



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

June 10, 2016

Tecolote Resources, Inc.
23421 South Pointe Dr. SE #270
Laguna Hills, CA 92653

Project# 1010546
16EPC-40021 Site Development Plan for Building Permit
Amendment

LEGAL DESCRIPTION:

Modulus Architects, agent for Tecolote Resources, Inc., requests the above action for all or a portion of Tract A-2, Lands of Coogan & Walters & Southwestern Land Development Corp, together with Tracts B and C Milne Plaza Subdivision, and Tract A Lands of MRGCD Map 39, zoned C-2 (SC), located at the SW corner of Central Ave. SW and Atrisco Dr. NW, containing approximately 13 acres. (K-12) Staff Planner: Catalina Lehner

PO Box 1293

On June 9, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1010546/16EPC-40021, a Site Development Plan for Building Permit Amendment, based on the following findings and conditions:

FINDINGS:

1. This is a request for an amendment to an as-built site development plan for building permit for an approximately (≈) 1.8 acre portion of an ≈13 acre site described as Tract A-2, Lands of Coogan & Walters & Southwestern Land Development Corp, together with Tracts B and C Milne Plaza Subdivision, and Tract A Lands of MRGCD Map 39 (the "subject site"), which is located at the southwest corner of the intersection of Central Ave. SW and Atrisco Dr. NW.
2. The applicant proposes to develop ≈ 25,000 square feet (sf) of additional retail space to add to the existing ≈ 115,000 sf of retail space. The subject site is zoned C-2(SC) and contains an existing shopping center, which was originally constructed in the 1970s and was recently remodeled.
3. Pursuant to Zoning Code 14-16-2-22(A)(6), Staff has the authority to approve site development plan amendments if the total proposed building square footage does not exceed the approved square footage by more than 10%. In this case, the EPC is hearing the request because the proposed change in square footage is ≈ 18%, so the request cannot be approved administratively.
4. A Traffic Impact Study (TIS) is required because the request exceeds the City's threshold for retail by ≈ 15,000 sf. The West Central Plaza TIS indicates that the proposed development will present no significant adverse impact provided that the mitigation recommendations are followed: maintain

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adequate sight distances and ensure that driveways meet Development Process Manual (DPM) requirements.

5. The subject site is in the Established Urban Area of the Comprehensive Plan. The West Side Strategic Plan and the West Route 66 Sector Development Plan also apply.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the West Route 66 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following Goal and land use policies of the Comprehensive Plan:
 - A. Established Urban Goal. The request would result in development of an additional $\approx 25,000$ sf of retail space in an existing shopping center. The area is characterized by a variety of commercial uses, including restaurants, retail, and residential uses, which would generally offer variety and maximum choice in work areas and life styles. The design would generally fit with other buildings nearby, though the area has no particular architectural style.
 - B. Policy II.B.5d-neighborhood values/environmental conditions/ other concerns. The proposed new development would be appropriate in terms of its location, intensity and design. The subject site is located along Central Ave. in an area characterized by a variety of existing land uses, with old and new standard architecture. Though near the Rio Grande, the area not considered a scenic or natural environment. There is no known neighborhood opposition as of this writing.
 - C. Policy II.B5e- new growth/urban facilities/neighborhood integrity. The subject site is developed and has existing urban facilities such as roads and utility lines, the use of which would not disrupt neighborhood integrity.
 - D. Policy II.B.5j-location of new commercial development. The proposed retail addition would be located in an existing shopping center, on land already zoned C-2 for commercial uses and within reasonable walking and biking distance from residential uses. The subject site can be considered a larger area-wide shopping center site and is located at the intersection of arterial streets.
 - E. Policy II.B.5k- land/arterial streets/traffic effects. The subject site is adjacent to two arterial streets: Central Ave. and Atrisco Dr. A TIS is required; any mitigation suggestions therein would help minimize harmful effects of traffic as would comments from Transportation Staff.
 - F. Policy II.B.5l-quality design/new development. The design, which modern and uses materials such as stucco, veneer block and metal, would be generally appropriate to the plan area and compatible with the recently renovated retail spaces in the shopping center and with other development nearby. The area consists of a variety of buildings, some older and some newer, and some with franchise architecture.
8. The request partially furthers the following Goals and land use policies of the Comprehensive Plan:
 - A. Activity Center Goal. The subject site is located in a designated Activity Center, the Atrisco Community Activity Center (CAC). The request would generally help expand a concentration of social/economic activities and could help reduce auto travel needs by being located on an Enhanced Transit Corridor (Central Ave.) and located where infrastructure already exists. However, the request would not contribute to expanding concentrations of high-density mixed land use.

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- B. Transportation and Transit Goal. The area is generally served by infrastructure for multiple modes of transportation, though the existing shopping center's placement, is far from Central Ave., which favors vehicle access. Central Ave. is an Enhanced Transit Corridor with good transit service, and an ART (Albuquerque Rapid Transit) stop is envisioned for the future. Pedestrian pathways are through the parking lot. Bike lanes exist on both Central Ave. and Atrisco Dr. Residential uses are close to the subject site, so walking and biking is possible for some.
- C. Policy II.D.4.g- pedestrian opportunities/safe, pleasant conditions. There are two pedestrian connections to Central Ave. and one to Atrisco Dr. Pedestrian opportunities were integrated into the development with the remodel, but pathways are through the parking lot, which is not optimal for safety and pleasantness of non-motorized travel conditions. Adding a pathway to the east, to connect to the existing bus shelter on Atrisco Dr., would help.
9. The request generally furthers (Policies 1.1 and 3.30) and partially furthers (Policy 1.5) the following, applicable WSSP policies:
- A. Policy 1.1: The request is for additional retail development in the Central/Atrisco activity center (designated as Community Activity Center in the Comprehensive Plan and Neighborhood Center in the WSSP). This non-residential development would occur in a designated center.
- B. Policy 3.30 (West Central): The request for new, non-residential development in the West Central Community would generally help support the node, or activity center, at Central Ave.
- C. Policy 1.5: The subject site is in the Central/Atrisco activity center. There are pedestrian connections to Central Ave. and Atrisco Dr., though another connection is needed from the area of the proposed addition to the bus shelter near the subject site's SE corner. Pedestrian access between buildings and through parking lot areas would benefit from improvement, though the biggest impediment to good pedestrian and bicycle access is the existing layout of the buildings.
10. The request generally furthers Goal 4 of the SWASAP because it would increase retail and commercial services in the area and would result in their improvement.
11. The WR66SDP Design Overlay Zone applies. The subject site is in Segment One of the Plan area. The request complies with standards regarding architectural design, signage, and site lighting. The request does not meet site design standards 1, 3, and 5, which require landscaping and landscape buffers along Central Ave. The larger site was developed in the early 1970s, prior to the adoption of the WR66SDP in 1989. Since the current request involves a building expansion, however, the regulations would apply. In this case, a portion of the ROW of Central Ave. is slated for the upcoming ART (Albuquerque Rapid Transit) project and any landscaping would have to be removed.
12. Conditions of approval are needed to address Zoning Code requirements, particularly in §14-16-3-1(H), Off-Street Parking Regulations-Pedestrian Connections, and in §14-16-3-18(C)(4), General Building and Site Design Regulations for Non-Residential Uses-Public Space. Minor clarification needed in places can also be addressed through conditions.
13. The affected neighborhood organizations are the Pat Hurley Neighborhood Association (NA), the Vecinos del Bosque NA, the South Valley Coalition of NAs, the South West Alliance of Neighbors (SWAN), and the Westside Coalition of NAs, which was notified as required. Property owners within 100 feet of the subject site were also notified. The request was not recommended for facilitation by the

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Office of Neighborhood Coordination (ONC). As of writing of the Staff report, Staff received one letter of general support and one phone inquiry from a neighbor. There is no known opposition.

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.
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. Traffic Impact Study: The mitigation measures in the TIS shall be implemented as required by the DRB.
4. Parking:
 - A. Ensure that the total number of parking spaces provided is shown accurately on the site development plan and list required parking as 569 spaces.
 - B. Show the math for the handicap parking and motorcycle parking calculations and remove the rates that don't apply.
 - C. Provide a calculation for the bicycle parking.
5. Pedestrian Issues:

A direct pedestrian connection, of a material other than asphalt pursuant to §14-16-3-1(H), shall be provided from the public sidewalk along Atrisco Dr. to the proposed concrete sidewalk at the closest corner of the addition (approximately midway between the two vehicular access points).
6. Public Outdoor Space:
 - A. Public space shall be provided pursuant to Zoning Code §14-16-3-18(C)(4), at the rate of 400 sf for every 30,000 sf of total building area (2,000 sf outdoor space required).
 - B. Clarify what portion of the 1,435 sf area north of the addition is to be landscaping and what portion is to serve as an outdoor space patio area.
 - B. Shade shall be provided to cover a minimum 25% of the outdoor space areas.
 - C. Show the math for the outdoor space calculations.
 - D. Relocate the bicycle rack on the addition's eastern side closer to the outdoor space area.
7. Landscaping Plan:
 - A. Remove a portion (or all) of the landscaping from the triangular public outdoor space area north of the addition and correspondingly re-do the landscaping calculations (see also Condition 5A).

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- B. Landscaping beds and islands shall be depressed below grade.**
 - C. Add at least three plants to the landscape area near the addition's NE corner (see also Condition 5D).**
 - D. Provide the standard shrub planting detail.**
 - E. An irrigation system shall be provided for all of the plants; rain water shall be supplementary (delete General Note 9).**
 - F. Delete General Note 7 (pertains to another project).**
- 8. Elevations:**
- A. The south elevation shall be articulated over at least 50% of the façade's length pursuant to §14-16-3-18(C)(3), General Building and Site Design Regulations for façades 100 feet or greater.**
 - B. Provide calculations for seating and show compliance with [§14-16-3-18(C)(3)].**
 - C. Provide a bench detail.**
- 9. Signage:**
- A. Show dimensions of the building-mounted sign.**
 - B. Specify letter type and illumination.**
- 10. Utility Plan:**
- A. Show location of any easements.**
 - B. Indicate location of fire hydrant(s).**
- 11. Clarification:**
- A. Use the term "remodeled" in the project narrative and indicate that the remodel did not involve a change in building square footage.**
 - B. Clarify keyed notes 4 and 11 regarding the purpose of the area on the north side of the addition.**
 - C. Remove the word "typical" from the elevations and specify the colors that are "to match".**
 - D. Add the chain link fence symbol to the legend.**
 - E. Number the General Notes on the Landscaping Plan.**
 - F. Re-label the parking as 5 in the NW corner of the Landscaping Plan.**
- 12. Conditions of approval from the City Engineer:**
- A. A Traffic Impact Study (TIS) will be required for this development plan.**
 - B. The following will be required at DRB:**
 - C. Please identify and dimension all existing sidewalks, curbs, drive pads, wall and anything that influences the parking and circulation on the site.**

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- D. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please call out detail and location of HC signs.
 - E. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
 - F. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs.
 - G. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*). Please show this detail at entrances/exits on Central Ave. and Atrisco Dr.
 - H. All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
13. Conditions of approval from the Water Utility Authority:
- A. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to service.
 - B. The proposed conceptual utility plan shows a water service connection to the existing 16" waterline which is not acceptable.
 - C. The proposed fire line is proposed to connect to what appears to be an existing private fire line. The responsibility of this private fire line is that of the owner of the account. Confirm that there is a maintenance agreement for this shared use.
 - D. The proposed sanitary sewer service is proposed to connect to an existing private sanitary sewer service. Confirm that there is a maintenance agreement for this shared use.
14. Condition of approval from the Solid Waste Management Department, Refuse Division:
- New proposed retail space will need to have its own refuse enclosure, built to COA minimum spec. requirements.
15. Conditions of approval from the Public Service Company of New Mexico (PNM):
- A. An existing overhead distribution pole is located at the southeast corner of Central and Atrisco SW. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:
Mike Moyer, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107 Phone: (505) 241-3697
 - B. 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.

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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.

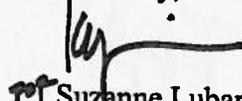
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of 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/CLL

cc: Tecolote Resources, Inc., 23421 South Pointe Drive, Ste. 270, Laguna Hills, CA, 92653
Modulus Architects, Attn: Angela. 100 Sun Ave, Ste. 305, ABQ, NM 87109

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George Holly, Pat Hurley NA, 5020 La Bajada NW, ABQ, NM 87105
James W. Jones, Pat Hurley NA, 309 Rincon Ct. NW, ABQ, NM 87105
Rod Mahoney, Vecinos Del Bosque, NA, 1838 Sadora Rd, SW, ABQ, NM 87105
Rod Mahoney, South Valley Coalition of NAs, 1838 Sadora Rd, SW, ABQ, NM 87105
Harrison (Tai) Alley, Vecinos Del Bosque NA, 1316 Dennison SW, ABQ, NM 87105
Marcia Fernandez, South Valley Coalition of NAs, 2401 Violet SW, ABQ, NM 87105
Johnny Pena, SW Alliance of Neighbors, 6525 Sunset Gardens SW, ABQ, NM 87121
Jerry Gallegos, SW Alliance of Neighbors, 417 65th St SW, ABQ, NM 87121
Harry Hendriksen, Westside Coalition of NAs, 10592 Rio Del Sol Ct. NW, ABQ, NM 87114-2701
Rene Horvath, Westside Coalition of NAs, 5515 Palomino Dr. NW, ABQ, NM 87120