

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

June 10, 2016

Brud Allen
9201 Montgomery Blvd NE Build. 1
ABQ, NM 87111

Project# 1000771
16EPC-40007 Site Development Plan for Subdivision

LEGAL DESCRIPTION:

The above action for all or a portion of Tract C, Cottonwood Pointe, zoned SU-1 for IP/C-2/R-2 Uses, located on Irving Blvd. and Eagle Ranch Rd. containing approximately 6.77 acres.

(B-13) Staff Planner: Maggie Gould

On June 9, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1000771/16EPC-40007, a Site Development Plan for Subdivision, based on the following findings and conditions:

FINDINGS:

Albuquerque

New Mexico 87103

www.cabq.gov

1. This is a request for a Site Development Plan for Building Permit for Tract C Cottonwood Pointe located on Eagle Ranch Road between Irving Boulevard and the Calabacillas Arroyo, and containing approximately 6.7 acres.
2. The request will allow the development of a 5,950 square foot building to house a New Mexico Department of Motor Vehicles office and two 7,200 square foot retail building to house future tenants.
3. The EPC approved a Site Development Plan for Subdivision for subject tract and tracts A and B in 2000. This was amended in 2008 to allow an FAR of .5 on tract C, the subject site.
4. The EPC approved a SPBP (case number 07-EPC 00444) in 2007 and the DRB signed off on this in 2008. Under section 14-16-3-11, (C), Site Development Plan and Subdivision Regulations, the 2008 building permit would be automatically terminated. No extension was requested for 07 -EPC 00444. If approved by the EPC, the new building permit (16 EPC 4007) supersedes the 2008 approval
5. Future Site Development Plans for Building Permit for the western portion of the site (phase two), will be reviewed by the EPC.

OFFICIAL NOTICE OF DECISION

Project #1000771

June 9, 2016

Page 2 of 6

6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is located within the Established Urban Area of the Comprehensive Plan with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:
 - A. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy II.B.5d is furthered because the proposed development will be one story and will not block views to the east for the residential area, the subject site has access to existing urban services and will offer needed services and employment opportunities for the area.

- B. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Policy II.B.5e is furthered because the subject site has access to a full range of urban services including roads, water, sewer and electric lines and transit. The proposed buildings are single story and will have uses that are similar to the uses in the surrounding area.

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

Policy II.B.5i is furthered because the proposed development will add employment and service uses in an area that is zoned for such use; the proposed design for all three buildings will be a single story and will not be directly adjacent to the single family development to the west. Additionally, the site is below the grade of both Irving Boulevard and the subdivision to the west. The site takes access from Eagle Ranch road for this phase of development and will not route traffic towards the residential development to the west. The lighting on site is subject to the requirements of the zoning code.

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

Policy II.B.5.k. is furthered because the proposed development takes full access from Eagle Ranch Road; this directs traffic away from the residential uses to the west.

OFFICIAL NOTICE OF DECISION

Project #1000771

June 9, 2016

Page 3 of 6

- E. Policy II.D.6g: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.
- F. Policy II.D.6a is furthered because the proposed use will add to the employment opportunities on the west side where the jobs to housing imbalance is significant (an area of need). The proposed retail uses and Motor Vehicle Division offices will offer jobs for different skill levels.
- G. Policy II.D.6g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

Policy II.D.6g is partially furthered by this request. The Paseo del Norte center is directly south of the site between Eagle Ranch and Irving, west of Coors Boulevard. Although the subject is outside of the activity center, it will still add additional jobs near an activity center in proximity to existing residential development.

8. The subject site is within the boundaries of the West Side Strategic Plan :

- A. Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

Objective 1 is furthered because the proposed development will add to the mix of uses on the West side and will offer new employment opportunities and new services. The Motor Vehicle Division (MVD) office will add a full service MVD office on the west side where none currently exists.

- B. Objective 8: Promote job opportunities and business growth in appropriate areas of the west side.

Objective 8 is furthered because the proposed development will allow the addition of needed services and offer new employments opportunities in an area zoned for these services and near existing services and residential uses.

9. The following CCSDP policies and regulations apply:

- A. Issue 4.b.7-Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized. (p. 96)

The proposed development shows sidewalk connections, stripped pedestrian crosswalks, and outdoor patios in front of. The change in grade makes it difficult to provide access from the retail development to the MVD offices through the middle of the site because of the retaining walls need to develop the site. The proposed access is generally consistent with this policy.

- B. Issue 4.b.5.B.2 Off-Street Parking Regulation: One tree shall be planted per every ten parking spaces and shall be distributed such that at least one tree is planted per every 15 linear parking spaces. (p. 94)

The site generally meets this requirement except that an additional tree should be added to the eastern edge of the MVD site to meet this requirement.

- C. Issue 4.b.2.B.1 Height and Bulk Regulation: Buildings and structures shall not exceed the height limitation in the underlying zone. Where the underlying zone requires height to be limited by an envelope

OFFICIAL NOTICE OF DECISION

Project #1000771

June 9, 2016

Page 4 of 6

based in part at the centerline of public right-of-way (e.g., 0-1 zone), height shall be limited instead by an envelope based in part at the front yard setback line (using a full 156 feet right-of-way). (p. 89)

The proposed buildings are considerably shorter than the height allowed by the underlying zoning, the proposed buildings are consistent with this requirement.

- D. Issue 4.b.4.B.2 Site Landscaping Regulation: Live plant materials shall be used extensively in all landscaped areas. Gravel, colored rock, bark and similar materials are generally not acceptable as ground-cover. Bark should only be utilized as mulch, not as a permanent form of groundcover. In some cases, hard" materials such as brick or cobblestone may be considered. (p. 93)

The site contains live plant materials in the landscaping areas throughout the site. The provided landscaping exceeds the requirements of the Zone Code. The request is consistent with the Landscaping requirements.

- E. Issue 4.b. I 0-Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

Architectural Details, Design Guideline 2: The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged. (p. I 00)

The request is consistent with the architectural design guideline. The proposed development will contain buildings that are of similar style and materials to what is developed nearby. All of the buildings contain a mix of materials and colors and change in color, material or plane on the facades. The colors are earth toned stucco in browns, grays and pinks and are similar to what has been used in nearby development.

10. The Paradise Hills Civic Association and the West Side Coalition of Neighborhoods were notified of the request. A facilitated meeting was not recommended or requested.
11. Property owners with 100 feet of the site were notified. Staff received comments from a neighborhood member who was concerned about future development along Irving Boulevard blocking views, but was not concerned about the three proposed buildings.

CONDITIONS:

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.

OFFICIAL NOTICE OF DECISION

Project #1000771

June 9, 2016

Page 5 of 6

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Clarify 141 vs 142 parking spaces shown on sheet AS-1.0.
4. Add a note to sheet AS-1.0 stating that future signage is subject to the requirements of the Coors Corridor Plan and the Site Development Plan for Subdivision
 - Building Mounted Signage is limited to 6% of the façade and maximum logo size is 3 feet by 3 feet
 - Monument signs are limited 10 feet in height and 75 square feet in size.
5. The metal accents shall be matte finish and not high reflective to comply with the Coors Corridor Plan.
6. Remove references to health club from grading and drainage and landscaping plans prior to DRB submittal.
7. Clarify light pole height prior to DRB submittal.
8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
9. The applicant agrees to work with the Traffic Engineer to determine if the drive-thru located between the two retail buildings, as shown on the Site Development Plan for Building Permit, can remain or should be removed prior to DRB submittal.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JUNE 24, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

OFFICIAL NOTICE OF DECISION

Project #1000771

June 9, 2016

Page 6 of 6

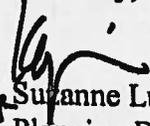
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,


Suzanne Lubar
Planning Director

SL/MG

cc: Brad Allen, 9201 Montgomery Blvd. NE, Build. 1, ABQ, NM 87111
RBA Architects, 1104 Park Av. SW, ABQ, NM 87102
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