

Planning & Zoning Commission Meeting
Thursday, March 8, 2012—6:00 pm
City Council Chambers, City Hall
405 N. Paseo de Oñate, Española, NM

I. Call to Order:

The meeting was called to order by Chairwoman Martinez at 6:05 pm with the following in attendance:

Commissioners: Anissa Martinez, Chairwoman
Amrit Khalsa
Erle Wright
Sunee Sandoval

Staff: Russell Naranjo, Planning Director
Larry Valdez, Planning Tech
Desirae Medina, Addressor/GIS Tech

Commissioner
Absent: Richard Beaudoin

Others: See Attached Sign in Sheet

II. Pledge of Allegiance:

Commissioner Khalsa led the Pledge of Allegiance.

III. Approval of Agenda:

Chairwoman Martinez asked if there were any amendments to the agenda.

No changes were made.

Commissioner Khalsa made a motion to approve the agenda as presented.

Commissioner Sandoval seconded the motion.

Motion carried 4-0 vote.

- I. Call to Order
- II. Pledge of Allegiance
- III. Approval of Agenda
- IV. Public Concerns
- V. Items for Consideration:

- 1. **Commercial Site Plan Review.** Phase One Realty, Inc. on behalf of Riverside 700 LLC., owners, is requesting development plan approval on a 2358 s.f. commercial building renovation at 705 N. Riverside Drive. The property is located within a B-2, General Commercial District.

- VI. Approval of Minutes, February 9, 2012
- VII. Matters from the Planning Commission
- VIII. Matters from the Planning Staff
- IX. Adjournment

IV. Public Concerns:

There were no public concerns.

V. Items for Consideration:

- 1. **Commercial Site Plan Review.** Phase One Realty, Inc., on behalf of Riverside 700 L.L.C., owners, is requesting development plan approval on a 2358 s.f. commercial building

renovation at 705 N. Riverside Drive. The property is located within a B-2, General Commercial District.

Mr. Valdez read the staff report at 6:07 pm as follows:

Recommendations:

The renovations to this commercial building are for a less intense type of occupancy leading to less impact to city utilities and services. Therefore, this request was not reviewed by the Development Review Committee. Staff does recommend approval of this request.

Executive Summary:

In accordance with the City of Española, Development Code, Article IV, Section 153, **Development Plan Approval**, the applicants shall comply with the following:

1. Applicants for new construction of individual buildings or additions shall receive Planning Commission approval of a development plan prior to issuance of a building permit. A development plan is required in the following circumstances:
 - a) Any new commercial development
 - b) Any application for subdivision into three or more lots for residential or commercial use
 - c) Any expansion of an existing site for which there has never been an approval development plan
 - d) Any change of use for an existing site with or without an approved development plan
 - e) An expansion of more than 2000 square feet of gross floor area and/or land use area for an existing site with an approved development plan.
2. A development plan for approval by the Planning Commission. For the purpose of this section, "development plan" means a plan drawn to scale, certified by an engineer and/or architect, showing the locations of existing and new structures; location map, lot coverage, height and gross floor area of structure; lot area, the placement and arraignment of buildings and the uses to be included; on site drainage, retention and detention areas, drainage flow, proposed lighting of the premises; internal vehicular and pedestrian circulation; vehicular and pedestrian ingress and egress from adjoining streets; recorded and proposed easements; location of off street parking and loading facilities, any significant natural features, including drainage and vegetation; location and type of landscaping; and the type of visual screening such as walls, fences and landscaping. If it is proposed to develop the plan in phases, the phases of development shall be indicated along with any other information requested by the Planning Staff, DRT or Planning Commission.

Summary:

The property located at 705 N. Riverside Drive, commonly referred to as the Old Taco Bell property, has been vacant for approximately 11 months. The final use of this property was as a restaurant known as El Rigoberto's Mexican Cafe.

The property owners, Riverside 700 L.L.C., have granted permission to Phase One Realty, Inc. to pursue the issuance of building permits for the remodel work to be done on this structure. The proposed remodel will convert the building to office space for the purpose of lease to a commercial loan company. In doing so, the impact on this property will be less than that of a commercial restaurant.

As a result of this change of use and in addition to the lack of an approved development plan, the owners have agreed to submit the plans for review by this Commission. It should be noted, the Regional Planning Organization, has allocated funding for the redesign of the intersection of State Road 68 and La Joya Street. This will impact the property in review and the adjoining property, (Wells Fargo Bank), possibly within the next three years.

The following criteria have been reviewed against the Development Code:

➤ Lot Area.	Required. 10,890 square feet	Existing. 19,863 square feet
➤ Lot Coverage.	Allowable. 35 %	Proposed. 11 %
➤ Setbacks.	Allowable. 50' Front & Rear	Proposed. Building is existing on site 25' Sides
➤ Parking.	Required. 10 spaces. 1/250 sq. ft.	Proposed. 18 including H/C

➤ Pond Req.	Required. 100-YR/6-Hr 2.31 CFS	Proposed. Existing catch basin drains into existing drainage ditch
➤ Landscaping.	Required. 5% of total lot area 993.15 sq. ft.	Proposed. 1849 sq. ft.
➤ Vehicular access.	Required minimum, 20'	Proposed. 40' entrance, 27' exit only
➤ Fire Hydrants	Located 329' east of property on La Joya St.	

Conditions of Approval:

1. The access off Riverside Drive will be eliminated as a full access and will reflect a right out only. Plans to accomplish this must be approved by NMDOT prior to the issuance of a Certificate of Occupancy.

Comments:

At this time staff has not received any comments from adjoining property owners or neighborhood groups.

Chairwoman Martinez asked if there were any questions for staff.

Commissioner Wright asked Mr. Naranjo if he could elaborate on the redesign of N. Riverside Drive discussed at the Regional Planning Organization (RPO) meeting.

Mr. Naranjo stated that there was a configuration idea to create a right turn lane at the intersection of N. Riverside Drive (SR 68) and La Joya Street; as a result, some property would need to be allocated from Wells Fargo and "the old Taco Bell." He added that the project has received favorable response and since it has been topic in recent RPO meetings, it may be funded in the next few years. He concluded that it is unknown when New Mexico Department of Transportation (NMDOT) will begin the project, but it is being looked into and could be built out within three (3) years.

Commissioner Wright asked how the project could affect the applicant.

Mr. Naranjo replied that he did not know at this time; however, NMDOT allocating property from this site could affect parking or could have no affect at all. He added that it would be reviewed at that time. Mr. Naranjo questioned if the property owners were aware of the proposed project.

The property owners stated that they had heard something about it.

Chairwoman Martinez asked if there would be full access off of N. Riverside Drive with a right out only, creating a "pork chop."

Mr. Naranjo stated that they are looking at a right out only because of the proximity to the intersection, which would eliminate stacking and the curb cut would be done to deny a left turn and shoot cars to turn right only.

Mr. Ernie Romero, Phase One Realty, Inc. from Santa Fe stated that they have owned this property for many years when it was the Taco Bell and the property is now known as "the old Taco Bell." He stated that they wanted to convert the building and get the people to see it as something besides "the old Taco Bell." He explained that the idea is to convert the building into generic office space and if the lot's improvements and landscaping are approved, SMR Resources, out of Atlanta, were interested in leasing the building.

Mr. Louis Martinez stated that he was part of the design team and they planned on making "the old Taco Bell" different by eliminating the bell tower and replacing the tiled roof with metal. He stated that it would be more of a northern New Mexico style rather than a Taco Bell. He added that the use would be simpler now and thus the interior would be remodeled to be simple. He concluded that there was concern for the future parking; however, should it need to be adjusted they could work on moving the spaces back.

Commissioner Wright asked if the business sign was in compliance.

Mr. Naranjo stated that it was in compliance and the applicant is aware of the sizing and is fully willing to comply should it not meet the criteria.

Mr. Romero stated that there is a post standing at 12 ft., but there was no sign and any future sign would be in compliance.

Chairwoman Martinez asked if it was all right that the applicant used Albuquerque's code of standards manual, since it is not the City of Española's.

Mr. Naranjo answered that the criteria followed was from the City of Albuquerque; however, the City of Española does not have a criteria process and because it is in compliance with what we do have, it will be accepted.

Commissioner Khalsa stated that in light of the NMDOT widening the street, the applicant may want to rethink the landscaping and save some money.

Mr. Romero stated that he believes that they deeded property over a few years ago for the project.

Commissioner Wright pointed out that there was a dashed line on the plans.

Mr. Martinez stated that they were told that the City of Española needed extra land and the line was adjusted.

Commissioner Khalsa asked if it could have been the state that requested the land.

Mr. Romero replied that he thinks it was the state.

Mr. Naranjo stated that there were issues and concerns regarding the traffic light and the drive-thru: people are driving through the property rather than waiting for the light. He explained that the applicant would block the drive thru access, but not eliminate it, in case they lease it to a restaurant; however, the traffic light at the intersection does not allow for much of an entrance from La Joya Street.

Commissioner Wright stated that with a new turning lane and more activity on the site, people may think of it to be slower to go through the property than to wait for the light. He asked the applicant to consider a speed hump, but not in a location that would slow the ingress.

Mr. Martinez stated that they were going to place signs such as "Do Not Enter" and "No Pass Through."

Commissioner Wright made a motion to approve the development plan for the 2358 s.f. commercial building renovations located at 705 N. Riverside Dr.

Chairwoman Martinez seconded the motion.

Motion carried, 4-0 vote.

VI. Approval of Minutes, February 9, 2012:

Commissioner Khalsa asked if they could receive a draft of the minutes via e-mail ahead of time.

Ms. Medina stated, "Yes."

Commissioner Khalsa made a motion to approve.

Commissioner Sandoval seconded the motion.

Motion carried, 4-0 vote.

