



**Environmental
Planning
Commission**

*Agenda Number: 1
Project #: 2019-002765
SI-2019-00380
Hearing Date: January 9, 2020*

Staff Report

Agent	Modulus Architects, Inc.
Applicant	Red Shamrock 4, LLC
Request	Major Amendment to Site Plan –EPC
Legal Description	Tracts X-1-A1 (portion of Parcel A) & Lots 1 thru 9, X-1-A2 (Parcel B), University of Albuquerque Urban Center
Location	St. Joseph Drive NW between Coors Blvd. and Atrisco Drive
Size	Approximately 47.7 acres
Zoning	NR-C

Staff Recommendation

APPROVAL of SI-2019-00380, based on the Findings beginning on p. 16.

Staff Planner
Leslie Naji, AIA-Senior Planner

Summary of Analysis

The request is for a Major Amendment of Prior Approval, Site Development Plan on property owned by Red Shamrock 4 LLC. The site (Lot B) is an approximately 21.3 acre parcel located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive. The existing zoning for the subject site is NR-C for Mixed Use (O-1 & C-2 Uses). Design Standards are to remain per previous approval.

The applicant proposes a reconfiguration of the 9 Lots that comprise Parcel B of the University of Albuquerque Urban Center. Lots 8 and 9 are both to be subdivided into 3 smaller developable plots

The applicant notified neighborhood associations and property owners as required. Staff has not received any comments in support or opposition to the request. Staff recommends approval subject to conditions needed to ensure that IDO requirements are met and to provide clarification.

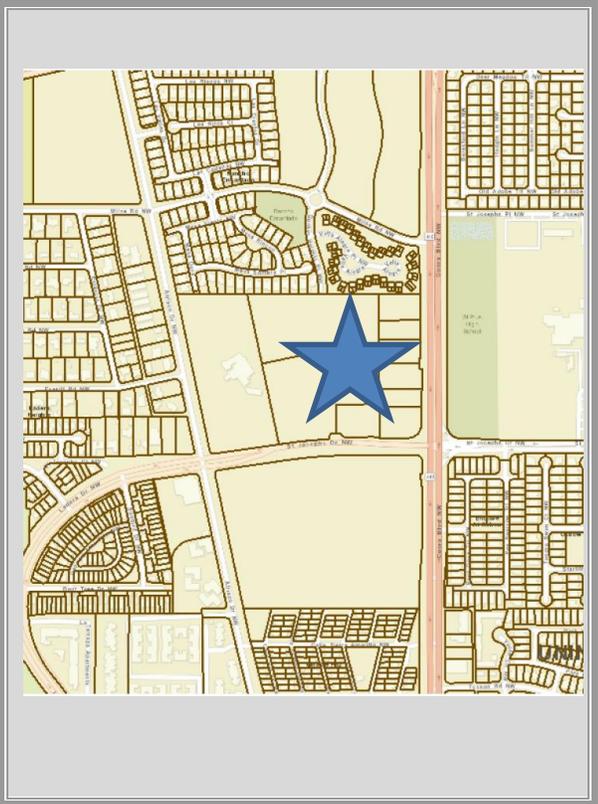


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I. INTRODUCTION

	Zoning	Comprehensive Plan Area	Land Use
Site	NR-C	Change	Commercial, Vacant
North	R-ML,R-1B	Change(E)/Consistency(W)	Single Family Residential, Multi-Family
South	NR-C	Change	Vacant
East	NR-PO-C, R-MH	Consistency	Open Space, Education
West	R-ML, R-1D, MX-T	Consistency	Residential

Request

The request is for a Major Amendment of a Prior Approval of a Site Development Plan for a property known as Coors Pavilion, located at the northwest corner of Coors Blvd NW and St. Josephs Dr. NW (“subject site”). The subject site is approximately 47.7 acres and is owned by Red Shamrock 4 LLC (Tract X-1-A2) and the Archdiocese of Santa Fe (Tract X-1-A1). Only Tract X-1-A2 is being reviewed for changes to the approved site plan.

The applicant states that due to changing market demands, smaller lot sizes are being requested that will allow more flexibility. It is also submitted that smaller lots will promote and encourage high-quality future developments. Of the nine lots in Tract X-1-A2, three are currently developed.

The request consists of the following major changes to the existing, governing site development plan:

1. Decrease in size of Lot 8 from 7.2285 acres to:
 - 2.0507 acres for the renamed Lot 8-A
 - 1.8635 acres for the renamed Lot 8-B
 - 2.0279 acres for the renamed Lot 8-C

2. Decrease in size of Lot 9 from 7.0011 acres to:
 - 5.5414acres for the renamed Lot 9-A
 - 1.1513 acres for the renamed Lot 9-B
 - 1.5606 acres for the renamed Lot 9-C

Since the request is for an amendment to a prior approval, analysis of the proposed site plan pursuant to the new Site Plan-EPC Criteria 6-6(H)(3) is not required.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-4(Y), Amendments of Prior Approvals, which addresses applications for amendments to site development plans approved prior to the effective date of the IDO.

The request exceeds the thresholds for a Minor Amendment, because the changes in lot sizes are in excess of 10% of the original lot sizes. It is, therefore, being considered pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. In this case, the EPC approved the existing site development plan for the subject site prior to effective date of the IDO. Pursuant to IDO Section 14-6-4(P)(2), the decision-making body may impose conditions necessary to bring the application into compliance with the requirements of this IDO. This is a quasi-judicial matter.

History/Background

The University of Albuquerque area was designated as an Urban Center with the adoption of the Metropolitan Areas and Urban Centers Plan in 1975. The University of Albuquerque Sector Development Plan was adopted by the City Council in 1982, which included annexation and establishment of SU-3 Zoning. The sector plan was rescinded with the adoption of the IDO and the areas SU-3 zoning was converted to zones that reflected the entitlements for each property.

At the time of annexation and establishment of zoning, the subject site land use was designated as "Employment Center, Technical Services, Light Industrial, and/or Office Park (Campus Type)." In 1996, City Council approved a change to "A minimum of 40 acres shall be developed as apartments (R-3) at 20-25 du/ac with the balance of the property (approximately 19 acres) shall be developed as commercial (C-2) and/or office (O-1)" (R-58-1996; SD-80-3-3). The applicant requested R-T residential uses as part of the land use mix for the 19-acre portion designated for commercial/office, but this use was determined by EPC and City Council to be inconsistent with Transit policies and the intent of the West Side Strategic Plan.

In 2007, the residential uses were removed from the allowable uses, instead designating a minimum of 17 acres of O-1 development and the remainder as a mix of O-1 and C-2 uses (R-07-256). Concurrently, the WSSP was amended to designate Parcels A and B as a Community Activity Center (R-07-255). The Council Resolution indicated that the size and service area of the activity center was a hybrid of a neighborhood and community activity center.

In 2012, an apartment complex was proposed on Parcel A. In the face of strong neighborhood opposition, in particular, to the intended work-force housing market segment, the applicant withdrew the request (Project 1005357/12EPC-40040/41/42).

In 2013, a request to amend the University of Albuquerque Sector Development Plan to change the zoning and allowable land use mix for the subject site and redevelop 17 acres of single-family residential uses instead of the required minimum 17 acres of O-1 development. A recommendation of denial was forwarded from the EPC to City Council (Project 1000032/13EPC-40123). The applicant subsequently withdrew the requested action.

In 2016 the EPC reviewed and approved a request for a Site Development Plan for Subdivision for an approximately 21.3-acre parcel located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive. The existing zoning for the subject site was SU-3 for Mixed Use (O-1 & C-2 Uses). The applicant proposed to develop 7 acres of the subject site as office uses per the O-1 zone of the Zoning Code and the remaining approximately 14.3 acres as commercial uses per the C-2 zone of the Zoning Code.

Context

The subject site is located in a largely developed area with large scattered vacant parcels along Coors Boulevard. St. Pius High School is to the east of the site. North of the subject site are single-family homes and duplex condominiums of the Rancho Encantado subdivision. To the west of the subject site, and part of the same original EPC site plan, is Saint Joseph’s Church. To the west of that is single-family residential. To the south is another vacant lot zoned NR-C

Roadway System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. Coors Blvd. is a Regional Principal Arterial roadway. To the west of the site Atrisco Dr, designated a Major Collector.

Comprehensive Plan Corridor Designation

The subject site is located along Coors Blvd. NW, which the Comprehensive Plan designates as a Major Transit Corridor.

Trails/Bikeways

A Buffered Bike Lane - Conventional bike lanes paired with a designated buffer space, is located on Coors along the eastern edge of the site.

Transit

The subject site fronts a Major Transit Corridor and is served by three major bus lines. Standard bus route 155, Rapid Ride route 790, and Commuter route 96 all stop at both side of the St. Joseph’s Dr. and Coors Blvd intersection.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment) for a complete listing of public facilities and community services located within one mile of the subject site.

II. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Prior to the effective date of the IDO on May 17, 2018, the subject site’s zoning was SU-3 for Mixed Use (O-1 & C-2), which converted to NR-C (Non-Residential Commercial) under the IDO.

The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. If approved, this Site Plan will continue to control the site since it is a prior approval, and any major amendments will be required to be reviewed by the EPC in the future.

Overlay Zones

The subject site is governed by the Coors Blvd. Character Protection Overlay (CPO-2). None of the restriction of the CPO are affected by the site plan change requested.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

The subject site is located on Coors Blvd. which the Comprehensive Plan designates as a Major Transit Corridor. Specific Comprehensive Plan policies and IDO regulations apply to these Corridor designations.

Applicable Goals and policies are listed below. The *applicant's policy analysis*, which is a response to the Site Plan-EPC Review and Decision Criteria, is in *plain italics*. **Staff analysis** follows in **bold italic** text.

CHAPTER 4: COMMUNITY IDENTITY

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 that would be allowed with this request to amend the Site Plan and associated Design Standards would be subject to IDO requirements including Neighborhood Edges (14-16- 5-9), the NR-C dimensional standards (Table 5-1-3), buffer landscaping (14-16-5- 6-(E), and building design standards (14-16-4-11). These would help ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood.

CHAPTER 5: LAND USE

GOAL 5.1-CENTERS & CORRIDORS:

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

This request is consistent with Goal 5.1 because the subject site is located on Coors Blvd which is a Major Transit Corridor and is located in the Ladera Activity Center. The Comprehensive Plan designates Centers as areas of more intense development with a variety of uses that allow many different activities connected by Corridors that include a mix of uses and transportation connections within walking distance.

The proposed change to the number of individual lots will continue to support goal of commercial and community growth along a Major Transit Corridor and within a designated Activity Center.

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

This request furthers this policy because this property is located in “Area of Change” as well as the Ladera Activity Center and would be an infill project located in a Major Transit Corridor. It would encourage employment density and development on Albuquerque’s Westside and would further this policy as it would reduce the need for trips across the river, accommodate growth and discourage the need for development at the urban edge. Designated Centers and Corridors are intended to accommodate the most future growth in the city and county. Instead of growing primarily at our edges, growth is encouraged in Centers and along Corridors, where development can be connected. This request furthers Policy 5.1.1 – Land Use

The request would allow new infill development and employment opportunities to be located along a designated Corridor, a location that is deemed appropriate area to accommodate higher density and intensity of growth over time to facilitate the City’s vision for sustainable growth patterns, while reducing development pressures on the urban fringe and established neighborhoods. The request furthers Goal 5.1-Centers & Corridors and Policy 5.1.1-Desired Growth.

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 in a the Ladera Activity Center and in an Area of Change that is intended to provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 20-minute walk or a short bike ride. They are intended to provide a mix of neighborhood commercial. The purpose of the Design Standards is to create an aesthetically pleasing, pedestrian friendly, mixed use development that adds office and supporting retail/restaurant amenities to the Coors Blvd. corridor. Relative to the surrounding area, the more-intense development that the request would make possible would be along this Major Transit Corridor. The request furthers Policy 5.1.2 Development Areas.

Applicant’s response is sufficient.

Policy 5.1.5 - Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses. [ABC]

- a) Prioritize office and commercial employment in areas with good access via automobile and transit.

The proposed Site Plan (Amendment) has thus far developed into a thriving commercial development on Albuquerque's Westside adding to the Ladera Activity Center that prioritizes employment and fosters synergy among businesses. With approximately +/- 14 acres of commercial acreage left undeveloped the opportunity to continue the current trend of development furthers this policy. This request furthers Policy 5.1.5

The proposed change indicates a reduction in the amount of designated office use and a higher area of designated Commercial. Both uses are allowed in NR-C, but continued Office use may do more to promote employment within the Activity center.

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. [ABC]

This request furthers this policy because an amended Site Plan allowing for smaller lots will allow medium scale mixed use development with a range of services and amenities that supports healthy lifestyles and meets the needs of nearby residents where additional residential development is not appropriate or desired because of a deficit of jobs or services in relation to housing units in the area. The request furthers Policy 5.1.6 Development Areas.

Future site development of individual lots will require DRB approval whereby Site Design Standards and Guidelines requiring connectivity within the overall development and pedestrian friendly access, as well as landscaping and open spaces, can be reviewed and enforced.

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

This request furthers Goal 5.2 and Policy 5.2.1 because the proposed Site Plan amendment request would allow for a mixture of non-residential uses that could help create a healthy, sustainable and distinct community in an Area of Change on Albuquerque's Westside. The request would make possible development of commercial uses along Coors Blvd with close proximity to the surrounding neighborhoods on the north, east, south and west sides of this corridor which is conveniently accessible from surrounding neighborhoods. This will encourage development that brings goods and services within walking and biking distance of neighborhoods. The location within a transit corridor offers choice transportation to services and employment. Characteristics of the community will be maintained since the requested zoning is virtually equivalent to the historic zoning designation, and occur in an

existing commercial zone within a transit corridor. This request furthers Policy 5.2.1 – Land Use.

The change requested will not negatively affect the current development trends. Though these may not suggest a particularly distinctive and healthy community, the size of the lots is not likely to change the final outcome. It is the hope of the applicant that smaller lots will be more appealing to quality projects which would serve the surrounding community better than vacant lots.

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.

This request furthers Policy 5.3.1 because the proposed Site Plan amendment will support additional growth in an Area of Change with existing infrastructure and public facilities. This request furthers Policy 5.3.1 – Land Use

The Ladera Activity Center area is served by existing infrastructure. It is designated as an area where infill development is desired.

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.

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.

The subject Property is located in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. Because the proposed amendment will encourage growth and high-quality future development in accordance with this policy in a Major Transit Corridor in an area with adequate infrastructure. This request furthers Policy 5.6.2 – Land Use

Applicants response is sufficient.

Policy 5.6.4 -Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

As each parcel is developed, necessary setbacks, buffering and limits on building heights will be assured through DRB site review.

CHAPTER 6: TRANSPORTATION

GOAL 6.1-TRANSPORTATION INTEGRATION:

Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

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.

This request would reduce the need for automobile traveling by increasing mixed use development, infill development within the Ladera Activity Center on Albuquerque's Westside, reducing the need for cross river trips. This request furthers Policy 6.1.3 – Auto Demand.

Mixed-use development along a major transit corridor and adjacent to transit stops on Coors Blvd. will further reduce auto demand as jobs and shopping on the site can be easily reached by multiple bus routes.

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1 - PLACEMAKING

Create places where business and talent will stay and thrive.

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

This request furthers Goal 8.1 and Policy 8.1.1 because this request for an amendment to the Site Plan will foster a greater range of opportunities for different densities and uses in a location highly visible, accessible and central to Albuquerque's Westside for a rare opportunity to create a sense of "place" and encourage a diverse range of economic

development opportunities in an Area of Change. This request furthers Goal 8.1 and Policy 8.1.1

Although the proposal creates significantly smaller lots than what is currently available, there is still a range of lot sizes ranging from 1.1 acres to 5.5 acres. This will still enable a wide variety of potential economic opportunities

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. [ABC]

This request furthers this Policy because the proposed amendment will encourage economic development that will provide jobs, goods, and services which improve the life for new and existing residents on the Westside and contribute to a diverse and vibrant economy by creating new opportunities for neighborhood scale commercial development in an area with growth that is consistent with and enhances the establish character of existing development. This type of economic development is best suited for infill locations supported by commercial corridors. This subject site encompasses all aspects of successful economic development and furthers this Policy.

Applicants response is sufficient.

Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

This request furthers this Policy by allowing for future development of the property providing an incentive to local business to expand and diversify employment, promote local hiring, higher wages and business that contributes to the economic base of the community and region that helps reduce reliance on government spending.

The smaller lots may be more easily developed which will bring about employment and services to area.

Integrated Development Ordinance (IDO) 6-6(H)(3)-Review and Decision Criteria for Site Plan Amendments

Any application for a site plan – EPC shall be approved if it meets all of the following criteria:

6-6(h)(3)(a) the site plan is consistent with the ABC Comp plan, as amended.

As set forth in the ABC Comprehensive Plan analysis above, the proposed changes to the site plan are consistent with and in support of many of the Comp Plan’s goals and policies.

6-6(h)(3)(b) the site plan is consistent with any applicable Terms and Conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

This site was previously zoned SU-3 to include O-1 & C-2 uses with associated design standards. Since adoption of the IDO, the site is now zoned NR-C (Non-Residential Commercial). The request will not replace the design standards of the previous approval and will follow applicable terms and conditions that have been previously approved.

The proposed site plan changes the amount of (O-1) Office use on the site designations from 7 acres to 5.5 acres. Both uses are permissible within the IDO NR-C designation, as well as light industrial.

6-6(h)(3)(c) the site plan complies with all applicable provisions of this IDO, the DPM, other adopted city regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The Amended Site Plan will comply with all prior approved design standards put in place as the site continues to develop.

At the time of the area's annexation into the City of Albuquerque, it was designated as "Employment Center, Technical Services, Light Industrial, and/or Office Park (Campus Type)." In 1996 residential uses were approved by City Council; however, additional residential units were not seen to be consistent with Transit policies or with the West Side Strategic plan.

In 2007, the residential uses were removed from the allowable uses, instead designating a minimum of 17 acres of O-1 development and the remainder as a mix of O-1 and C-2 uses.

Although all current design standards will remain in place, there will be a reduction of O-1 uses per previous approvals. The NR-C Zone allows medium-scale retail, office, commercial, and institutional uses.

6-6(H)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

1. *The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet the following requirements:*
 - a. *Have adequate capacity to serve the development made possible by the change of zone.*
 - b. *Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.*
 - c. *Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.*

- d. *Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.*
2. *This request furthers this requirement because the City's existing infrastructure and public improvements currently have adequate capacity to serve the existing development.*

As the request is for replating of the approved development, there will be no additional burden on the City's infrastructure. Subsequent development on each plot will still require DRB review and approval.

6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The approved design standards in place with the original approval and layout of the new tracts are intended to ensure that future development will complement residential areas; future development will continue to be in line with the existing subdivision design standards that have been established. This will cause no adverse effects of noise, lighting pollution, and traffic on residential environments. Smaller lots will simply encourage future site developments to emerge. All uses shall comply with the standard that have been approved for this subdivision.

The applicant's response to Criterion E is sufficient.

Additional Site Analysis:

- A. Direct impacts of proposal-
- The changes proposed for the site do not effect use or design standards previously approved for the site. The applicant is requesting a reconfiguration of lots to breakdown the size of Lots 8 and 9 into smaller developable lots. The resulting developments may, as a result, consist of single business construction as opposed to strip development of multiple tenants; however, the purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses which can be accommodated through either model.***
- B. Indirect impacts –
- The site development plan was originally approved in 1996. Since that time, changes have been made to the site plan resulting in the removal of residential uses. Development has been slow, with no construction occurring prior to 2017. A major concern of the surrounding neighbors has been the lack of development on the site rather than any proposed development.***
- C. Secondary impacts induced as a result of the proposed project-

The change in lot sizes as proposed will not result in foreseeable secondary impacts. As each parcel is developed, it will require DRB review and approval and will have to follow the previously approved design guidelines for the site.

D. Cumulative impacts –

Cumulative impacts are not likely to be affected by the changing of lot sizes.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Long- Range Planning:

All other Agencies responded with No Comments.

Neighborhood/Public

The applicant notified the Ladera Heights Neighborhood Associations (NA), The Enclave at Oxbow HOA, Rancho Encantado HOA, Westside Coalition of NA, and Vista Grande NA as required. The applicant also notified property owners within 100-feet of the property boundaries as required.

The applicant conducted an informal neighborhood. They state that the three neighborhood representatives in attendance were not opposed to the request, rather inquired on the previous projects that were proposed on the site and that they would like to see the land developed.

As of this writing, staff has not received any neighborhood comments.

IV. CONCLUSION

The request is for a Major Amendment of a Prior Approval of a Site Development Plan for an approximately 21-acre property known as Lots 1 thru 9, X-1-A2 (Parcel B), University of Albuquerque Urban Center (the “subject site”). Major Amendments are required to be heard by the original, approving body, which in this case is the EPC. The request consists of the following major changes to the existing, governing site development plan:

1. Decrease in size of Lot 8 from 7.2285 acres to:

- 2.0507 acres for the renamed Lot 8-A
- 1.8635 acres for the renamed Lot 8-B
- 2.0279 acres for the renamed Lot 8-C

2. Decrease in size of Lot 9 from 7.0011 acres to:

- 5.5414 acres for the renamed Lot 9-A
- 1.1513 acres for the renamed Lot 9-B

- 1.5606 acres for the renamed Lot 9-C

Neighborhood organizations affected were notified as required. Property owners within 100 feet of the subject site were also notified, as required. The applicant conducted a neighborhood meeting where no opposition was expressed.

The subject site is along a Major Transit Corridor. The request generally furthers a preponderance of applicable Goals and Policies and meets applicable IDO requirements.

FINDINGS –SI-2019-00380, January 9, 2020-Site Plan Major Amendment

1. The request is for a Major Amendment of a Prior Approval of a Site Development Plan for an approximately 21.3-acre parcel located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive. The request consists of the following four major changes to the existing, governing site development plan:
2. The request exceeds the thresholds for a Minor Amendment, and therefore is being considered pursuant to Section 14-16-6-4(Y)(1)(b)1, which states that Major Amendments shall be reviewed and decided by the decision-making body that issued the approval being amended. The EPC approved the existing site development plan for the subject site prior to effective date of the IDO. Pursuant to IDO Section 14-6-4(P)(2), the decision-making body may impose conditions necessary to bring the application into compliance with the requirements of this IDO.
3. The subject site is located in an Area of Change area as designated by the Comprehensive Plan. Located along Coors Blvd., the subject site is along a Major Transit Corridor.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. The request generally furthers the following, applicable Comprehensive Plan policies:

- a. 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 request would allow new infill development and employment opportunities to be located along a designated Corridor, a location that is deemed appropriate area to accommodate higher density and intensity of growth over time to facilitate the City’s vision for sustainable growth patterns, while reducing development pressures on the urban fringe and established neighborhoods. The request furthers Goal 5.1-Centers & Corridors and Policy 5.1.1-Desired Growth.

- b. 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 in a the Ladera Activity Center and in an Area of Change that is intended to provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area. The multiple lots can provide a mix of neighborhood commercial and office space.

- c. Policy 5.1.5 - Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses. Prioritize office and commercial employment in areas with good access via automobile and transit.

With approximately 14 acres for commercial development, the site provides concentrated employment opportunities along a transit corridor and within easy vehicular access.

- d. 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. [ABC]

This request furthers this policy because an amended Site Plan allowing for smaller lots will allow medium scale mixed use development with a range of services and amenities that supports healthy lifestyles. Future site development of individual lots will require DRB approval whereby Site Design Standards and Guidelines requiring connectivity within the overall development and pedestrian friendly access, as well as landscaping and open spaces, can be reviewed and enforced.

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

The request would make possible, development of commercial uses along Coors Blvd with close proximity to the surrounding neighborhoods on the north, east, south and west sides of this corridor which is conveniently accessible from surrounding neighborhoods.

- f. Policy 5.3.1-Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The property, located at the Ladera Activity Center area, is served by existing infrastructure. It is designated as an area where infill development is desired.

- g. 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.

The subject Property is located in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. The proposed amendment will encourage growth and high-quality future development in accordance with this policy along a Major Transit Corridor with adequate infrastructure.

- h. Policy 5.6.4-Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

As each parcel is developed, necessary setbacks, buffering and limits on building heights will be assured through DRB site review. The changes with this Site Plan Amendment will not affect transitions.

- i. 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.

This request would reduce the need for automobile traveling by increasing mixed use development, infill development within the Ladera Activity Center on Albuquerque's Westside, reducing the need for cross river trips. This request furthers Policy 6.1.3 – Auto Demand. Mixed-use development along a major transit corridor and adjacent to transit stops on Coors Blvd. will further reduce auto demand as jobs and shopping on the site can be easily reached by multiple bus routes.

- j. Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

Although the proposal creates significantly smaller lots than what is currently available, there is still a range of lot sizes ranging from 1.1 acres to 5.5 acres. This will still enable a wide variety of potential economic opportunities

- k. Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. [ABC]

This request will encourage economic development that will provide jobs, goods, and services which improve the life for new and existing residents on the Westside and contribute to a diverse and vibrant economy by creating new opportunities for neighborhood scale commercial development in an area with growth that is consistent with and enhances the establish character of existing development.

- l. Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

This request furthers this Policy by allowing for future development of the property providing an incentive to local business to expand and diversify employment, promote local hiring, higher wages and business that contributes to the economic base of the community and region that helps reduce reliance on government spending.

6. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-6(H)(3)-Review and Decision Criteria for Site Plan- EPC as follows:

- a. Criterion A: The Site Plan is consistent with the ABC Comp Plan, as amended. It supports and promotes several of the Comprehensive Plan's Goals and Policies as noted in Finding 5.

- b. Criterion B: The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

This site was previously zoned SU-3 to include O-1 & C-2 uses with associated design standards. Since adoption of the IDO, the site is now zoned NR-C (Non-Residential Commercial). The request will not replace the design standards of the previous approval and will follow applicable terms and conditions that have been previously approved. The proposed site plan changes the amount of (O-1) Office use on the site designations from 7 acres to 5.5 acres. Both uses are permissible within the IDO NR-C designation, as well as light industrial.

- c. Criterion C: The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The Amended Site Plan will comply with all prior approved design standards put in place as the site continues to develop. There will be a reduction of O-1 uses per previous approvals. The NR-C Zone allows medium-scale retail, office, commercial, and institutional uses.

- d. Criterion D: The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

As the request is for replating of the approved development, there will be no additional burden on the City's infrastructure. Subsequent development on each plot may still require DRB review and approval, based on IDO development process thresholds.

- e. Criterion E: The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The approved design standards in place with the original approval and layout of the new tracts are intended to ensure that future development will complement residential areas; future development will continue to be in line with the existing subdivision design standards that have been established. This will cause no adverse effects of noise, lighting pollution, and traffic on residential environments. Smaller lots will simply encourage future site developments to emerge. All uses shall comply with the standard that have been approved for this subdivision. Where the site plan's design standards are silent, the IDO's standards, including Neighborhood Edge requirements, will apply.

7. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it. The proposed site plan amendment would be more advantageous to the community if it promotes development of the site.

8. The applicant notified the Ladera Heights Neighborhood Associations (NA), The Enclave at Oxbow HOA, Rancho Encantado HOA, Westside Coalition of NA, and Vista Grande NA as required. Property owners within 100 feet of the subject site were also notified as required.
9. The applicant conducted an informal neighborhood meeting. They state that the three neighborhood representatives in attendance were not opposed to the request, rather inquired on the previous projects that were proposed on the site and that they would like to see the land developed.
10. As of this writing, staff has received no comments concerning this application.

RECOMMENDATION - SI-2019-00380, January 9, 2020

APPROVAL of Project #2019-002765, Case #SI-2019-00380, a Major Amendment to an existing Site Plan for an approximately 47.7-acre site located at St. Joseph Drive NW between Coors Blvd. and Atrisco Drive; Tracts X-1-A1 (portion of Parcel A) & Lots 1 thru 9, X-1-A2 (Parcel B), University of Albuquerque Urban Center, based on the preceding Findings.

***Leslie Naji, AIA
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CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

Address: Coors Blvd. NW at St. Josephs
IDO Zoning: NR-C
Request: Major Amendment to Site Plan – EPC

LR Comments:

The request is for a major amendment to an approved site plan for subdivision. The request would not alter the existing site plan design standards. This request does not qualify as a minor subdivision because it would create more lots than were originally approved through the site plan, which is why this is being heard by the EPC as a Major Site Plan Amendment. (See PRT notes). The applicant requests the creation of a new lot, Lot 5-A (2.5653 acres), as well as changing lot lines to create Lot 9-A (1.1513 acres) with the consolidation of remaining land from existing Lots 8 and 9 into Lot 8-A (11.1843 acres). All of the aforementioned lots are currently undeveloped. The applicant states a change in the market away from larger lots and toward smaller lots as justification for subdivision. Proposed Lots 5-A and 9-A would be more comparable in size to the other existing lots, which range from 0.7354 acres (Lot 2) to 1.3540 acres (Lot 7). A higher resolution copy of the site plan needs to be included in the file, especially the page detailing the subdivisions.

Historically, the site was governed by the University of Albuquerque Urban Center Sector Development Plan (SDP), which was written in the 1980s and intended for the area to develop primarily commercial and office uses per its SU-3 zoning. The IDO converted this property to NR-C to reflect the office and commercial entitlements. The proposed subdivision of lots aligns with the purpose of the NR-C zone “to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area” (IDO 2-5(A)(1)).

This subdivision request is consistent with the IDO requirements and will allow development of this site in a manner consistent with the existing character, which is standalone commercial buildings.

CITY ENGINEER

Transportation Development

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

Transportation Planning

No comments.

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

ABC WATER UTILITY AUTHORITY (ABCWUA)

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ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

AMAFCA has no objections to the EPC case being heard in September.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse impacts.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO