



**Environmental
Planning
Commission**

*Agenda Number: 09
Project Number: 1006604
Case #: 16EPC- 40029
September 8, 2016*

Supplemental Staff Report to be read with the August 11,2016 Staff Report

Agent	Rio Grande Engineering
Applicant	State Employees Credit Union
Request	Site Development for Building Permit
Legal Description	Lot G2 A1
Location	Montgomery Blvd, between Carlisle Blvd and the North Diversion Channel
Size	1.6 acres
Existing Zoning	SU-1 for C-2 uses
Proposed Zoning	Same

Staff Recommendation
APPROVAL of 16 EPC 40029 based on the Findings beginning on Page 2 and subject to the Conditions of Approval beginning on Page 3.

Staff Planner
Maggie Gould , Planner

Summary of Analysis

This case was deferred from the August 11, 2016 EPC hearing.

There have been no changes during the deferral period.

Staff has not received any comments from the public. And there is no know opposition.

Staff is recommending approval with conditions.



City Departments and other interested agencies reviewed this application from 07/05/2016 to 07/15/2016

FINDINGS – 16 EPC-40029 August 11, 2016 -Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Tract G2 a1 of the Montgomery Complex located on Montgomery Boulevard between Carlisle Boulevard and the North Diversion Channel and containing approximately 1.6 acres.
2. The request will allow the development of 5048 square foot credit union with drive thru lanes. The site is zoned SU-1 for C-2 uses, which allows both the permissive and conditional uses of the C-2 zones. The proposed banking and drive through uses are allowed under the existing zone.
3. The site is subject to the requirements of a previously approved Site Development Plan for Subdivision (02 EPC 01688)
4. The Albuquerque/Bernalillo County Comprehensive 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 boundaries of the Established Urban Area of the Comprehensive Plan. The following policies are applicable:

A. Land Use

1. 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.B5d is furthered because the proposed use will be similar to the existing uses, the proposed building will be of a similar height as adjacent the car wash and church and lower than the adjacent apartments; the Sandia Mountains are still visible over the existing buildings and so will be visible over the proposed building.

2. 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.B5e is furthered because the subject site has access to a full range of urban services and facilities, such as roads, water and sewer lines, electricity and city services, The proposed development will be a similar use and of a similar intensity to the surrounding area, There are no single family neighborhoods immediately adjacent to the site.

3. Policy II.B5i: 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.B5i is furthered because the proposed credit union building and use will provide employment opportunities close to existing single family and multi-family development, but will not route traffic through the neighborhoods. The proposed use is not a generator of noise. The Site Development Plan for Subdivision restricts light poles on the site to 16 feet in height within 70 feet of residential areas.

4. Policy II.B5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:
 - 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; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
 - In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

Policy II.B5j is furthered because the subject site is located on a commercially zoned parcel and is within biking and walking distance of residential areas. There is both single family development and multifamily development near the site.

5. Policy II.B5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

Policy II.B5o is furthered because the development is likely to have a revitalizing impact because the proposed building and use will add a new employment and services in an older neighborhood. The site is currently vacant.

B. Economic Development

1. The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy II.D.6a: 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.

The Goal and Policy II.D.6a: are furthered because the proposed credit union will add employment opportunities in proximity transit, bike routes a good road network. These conditions will allow broad access to the site. The proposed use adds diversity to the mix of economic development in the area.

2. Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

Policy II.D.6b is furthered because the State Employees Credit Union is a New Mexico business, with branches in the Albuquerque and Santa Fe areas; the proposed development allows the expansion of this business.

6. The utility easement shown near the middle of the proposed building is no longer needed and may be vacated if PNM agrees to the vacation. The applicant will work with PNM on this process.
7. In 2007 the EPC approved a Site Development Plan for Building Permit for restaurant on the subject site (07 EPC 40029). This request supersedes the previous approval.
8. The District 7 Coalition of Neighborhoods was notified; there are no recognized Neighborhood or Homeowner's Associations associated with the site. A facilitated meeting was not recommended or requested. Staff has not received any public comment as of this writing.

RECOMMENDATION - 16 EPC-40029 August 11, 2016

APPROVAL of 16EPC-40029, a request for Site Development Plan for Building Permit, for Tract G2 a1 of the Montgomery Complex located on Montgomery Boulevard between Carlisle Boulevard and the North Diversion Channel and containing approximately 1.6 acres, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 16 EPC-40029 August 11, 2016 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.
3. The landscaping plan shall be updated to show the square footage of plant material for each bed. Additional plants shall be added if needed. Two additional plant species shall be added to the ground level plants to comply with §14-16-3-10(E), Landscaping Regulations.

4. The monument sign shown on sheet 5 shall be altered to meet the requirements of the Site Development Plan for Subdivision. A note shall be added to the Site Development Plan for Building Permit stating that signage is allowed on up to 6% of the façade.
 5. Colors for the building shall be as approved by the EPC.
 6. The placement and height of light poles shall be clarified to ensure that poles within 70 feet of the residential area are no taller than 16 feet.
 7. The utility easement shown near the middle of the proposed building shall be vacated prior to or as part of the DRB submittal.
 8. All conditions from the City Engineer shall be addressed prior to DRB Submittal, including provision of motorcycle spaces if required.
 9. 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.
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***Maggie Gould
Planner***

Notice of Decision cc list:

Rio Grande Engineering	PO Box 93924	ABQ, NM	87199
State Employees Credit Union	813 Saint Michaels DR.	Santa Fe NM	87505

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Long Range Planning

- Needs a direct pedestrian connection to Montgomery Blvd. that is clearly marked with materials other than asphalt that minimizes vehicle / pedestrian conflicts.
- New sidewalk adjacent to Montgomery Blvd. needs to be constructed.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

City Engineer/Transportation Development:

- Please detail and dimension drive pad entrance/exit on Montgomery Blvd. Detail building entrances, sidewalks, drive pads and ADA ramps.
- Please list the width and length for all existing and proposed parking spaces.
- 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.
- 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)
- Show all drive aisle widths and radii on project site and entrance/exit on Montgomery Blvd.
- List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 ft. Landscape island radius for delivery trucks, fire trucks, etc. is 25 ft. or larger.
- Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details from Montgomery Blvd.
- Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details of ADA ramp.
- Design delivery vehicle route needs to be shown.

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- Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
 - 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.
 - It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
 - Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*). Please show this detail for entrance/exit on Montgomery Blvd.
 - Please add the following note to the clear sight triangle: “Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”
 - Please specify the City Standard Drawing Number when applicable.
 - Please include a copy of your shared access agreement with the adjacent property owner.
 - Please add a note on the plan stating “All improvements located in the Right of Way must be included on the work order.”
 - Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
 - 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.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

NM DOT has no Comments

WATER UTILITY AUTHORITY

Utility Services

1. 16EPC-40029 Site Development Plan for Building Permit
 - a. Request an availability statement. Request shall include fire marshal requirements.
 - b. The Utility Plan references waterline and sanitary sewer easements but does not indicate whether or not they are public or private.
 - c. Easement widths are incorrect per the plat associated with the record drawings.
 - d. Confirm if existing fire hydrant has a public waterline easement.
 - e. Need to indicate the existing public waterline easement onsite.

- f. Connection of both water service and fire line shall be taken from the onsite public waterline within the public waterline easement. Final determination will be per the availability statement.
- g. Utility Plan indicates sanitary sewer discharge into a private sanitary sewer located in the property to the east of the subject site. This requires maintenance agreement between the two property owners.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Need site plan to scale, w/all entrances/exits clearly marked w/dimensions, to verify refuse truck access. Shared entrance/exit off Montgomery Blvd NE is too sharp/tight of turn for truck. Need complete/detailed spec. sheet for proposed refuse enclosure built to COA minimum requirements.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objection to Site Plan for Building Permit. AMAFCA will review and approve the final grading plan that must show the drainage outfall and flow rate.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. An existing overhead distribution line and guy wire is located along the western boundary of the subject property on the east side of the Diversion Channel in easement. It is the applicant's obligation to abide by any conditions or terms of the distribution line easements.
2. Applicant is placing the building on top of a PNM easement for service to the adjacent property owner. This is not allowed. Applicant must meet with PNM prior to the hearing.
3. 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

4. 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.

Conditions for Approval for Project #1010902 Site Development Plan for Building Permit (affordable senior living single-story multi-family development) 16EPC-40028

1. An existing overhead distribution line is adjacent to the southern portion of the subject property west to east. 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