct access to the grocery store is from Market Street, however the entire shopping center has access from Unser Blvd, and Ladera Drive and shoppers could chose to enter the site from those streets.

The primary access for the fuel station is from Ladera Drive, but the fuel station could be accessed from the internal road on the site.

The zoning code, §14-16-13-1, Off-Street Parking regulations, require one space per 200 square feet of building for the grocery store and the fuel station. The applicant is providing 160 spaces, 210 are required for the grocery and 4 for the fuel station. Five bicycle spaces and 5 motor cycle spaces are provided. The requirements of the Zoning Code are 5 motor cycle spaces and 3 bicycle spaces. Staff is recommending additional bicycle spaces because of the proximity to the bike trail and the residential neighborhoods.

Pedestrian and Bicycle Access and Circulation, Transit Access

Sidewalks will connect the grocery to the sidewalks along Market Street, there will be

Walls/Fences

No fencing or walls are proposed.

Lighting and Security

The parking area lights will be 16 to 28 feet in height depending on the proximity to residential development. The fuel station will have lights on the under side of the canopy and a standard parking lot light to the north of the fuel station.

Landscaping

The proposed landscaping meets the requirements of the Zoning Code, 14-16-3-10, Landscaping Regulations. Approximately 32, 475 square feet of landscaping is required, the landscape plan shows 52,206 square feet will be provided. The landscape palette contains a mix of low to medium water use plants that are generally suitable for the area. Street trees along Market Street will help to improve to pedestrian experience and improve the parking lot by providing shade.

Grading, Drainage, Utility Plans

The site slopes from west to east. Storm water will be accommodated in a series of inlets on the site and diverted into the existing infrastructure adjacent to the site.

Architecture

The Site Development Plan for Subdivision does not require a specific style.

The proposed grocery building complies with the requirements of the SPS to provide articulation on the major façade, a clearly defined entryway, contrasting colors between roofs and walls and stacked stone as an accent. All facades contain changes in color and material and meet the requirements of the zoning code §14-16- 3-18.

The fuel station

The Site Development Plan for Subdivision would not allow the colored, split-face block as the main building material. The applicant is amending the SPS (14EPC-40078). If the amendment is approved then the building material is acceptable.

Signage

The SPS allows one wall mounted signs per commercial façade and requires that the signage not take up more than 6% of the façade. The applicant proposes to amend the SPS to allow three wall mounted signs (14EPC 40078). If this request is approved then the proposed signage is within these parameters. The north façade of the building is approximately 5,856 square feet; 6% of the façade is 351 square feet. The applicant proposes a “wal-mart neighborhood market” sign of 188 square feet and an “open 24 hours” sign at approximately 9 square feet. The sign for the pharmacy drive thru on the north façade is considered a directional sign because it contains a directional arrow and would not be counted in the square footage. The 188 square foot main sign will be internally illuminated; the applicant is proposing an amendment to Site Development Plan for Subdivision (14 EPC 40078) to allow illuminated logos. If the request is approved the proposed signage is compliant. If the amendment is not approved then the 188 square foot sign can be illuminated, but the logo cannot.

An additional “pharmacy drive -thru” sign is shown on the west façade at approximately 40 square feet; this sign would be well within the 6% requirement.

The signage for the fuel station consists of an 18 square foot sign on the front façade and a 13 square foot illuminated price sign on the canopy. The canopy façade is 320 square feet. Six percent of that is 19. The proposed 13 square foot sign meets the SPS standard. The 18 foot sign is also well within the signage size requirements

Two monument are proposed, one to the east of the access on Ladera drive(sign B)and one on pad site A (sign A). Sign A will be 12 feet in height with space for the Wal-mart sign and four other tenants. Sign B will be 10 feet in height and also have 4 tenant spaces. Both signs will have a split-face block base .The height and square footage comply with the requirements of the SPS and Zoning Code.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The applicant updated the Site Development Plan for Building Permit and provided a turning analysis to addresses the concerns of the Transportation Department. The plans were also updated to include a detail with the raised crossing at the multi-use trail crossing location as part the comments from Parks and the City Engineer. Striping and signage details at the crossing will be coordinated with NMDOT review of the infrastructure plans for the driveway access permit in response to comment from the Parks department.

The applicant is working with the city engineer to address concerns about access and the intersection of Ladera and Market Street. These concerns can be addressed as the project moved forward.

Neighborhood/Public

The Ladera West NA, Laurelwood NA, Parkway NA, Tres Volcanes NA and the Westside Coalition of NA's received notification about the request via certified mail. A facilitated meeting occurred on December 1st. Meetings attendees expressed both support for and opposition to the request. Concerns included the increase in traffic, the impact of alcohol sales on the area and operator of the grocery store. Members supporting the request liked the idea of new commercial development and the grocery use, including the alcohol sales. Staff received two e-mails from the public supporting the request and one e-mail with concerns about future uses on the site and a concern about the grocery store operator.

V. CONCLUSION

The proposed development furthers many goals and policies of the applicable plans, especially policies regarding new growth, economic development and neighborhood activity centers. The proposed grocery development will offer new services in an area where they are lacking. Most of the commercial services are located near I-40 and Coors Boulevard, 98th Street and Central Avenue and Central Avenue and Coors Boulevard. According to recent reports from the Mid-Region Council of Governments, approximately 44% of the metro area housing is on the West Side, but only 28% of the jobs. The commercial development will add to the employment possibilities.

The proposed buildings meet the design requirements of the Zoning Code and meet the requirements Site Development Plan for Subdivision as amended by 14 EPC 40078.

There is both neighborhood support for and opposition to the proposed development. Staff received two e-mails from the public supporting project because it will allow a full service grocery, including alcohol sales, close to their homes. Staff also received two e-mails expressing concern about the impact of alcohol sales on the area.

FINDINGS - 14EPC-40079) December 11th -Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for a 41,000 square foot Grocery Store and a Fuel Station with 6 pumps and 700 square foot convenience store for (for Tract 1A1 Plat of Tracts 1A1 and 1B1, El Rancho Atrisco unit Phase 3 located on Unser Blvd. between Ladera Drive and Market Street and containing approximately 6 acres Describe purpose of request. Is proposed use Permissive under the current zoning?
2. The Zoning Hearing Examiner approved a conditional for a Drive up service window and a conditional use for the 6 gas pumps in October of 2014.
3. The subject is within the boundaries of Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, El Rancho Atrisco Phase III Sector Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, El Rancho Atrisco Phase 3 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Developing Urban Area of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:
 - A. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

Neighborhood values are respected with the requests. The surrounding area is currently under-served by neighborhood commercial and service businesses. The new retail will provide additional options for west side residents and will be within walking distance of existing residential development. The additional uses, alcohol sales, will add to these options without adversely impacting the neighborhood. The development design standards of the SPS – for architecture, landscaping, and signage – will result in a building and site design theme consistent and complimentary to development in the surrounding area. The changes to the SPS are minimal and will not alter the overall intent of the regulations. The request further Policy II.B.5.d.

- B. Policy II.B.5.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 assured.

The site has access to a full range of existing urban services, including roads, electricity, transit and water and sewer. The proposed development will be compatible with the existing neighborhood development because it will offer needed services and will be designed to lessen the impact on the neighborhoods. The request furthers Policy II.B.5.e.

- C. Policy II.B.5.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.

New development will add to the services available to area residents and provide job opportunities. The design standards in the SPS provide protection to the existing residential areas by limiting lighting near residential development and providing design standards to insure quality. Traffic will access the site from Unser Blvd. and Ladera Dr., away from the residential areas. Additional access points on Market Street may impact the existing multi-family development, but are separated from the development by an 86 foot wide street. The request furthers Policy II.B.5.i.

- D. Policy II.B.5.j: When new commercial development occurs, it should generally be located in existing commercially zoned areas:

- 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

The subject site is within a Neighborhood Center designated in the West Side Strategic Plan; the closest designated Major Activity Center is at Central Ave. and Unser Blvd. There is residential development to the east and south within walking and biking distance of the site. Bike racks will be provided with the retail development. The request furthers Policy II.B.5.j.

Activity Centers

- E. Policy II.B.7.f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

The subject site is within a Neighborhood Center designated in the West Side Strategic Plan; the closest designated Major Activity Center is at Central Ave. and Unser Blvd. There is existing multi-family development between the proposed development and the existing single family development. The proposed building is not adjacent to the existing residential area, but will be accessible by area residents. The request furthers Policy II.B.7.f.

Transportation

- F. Policy II.D.4.a: Ideal policy objectives for street design, transit service, and development form consistent with Transportation Corridors and Activity Centers as shown on the Comprehensive Plan's Activity Centers and Transportation Corridors map in the Activity Centers section.

The subject site is within a designated Neighborhood Center. Unser Blvd. is a designated Express Transit Corridor. The proposed new construction would be consistent with the Development Form details for an Express Transit corridor, including minimum sidewalk width and on-site pedestrian circulation. The SPS design standards are consistent with the Zoning Code general design standards for non-residential development. Staff finds the request furthers Policy II.D.4.a.

Economic Development

- G. Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs created convenient to areas of most need.

The subject site is located on the west side of Albuquerque, an area deficient in jobs relative to housing. The proposed non-residential uses, including retail, restaurant and service uses would provide a range of jobs potentially available to residents of the west side. The site is also served by transit, providing commuting options for future employees and residents at the site. Staff finds the request furthers Policy II.D.6.a.

6. The request partially furthers goals and policies of the Comprehensive Plan:

- A. Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The site takes access from Unser Boulevard, this helps to route traffic away from the neighborhoods to the east and south. The site also takes access from Ladera and Market

Street, closer to existing residential development. These access points also allow neighborhood entry to the site. The request partially furthers Policy II.B.5k.

7. The request is in general compliance with the following applicable goals and policies of the Westside Strategic Plan.

- A. Plan Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

The request will allow the development of new business and additional job opportunities on the west side. The request furthers objective 8.

- B. Policy 1.1: Thirteen distinct Communities shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

These requests allow the development of commercial activity (non-residential development) within a neighborhood center as designated by the Westside Strategic Plan. The requests further Policy 1.1

- C. Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

The proposed SPS design standards include a requirement for linking building entrances to the Unser Blvd. trail via six foot sidewalks. The Site Plan for Building Permit shows bike racks in front of the proposed retail buildings and a sidewalk connection to Unser Blvd. There is direct access from the bike lane along Unser Blvd. to the site. Staff finds the request further Policy 1.5.

- D. Policy 1.6: Large areas dedicated to employment uses shall be preserved on the West Side at Seven Bar Ranch, Atrisco Business Park, and Double Eagle II Airport. Additional employment center development is also encouraged. The City of Albuquerque and Bernalillo County economic development programs shall actively encourage employers to locate in these employment centers.

Commercial development on this portion site preserves the commercial use and adds to the job possibilities on the west side. The remainder of the site will be developed with residential uses and these uses will be compatible and complimentary to the commercial development. The requests further Policy 1.6.

- E. Policy 1.9: In the Established and Developing Urban areas mapped by the Albuquerque/Bernalillo County Comprehensive Plan, future neighborhood and community centers may be designated and developed at appropriate locations, determined as follows:

Neighborhood centers should be located to serve approximately 15,000 population within about one mile radius of the center. Uses typical of community centers would likely be accessed on a weekly basis, whereas those in a neighborhood center might be used almost daily. Neighborhood Centers should be less automobile oriented, located on minor arterial and/or collector streets, and connected to public transit service as well as informal pedestrian and bicycle ways. Both community and neighborhood centers shall be very accommodating to the pedestrian even within predominantly off-street parking areas. Neighborhood centers should also have small blocks, but with small clusters of shared parking as well as on-street parking. Both community and neighborhood centers shall have outdoor areas that encourage gathering; both shall include bicycle parking and both shall provide safe pedestrian connections among buildings and between buildings and parking areas.

The subject site is within a designated Neighborhood Center. The site vicinity has very limited commercial and service businesses available to surrounding residents; most daily needs must be met from businesses along Coors Blvd. Neighborhood-oriented commercial and service uses would be accommodated with development on the site. Two arterial roadways, Unser Blvd. and Ladera Rd., provide access to the project. Access is also from Market St. a collector street. The SPS identifies shared parking for commercial uses, and pedestrian connections to buildings as integral features of parking standards. Staff finds the request further Policy 1.1

- F. Policy 1.15: Neighborhood Centers of 15 to 35 acres shall contain generally small parcels and buildings; on-street parking is permitted, with smaller off-street parking areas shared among businesses and institutions. The neighborhood center shall have a built scale very accommodating to pedestrians and bicyclists, including outdoor seating for informal gatherings. Services such as childcare, dry cleaners, drug stores and small restaurants along with a park and/or school should be located central to surrounding neighborhoods.

The site is divided into smaller individual pad sites. There is access to the bike lane along Unser Blvd. and sidewalks are provided throughout the site. Policy 1.15 is furthered.

- G. Policy 1.16: Neighborhood Centers shall be located on local collector and sometimes arterial streets. While their primary access may be by auto, pedestrian and bicycle connections shall be provided to all adjacent neighborhoods, parks and to the larger open space system. Convenient transit services shall be connected with community-wide and regional transit development.

The site is accessed from a collector street (Market St.) and two arterial streets (Unser Blvd. and Ladera Dr.). The development would provide internal sidewalk connections to the multi-use trail existing along Unser Blvd. and to sidewalks leading to single family residential neighborhoods to the east, south and west of the subject property. Staff finds the request further Policy 1.16.

- H. Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

The site is a designated neighborhood center in the WSSP, the proposed development will provide commercial and employment uses in a center with multi-modal access. The request furthers Policy 3.16.

- I. Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

The site is within a designated Neighborhood Center. The site vicinity is currently served by a limited number of neighborhood commercial businesses, consisting of some chain franchise businesses along the east side of Unser Blvd. approximately one-quarter mile north of Ladera Rd., however the majority of commercial shopping in the area occurs on Coors Blvd. The proposed site development would increase the number of retail and service businesses on a designated Neighborhood Center site west of the Ladera Golf Course, thereby increasing the available options for surrounding residents in closer proximity. The proposed development will include stand-alone retail and a group of shops; not a strip commercial development. Staff finds the request furthers Policy 3.23.

- J. Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

The site is well away from the National Monument boundary, and its development would not impact publicly-available views of the Escarpment from major public roads or City parks and open space. Staff finds the request does not conflict with Policy 3.25.

- K. Policy 6.23: Require trail access to the regional trail network, through the Community Centers, Employment Centers, Neighborhood Centers, and parks and open space identified in the Plan. Require trail access through neighborhoods according to "transit friendly" subdivision design policy in 6.13 above. Proposed trails west of 118th Street are largely not mapped, but they should generally follow open space areas, drainage ways, major land forms or limited access arterials. Generally, an attempt shall be made to provide trails at

approximately 1.5 mile intervals. Dedication of right of- way and/or construction of trails may be required pursuant to Planned Communities Criteria and subject to impact fee policies.

8. A Zone Map Amendment (14EPC 40076)Site Development Plan for Subdivision Amendment (14 ECP-40077) will be heard by the EPC prior to this request. If these request are not approved the applicant may need to revise the applicable portions of the Site Development Plan for Building Permit.
9. The site is within the boundaries of the El Rancho Atrisco Phase 3 Sector Development Plan; the proposed development is consistent with the allowed commercial uses in the plan.
10. Alcohol sales on the site are contingent on the approval of 14 EPC 40076 and if approved are subject to all applicable federal, state and local regulations regarding alcohol sales.
11. A facilitated meeting occurred on December 1st. Meeting attendees expressed both support for and opposition to the request.

RECOMMENDATION – 14 EPC 40079

APPROVAL of 14EPC-40079, a request for Site Development Plan for Building Permit, for Tract 1A1 Plat of Tracts 1A1 and 1B1, El Rancho Atrisco unit Phase 3 located on Unser Blvd. between Ladera Drive and Market Street based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 14 EPC 40079 December 11th, 2014- Site Development Plan for Building Permit

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

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3. Add two additional bike racks near the front of the store.
 4. The applicant will continue to work with City Engineer/Transportation Development to address the comments provided for this project.
 5. Conditions based on comments from PNM.

1. Existing underground electric distribution facilities are located on the west, south and north boundaries of the subject property. The applicant is responsible to abide by any conditions or terms of those easements.

2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances. Contact:

PNM – Electric Service

Mike Moyer

4201 Edith Boulevard NE, Albuquerque, NM 87107

Phone: (505) 241-3697

3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

***Maggie Gould
Planner***

Notice of Decision cc list:

Tierra West LLC	5571 Midway Park Place, NE	ABQ, NM	87109
Western Albuquerque Land Holdings, LLC	3131 Camelback Road, Suite 200	Phoenix, AZ	85016

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Ladera West NA (R)

Laurelwood NA (R)

Parkway NA (R)

Tres Volcanes NA (R)

Westside Coalition of NA's

11/3/14 – Recommended for Facilitation – siw

11/14/14 – Assigned to Jessie Lawrence - th

Long Range Planning

Metropolitan Redevelopment Agency

CITY ENGINEER

City Engineer/Transportation Development:

- Show existing sidewalk facilities on Unser, Ladera, and Market. Label dimensioning.
- Tie-in the new 8-foot pedestrian walkways to the existing sidewalks within public rights of way. Clearly show, dimension, and label the required pathways from the handicapped parking spaces to the doors.
- Provide analysis of queuing for pharmacy. Show length of queuing and number of vehicles that can be accommodated.
- Show truck delivery route, and provide a separate site plan showing turning movements for a delivery truck to determine adequacy of proposed facilities.
- Provide a copy of the shared access agreement with the gas station.
- Provide proposed width for all parking spaces. Provide a minimum of 8.5-foot width for all parking spaces and a minimum of 8 feet for the van accessible aisles.

- Provide necessary details for curb and handicapped ramps. Provide Sheets C-8, C-9, and C-10.
- Show required refuse for grocery store.
- Provide curb ramps and curb ramp details at all access points from site to public rights of way.
- Label the curb radii for access off of Unser Boulevard.
- Label existing roadway, right-of-way, and sidewalk dimensions on the plan for adjacent streets.
- What is the reasoning for creating a public access facility? The dimensions provided for the public access do not meet DPM standards for roadways including the lack of sidewalk and curb and gutter.
- Show the entire right turn lane length entering into new site development from Unser Boulevard on the south side of the development.
- The 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).
- Suggest traffic calming east of Pad Sites A and B as traffic approaches Unser Boulevard to slow down traffic before crossing the bike path. Incorporate use of a raised crossing at the location of the bike path along with necessary signage.
- Existing electric pole locations along Unser Boulevard may be inaccurate. Please revise as needed.
- Bus stop relocation on the east side of Unser Boulevard due to the new development requires concurrence from Transit.
- A Traffic Impact Study is required for this site. Follow the recommendations as part of the approved Traffic Impact Study.

NMDOT:

- NMDOT has coordinated previously for the conceptual access point on Unser Blvd. Additional construction plans will need to be submitted to NMDOT/D3 for review to include but not limited to pedestrian and bicycle lanes and signage. Access permit for the driveway will be required and processed through NMDOT /D3.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

DMD Transportation Planning:

- Per the Long Range Roadway System Map, Unser Blvd. is a Principal Arterial and Ladera Dr. is a Minor Arterial. Existing R/W widths for these roadways are not identified on the site development plan. Per the Long Range Bikeway Systems map, Unser Blvd. is proposed to contain bicycle lanes and a multi-use trail. The bicycle lane presently exists across the frontage of this property, but the dedicated trail is missing across the north half of the Unser Blvd. frontage. Ladera Drive is proposed to contain bicycle lanes, which appears to be missing on its south side where it fronts the subject property. A condition of approval should be for the applicant to install these missing improvements, which can be integrated into an existing Ladera Dr. improvement project currently being designed by DMD.

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

An alternative utility alignment should be developed in order to eliminate the public utility extensions into the site.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division OSD has reviewed and has no comments.

City Forester

POLICE DEPARTMENT/Planning

- **Site Plan Development Plan For Building Permit:**
 - Proposed landscaping and exterior parking lot lights appear to have the potential to conflict with each other. Recommend not placing tree variety landscaping adjacent to pole lighting. Once the trees become mature they will reduce available illumination. All bush variety landscaping should be maintained no more than three feet off the ground for optimal visibility.

- A coordinated video surveillance system should be considered for the entire project. Cameras should be positioned to view all vehicle access points, parking lots, drive-through services, gasoline service, walkways, maintenance and loading points, building access points and areas between each proposed development. Each camera should be monitored and recorded for real-time and historical use.
- Due to the size and scope of the project, recommend providing on premise, rolling security at all times during operational hours.
- Suggest providing large drive areas between each proposed phase and function.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Disapproved, must show refuse location and detail

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Adjacent and nearby routes	Route #92, Taylor Ranch Commuter route, and Route #94, Unser Express Commuter route, pass the site on Unser.
Adjacent bus stops	There is an existing bus stop, adjacent to the property approximately 255' south from the southwest corner of the property, serving the above-mentioned commuter routes. The proposed north access is immediately south of the existing bus stop.
Site plan requirements	Developer to coordinate with the Transit Department for the relocation of the Transit bus stop.
Large site TDM suggestions	None.
Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments. For clarification, please cite TCC R-14-1 as the resolution approving additional access to the site.

For informational purposes, the functional classification of Unser Boulevard is that of an Existing Urban Principal Arterial and Ladera Drive is an Existing Urban Minor Arterial.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. Existing underground electric distribution facilities are located on the west, south and north boundaries of the subject property. The applicant is responsible to abide by any conditions or terms of those easements.
2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances. Contact:

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