City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: April 28, 2000
OFFICIAL NOTIFICATION OF DECISION

Harkins Theatres
7511 East McDonald Dr.
Scottsdale, AZ, 85250

FILE: Z-00128 00000 00290
LEGAL DESCRIPTION: for Tract H, Alameda West, zoned SU-1 for C-2 & IP, located on the northeast corner of of Seven Bar Loop NW & Cottonwood Drive between Alameda Boulevard and Coors Bypass, containng approximately 16.1 acres. (B-14) Bob Paulsen, Staff Planner

On April 27, 2000, the Environmental Planning Commission voted to approve 00128 00000 00290, a site development plan based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a Site Development Plan for Building Purposes for a 16 -acre site adjacent to the Cottonwood Mall on Albuquerque's west side. The site is zoned SU-1 for C-2 and I-P uses.

2. The submitted Site Development Plan depicts an 18-screen cinema complex (80,971 sf) along with two future restaurants (9,000 sf and 7,000 sf). The proposed uses are allowed by the existing SU-1 zoning and are generally in conformance with applicable plans and policies, including the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Seven Bar Ranch Sector Development Plan* and the *Coors Corridor Plan*.

3. The proposed layout of the cinema and future restaurants does not conform to some of the *West Side Strategic Plan* policies and goals. The proposed layout as modified does encourage pedestrian circulation between the cinema and future restaurants.

4. Parking as shown on the plans is below the standard Zoning Code minimum requirement; however, a minor parking deficiency is appropriate at this location given on site pedestrian linkages and nearby bus service.

CONDITIONS:

1. The Site Development Plan sumittal to the DRB must be accompanied by a letter specifying all modifications to plans from the EPC-approved drawings, including how the plans have been modified to satisfy the EPC conditions.

2. Circulation Requirements:

A. TIS has been done for this proposal and various mitigation recommendations have been identified. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed.
B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
C. The site must comply with the requirements of the Coors Corridor Plan.
D. Provision of cross-access easements with the adjacent parcels on all sides of the property
E. Provision of 30 feet of the 50 feet from this property public access easement for Harkins Boulevard.
F. Construction of permanent improvements adjacent to property; and construction of temporary improvements to connect with Cottonwood Drive.
G. Construction of 6 foot sidewalk on Seven Bar Loop.
H. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
I. The service drive must be 28 feet in width and be unobstructed. Public parking in this area is not encouraged. Development of this area must be coordinated with the Traffic Engineer.
J. All entrances required 25 foot curb returns handicapped ramps.
K. Construction of continuous pedestrian circulation facilities with handicapped features within the site and with connections to the adjacent streets with the approval of this request, this includes undeveloped pad sites. In areas where parking spaces overhang the adjacent sidewalk, a 6 foot width (single loaded) or 8 foot (double loaded) width is required. Uni- directional ramps are needed at several locations.
L. Proposed streets, circulation drives and internal parking areas must be paved as per DPM Standards.
M. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
N. Location of walls, fences and signs must meet the clear sight distance requirements; this includes trash enclosures.
O. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
P. Coordination with the Solid Waste Department with regard to refuse container location and access.
Q. Coordination with the Transit Department with regard to location of required bus facilities, with direct bicycle and pedestrian access, on the adjacent streets.
R. The sidewalk in front of the handicapped spaces must be flush with the parking surface. Wheel stops will be required.
S. Eliminate overlapping parking space overhang which occurs on end islands and sidewalks.
T. Handicapped parking area and ramps must comply with ADA requirements. Ramps at intersection must be designed for the appropriate direction of travel for the user, i.e, uni- directional or multi-directional.

3. Coordinate with the Solid Waste Department for accessibility of refuse enclosure. Need to discuss type of service call TL Baca 761-8142."

4. Tract designations shall be eliminated on the Site Plan, Landscape Plan and Drainage Plan sheets. A Phase I boundary line shall be established for the theater site. Parking and landscaping calculations shall reflect this Phase boundary. Unnecessary plan details, including landscaping details, shall be eliminated for the non-Phase I portions. The southern portion of the site shall be labeled as "conceptual, subject to future site development plan approval by the EPC."

5. The sidewalk in front of the Theater shall have level clearance of 8 feet minimum at all locations. There shall be a continuous 15 foot wide sidewalk and offset from curb to face of planter with shade trees in 5 x 5 planters at 25 feet on center or portals or canopies to provide continuous shading the entire length of the entry facade that sidewalk shall extend to the mid point of the east and west elevation with the same conditions.

6. Additional pedestrian pathways shall be provided as shown on Exhibit A (which depicts 3 new pathways connecting to the central pathway). Pathways shall be extended across drive aisle entrances, providing connections between adjacent sidewalks. All pedestrian pathways shall be designed so they provide 6 foot wide clearance and shade trees (in 5x5 foot planters, minimum) shall be planted along the pathways at a distance of 25 feet on center–with provisions for drive aisles. Pathways shall have special paving treatment (not asphalt) and shall be raised 1-2" where they cross drive aisles. All pathways must be depicted on the site plan and landscape plan.

7. A typical drawing of freestanding light poles and fixtures is required. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. N no light source (lamp) shall be visible from the site perimeter. Off-site illuminance shall not exceed 1,000 foot-lamberts as per the Zoning Code. Additional pedestrian pathways shall be provided as shown on Exhibit A, pathways shall be extended.

8. A mix of evergreen (coniferous) and deciduous trees shall be used within parking areas. Buffer areas shall include a mix of evergreen (coniferous) and deciduous trees. At maturity, 75% of the landscaped area must be covered by live plant material. Additional groundcover plantings are required along perimeter areas and tree wells.

9. The location, height, materials and colors of all walls, including retaining walls, shall be specified on the site plan. Wall locations and heights shall also be specified on the landscaping plan.

10. An elevation and plan drawing of the refuse enclosure is required. Treatment must match building architecture.

11. Building colors and materials must be clearly denoted on the elevation drawings. Various horizontal and vertical dimensions shall be provided, including dimensions of typical elements like doors and windows.

12. Square footage of the proposed signage must be specified along with colors, materials and illuminations treatment, including the monument signs and building-mounted signs. Building-mounted signage shall be individual backlit channel or neon letters. Freestanding signs are limited to 75 sf per sign face. Signage shall comply with the Coors Corridor Plan.

13. No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.

14. ATM's should be architecturally integrated with building design.

15. The top of all rooftop equipment shall be below the top of parapet and screened from view from nearby properties. All ground mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.

16. An outdoor plaza area or dispersed seating shall be provided adjacent to the main building entrance. Seating may include benches, low walls or similar to accommodate a minimum of 30 people. Shading shall be provided for at least half of the required seats. The outdoor plaza area shall have a minimum width of 30 feet at the entryway.

17. All end aisles shall be a minimum of 10 feet wide.

18. Landscaping shall be enhanced in the following areas:
    A. Street trees shall be added at 30 feet on center along the length of Harkins Boulevard.
    B. Street trees shall be added at 30 feet on center along East Road.
    C. Add a minimum of 3 shade trees at the northeast corner and 2 at the east corner of the building and add 2 shade trees at the northwest corner of the building to enhance parking, shading and pedestrianways.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **MAY 12, 2000** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF $50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,

FOR Robert R. McCabe, AIA, APA
Planning Director

RM/BP/ac
cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuq. NM 87102

Exhibit A

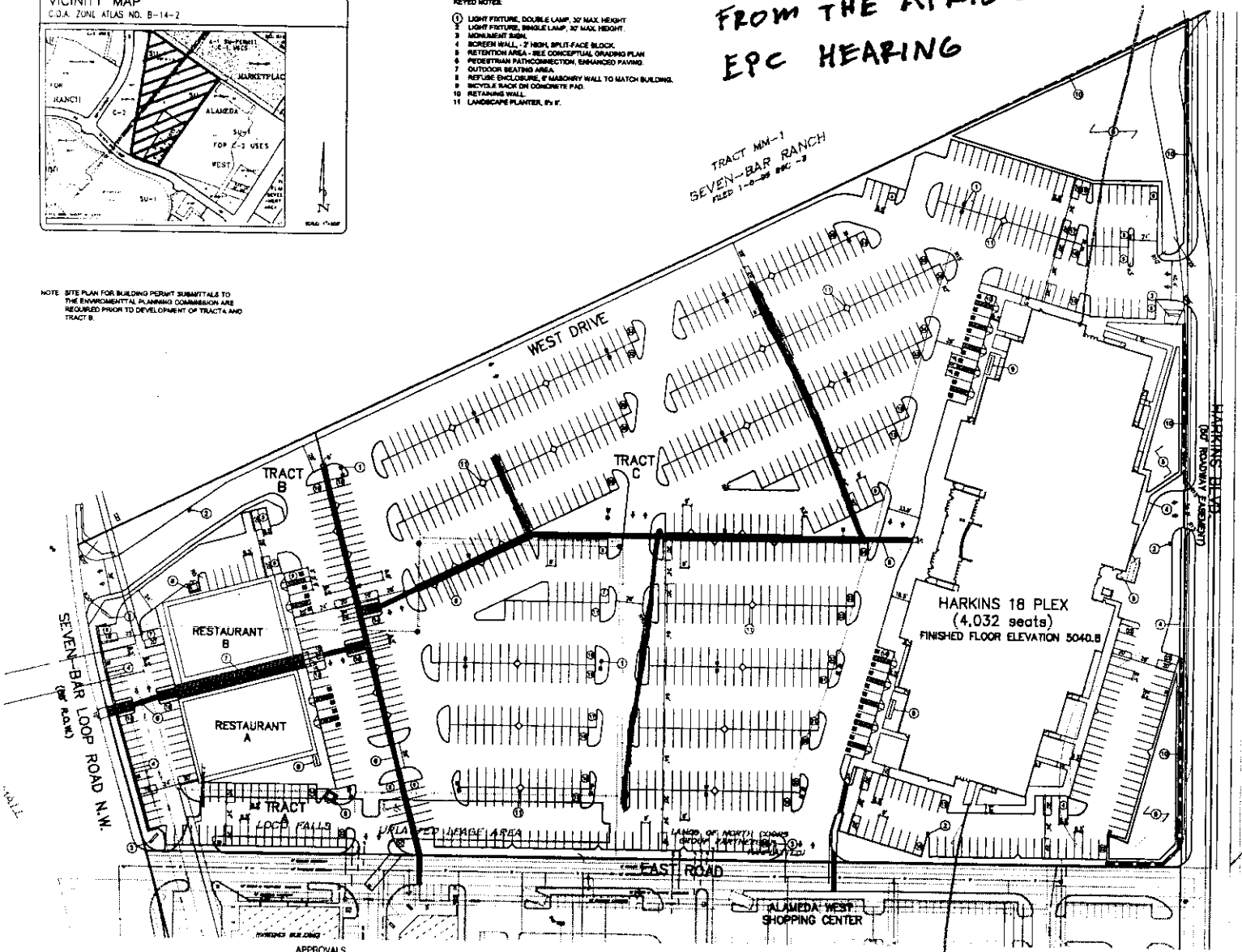
FROM THE APRIL 27 EPC HEARING

Shade Trees

KEYED NOTES:

1. LIGHT FIXTURE, DOUBLE LAMP, 30' MAX. HEIGHT
2. LIGHT FIXTURE, SINGLE LAMP, 30' MAX. HEIGHT.
3. MONUMENT SIGN.
4. SCREEN WALL, 3' HIGH, SPLIT-FACE BLOCK.
5. RETENTION AREA - SEE CONCEPTUAL GRADING PLAN
6. PEDESTRIAN PATH/CONNECTION, ENHANCED PAVING
7. OUTDOOR SEATING AREA.
8. REFUSE ENCLOSURE, 8' MASONRY WALL TO MATCH BUILDING.
9. BICYCLE RACK ON CONCRETE PAD.
10. RETAINING WALL.
11. LANDSCAPE PLANTER, 8'± 9'.

NOTE: SITE PLAN FOR BUILDING PERMIT SUBMITTALS TO THE ENVIRONMENTAL PLANNING COMMISSION ARE REQUIRED PRIOR TO DEVELOPMENT OF TRACTS A AND TRACT B.



PROJECT DATA

CLIENT:	HARKINS THEATRES 7511 E. McDONALD DRIVE SCOTTSDALE, AZ 85250
LEGAL DESCRIPTION:	PORTION OF TRACT H ALAMEDA WEST
ZONING:	SU-1/C-2, HP and SU/APPR. BOATS
SITE AREA:	16.06 ACRES (700,000 S.F.)
BUILDING DATA:	
THEATRE	40,870 S.F.
RESTAURANT A	8,600 S.F.
RESTAURANT B:	9,250 S.F.
TOTAL BUILDING:	58,820 S.F.
PARKING DATA:	
PARKING REQUIRED:	
THEATRE (1 per 4 seats):	1,008 STALLS
RESTAURANT A (1 per 3 seats)	84 STALLS
RESTAURANT B (1 per 3 seats)	74 STALLS
TOTAL PARKING REQUIRED	1,166 STALLS
PARKING PROVIDED:	
THEATRE:	974 STALLS
RESTAURANT A:	84 STALLS
RESTAURANT B:	51 STALLS
TOTAL PARKING PROVIDED	1,109 STALLS
HANDICAP PARKING REQUIRED:	
THEATRE:	30 STALLS
RESTAURANT A:	4 STALLS
RESTAURANT B:	4 STALLS
HANDICAP PARKING PROVIDED:	
THEATRE:	30 STALLS
RESTAURANT A:	4 STALLS
RESTAURANT B:	4 STALLS
BICYCLE PARKING REQUIRED:	
THEATRE:	50 STALLS
RESTAURANT A:	4 STALLS
RESTAURANT B:	4 STALLS
BICYCLE PARKING PROVIDED:	
THEATRE:	50 STALLS
RESTAURANT A:	4 STALLS
RESTAURANT B:	4 STALLS

APPROVALS

Planning Director	Date
Transportation Development	Date
City Engineer/AMAFCA	Date
Utility Development	Date
Parks and Recreation Department	Date

SHEET INDEX

SHEET 1	SITE PLAN
SHEET 2	CONCEPTUAL LANDSCAPE PLAN
SHEET 3	CONCEPTUAL LANDSCAPE PLAN
SHEET 4	CONCEPTUAL GRADING/SITE UTILITY PLAN
SHEET 5	BUILDING ELEVATIONS

25 0 50 100

Shade Trees

D & L Architects and Associates, Inc.
110 East Missouri Avenue, Suite 410
Phoenix, Arizona 85014-2704
Phone: (602) 266-0727
Fax: (602) 266-0749

Harkins Theatres

16 PLEX THEATRE
ALBUQUERQUE, NEW MEXICO
HARKINS THEATRES
7511 EAST McDONALD DRIVE
SCOTTSDALE, ARIZONA 85250

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

d. The rear parking area shall be covered with gravel with possible paving of the primary drive aisle.

3. A bicycle rack will be located near the entrance to the main building.

4. Additional landscaping shall be provided along Montano Road or other visible locations to meet the landscaping requirements of the Zoning Code.

5. A six-foot high solid wall shall be built between the subject site and any adjacent residential or residentially zoned property.

6. The site shall be replatted to create one lot.

7. Only monument signs are allowed on this site with these restrictions: 75 square feet per face maximum, maximum height of 10 feet.

MOVED BY COMMISSIONER BEGAY
SECONDED BY COMMISSIONER McMAHAN MOTION CARRIED UNANIMOUSLY

4. Z-00128 00000 00290 Consensus Planning, Inc., agents for Harkins Theatres, request approval of a site development plan for building permit for Tract H, Alameda West, zoned SU-1 for C-2 & IP, located on the northeast corner of of Seven Bar Loop NW & Cottonwood Drive between Alameda Boulevard and Coors Bypass, containing approximately 16.1 acres. (B-14) Bob Paulsen, Staff Planner (APPROVED WITH CONDITIONS.)

STAFF PRESENT:

Bob Paulsen, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park Ave. SW
Tim Ward, 1110 E. Missouri Ave. #410, Phoenix, AZ 85014
Wayne Glenard

THERE WAS NO ONE PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

MR. PAULSEN: Reiterated comments made in the staff report in which deferral was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00128 00000 00290, a site development plan based on the following Findings and subject to the following Conditions:

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MOVED BY COMMISSIONER J CHAVEZ
SECONDED BY COMMISSIONER McMAHAN MOTION CARRIED UNANIMOUSLY

JIM –

M E M O R A N D U M

To: Janet Stephens, DRB Chair
From: Bob Paulsen, Senior Planner, Development Services BP
Date: June 5, 2000
Subject: Comments on Harkins Theater, EPC Final Sign-Off, June 6, 2000 DRB Hearing #E

This is a request for DRB Final Sign-Off on an EPC-approved Site Development Plan for Building Permit Purposes for a proposed Harkins Theater on Seven Bar Loop Road. The EPC approved this request with 18 Conditions on April 27th of 2000. The request is for approval of Phase I. Future Phases will require EPC approval.

EPC CONDITIONS:

1. Submittal Letter...

   The submitted letter is not satisfactory. The Condition explicitly requires the applicant to specify HOW the plans have been modified to meet EPC Conditions. The applicant must meet with staff to explain the modifications.

2. Public Works Requirements, A-T.

3. Solid Waste Requirement.

4. Eliminate "Tract" designations, etc.....**OK**

5. Front of Theater sidewalk...

   The combination of canopies and trees along the front sidewalk does not appear to satisfy this condition as trees/canopy will not provide continuous shade are required.

6. Additional pedestrian pathways...

   Note on plan that pathways must be raised 1-2" above pavement where they cross drive aisles. Also, demonstrate that a 6' continuous clearance is provided by all pathways.

7. Lighting...

   Note on site plan (notes 1 & 2) that no light source (lamp) shall be visible from the site perimeter.

8. Mix of evergreen and deciduous trees in parking lot...

   The landscape Plan specifies that deciduous trees are the predominant tree type in parking areas–revise as per intent of condition. Also, has additional landscaping been provided along western site perimeter?

9. Height, color, etc. of retaining walls...**OK**

10. Refuse container enclosure...**OK**

11. Building colors...**OK**

12. Signage...**OK**

13. Cell towers...**OK**

14. ATMs...**OK**

15. Screening of mechanical equipment...**OK**

16. Outdoor Plaza...**OK**

17. End islands...**OK**

18. Landscaping enhancements...**OK**

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, April 27, 2000 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items:

Z-00128 00000 00286
H. Barker Associates, agents for Albuquerque Mental Health Housing Coalition, request approval of a site development plan for building permit for Tract C, Hunick Subdivision, located at Atrisco Drive NW & Redlands Road, containing approximately 1 acre. (G-11) Bob Torres, Staff Planner

Z-00128 00000 00290
Consensus Planning, Inc., agents for Harkins Theatres, request approval of a site development plan for building permit for Tract H, Alameda West, zoned SU-1 for C-2 & IP, located on the northeast corner of of Seven Bar Loop NW & Cottonwood Drive between Alameda Boulevard and Coors Bypass, containng approximately 16.1 acres. (B-14) Bob Paulsen, Staff Planner

Z-00128 00000 00291
Tierra West, LLC, agents for Sam's Club, requests approval of an amendment to a site development plan for subdivision plus approval for site development plan for building permit for Tract C-5, Towne Park Plaza, zoned SU-1 for C-2, located on Eubank Boulevard NE between Interstate 40 and Chico Road containing approximately 13.2455 acres. (K-21) Debbie Stover, Staff Planner

Z-00128 00000 00388
George Rainhart, Architect & Associates, agents for Norwest Bank N.M., request an amendment to a site development plan for building permit for Tract 5-A-2, Lands of Joel P. Taylor, zoned C-2 (SC) located on Coors Boulevard NW, between Montano Road and Montano Plaza Drive, containing approximately 3.31 acres. (E-12) Bob Torres, Staff Planner

Z-00138 00000 00281
The City of Albuquerque, Public Works Department, Transportation Division requestS to establish policy guidance for development of a Comprehensive On-Street Bikeway system. Carmen Marrone, Staff Planner

Z-00140 00000 000284
The City of Albuquerque, Planning Department, requests an amendment to the Zoning Code (Sec. 14-16-1-1 et. seq.) to add definitions for Commercial Vehicle; clarify R-1 Permissive Uses; change select conditional uses in the R-1, C-2 & M-1 zones to Permissive Uses. Russell Brito, Staff Planner

Z-00-8
Jimmie W. Davis requests a zone map amendment from RA-2 to SU-1 for R-C, O-1 and C-1 Permissive Uses and Nursery & Landscaping plus approval of a site development plan for building permit for Lot 14 & a portion of Lot 15, Zapf Van Addition #10, and a portion of Tract 68A2C, MRGCD Map 32, located on the north side of Montaño Road NW, between Villa Camela Court and Guadalupe Trail, containing approximately 2 acres. (F-14) Russell Brito, Staff Planner

Z-00110 00000 00078
Mauro S. Nava requests a zone map amendment from P to C-3 for Lot 7 of Davison Addition, located on Candelaria Road NW between 4th Street and 2nd Street, containing approximately .10 acre. (G-14) Loretta Naranjo Lopez

Z-99136 00000 00048
Greg T. Hicks, Huning Castle Neighborhood Assoc., and Larry Perea, Barelas Neighborhood Assoc., appeal the Zoning Enforcement Officer's approval of the installation of a helipad and fueling station as an ancillary use at 4 Broadcast Plaza, more specifically described as Tract A, Block 45, Huning Castle Addition which includes 2.37 acres. (K-13) The appellents allege that this approval is a Declaratory Ruling and as such it is appealable to the Environmental Planning Commission. Bob Paulsen, Staff Planner.

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria at 924-3886 (VOICE) or 924-3361 (TTY). TTY users may also access the voice number via the New Mexico Relay Network by calling toll free: 1-800-659-8331.

Chuck Gara, Chairman
Environmental Planning Commission
APPROVED
s/Bob Paulsen, Senior Planner,
Development Services Division
Planning Department
Journal: April 12, 2000

STATE OF NEW MEXICO
County of Bernalillo SS

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 13 day of Apr, 2000, and the subsequent consecutive publications on _____, 2000.

Bill Tafoya

OFFICIAL SEAL
Corrina Duncan
NOTARY PUBLIC
STATE OF NEW MEXICO
Expires: 6/8/03

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 13 day Apr of 2000.

Corrina Duncan

PRICE 67.97

Statement to come at end of month.

ACCOUNT NUMBER 180583

CLA-22-A (R-1/93)

ENVIRONMENTAL PLANNING COMMISSION

AGENDA

Thursday, April 27, 2000, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Chuck Gara, Chairman
Robert Heiser, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez
Susan Johnson
Mick McMahan
Alan Schwartz

****

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.
   - A. Announcement of changes and/or Additions to the Agenda.
   - B. Approval of the Amended Agenda.
   - C. Approval of February 16, 2000 Minutes.

2. Z-00138 00000 00281 The City of Albuquerque, Public Works Department, Transportation Division requests to establish policy guidance for development of a Comprehensive On-Street Bikeway System. Carmen Marrone, Staff Planner

3. Z-00128 00000 00139
   Z-00110 00000 00138
   Garcia/Kraemer & Associates, agents for Bannum, Inc., requests a zone map amendment from SU-1 for C-3 Permissive Uses to SU-1 for C-3 Permissive Uses and Community Residential Correctional Program plus an amendment to a site development plan for subdivision for Tract C, Vidas Subdivision, located on Prospect Street NE between San Mateo Boulevard and Quincy Street, containing approximately .576 acres. (H-17) Russell Brito, Staff Planner **(DEFERRED TO APRIL 27, 2000)**

4. Z-99-31 James R. Achen, agent for Bandelier Equities/McMahon Equities LC, requests a zone map amendment from R-1 to R-2, C-1 and O-1 for an unplatted piece of property located on McMahon Boulevard NW at the intersection of Bandelier Drive (west of Paradise Heights - Unit 1), containing approximately 17.2 acres. (A-12) Bob Torres, Staff Planner **(DEFERRED FROM JANUARY 20, 2000)**

5. Z-00110 00000 00078 Mauro S. Nava requests a zone map amendment from P to C-3 for Lot 7 of Davison Addition, located on Candelaria Road NW between 4th Street and 2nd Street, containing approximately .10 acre. (G-14) Loretta Naranjo Lopez **(DEFERRED FROM MARCH 16, 2000)**

6. Z-00-8 Jimmie W. Davis requests a zone map amendment from RA-2 to SU-1 for R-C, O-1 and C-1 Permissive Uses, plus approval of a site development plan for building permit for Lot 14 & a portion of Lot 15, Zapf Van Addition #10, and a portion of Tract 68A2C, MRGCD Map 32, located on the northside of Montaño Road NW, between Villa Camela Court and Guadalupe Trail, containing approximately 2 acres. (F-14) Russell Brito, Staff Planner **(DEFERRED FROM JANUARY 20, 2000.)**

7. Z-00-11
AX-00-3 Tierra West LLC, agents for Development Services LTD Co. & Four Suns Bldgs., requests Annexation and Establishment of SU-1 for MH zoning plus approval of a Site Plan for Subdivision and approval of a Site Plan for Building Permit for Tracts 1, 2 and A-1, Lands of Chapman, plus the adjacent portion of the MRGCD lateral, plus Tract 22A, MRGCD Map 29; along with annexation and establishment of SU-1 for IP zoning and approval of a site plan for building permit for Tract B, Lands of Chapman, plus Tract 22, MRGCD Map 29, located on Edith Avenue NE between Osuna Boulevard and Sin Nombre Ct. for a total of approximately 23.08 acres. (E-15) Bob Torres, Staff Planner **(DEFERRED TO APRIL 27, 2000)**

8. Z-99-141 Tierra West LLC, agents for Leona Casey request a zone map amendment from RD to SU-1 for C-2 plus approval of a site development plan for subdivision for Lots 1-5 & 28-32, Tract A, Unit A, Block 21, North Albuquerque Acres, located on Wyoming Boulevard NE between Paseo del Norte NE and Palomas Ave NE, containing approximately 6.335 acres. (D-19) Russell Brito, Staff Planner **(RESCHEDULED FROM MARCH 9, 2000)**

9. Z-00-10 Tierra West LLC, agents for Bool/LOR, request a zone map amendment from R-2 to SU-1 for IP and approval of a site plan for subdivision for Tracts 181, 182, 183, 184 and 185A, Town of Atrisco Grant Airport Unit, located on Fortuna Road NW between 76th Street NW and Interstate 40, containing approximately 15.1 acres. (J-10) Bob Torres, Staff Planner **(DEFERRED TO APRIL 27, 2000)**

10. Z-99-29 Nick Kapnison & Jim Daskelos request a zone map amendment from R-1 to C-1 for Lot 7A, Block 10, Tract 2, Unit 3, North Albuquerque Acres, located on Holly Avenue NE between Louisiana Blvd. and Wyoming Blvd., containing approximately 2 acres. (C-19) Russell Brito, Staff Planner **(DEFERRED FROM JANUARY 20, 2000.)**

11. Z-00128 00000 00290 Consensus Planning, Inc., agents for Harkins Theatres, request approval of a site development plan for building permit for Tract H, Alameda West, zoned SU-1 for C-2 & IP, located on the northeast corner of of Seven Bar Loop NW & Cottonwood Drive between Alameda Boulevard and Coors Bypass, containng approximately 16.1 acres. (B-14) Bob Paulsen, Staff Planner

12. Z-00128 00000 00005 Tierra West LLC, agents for D.R. Horton Inc., requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for an unplatted lands of Clarke-Anne Simms Stiff, zoned SU-1 RT, located on Unser Boulevard NW between Azuelo Avenue and Western Trails, containing approximately 33.3805 acres. (F-11) Russell Brito, Staff Planner **(APPROVED OF A SITE DEVELOPMENT FOR SUBDIVISION PURPOSES WITH CONDITIONS. DEFERRED FROM JANUARY 20, 2000)**

13. Z-00128 00000 00388 George Rainhart, Architect & Associates, agents for Norwest Bank N.M., request an amendment to a site development plan for building permit for Tract 5-A-2, Lands of Joel P. Taylor, zoned C-2 (SC) located on Coors Boulevard NW, between Montano Road and Montano Plaza Drive, containing approximately 3.31 acres. (E-12) Bob Torres, Staff Planner

14. Z-00128 00000 00291 Tierra West, LLC, agents for Sam's Club, requests approval of an amendment to a site development plan for subdivision plus approval for site development plan for building permit for Tract C-5, Towne Park Plaza, zoned SU-1 for C-2, located on Eubank Boulevard NE between Interstate 40 and Chico Road containing approximately 13.2455 acres. (K-21) Debbie Stover, Staff Planner

15. Z-00128 00000 00286

H. Barker Associates, agents for Albuquerque Mental Health Housing Coalition, request approval of a site development plan for building permit for Tract C, Hunick Subdivision, located at Atrisco Drive NW & Redlands Road, containing approximately 1 acre. (G-11) Bob Torres, Staff Planner

16. Z-00140 00000 000284

The City of Albuquerque, Planning Department, requests an amendment to the Zoning Code (Sec. 14-16-1-1 et. seq.) to add definitions for Commercial Vehicle; clarify R-1 Permissive Uses; change select conditional uses in the R-1, C-2 & M-1 zones to Permissive Uses. Russell Brito, Staff Planner

17. Z-99136 00000 00048

Greg T. Hicks, Huning Castle Neighborhood Assoc., and Larry Perea, Barelas Neighborhood Assoc., appeal the Zoning Enforcement Officer's approval of the installation of a helipad and fueling station as an ancillary use at 4 Broadcast Plaza, more specifically described as Tract A, Block 45, Huning Castle Addition which includes 2.37 acres. (K-13) The appellents allege that this approval is a Declaratory Ruling and as such it is appealable to the Environmental Planning Commission. Bob Paulsen, Staff Planner.

18. Z-00114 00000 00118
AX-00110 00000 00280

John Lind, agent for Olympia Herrera, requests annexation and establishment of R-2 zoning for Lot 86, MRGCD Map #39, located west of Atrisco Road SW between Gonzales Road and Felicitas Road SW, containing approximately .14 acre. (K-12) Debbie Stover, Staff Planner. **(DEFERRED MARCH 16, 2000)**

18. Other Matters

EPC
ENVIRONMENTAL PLANNING COMMISSION
CITY OF ALBUQUERQUE

Agenda Number: 11
Case Number: 000128
00000 00291
April 27, 2000

Staff Report

• *Agent*	Consensus Planning, Inc.
• *Applicant*	Harkins Theatres
Request	Site Development Plan for Building Purposes
• *Legal Description*	Tract H, Alameda West
• *Location*	NE corner of Seven Bar Loop NW and Cottonwood Drive
• *Size*	16 acres
• *Existing Zoning*	SU-1 for C-2 and I-P
• *Proposed Zoning*	No Change

Staff Recommendation

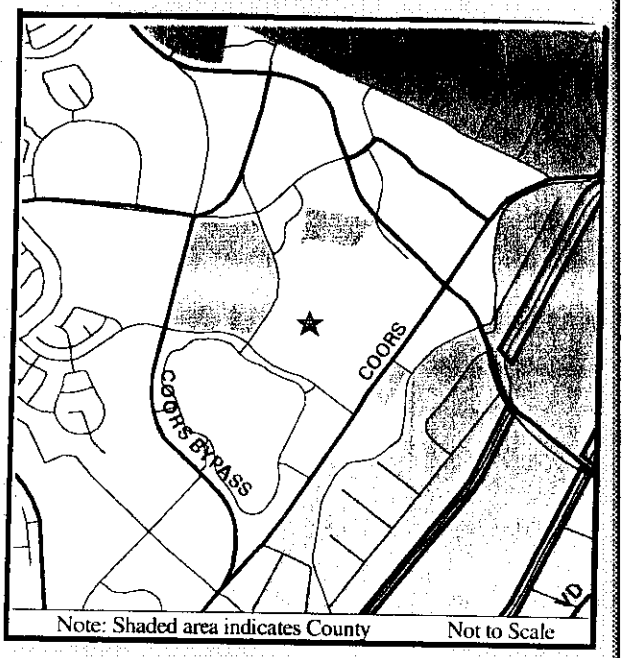
DEFERRAL of 000128 00000 00291, a request for approval of a site development plan, to the May 18, 2000 EPC hearing based on the Findings on page 9.

Staff Planner
Bob Paulsen, Senior Planner

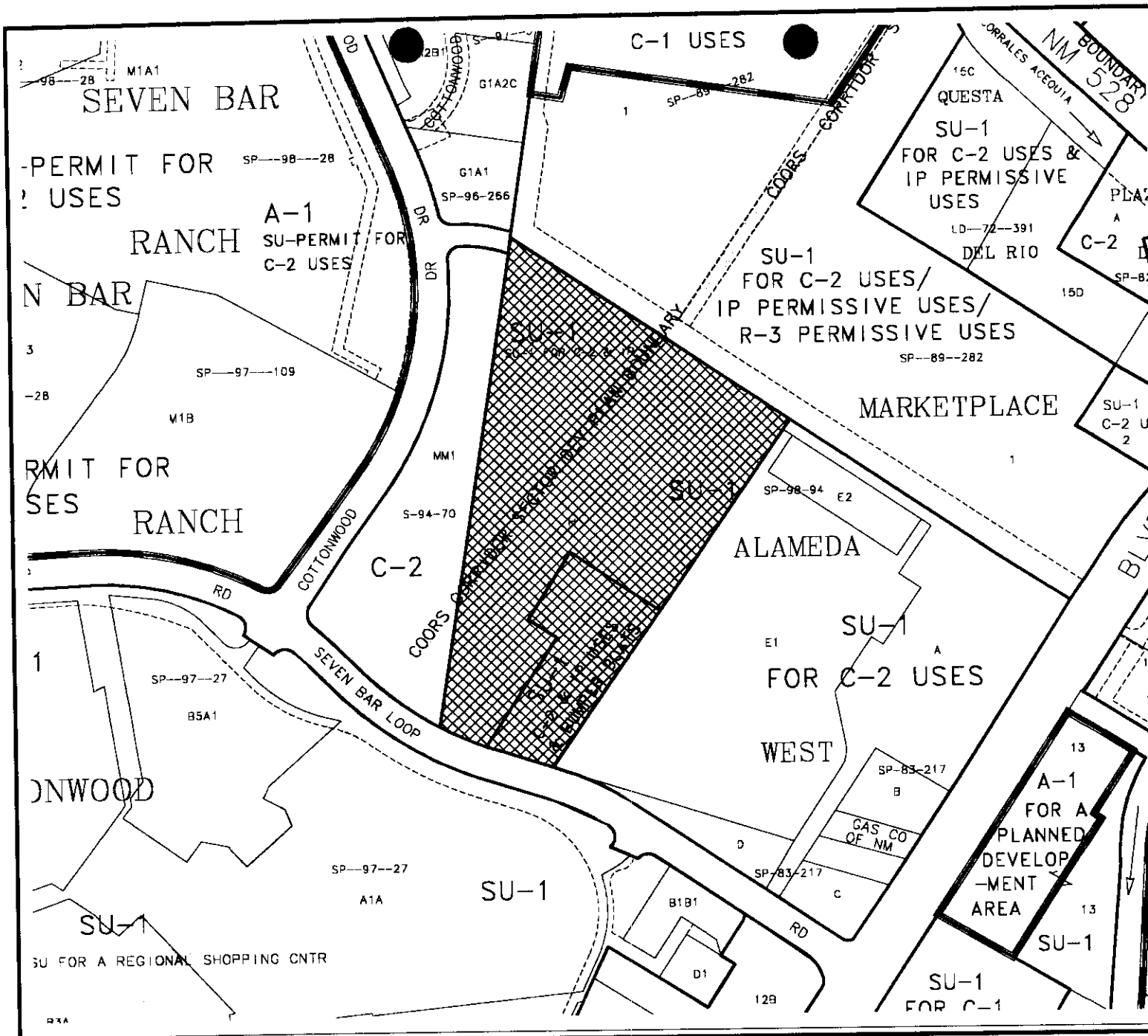
Summary of Analysis

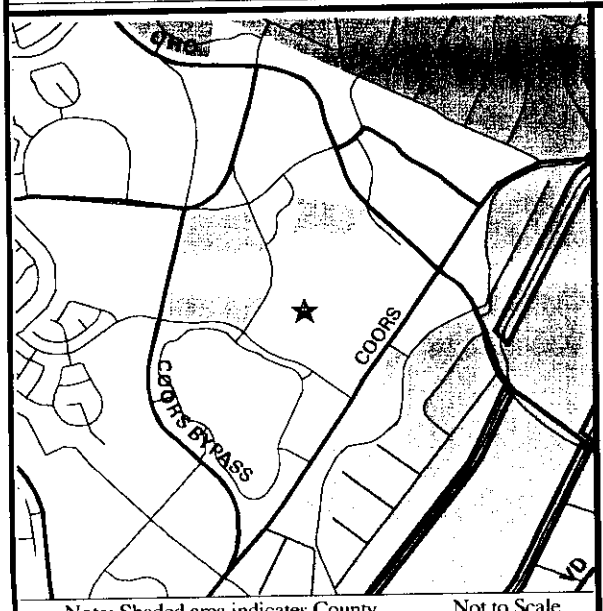
The proposed 18-screen cinema is a significant proposal that has the potential to create a significant draw to this Seven Bar location. The site has good vehicular access and has the advantage of not impacting established residential neighborhoods. However, there are several problems with the proposal. First of all, it is deficient as to required information. Secondly, the presentation of some the information in the submittal is unnecessary and poorly formatted so as to lead to confusion in the review process. Thirdly, the proposed layout of the cinema and future restaurants does not conform to some *West Side Strategic Plan* policies and goals. Specifically, the proposed layout does not encourage pedestrian circulation between the cinema and future restaurants.

With the above considerations in mind, staff recommends that the request be deferred to the May 18, 2000 EPC hearing.



City Departments and other interested agencies reviewed this application from March 3rd to March 17, 2000. Agency comments were used in the preparation of this report, and begin on page 11.





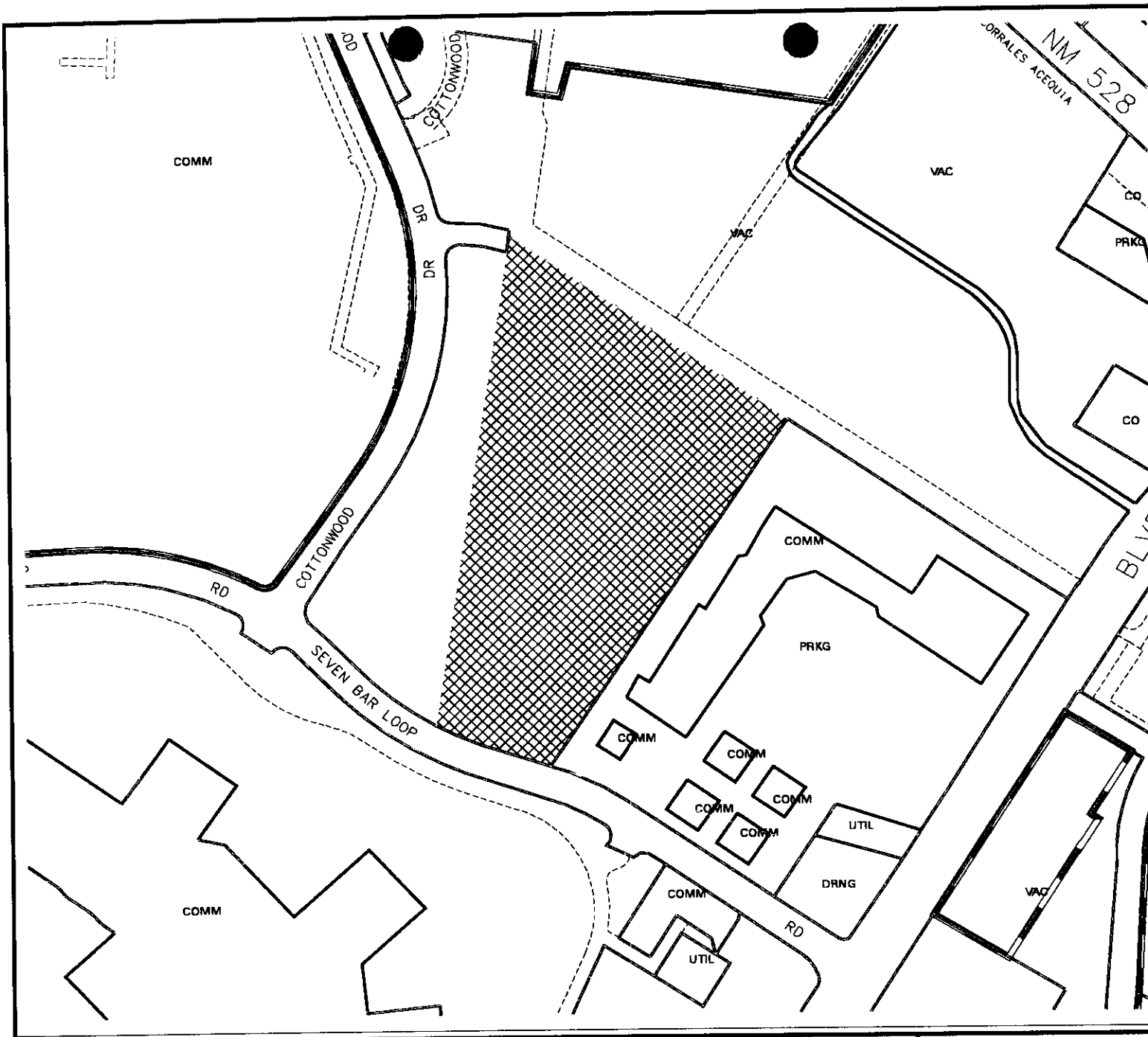
Note: Shaded area indicates County Not to Scale

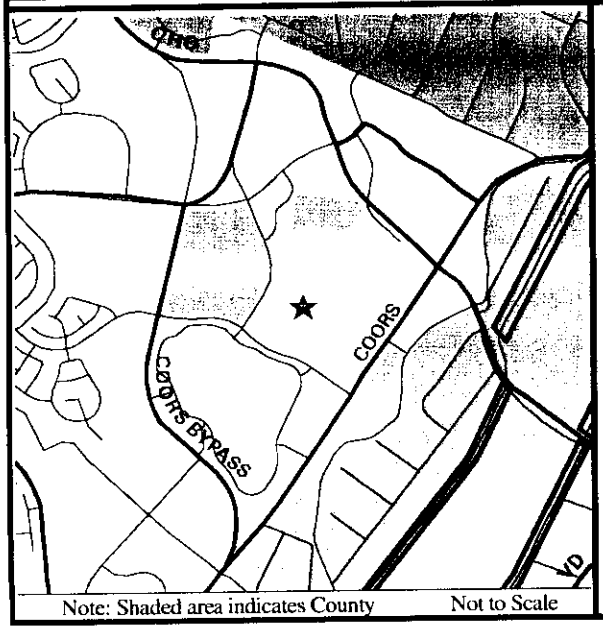
ZONING MAP

AGIS

Scale 1" = 376 '

PROJECT NO.	1000316
HEARING DATE	02-27-00
MAP NO.	B-14
APPLICATION NO.	00128-00000-0029





Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

AGRI Agricultural
COMM Commercial -Retail, Service, Wholesale
DRNG Drainage
EDUC Public or Private School
GOLF Golf Course
MED Medical Office or Facility
MFG Manufacturing or Mining
MH Mobile Home
MULT Multi-Family or Group Home
OFF Office
ORG Social or Civic Organization
PARK Park, Recreation or Open Space
PRKG Parking
PUBF Public Facility
RELG Religious Facility
SF Single Family
TRAN Transportation Facility
UTIL Utility
VAC Vacant Land or Abandoned Bldgs
WH Warehousing & Storage

AGIS

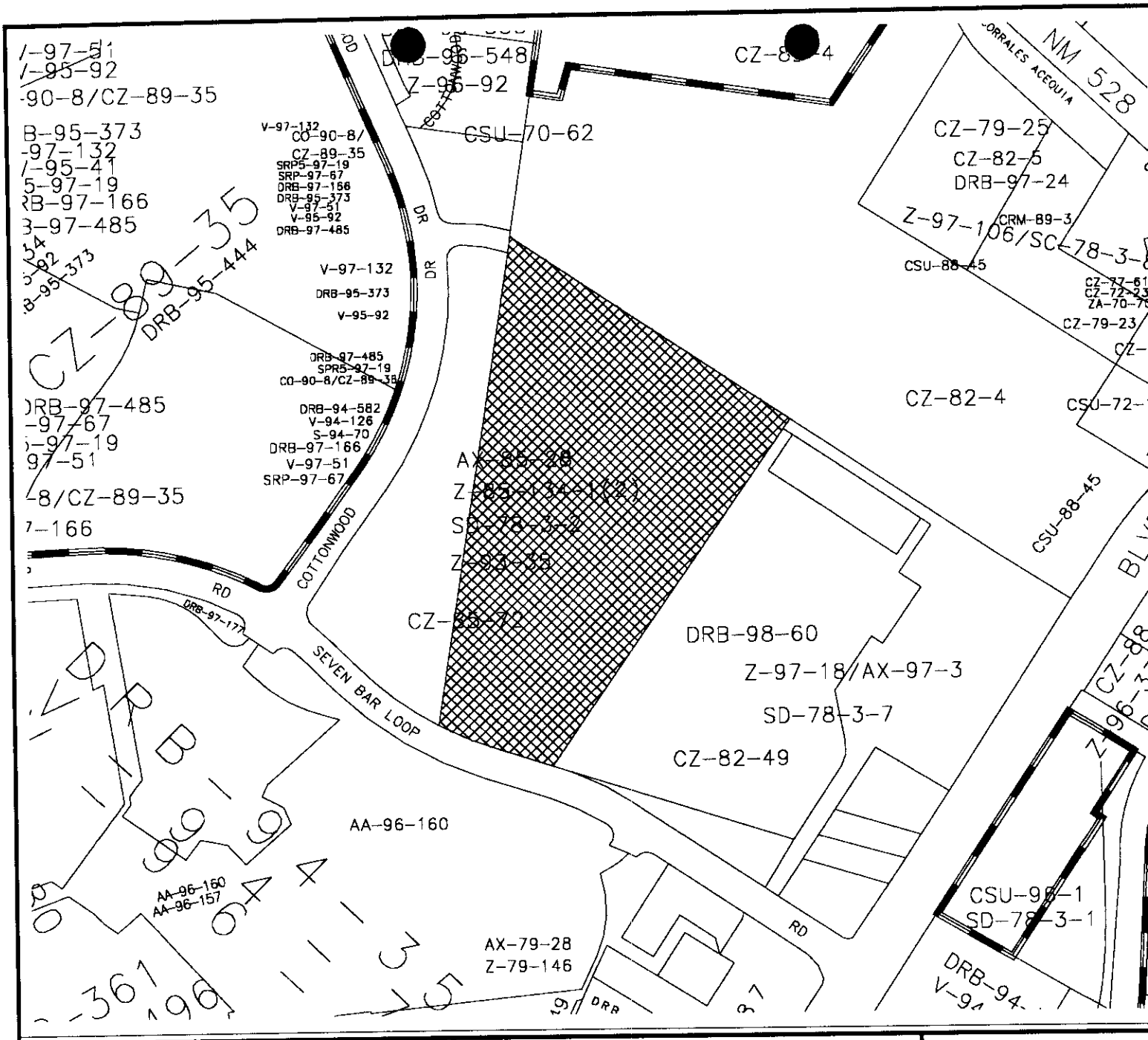
Scale 1"= 376 '

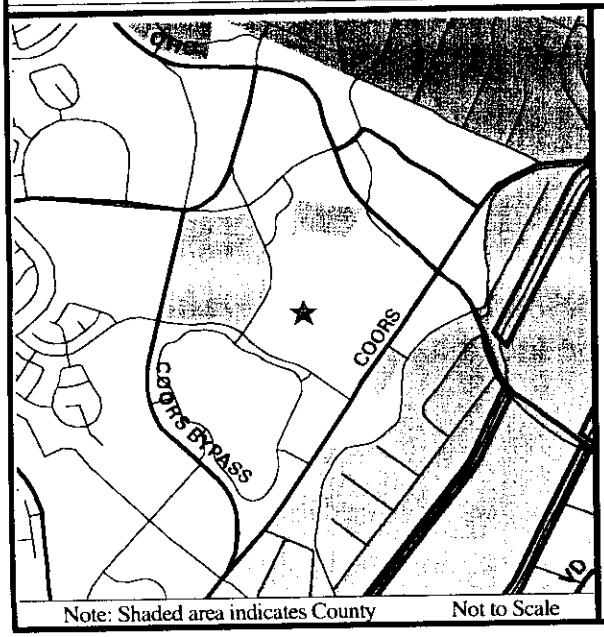
PROJECT NO.
1000316

HEARING DATE
02-27-00

MAP NO.
B-14

APPLICATION NO.
00128-00000-00290





Note: Shaded area indicates County Not to Scale

HISTORY MAP

AGIS

Scale 1" = 376 '

PROJECT NO.
1000316

HEARING DATE
02-27-00

MAP NO.
B-14

APPLICATION NO.
00128-00000-0029

Development Services Report

SUMMARY OF REQUEST

Request	Approval of a Site Development Plan for Building Purposes for a 16.1 acre site. The plan proposes development of an 18-screen cinema and two restaurants.
Location	Seven Bar Loop Road NW and Cottonwood Drive between Alameda Boulevard and Coors Bypass.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	*Comprehensive Plan Area; Applicable Rank II & III Plans*	*Land Use*
Site	SU-1 for C-2 & I-P	West Side Strategic Plan Seven Bar Ranch Sector Development Plan Coors Corridor Sector Development Plan	Vacant
North	SU-1 for C-2, I-P & R-3 uses		Vacant
South	SU-1 for Regional Shopping Center		The Cottonwood Mall
East	SU-1 for C-2 uses		Alameda West Shopping Center
West	C-2		Vacant

Background

As the submitted Memorandum dated December 16, 1999 from Jim Strozier to Robert Romero indicates, the subject property was part of a 1985 annexation (AX-85-28) and zoning request (Z-85-134-1(2) that included the adjacent parcel to the west, Tract MM1. Zoning for Tract H is SU-1 for C-2 and I-P uses for the bulk of the parcel, with C-2 uses limited to eight acres as specified by the *Seven Bar Ranch Sector Development Plan.* In 1993, the southeastern 3.2 acres of the site were zoned to also allow bumper boats. The project for which this zoning was established did not materialize. As the restaurants and the cinema are both allowable in the C-2 and I-P zones, there

is no conflict between the proposed uses and the existing zoning. The applicant is not proposing to subdivide the property at this time.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan; Established Urban Area

The *Albuquerque/Bernalillo County Comprehensive Plan* was adopted by the City Council and the Board of County Commissioners in 1988. Based on the *Plan*, the subject site is located in the Established Urban Area, the goal of which is 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:

Policy a: The Established and Developing Urban Areas as shown by the Plan Map shall allow a full range of urban land uses, resulting in an overall gross density of up to 5 dwelling units per acre.

Policy d: 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 e: 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 neighborhoods can be ensured.

Policy g: Development shall be carefully designed to conform to topographical features and includes trail corridors in the development where appropriate.

Policy I: 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 j: Where new commercial development occurs, it should be generally located in existing commercial zoned areas...in larger shopping centers located at intersections of arterial streets and provided with access via mass transit...

West Side Strategic Plan

The *West Side Strategic Plan*, a Rank II plan, was adopted in 1997. The Plan area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p. 2 in the *WSSP*.

The *WSSP* is based on a Community Concept which identified seven communities in the plan and established a community-based urban form which will define areas for low density and open spaces as well as nodes of higher density development to support services and transit. Each

Community is comprised of Villages, and the plan describes uses that should occur in core and adjacent areas of the Community and Village centers. The *WSSP* strives to create and encourage a multi-nodal pattern of low-density and high-density forms.

The subject site is within the Seven Bar Ranch Community, location of the West Side Regional Center (Cottonwood Mall). The site is within the designated Regional Center Core, location of the largest commercial and highest density development anywhere on the West Side. Mixed-use development is encouraged and transit and bicycle/pedestrian linkages must be provided with all new development. (See WWSP, pages 54-55).

Policy 3.1: The Cottonwood Mall area shall be designated as the West Side's Regional Center: The boundaries of the Regional Center are shown on page 33. Development appropriate to a Regional Center, including the largest commercial and highest density development of anywhere on the West Side, will occur in this location. A maximum floor area ration (FAR) of 0.5 is appropriate in this location.

Policy 3.3: Development of the Regional Center shall be inclusive of mixed-uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.

Coors Corridor Plan

The Coors Corridor Plan was adopted in 1984. The Coors Corridor Plan provides policy and guidelines for design of Coors Boulevard as a limited access roadway to function efficiently as a major north-south arterial for the Northwest Mesa area. It also provides policy and design guidelines for development within the corridor area which will integrate natural resources with development activities in order to achieve a balance between the built and natural environments.

The subject site is partially within the Coors Corridor Plan boundaries (which extend 1500 feet to the west of the Coors ROW) even though the site has no frontage on Coors Boulevard; as such, the plan policies apply to the entire site. The subject property is in Segment 4 of the Coors Corridor Plan which extends from the Calabacillas Arroyo to State Road 528.

Seven Bar Ranch Sector Development Plan - Rank 3

The site falls within the boundary of the Seven Bar Ranch Sector Development Plan, 1985 revision, which encompasses over 1000 acres of land. The Plan area is located west of the Corrales Aceqia and south of the village of Corrales boundary. The Plan seeks to effectively meet the growing demand for jobs and housing in the area and to harmonize effectively with City policies, goals, and planning process.

The Plan includes generalized design guidelines for commercial and residential uses. The commercial guidelines are such that the EPC routinely includes similar elements in the review of site development plans. See Appendix 6 of the Plan for details.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

Seven-Bar Loop Road is designated a collector on the Long Range Roadway System map with a right-of-way requirement of 68 feet. The width of the existing right-of-way adjacent to the subject site is 86 feet, therefore, no additional right-of-way is required.

ANALYSIS

Overview

This is a request for approval of a site development plan for building purposes for a 16-acre site which is just north of the Cottonwood Mall. A 18-screen cinema complex is proposed along with two future restaurants. The request is for approval of the cinema. Elevation drawings have not been provided for the restaurants; consequently, these facilities will require future site development plan for building purposes approval by the EPC.

Conformance to Adopted Plans, Policies, and Ordinances

As discussed in the Background section of this report, the proposed uses depicted on the site development plan are permitted by the established zoning: SU-1 for C-2 (8-acres) and I-P Uses. The submittal is generally in conformance with applicable *Comprehensive Plan* policies, particularly in its lack of negative impact on established residential neighborhoods. As for the *West Side Strategic Plan*, the proposal calls for fairly intensive development of this site which

is arguably consistent with the Regional Center Core designation of the WSSP which calls for development appropriate to a regional center, including the largest commercial and highest density development anywhere on the West Side. The WSSP also encourages mixed-use development which this proposal lacks. Transit and pedestrian linkages are required by the WSSP as specified in Policy 3.3 of the Seven Bar Community section of the Plan:

> Policy 3.3: Development of the Regional Center shall be inclusive of mixed-uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.

Street Access / Layout / Configuration

This somewhat irregularly-shaped property consists of 16 acres located along the north side of Seven-Bar Loop Road immediately across from the northeastern portion of the Cottonwood Mall. It is not far from the Stargate Cinema located on the eastern side of the Mall. Seven Bar Loop provides connections to Coors, Cottonwood Drive and westward to Coors Bypass. The site is essentially behind or to the west of the Alameda West Shopping Center--which will be separated from the site by East Road as depicted on the submitted plans. To the north of the site is Harkins Road (also to be developed) which will provide a second connection to Coors Boulevard.

Site layout consists of the cinema located at the north end of the property adjacent to proposed Harkins Road, with the restaurants clustered at the south end of the site along Seven-Bar Loop. A large parking area in the middle of the site separates the theater or cinema from the restaurants. The cinema complex is oriented to the south, south-west towards the Cottonwood Drive / Seven Bar Loop intersection. It appears that the restaurants will be oriented to the north towards the cinema complex; however, approval of the restaurants is not being requested at this time. While three Tracts (A, B & C) are vaguely identified on the site development plan, there is no request to divide the property at the present time. These Tract designations should be eliminated prior to DRB submittal and a Phasing Line should be established which identifies the portion of the request to left for future approval.

Adding to the confusion with this submittal is the inclusion of parking calculations, landscaping drawings and calculations along with the detailed site plan information for the southern portion of this site that includes the restaurants. This portion of the site is not part of the request for approval and should not be depicted in a detailed manner on the plans. It is unclear what the applicant's purpose is in providing this unnecessary information. The calculations should be eliminated and the improvements on the southern portion of the site should be labeled as conceptual and clearly identified as information that is not a part of this request.

The layout of this site is problematic. The distance between the future restaurants and the cinema is approximately 600 feet with a vast sea of parking proposed between them. While the *Coors Corridor Plan* emphasizes that commercial sites are designed so that buildings are located near the perimeter street (Issue 4, Policy 6(b)), and that parking areas should be located in the center or rear of the site (Issue 4, Policy 5(b)), this site plan will not encourage synergy between these uses. While the restaurants have been strategically grouped together with a common outdoor seating area, the proposed distance between the restaurants and the cinema will undoubtedly discourage pedestrian activity from one end of the site to the other. Note the attached comments of MRGCOG. The *West Side Strategic Plan* encourages commercial development to be arranged in a plaza-like configuration to encourage pedestrian circulation. A

tighter grouping of the uses would accomplish this goal and encourage greater integration of the activities. The EPC may wish to consider recent site observations and the current conditions and arrangement of uses near the Century Rio 24 Cinema Complex along North I-25 when considering this issue.

Rotating the theater building and relocating it to the south with the back of the building orienting to the East Road and the front orienting to the West Drive may provide advantages in terms of linkages to the restaurants and would result in a more dispersed parking arrangement. Visibility of the complex is surely a significant factor to the applicant, however, the above-mentioned alternative may meet such needs.

Vehicular Access, Circulation and Parking

Vehicular access to this site as proposed is good. Access will be available from Coors Boulevard (via Harkins Boulevard and Seven-Bar Loop), Highway 528 and Coors Bypass. Connections to the perimeters roads and drives is also good and will allow fairly efficient dispersal of traffic.

As discussed above, parking for the cinema complex is generally provided in a large lot to the south of the building. Calculations indicate that 1,008 parking stalls are required, 974 stalls are provided including 20 ADA-compliant stalls which are appropriately located adjacent to the building front. It is curious as to why this deficiency has not been addressed by the applicant, especially for a multiplex theater complex. While the development of a minimum of parking is commendable, the applicant should demonstrate the amount of parking provided will accommodate demand and not result in parking spillover to off-site locations.

Pedestrian and Bicycle Access and Circulation, Transit Access

Sidewalks are located around almost the entire building, providing pedestrian circulation to adjacent parking areas. A 19.5 foot wide sidewalk is located at the main entrance that narrows substantially in front of the ADA-parking spaces providing what appears to be only a 4-foot wide flat clearance. The primary pedestrian amenity is a north-south, 5 foot wide walkway which connects the main entrance of the cinema to the restaurants. An east-west walkway connects with the central north-south spine to the north of the restaurants. It appears that there will be a 4-foot wide sidewalk along Harkins Boulevard along with a 6-foot wide sidewalk along Seven-Bar Loop. Generally, these features are meager given the size of the site and the emphasis placed on pedestrian, bicycle and transit facilities in the *WSSP*. The *WSSP* and the *Coors Corridor Plan* emphasize that pedestrian circulation should take precedence over vehicular circulation. The *WSSP*, particularly, emphasizes such linkages within the Regional Center Core of Seven Bar. Although enhanced paving crossings are provided on the site, auto circulation overshadows pedestrian amenities. At minimum, two additional pedestrian pathways should be provided from the front of the cinema into the parking lot to the south, extending approximately 250 feet to a point where they cross the east-west drive aisle, thus providing safe and convenient pedestrian circulation opportunities. All pedestrian pathways should be 6 feet clear--autos should not be allowed to overhang into this space. Shade trees should be planted adjacent to the walkways at 25 feet on center in planters that are a minimum of 5 x 5 feet. Also, walkways should be constructed of a slightly raised special paving treatment where they cross drive aisles. Six-foot wide walkways should be provided at entrances, providing connections across drive aisles to adjacent sidewalks.

Two bicycle racks are provided for the cinema complex along both ends of the building front. 40 bike stalls are required. The application should include a drawing of the bike racks.

According to Public Works, the *Draft Comprehensive Bike Plan* recommends bike lanes on Seven Bar Loop, "however, in this case, there is no practical opportunity to provide exclusive, on-street bicycle lanes without considerable impacts to the adjacent developed properties or a reduction in the number of driving lanes on Seven-Bar Loop Road."

While bus service is apparently available on Seven-Bar Loop, the Transit Department has not provided comments.

Lighting and Security

Single and double lamp free-standing light fixtures are distributed throughout the site. No typical detail drawings of the poles or fixtures are provided. The *Coors Corridor Plan* specifies 20 foot high light poles with cut off fixtures are required within parking areas--which is most of the site. Site lighting should not have a total off-site luminance greater than 1000 foot-lamberts as per the Zoning Code. Also, fixtures should be horizontal-type bulbs and lenses should not project below the light housing.

Security should be adequate given the proposed lighting arrangement.

Landscaping

Two landscape sheets are provided: Sheet L1 depicts landscaping around the theater and Sheet L2 depicts landscaping at the southern end of the site. Landscaping treatment associated with the restaurants is unnecessary at this stage as the restaurants must be approved with a future site plan for building purposes by the EPC. Landscape Plan calculations indicate 4 Lots. As noted previously, there is no request for subdivision of this site, consequently, these lots designations are meaningless. Instead, phase lines should be provided to indicate what portions of the site will be developed with this request. Landscape calculations indicate that landscaping exceeds the City's requirement of 15% of net site area. Note that the *Coors Corridor Plan* requires 20% of the parking lot area shall be landscaped with 1 shade tree be planted for every ten parking spaces. This calculation should also be provided and 97 trees should be located within or adjacent to the parking areas–which appears to have been provided.

The landscape treatment consists of perimeter treatment and interior landscaping that is fairly evenly dispersed throughout the site. A five-foot wide perimeter buffer is provided for most of the site which proposes a mix of shade and ornamental trees along with shrubs and ground covers. The ends of the front facade of the building are treated with landscape nodes while most of the building frontage is not landscaped. The applicant is reminded that at maturity 75% of the landscaped area must be covered by live plant material.

Grading, Drainage, Utility Plans

A Conceptual Grading and Drainage and site Utilities Plan has been submitted. The site is fairly flat. Two detention facilities are located at the northern end of the site. Note also that retaining walls of unspecified height and type are located along portions of the northern perimeter of the site adjacent to the detention ponds. These walls and all other walls should be specified as to height, materials and colors, and should integrate with site architectural treatment.

A refuse enclosure with 8 foot split face block walls is located at the back of the building adjacent to the entrance from Harkins Boulevard. An elevation drawing and plan drawing of the enclosure is required.

Architecture

The proposed theater building is approximately 81,000 sf. It is rectilinear but articulated with several vertical and horizontal offsets and stepbacks which reduce the massing of the structure. Wall height is a maximum of 43 feet but steps down to 41 feet and lower. Walls are topped with a two-colored cornice. The wall sections of the front facade are further articulated by large column-like pilasters that are 8 feet wide and project above the adjacent wall sections and have angular tops, giving the building a striking, modern appearance. Lower portions of the walls are treated with a red, split-block wainscot (which ranges from 15 down to 9 feet in height) which wraps around the entire building. Walls are multi-colored with what appears to be a broad array of striking colors which include turquoise, purple, gold and green. The recessed entrance is located at the center of the west facade. It consists of a large window-wall that is enhanced with a large, multi-colored metal feature which rises to 58 feet in height. Overall, the building appears to be a modern and vibrant structure.

Colors and materials of the building should be clearly identified, and various horizontal and vertical dimensions should be provided.

Signage

Signage is moderate in terms of the amount requested, with one building-mounted sign proposed per facade. Nonetheless, the square footage of proposed signs must be specified along with colors, materials and illumination treatment. Freestanding signage is limited to four, 14-foot high monument-type signs. Two monument signs are located along the Seven-Bar Loop frontage, one sign is located at the western entrance of Harkins Boulevard and the other sign is located at the vehicular entrance on the East Road. The size, colors, materials and illumination treatment of these signs must be specified. Freestanding signs are limited to 75 sf per sign face, as per the *Coors Corridor Plan.* Signage must comply with *Coors Corridor Plan* restrictions, including prohibited signs such as portable signs, off-premise signs, portable signs and flashing signs.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Agency comments largely address minor circulation requirements. These comments have been integrated into this staff report.

Neighborhood Concerns

No communication has been received from parties other than the applicant and the reviewing agencies.

Conclusions

The proposed 18-screen cinema is a significant proposal that has the potential to create a significant draw to this Seven Bar location. In terms of vehicular access and neighborhood impacts, this project is well-located and it should not have detrimental spillover effects on the surrounding commercial and office uses. However, there are several problems with the proposal. First of all, it is deficient as to required information. Secondly, the presentation of some the information in the submittal is unnecessary and poorly formatted so as to lead to confusion in the

review process. Thirdly, the proposed layout of the cinema and future restaurants on the site does not conform to some of the *West Side Strategic Plan* policies and goals. The proposed layout does not encourage pedestrian circulation between the cinema and future restaurants. The distance between these uses will discourage opportunities for synergy and pedestrian activity. With the above considerations in mind, taff recommends that the request be deferred to the May 18, 2000 EPC hearing.

FINDINGS - (000128 00000 00291) (April 27, 2000)

1. This is a request for approval of a Site Development Plan for Building Purposes for a 16 -acre site adjacent to the Cottonwood Mall on Albuquerque's west side. The site is zoned SU-1 for C-2 and I-P uses.

2. The submitted Site Development Plan depicts an 18-screen cinema complex (80,971 sf) along with two future restaurants (9,000 sf and 7,000 sf). The proposed uses are allowed by the existing SU-1 zoning and are generally in conformance with applicable plans and policies, including the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Seven Bar Ranch Sector Development Plan* and the *Coors Corridor Plan*.

3. The proposed layout of the cinema and future restaurants does not conform to some of the *West Side Strategic Plan* policies and goals. The proposed layout does not encourage pedestrian circulation between the cinema and future restaurants; the distance between these uses will discourage opportunities for synergy and pedestrian activity.

4. The submittal is deficient as to information; furthermore, some elements of the submittal are confusing.

5. It is the EPC's policy to defer site development plan submittals that are incomplete, giving the applicant the opportunity to amend the plans before a decision is rendered by the EPC.

RECOMMENDATION - (000128 00000 00291) (April 27, 2000)

DEFERRAL of *000128 00000 00291*, a request for approval of a Site Development Plan for Building Purposes, to the May 18, 2000 EPC hearing based on the preceding Findings.

Bob Paulsen
Senior Planner

BP/ac

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

"Additional groundcover plantings, sufficient to achieve 75% coverage at maturity, are required in perimeter landscape areas and tree wells."

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

PROPOSED SITE PLAN FOR BUILDING PERMIT REQUEST

Conditions of approval should include:

A. A TIS has been done for this proposal and various mitigation recommendations have been identified. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed.

B. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

C. The site must comply with the requirements of the Coors Corridor Plan.

D. Provision of cross-access and reciprocal parking easements with the adjacent parcels on all sides of the property.

E. Provision of 50 public access easement for Harkins Boulevard.

F. Construction of permanent improvements adjacent to property; and construction of temporary improvements to connect with Cottonwood Drive.

G. Construction of 6 foot sidewalk on Seven Bar Loop.

H. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.

I. The service drive must be 30 feet in width and be unobstructed. Public parking in this area is not encouraged. Development of this area must be coordinated with the Traffic Engineer.

J. All entrances required 25 foot curb returns handicapped ramps.

K. Construction of continuous pedestrian circulation facilities with handicapped features within the site and with connections to the adjacent streets with the approval of this request, this includes undeveloped pad sites. In areas where parking spaces overhang the adjacent sidewalk, a 6 width (single loaded) or 8 foot (double loaded) width is required. Uni- directional ramps are needed at several locations.

L. Proposed streets, circulation drives and internal parking areas must be paved as per DPM Standards.

M. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.

N. Location of walls, fences and signs must meet the clear sight distance requirements; this includes trash enclosures.

O. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.

P. Coordination with the Solid Waste Department with regard to refuse container location and access.

Q. Coordination with the Transit Department with regard to location of required bus facilities, with direct bicycle and pedestrian access, on the adjacent streets.

R. The sidewalk in front of the handicapped spaces must be flush with the parking surface. Wheel stops will be required.

S. Eliminate overlapping parking space overhang which occurs on end islands and sidewalks.

T. Handicapped parking area and ramps must comply with ADA requirements. Ramps at intersection must be designed for the appropriate direction of travel for the user, i.e, uni-directional or multi-directional.

Utility Development:

No comment on the proposed use. The land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer, and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. Will be required. Required infrastructure must be financially guaranteed prior to site plan and / or plat approval by the Development Review Board. All public infrastructure must be designed to City Of Albuquerque Standards, including water and / or sanitary sewer lines owned and operated by NMUI.

Traffic Engineering Operations:

Transportation Planning:

FINDINGS

- Seven-Bar Loop Road is designated a collector on the Long Range Roadway System map with a right-of-way requirement of 68 feet. The width of the existing right-of-way adjacent to the subject site is 86 feet, therefore, no additional right-of-way is required.
- Coors Boulevard is designated a limited-access roadway in the Addendum to the Long Range Roadway System, with the details of the access policy described in the Coors Corridor Plan. Specific to the subject case, access to Coors Boulevard via Harkins Boulevard should be limited to right-turn access only. Further, such access onto Coors Boulevard should be no less than 300 feet from the nearest non-signalized driveway.
- The draft Comprehensive Bike Plan recommends bike lanes on Seven-Bar Loop Road extending west of Coors Boulevard past the subject site. However, in this case, there is no practical opportunity to provide exclusive, on-street bicycle lanes without considerable impacts

to the adjacent developed properties or a reduction in the number of driving lanes on Seven-Bar Loop Road.

CONDITION

- Access to Coors Boulevard via Harkins Boulevard shall be limited to right-turn access only. Such access shall be no less than 300 feet from the nearest non-signalized driveway or intersection.

Hydrology

An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer/AMAFCA.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

"No comment."

NEIGHBORHOOD SERVICES

"No association."

PARKS AND RECREATION

Design & Development

"This proposal has minimal impact or relationship to the Albuquerque parks, open space, recreation and trail system."

OPEN SPACE DIVISION

"No adverse comment."

POLICE DEPARTMENT/Planning

Traffic volume

Traffic control devices

maintenenance of landscaping

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"Disapproved. Coordinate with the Solid Waste Department for accessibility of refuse enclosure. Need to discuss type of service call TL Baca 761-8142."

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES:

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

"No objections."

ALBUQUERQUE PUBLIC SCHOOLS

"No adverse comments."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

The Long Range Roadway System designates Seven-Bar Loop Road as a collector. Our suggestion would be to integrate the restaurant and movie complex uses so that patrons wishing to use both facilities would be encouraged to park once and walk from one area to the other. The proposed 600 feet of parking between these two uses would seem to encourage patrons of the proposed theater who wish to go to the restaurant to move their car and park a second time. The design could also take advantage of the transit route on Seven-Bar Loop Road and the potential for a bike lane. The proposed Comprehensive On-Street Bike Plan proposes a bike route on Seven-Bar

CITY OF Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

ZONING
- ____ Map Amendment — Z
- ____ Annexation/Establishmt. Of Zoning
- ____ Sector Plan
- ____ Text Amendment
- ____ Special Exception — E

SUBDIVISION
- ____ DRB Major & Minor — S
- ____ Variance (Non-Zoning) — V
- ____ Vacation (Public & Private)

Supplemental form

SITE DEVELOPMENT PLAN — P
- ____ for subdivision purposes
- XX for Building Permit
- ____ Plan Amendment
- ____ Administrative Amendment

APPEAL — A
- ____ Planning Director, Zoning Enforcement Officer, Zoning Hearing Examiner, DRB, EPC, Zoning Board of Appeals, LUCC

PRINT OR TYPE IN BLACK INK ONLY. The completed application must be submitted in person to the Planning Department by the applicant or agent. Fees are required at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Harkins Theatres — PHONE: (480) 627-7777
ADDRESS: 7511 East McDonald Dr. — FAX: (480) 627-7804
CITY: Scottsdale STATE AZ ZIP 85250 — E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): Consensus Planning, Inc. — PHONE: (505) 764-9801
ADDRESS: 924 Park Avenue SW — FAX: (505) 842-5495
CITY: Albuquerque STATE NM ZIP 87102 — E-MAIL: cp@consensusplanning.com

SITE INFORMATION:

Request Description: Site Plan for Building Permit for 80,971 sq. foot, 18 screen theatre, a 9,000 sq. foot restaurant, and 7,000 sq. foot restaurant.
Current Zoning: su-1 for C-2 & i-p Proposed Zoning: same Zone Atlas Page: B-14
Lot or Tract No. Tract H Block / MRGCD Map No.
Subdiv. / Addn. Alameda West
UPC No. 101406510446420208 Total area of site (acres): 16 acres
Number of Lots Existing: 1 Number Proposed:
Within city limits? X Yes. No___, but site is within 5 miles of the city limits (DRB jurisdiction.)

LOCATION OF PROPERTY BY STREETS: On or Near: NE corner of Seven Bar Loop & Cottonwood
Between: Alameda Boulevard and Coors Bypass

SIGNATURE _____ Date 2/25/00
(Print) James K. Strozier ___ Applicant X Agent

SUPPLEMENT INFORMATION
(A). List Cross Reference to Environmental Planning Commission Case (Z-) if applicable: Z-85-134; Z-93-35;
(B). List Cross Reference to Development Review Board Cases (DRB-) if applicable: AX-85-28
(C). List any Variance Granted (ZA-) if applicable Case No.: ____ City ____ County

Form	Case #'s	Fees	Hearing Date	Post Hearing Status
___	___-___-___	$ 270.00	2-24-00	
___	___-___-___	$	___-___-___	
___	___-___-___	$	___-___-___	
___	___-___-___	$	___-___-___	
___	___-___-___	$	___-___-___	

Total fees $ 270.00

Application and fees accepted by, _____ Date: 2-25-00

Project 1000316
Appl # 00128 00000 00290

Rev. October 29, 1997

FORM P: SITE DEVELOPMENT PLAN

REVISED 6/99

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW APPLICATION FOR SITE PLAN APPROVAL. CHECK-OFF THE SECTION BELOW CORRESPONDING TO THE ACTION YOU REQUEST. APPLICANTS MUST BE AWARE THAT APPROVED SITE DEVELOPMENT PLANS MAY EXPIRE AND SHOULD READ CAREFULLY ZONING CODE SECTION: 14-16-3-11 REGARDING THIS MATTER. A PRE-APPLICATION DISCUSSION WITH A PLANNER FROM DEVELOPMENT SERVICES IS RECOMMENDED.

A LETTER EXPLAINING THE REASON FOR THE REQUEST IS REQUIRED FOR ALL SUBMITTALS.....

____ **SKETCH PLAN REVIEW AND COMMENT. You must submit,**

__ 6 copies of the proposed plan (folded to 8.5" by 14")

__ Zone Atlas page showing the property clearly marked **MUST BE ABLE TO PHOTO COPY**

YOUR ATTENDANCE IS NOT REQUIRED AT DRB MEETINGS. COMMENTS CAN BE FORWARDED.

____ **SITE DEVELOPMENT PLAN APPROVAL ___ OR AMENDMENT ___ . You must submit for,**

--- MUST BRING ORIGINAL MYLAR TO THE DRB MEETING ---

__X__ Site Development Plan for Building Permit___ Site Development Plan for Subdivision___Master Dev. Plan

__X__ EPC public hearing ____ DRB public hearing ____ DRB non-public hearing

Administrative Amendment: ____ DRB ____ Planning staff

X EPC: 30 copies of the site plan (folded to 8.5" by 14")

__ DRB: 24 copies of Site Plan if a public hearing case (folded to 8.5" by 14")

__ DRB: 6 copies of Site Plan if a non-public hearing case (folded to 8.5" by 14")

__ DRB: 6 copies of the Infrastructure List, if infrastructure required.

X 2 copies of Utility Layout Plan

__ AA: 5 copies of Site Plan if an Administrative Amendment case (folded to 8.5" by 14")

X Zone Atlas map showing the property clearly marked **MUST BE ABLE TO PHOTO COPY**

X Site plan checklist

X Traffic Impact Study / Air Quality Statement if a EPC public hearing case (one copy)

X FORM DRWS/TIS (Drainage Report / Water & Sewer Availability/Traffic Impact Study) if a public hearing case (one copy)

* X **Neighborhood Notification if a public hearing case**

__ Sign Posting Agreement if a public hearing case

X Reductions (8.5" x 11") of site plans if an EPC case

✓ Fee (see schedule)

If your case requires an EPC HEARING, hearings are approximately SEVEN WEEKS after the filing deadline.
If your case requires a DRB PUBLIC HEARING, hearings are approximately ONE MONTH after filing deadline.
If your case requires DRB NON-PUBLIC HEARING, meetings are approximately EIGHT DAYS after the Tuesday noon filing deadline. **IN ALL CASES, YOUR ATTENDANCE IS REQUIRED.**

____ **FINAL SIGN-OFF FOR E.P.C. APPROVED PLAN FILE ____-_____-___. You must submit,**

__ Six complete sets of the plan (folded to 8.5" by 14")

__ Zone Atlas map showing the property clearly marked **MUST BE ABLE TO PHOTO COPY**

__ E.P.C. Official Notification of Decision with conditions for site development

__ Letter outlining how you have met each condition of the Notification of Decision

__ Drainage Report submitted to Hydrology Division, (date submitted_____)

__ Blue print with the Fire Marshall's signature

The Filing deadline is Tuesday noon. The DRB meeting is Wednesday of the following week..
YOUR ATTENDANCE IS REQUIRED.

All original and related case numbers must be listed here! (Zone change, variance, etc.)

2-85-134 2-93-35 Ax-85-28

All necessary information has been submitted and checked at the time of application

(Sign) John M. Valdez

(Print) JOHN M. VALDEZ
Applicant or Agent / Date

Planner / Date

Project # 1000314
Appl # 00128 00000 00290

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: ANZ Company Date of request: 2/22/2000 Zone atlas page(s): B-14

CURRENT:
Zoning SU-1 for C-2, IP etc.
Parcel Size (acres / sq.ft.) 16 acres +/-

Legal Description -
Lot or Tract # Tract H Block #
Subdivision Name Alameda West

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:	
Comp. Plan Amendment	[ ]	Zone Change	[ ]	a) Subdivision	[✓]
		Conditional Use	[ ]	b) Build'g Purposes	[✓]
				c) Amendment	[ ]
Building Permit	[ ]				
Access Permit	[ ]				
Other	[ ]				

PROPOSED DEVELOPMENT:
No construction / development [ ]
New Construction [✓]
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1]
# of units - _____
Building Size - _____ (sq. ft.)
80,970 ± Theater
9,000 ± Rest.
7,000 ± Rest.

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [✓] NO [ ] BORDERLINE [ ]
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [✓] NO [ ] Mitigating reasons for not requiring TIS: Previously studied: [✓]
Notes:

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

Joseph D Montano 2/22/2000
for TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [ ] BORDERLINE [ ]
ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [ ] Mitigating reasons for not requiring AQIA: Previously studied: [ ]
Notes:

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

_____ 2/25/2000
ENVIRONMENTAL HEALTH DATE

Required **TIS** and / or **AQIA** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	- SUBMITTED	12/29/99	Joseph D. Montano for TRAFFIC ENGINEER	2/22/2000 DATE
	- FINALIZED	___/___/___		
AQIA	- SUBMITTED	___/___/___	_____ ENVIRONMENTAL HEALTH	_____ DATE
	- FINALIZED	___/___/___		

TRANSPORTATION DEVELOPMENT
ENVIRONMENTAL HEALTH

John
From: Terry O. Brown, P.E. [tobe@swcp.com]
Sent: Monday, February 21, 2000 11:10 AM
To: John Valdez
Subject: FW: Harkins Theaters Site (Seven Bar Loop / Cottonwood Dr.)

John,

Here is the e-mail from Jim Barr stating that an AQIA for the Harkins Theater site is not required.

Thanks,

Terry

-----Original Message-----

From: **James P. Barr [mailto:jbarr@cabq.gov]**
Sent: Monday, January 24, 2000 2:17 PM
To: jbarr@cabq.gov; Terry O. Brown
Cc: cp@consensusplanning.com; jmontano@cabq.gov
Subject: Re: Harkins Theaters Site (Seven Bar Loop / Cottonwood Dr.)

Terry:

All of the intersections analyzed in the Harkins Theater TIS achieved a LOS of C (now that the goalposts have been moved) or better. No AQIA will be required.

The TIS/AQIA form is being modified as I type. The EHD block will be removed from the form, and AQD will no longer sign-off.

Jim

Reply Separator

Subject: Harkins Theaters Site (Seven Bar Loop / Cottonwood Dr.)
Author: tobe@swcp.com (Terry O. Brown) at INTERNET
Date: 01/21/2000 1:48 PM

Jim,

About a month ago, I e-mailed you an AQIA / TIS Form for the subject project for you to review and sign. I suspect that the client is going to want to submit to the EPC next week, so would you please update me on the status of the AQIA / TIS Form for the Harkins Theaters Commercial Development Project.

Please call if you have questions.

Thanks,

Terry O. Brown, P.E.
P. O. Box 92051
Albuquerque, NM 87199-2051
(505) 883-8807 (Voice)
(505) 837-1386 (FAX)
e-mail: tobe@swcp.com

cc: Joe David Montano, City of Albuquerque Transportation Development

City of Albuquerque

Fax: 842-5495

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: December 10, 1999

COA/Planning Department
Plaza Del Sol Building
600 Second St. NW/87102

This letter will serve to notify you that on December 10, 1999 (date)

CONTACT NAME: John Valdes

COMPANY/AGENCY: Consensus Planning, Inc.

ADDRESS/ZIP/PHONE: 924 Park Ave SW / 87102 764-9801

Contacted the Office of Community/Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Association(s) affected by their request concerning a Zoning Action or Site Development Plan, etc. at East of Alameda West

zone map page(s): B-14.

Our records indicate that as of 12-10-99 there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at (505) 924-3913.

Dalaina L Carmona
OFFICE OF COMMUNITY/NEIGHBORHOOD COORDINATION

planningraform (11/5/98)

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME Harkins Theaters Site

AGIS MAP # B-14-Z

LEGAL DESCRIPTION Lands of North Coors Group Partnership ("Cooper Tract") a 16.1114 acre parcel located north of Seven Bar Loop and east of Cottonwood Drive.

✓ **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 2/25/00 [date].

R P Bohannan — Applicant / Agent — 2/25/00 Date

Hydrology Division Representative — 2/25/00 Date

WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on N/A - NMUI * [date].

R P Bohannan — Applicant / Agent — 2/25/00 Date

Utilities Division Representative — Date

* Letter of Water and Sewer Availability has been requested from New Mexico Utilities Inc - see attached

DRB# ____

Harkins Theatres
Entertaining Arizona Since 1933
7511 E. McDonald Drive ■ Scottsdale, AZ 85250 ■ 480-627-7777 ■ FAX 480-443-0950

February 23, 2000

Mr. Chuck Gara
Environmental Planning Commission Chairman
City Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Re: Consensus Planning

This letter will serve as authorization for Consensus Planning to act as agent for Harkins Theatres in the capacity of architectural and engineering consultants for our proposed 18 screen cinema project at the site legally described as 16.114 acre parcel of unplatted land in the Cooper Tract, Albuquerque, New Mexico.

Sincerely,

Wayne Kullander
Executive Vice President

WK:jmn

CONSENSUS PLANNING

924 Park Ave SW 87102

Memorandum

To: Robert Romero
City Zoning Enforcement Manager

From: Jim Strozier

Date: December 14, 1999

Re: Proposed Development on Tract H, Alameda West

Pursuant to our meeting last week, I would like to confirm that the existing zoning on Tract H, Alameda West will allow the development of a movie theater and restaurants. The property is located north of Seven Bar Loop and just west of the existing Alameda West Shopping Center on Zone Atlas Sheet B-14 (see attached).

The current zoning appears to be SU-1 for C-2 and I-P. At the time of annexation AX-85-28 this zoning was established with the restriction that the C-2 uses were limited to eight (8) acres. In 1993, approximately 3.2 acres were rezoned, Z-93-35, to include Bumper Boats with the existing Su-1 for C-2 and I-P.

Our understanding is that the proposed Theater (18 screens), two restaurants, and their associated parking are permissive uses on this property. We also understand that the SU-1 zoning will require the approval of a Site Development Plan for Building Purposes prior to issuance of any building permit for the proposed uses.

Thank you for your assistance on this project. If you concur with the above statements, please sign below.

Signed: _____ Date: Dec 14, 1999
ZONING-ENFORCEMENT

Robert Romero, City Zoning Enforcement Manager

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	4022
CONNECTION TEL	
CONNECTION ID	8986379
ST. TIME	02/25 09:40
USAGE T	01'58
PGS.	2
RESULT	OK

2600 American Road SE, Suite 100
Rio Rancho, New Mexico 87124
Phone (505) 898-8021 Fax (505) 898-8501

Easterling & Associates, Inc.

Fax

To: Bob Gay **From:** R. P. Bohannan

Company: New Mexico Utilities, Inc. **Pages:** 2 , including cover

Fax No.: 898-6379 **Date:** February 25, 2000

Job Name: Harkins Theater Site (Cooper Tract) **Job No:** 5170

Transmitted Item: Zone Atlas Sheet B-14-Z Showing Proposed Harkins Theater Site

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply**

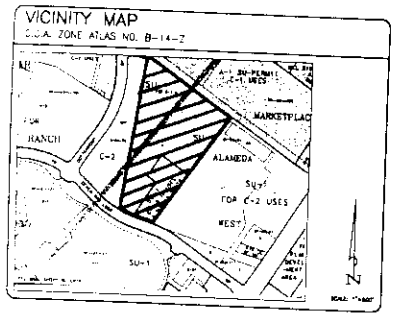
• **Message:**

Bob:

Please provide a Letter confirming Water and Sewer Availability for the **Lands of North Coors Group (the "Cooper Tract", approximately 16 acres of Land located north of Seven Bar Loop and East of Cottonwood Drive)**. The proposed development will consist of two restaurants and an 18 screen theater. Please call me if you have any questions.

Thanks for your help,

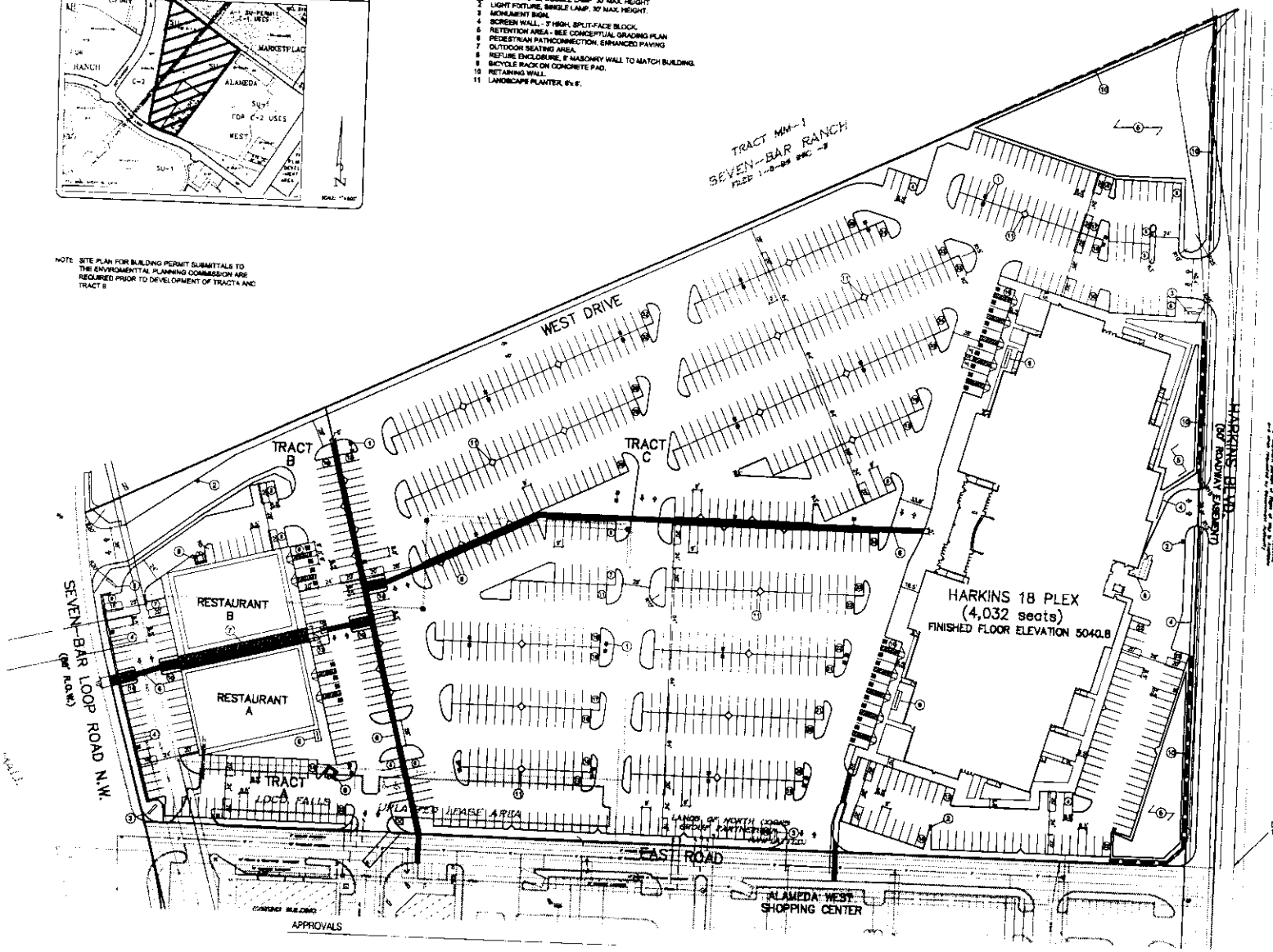
RP



KEYED NOTES:

1. LIGHT FIXTURE, DOUBLE LAMP, 30' MAX. HEIGHT.
2. LIGHT FIXTURE, SINGLE LAMP, 30' MAX. HEIGHT.
3. MONUMENT SIGN.
4. SCREEN WALL - 5' HIGH, SPLIT-FACE BLOCK.
5. RETENTION AREA - SEE CONCEPTUAL GRADING PLAN.
6. PEDESTRIAN PATH/CONNECTION, ENHANCED PAVING.
7. OUTDOOR SEATING AREA.
8. REFUSE ENCLOSURE, 6' MASONRY WALL TO MATCH BUILDING.
9. BICYCLE RACK ON CONCRETE PAD.
10. RETAINING WALL.
11. LANDSCAPE PLANTER, 6'x 6'.

NOTE: SITE PLAN FOR BUILDING PERMIT SUBMITTALS TO THE ENVIRONMENTAL PLANNING COMMISSION ARE REQUIRED PRIOR TO DEVELOPMENT OF TRACT A AND TRACT B



PROJECT DATA

CLIENT:	HARKINS THEATRES 7511 E. McDONALD DRIVE SCOTTSDALE, AZ 85250
LEGAL DESCRIPTION:	PORTION OF TRACT H ALAMEDA WEST
ZONING:	SU-1/C-2, HP and BUMPER BOATS
SITE AREA:	18.08 ACRES (700,660 S.F.)
BUILDING DATA:	
THEATRE:	90,970 S.F.
RESTAURANT A:	6,600 S.F.
RESTAURANT B:	5,250 S.F.
TOTAL BUILDING:	98,820 S.F.
PARKING DATA:	
PARKING REQUIRED:	
THEATRE (1 per 4 seats)	1,008 STALLS
RESTAURANT A (1 per 3 seats)	84 STALLS
RESTAURANT B (1 per 3 seats)	74 STALLS
TOTAL PARKING REQUIRED	1,166 STALLS
PARKING PROVIDED:	
THEATRE:	974 STALLS
RESTAURANT A:	84 STALLS
RESTAURANT B:	51 STALLS
TOTAL PARKING PROVIDED:	1,109 STALLS
HANDICAP PARKING REQUIRED:	
THEATRE:	20 STALLS
RESTAURANT A:	4 STALLS
RESTAURANT B:	4 STALLS
HANDICAP PARKING PROVIDED:	
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APPROVALS

Planning Director	Date
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Planning Department's RECOMMENDED CONDITIONS OF APPROVAL: Harkins Theater, Case # 000128 00000 00291, Agenda 11, April 27th

While the Planning Department has recommended deferral of this request to the May 18th hearing, the applicant would like to have this item heard on April 27th. Should the EPC wish to hear this request on the 27th, the following Conditions are recommended:

CONDITIONS:

1. **The Site Development Plan submittal to the DRB must be accompanied by a letter specifying all modifications to plans from the EPC-approved drawings, including how the plans have been modified to satisfy the EPC Conditions.**

2. **Circulation Requirements:**

   A. **TIS has been done for this proposal and various mitigation recommendations have been identified. The implementation of and/or monetary contributions for mitigation measures as required by the *TIS negotiations* between the developer and the City must be completed.**

   B. **All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.**

   C. **The site must comply with the requirements of the Coors Corridor Plan.**

   D. **Provision of cross-access ~~and reciprocal parking easements~~ with the adjacent parcels on all sides of the property.**

   E. **Provision of ~~50~~ 30 public access easement for Harkins Boulevard.** 20'

   F. **Construction of permanent improvements adjacent to property; and construction of temporary improvements to connect with Cottonwood Drive.**

   G. **Construction of 6 foot sidewalk on Seven Bar Loop.**

H. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.

I. The service drive must be ~~30~~ 28 feet in width and be unobstructed. Public parking in this area is not encouraged. Development of this area must be coordinated with the Traffic Engineer.

J. All entrances required 25 foot curb returns handicapped ramps.

K. Construction of continuous pedestrian circulation facilities with handicapped features within the site and with connections to the adjacent streets with the approval of this request, this includes undeveloped pad sites. In areas where parking spaces overhang the adjacent sidewalk, a 6 width (single loaded) or 8 foot (double loaded) width is required. Uni- directional ramps are needed at several locations.

L. Proposed streets, circulation drives and internal parking areas must be paved as per DPM Standards.

M. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.

N. Location of walls, fences and signs must meet the clear sight distance requirements; this includes trash enclosures.

O. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.

P. Coordination with the Solid Waste Department with regard to refuse container location and access.

Q. Coordination with the Transit Department with regard to location of required bus facilities, with direct bicycle and pedestrian access, on the adjacent streets.

R. The sidewalk in front of the handicapped spaces must be flush with the parking surface. Wheel stops will be required.

S. Eliminate overlapping parking space overhang which occurs on end islands and sidewalks.

T. Handicapped parking area and ramps must comply with ADA requirements. Ramps at intersection must be designed for the appropriate direction of travel for the user, i.e, uni- directional or multi-directional.

3. Access to Coors Boulevard via Harkins Boulevard shall be limited to right-turn access only. Such access shall be no less than 300 feet from the nearest non-signalized driveway or intersection.

4. Coordinate with the Solid Waste Department for accessibility of refuse enclosure. Need to discuss type of service call TL Baca 761-8142."

5. Tract designations shall be eliminated on the Site Plan, Landscape Plan and Drainage Plan sheets. A Phase I boundary line shall be established for the theater site. Parking and landscaping calculations shall reflect this Phase boundary. Unnecessary plan details, including landscaping details, shall be eliminated for the non-Phase I portions. The southern portion of the site shall be labeled as "conceptual, subject to future site development plan approval by the EPC."

6. The sidewalk in front of the Theater shall have level clearance of 8 feet minimum at all locations. 15' wide sidewalk from curb to face of planter ~~or~~ with extending to midpoint

7. ~~Two~~ additional pedestrian pathways shall be provided ~~from the front of the theater into the parking lot to the south, extending approximately 250 feet so they cross the east-west drive aisle. Pathways shall be extended across drive aisle entrances, providing connections between adjacent sidewalks.~~ as shown on Exhibit A All pedestrian pathways shall be designed so they provide 6 foot wide clearance and shade trees (in 5x5 foot planters, minimum) shall be planted along the pathways at a distance of 25 feet on center–with provisions for drive aisles. Pathways shall have special paving treatment (not asphalt) and shall be raised 1-2" where they cross drive aisles. All pathways must be depicted on the site plan and landscape plan.

CU

8. A typical drawing of freestanding light poles and fixtures is required. The light fixtures shall be fully shielded horizontal lamps so that no fugitive light shall escape beyond the property line. N no light source (lamp) shall be visible from the site perimeter. Off-site illuminance shall not exceed 1,000 foot-lamberts as per the Zoning Code.

9. A mix of evergreen (coniferous) and deciduous trees shall be used within parking areas. Buffer areas shall include a mix of evergreen (coniferous) and deciduous trees. At maturity, 75% of the landscaped area must be covered by live plant material. Additional groundcover plantings are required along perimeter areas and tree wells.

10. The location, height, materials and colors of all walls, including retaining walls, shall be specified on the site plan. Wall locations and heights shall also be specified on the landscaping plan.

11. An elevation and plan drawing of the refuse enclosure is required. Treatment must match building architecture.

12. Building colors and materials must be clearly denoted on the elevation drawings. Various horizontal and vertical dimensions shall be provided, including dimensions of typical elements like doors and windows.

13. Square footage of the proposed signage must be specified along with colors, materials and illuminations treatment, including the monument signs and building-mounted signs. Building-mounted signage shall be individual backlit channel or neon letters. Freestanding signs are limited to 75 sf per sign face. Signage shall comply with the Coors Corridor Plan.

14. No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.

15. ATM's should be architecturally integrated with building design.

16. The top of all rooftop equipment shall be below the top of parapet and screened from view from nearby properties. All ground mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.

16 17. An outdoor plaza area or dispersed seating shall be provided adjacent to the main building entrance. Seating may include benches, low walls or similar to accommodate a minimum of 30 people. Shading shall be provided for at least half of the required seats.

30' width

17

- Mid point E/W 15' wide walkway
- 30' o.c. Harkins + East Road
- Parking end aisles 10'

18. Landscaping enhanced

A.

B. East Road

C. 3 shades NE

2 NW corn

VICINITY MAP

C.O.A. ZONE ATLAS NO. 6-14-2

NOTE: SITE PLAN FOR BUILDING PERMIT SUBMITTALS TO THE ENVIRONMENTTAL PLANNING COMMISSION ARE REQUIRED PRIOR TO DEVELOPMENT OF TRACTA AND TRACT B

KEYED NOTES:

1. LIGHT FIXTURE, DOUBLE LAMP, 30' MAX. HEIGHT
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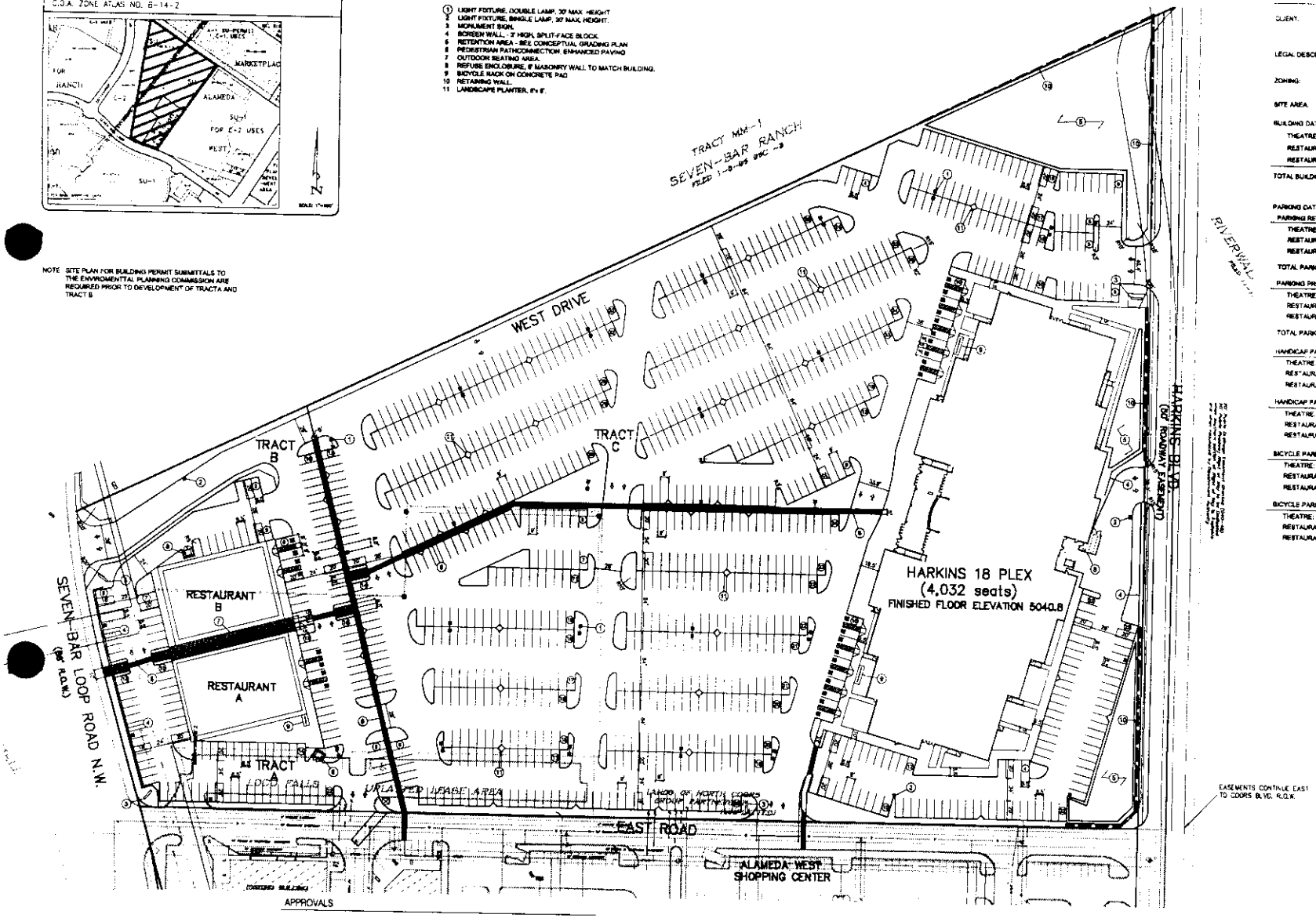

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ZONING:	SU-1/C-2, I-P and BUMPER BOATS
SITE AREA:	18.06 ACRES (700,660 S.F.)
BUILDING DATA:	
THEATRE	80,870 S.F.
RESTAURANT A:	8,600 S.F.
RESTAURANT B:	8,250 S.F.
TOTAL BUILDING:	88,820 S.F.
PARKING DATA:	
PARKING REQUIRED:	
THEATRE (1 per 4 seats):	1,008 STALLS
RESTAURANT A (1 per 3 seats):	84 STALLS
RESTAURANT B (1 per 3 seats):	74 STALLS
TOTAL PARKING REQUIRED	1,166 STALLS
PARKING PROVIDED:	
THEATRE:	974 STALLS
RESTAURANT A:	64 STALLS
RESTAURANT B:	51 STALLS
TOTAL PARKING PROVIDED	1,109 STALLS
HANDICAP PARKING REQUIRED:	
THEATRE:	20 STALLS
RESTAURANT A:	4 STALLS
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FOR MONEY NOT FOR CONSTRUCTION

date 01-27-00

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sheet 1 of
job 99148

APPROVALS

Planning Director	Date
Transportation Development	Date
City Engineer/AMAFCA	Date
Utility Development	Date
Parks and Recreation Department	Date

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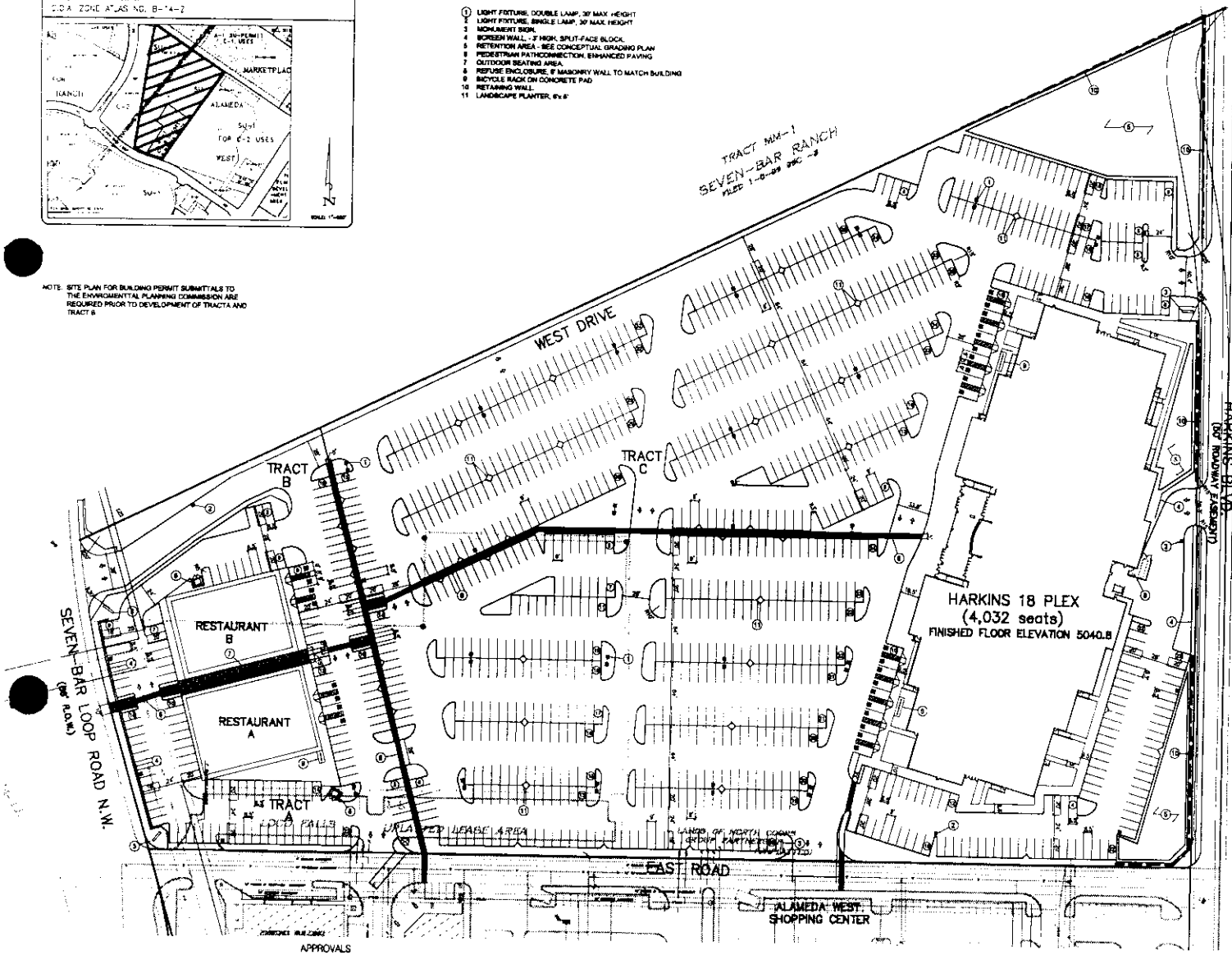

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date 01-27-00

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drawn
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sheet 1 of
job 99146

VICINITY MAP

C.O.A. ZONE ATLAS NO. B-14-Z

NOTE: SITE PLAN FOR BUILDING PERMIT SUBMITTALS TO THE ENVIRONMENTTAL PLANNING COMMISSION ARE REQUIRED PRIOR TO DEVELOPMENT OF TRACTA AND TRACT B.

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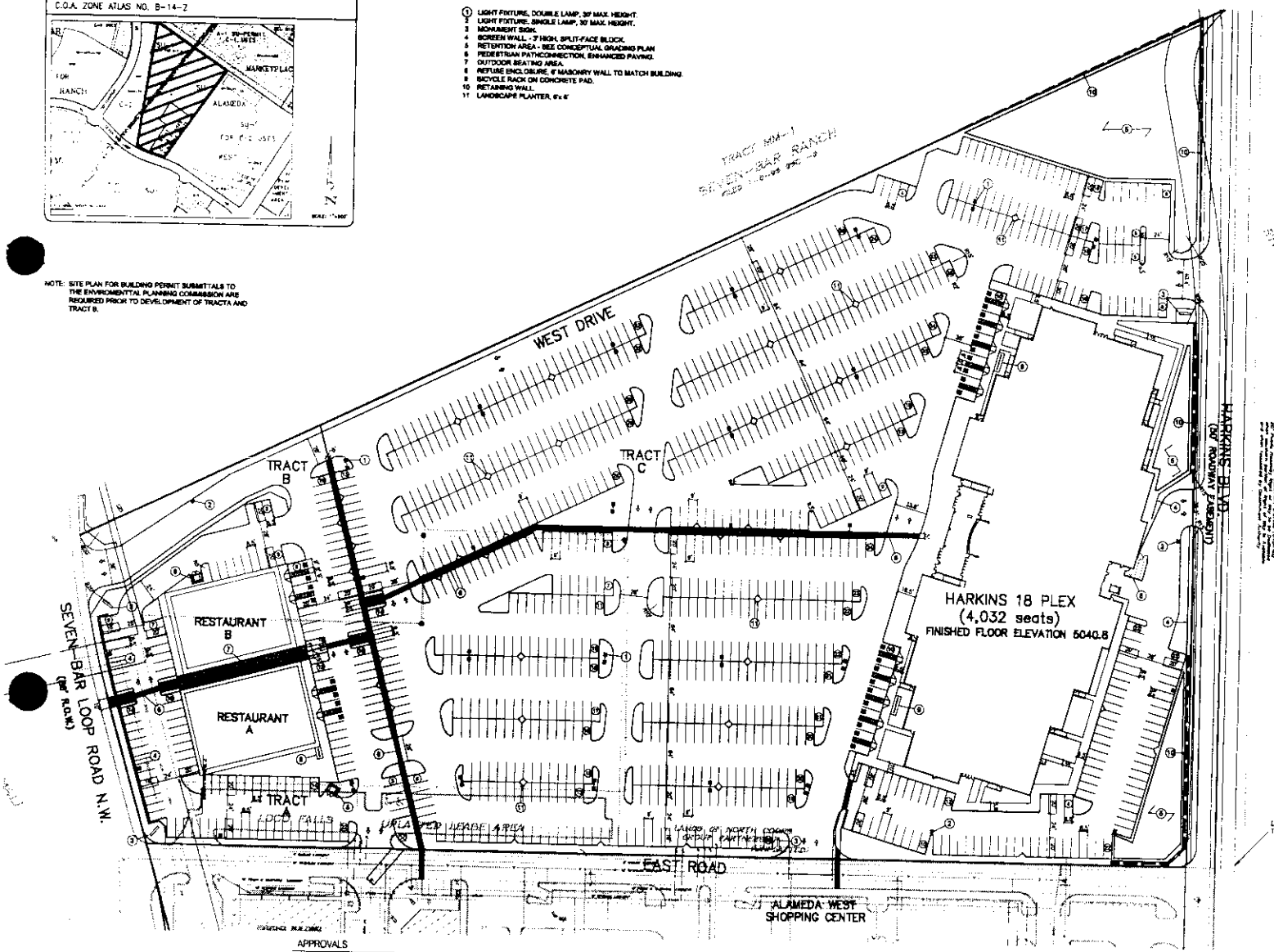

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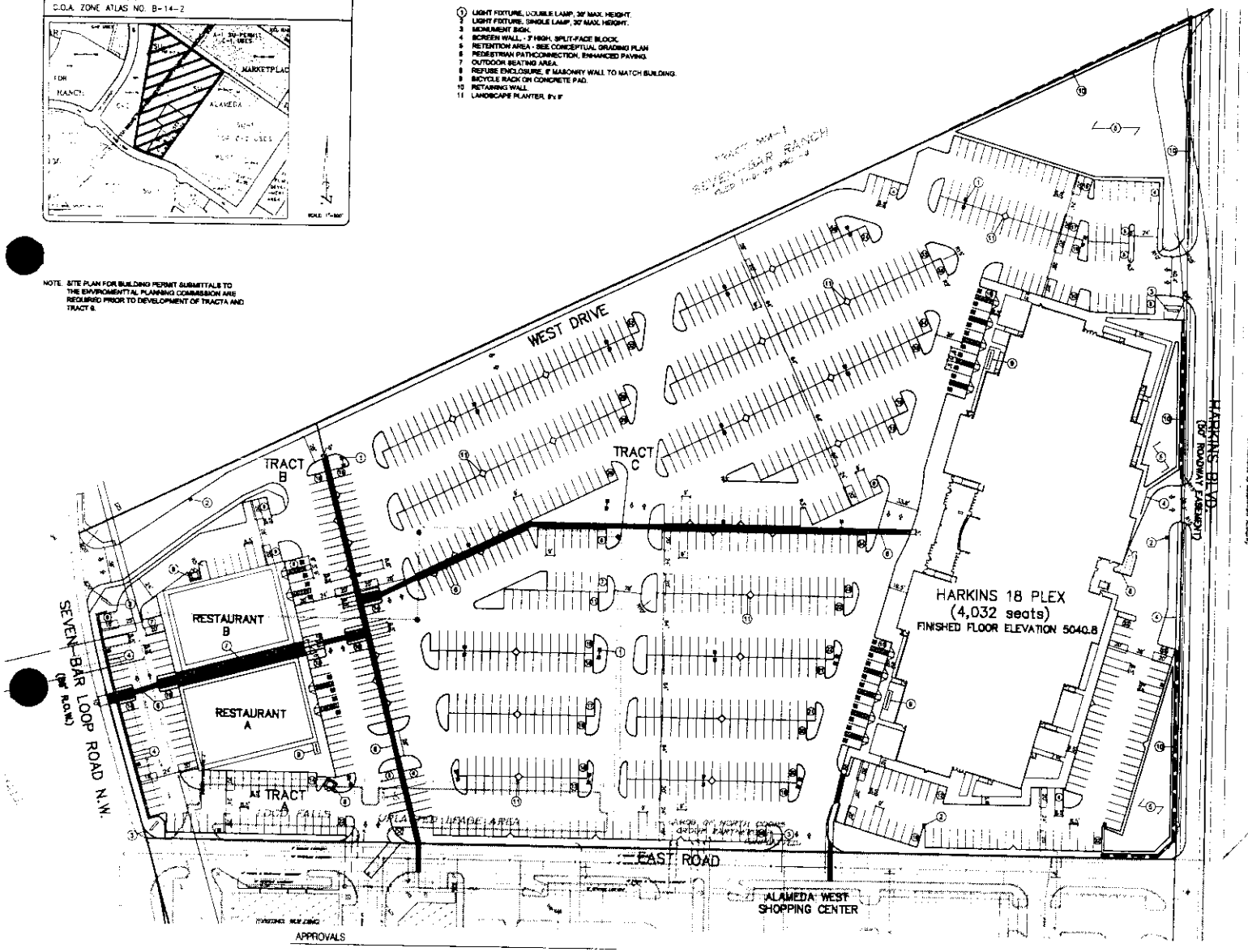

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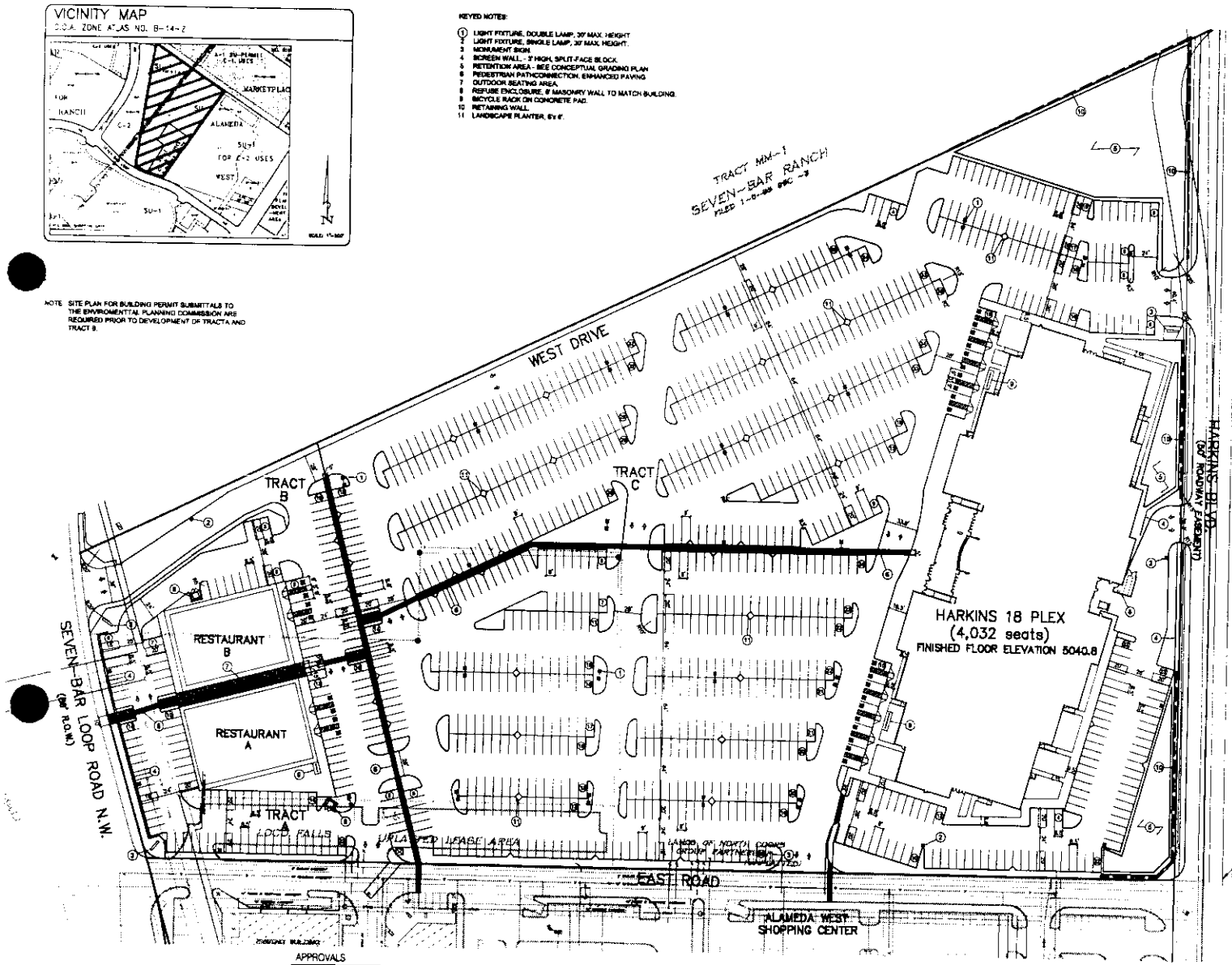
sheet 1 of
job 99148

NOTE: SITE PLAN FOR BUILDING PERMIT SUBMITTALS TO THE ENVIRONMENTAL PLANNING COMMISSION ARE REQUIRED PRIOR TO DEVELOPMENT OF TRACTA AND TRACT B.

KEYED NOTES:

1. LIGHT FIXTURE, DOUBLE LAMP, 30' MAX. HEIGHT
2. LIGHT FIXTURE, SINGLE LAMP, 30' MAX. HEIGHT.
3. MONUMENT SIGN.
4. SCREEN WALL - 5' HIGH, SPLIT-FACE BLOCK.
5. RETENTION AREA - SEE CONCEPTUAL GRADING PLAN
6. PEDESTRIAN PATHCONNECTION, ENHANCED PAVING
7. OUTDOOR SEATING AREA.
8. REFUSE ENCLOSURE, 6' MASONRY WALL TO MATCH BUILDING.
9. BICYCLE RACK ON CONCRETE PAD.
10. RETAINING WALL.
11. LANDSCAPE PLANTER, 6'x 6'.



PROJECT DATA

CLIENT:	HARKINS THEATRES 7511 E. McDONALD DRIVE SCOTTSDALE, AZ 85250
LEGAL DESCRIPTION:	PORTION OF TRACT H ALAMEDA WEST
ZONING:	SU-1/C-2, HP and BUMPER BOATS
SITE AREA:	16.08 ACRES (700,860 S.F.)
BUILDING DATA:	
THEATRE:	80,970 S.F.
RESTAURANT A:	9,500 S.F.
RESTAURANT B:	8,250 S.F.
TOTAL BUILDING:	98,820 S.F.
PARKING DATA:	
PARKING REQUIRED:	
THEATRE (1 per 4 seats):	1,008 STALLS
RESTAURANT A (1 per 3 seats):	84 STALLS
RESTAURANT B (1 per 3 seats):	74 STALLS
TOTAL PARKING REQUIRED:	1,186 STALLS
PARKING PROVIDED:	
THEATRE:	974 STALLS
RESTAURANT A:	84 STALLS
RESTAURANT B:	51 STALLS
TOTAL PARKING PROVIDED:	1,109 STALLS
HANDICAP PARKING REQUIRED:	
THEATRE:	20 STALLS
RESTAURANT A:	4 STALLS
RESTAURANT B:	4 STALLS
HANDICAP PARKING PROVIDED:	
THEATRE:	20 STALLS
RESTAURANT A:	4 STALLS
RESTAURANT B:	4 STALLS
BICYCLE PARKING REQUIRED:	
THEATRE:	50 STALLS
RESTAURANT A:	4 STALLS
RESTAURANT B:	4 STALLS
BICYCLE PARKING PROVIDED:	
THEATRE:	50 STALLS
RESTAURANT A:	4 STALLS
RESTAURANT B:	4 STALLS

D & L Architects and Associates, Inc.
110 East Missouri Avenue, Suite 410
Phoenix, Arizona 85014 2704
Phone: (602) 266-0727
Fax: (602) 266-0749

Harkins Theatres
18 - PLEX THEATRE
ALBUQUERQUE, NEW MEXICO
HARKINS THEATRES
7511 EAST McDONALD DRIVE
SCOTTSDALE, ARIZONA 85250

date 01-27-00

design
drawn
check

sheet 1 of
job 9914P

APPROVALS

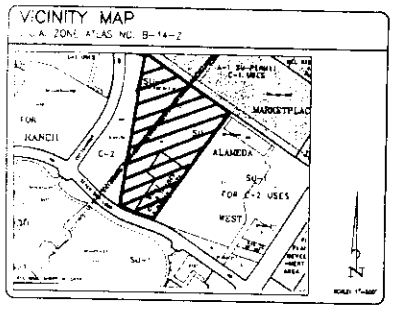
Planning Director	Date
Transportation Development	Date
City Engineer/AMAFCA	Date
Utility Development	Date
Parks and Recreation Department	Date

SHEET INDEX

SHEET 1 SITE PLAN
SHEET 2 CONCEPTUAL LANDSCAPE PLAN
SHEET 3 CONCEPTUAL LANDSCAPE PLAN
SHEET 4 CONCEPTUAL GRADING/SITE UTILITY PLAN
SHEET 5 BUILDING ELEVATIONS

25 0 50 100

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5493
e-mail: cp@consensusplanning.com



NOTE: SITE PLAN FOR BUILDING PERMIT SUBMITTALS TO THE ENVIRONMENTTAL PLANNING COMMISSION ARE REQUIRED PRIOR TO DEVELOPMENT OF TRACTA AND TRACT B

KEYED NOTES:

1. LIGHT FIXTURE, DOUBLE LAMP, 30' MAX. HEIGHT
2. LIGHT FIXTURE, SINGLE LAMP, 30' MAX. HEIGHT.
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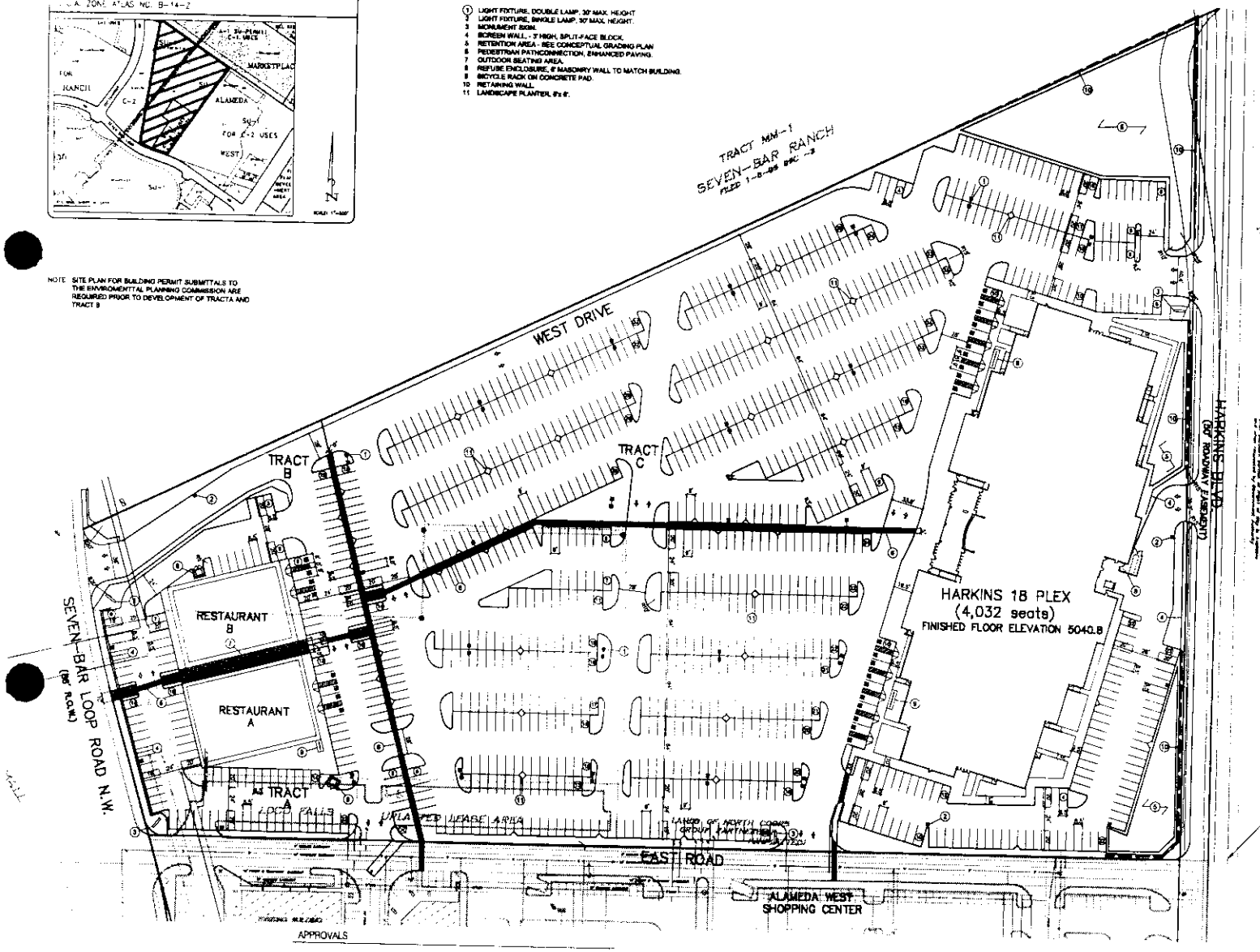
9. BICYCLE RACK ON CONCRETE PAD.
10. RETAINING WALL.
11. LANDSCAPE PLANTER, 8'x 8'.



PROJECT DATA

CLIENT:	HARKINS THEATRES 7511 E. McDONALD DRIVE SCOTTSDALE, AZ 85250
LEGAL DESCRIPTION:	PORTION OF TRACT H ALAMEDA WEST
ZONING:	SU-1/C-2, HP and BUMPER BOATS
SITE AREA:	18.08 ACRES (700 660 S.F.)
BUILDING DATA:	
THEATRE:	80,970 S.F.
RESTAURANT A:	9,600 S.F.
RESTAURANT B:	8,250 S.F.
TOTAL BUILDING	98,820 S.F.
PARKING DATA:	
PARKING REQUIRED:	
THEATRE (1 per 4 seats):	1,008 STALLS
RESTAURANT A (1 per 3 seats):	84 STALLS
RESTAURANT B (1 per 3 seats):	74 STALLS
TOTAL PARKING REQUIRED:	1,166 STALLS
PARKING PROVIDED:	
THEATRE:	974 STALLS
RESTAURANT A:	84 STALLS
RESTAURANT B:	51 STALLS
TOTAL PARKING PROVIDED	1,109 STALLS
HANDICAP PARKING REQUIRED:	
THEATRE:	20 STALLS
RESTAURANT A:	4 STALLS
RESTAURANT B:	4 STALLS
HANDICAP PARKING PROVIDED:	
THEATRE:	20 STALLS
RESTAURANT A:	4 STALLS
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Harkins Theatres
18 - PLEX THEATRE
ALBUQUERQUE, NEW MEXICO
HARKINS THEATRES
7511 EAST McDONALD DRIVE
SCOTTSDALE, ARIZONA 85250

date 01-21-99

design
drawn
check

sheet 1 of
job 99146

APPROVALS

Planning Director	Date
Transportation Development	Date
City Engineer/AMAFCA	Date
Utility Development	Date
Parks and Recreation Department	Date

SHEET INDEX

SHEET 1 SITE PLAN
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CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

VICINITY MAP

C.O.A. ZONE ATLAS NO. B-14-Z

NOTE: SITE PLAN FOR BUILDING PERMIT SUBMITTALS TO THE ENVIRONMENTAL PLANNING COMMISSION ARE REQUIRED PRIOR TO DEVELOPMENT OF TRACTS A AND TRACT B.

KEYED NOTES:

1. LIGHT FIXTURE, DOUBLE LAMP, 30' MAX. HEIGHT.
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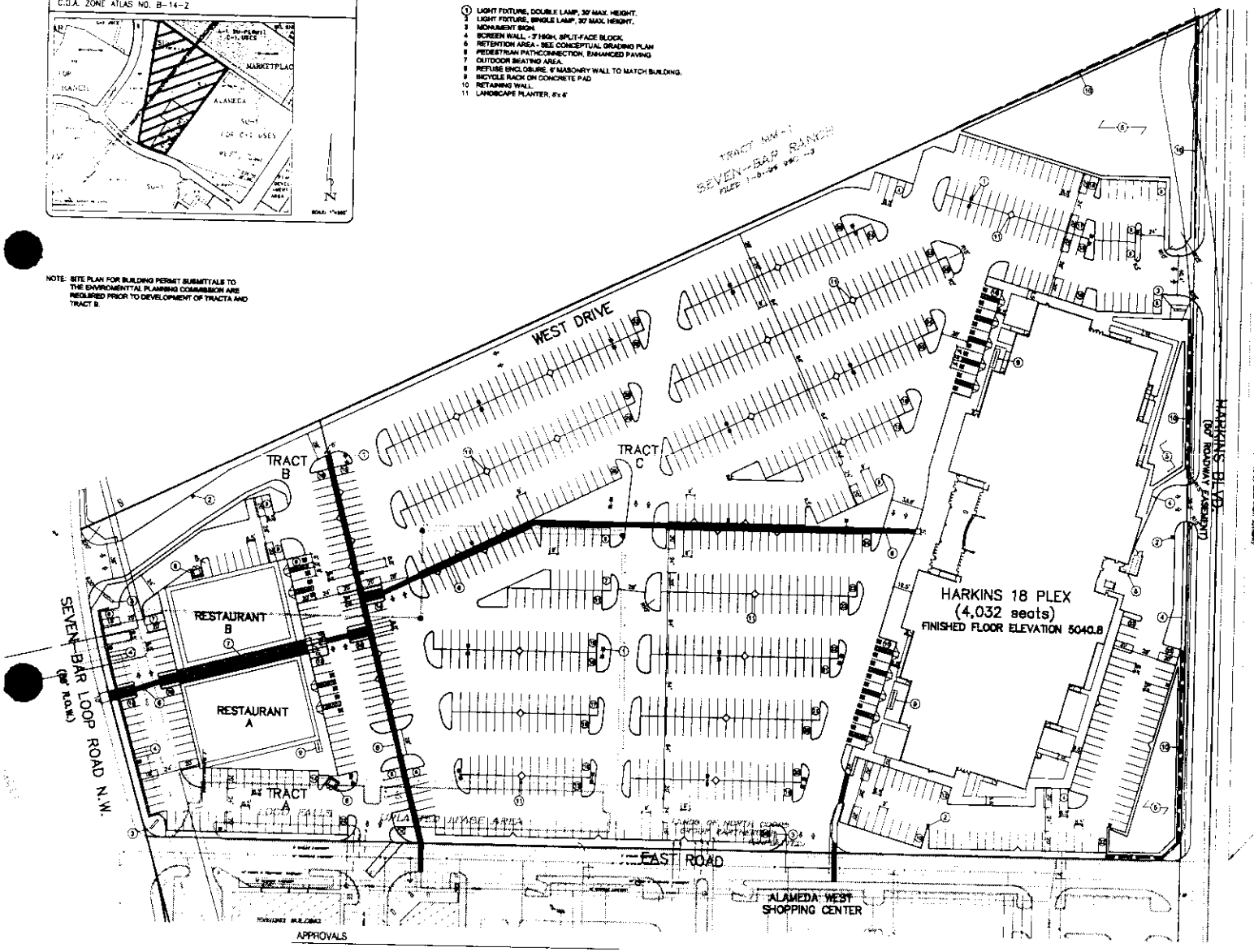

PROJECT DATA

CLIENT:	HARKINS THEATRES 7511 E. McDONALD DRIVE SCOTTSDALE, AZ 85250
LEGAL DESCRIPTION:	PORTION OF TRACT H ALAMEDA WEST
ZONING:	SU-1/C-2, I-P and BUMPER BOATS
SITE AREA:	16.08 ACRES (700,660 S.F.)
BUILDING DATA:	
THEATRE	50,970 S.F.
RESTAURANT A:	6,800 S.F.
RESTAURANT B:	6,250 S.F.
TOTAL BUILDING:	58,920 S.F.

PARKING DATA:

PARKING REQUIRED:	
THEATRE (1 per 4 seats):	1,008 STALLS
RESTAURANT A (1 per 3 seats):	84 STALLS
RESTAURANT B (1 per 3 seats):	74 STALLS
TOTAL PARKING REQUIRED:	1,166 STALLS
PARKING PROVIDED:	
THEATRE:	974 STALLS
RESTAURANT A:	84 STALLS
RESTAURANT B:	51 STALLS
TOTAL PARKING PROVIDED:	1,108 STALLS
HANDICAP PARKING REQUIRED:	
THEATRE:	20 STALLS
RESTAURANT A:	4 STALLS
RESTAURANT B:	4 STALLS
HANDICAP PARKING PROVIDED:	
THEATRE	20 STALLS
RESTAURANT A:	4 STALLS
RESTAURANT B:	4 STALLS
BICYCLE PARKING REQUIRED	
THEATRE:	50 STALLS
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APPROVALS

Planning Director	Date
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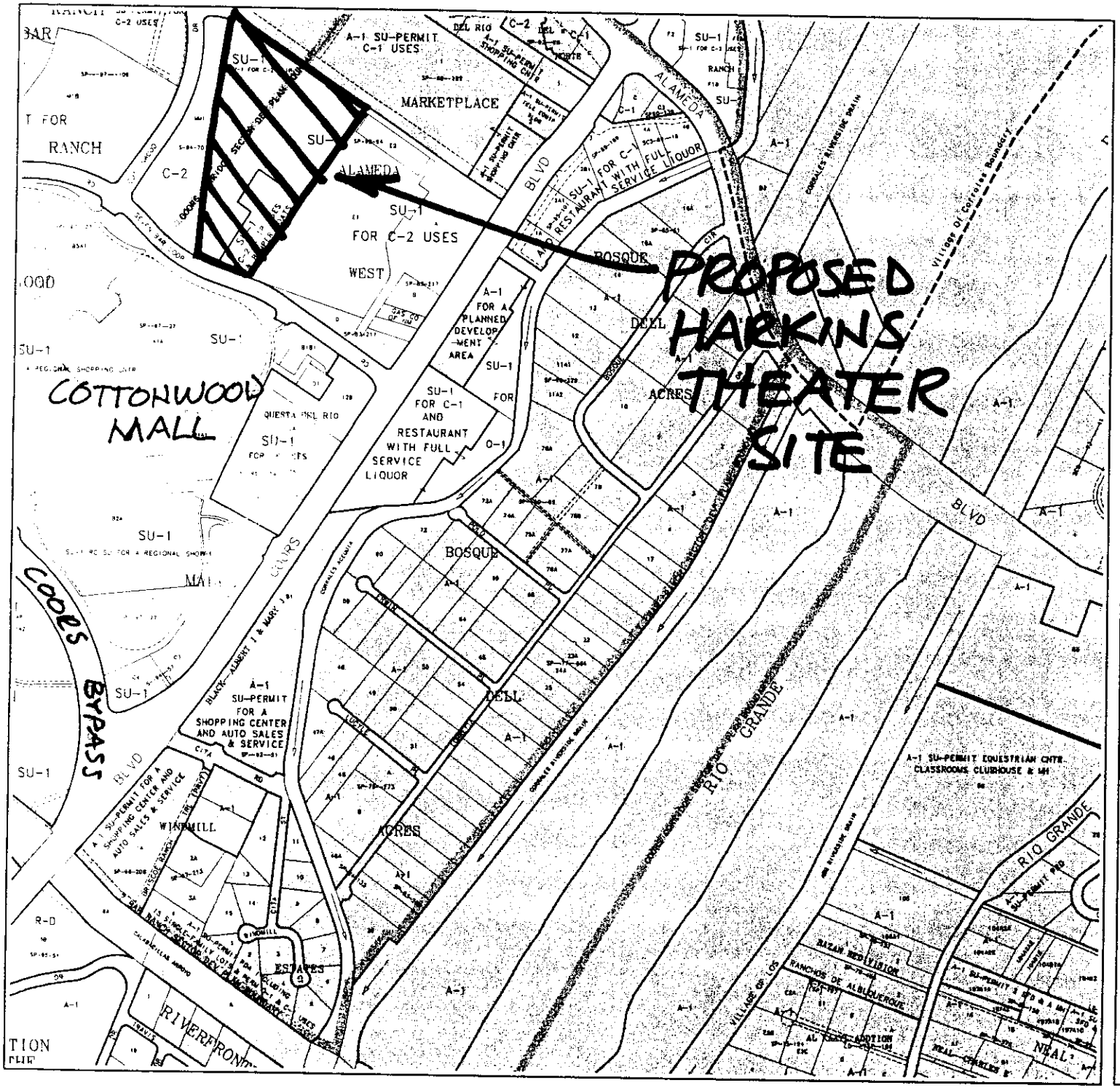
Harkins Theatres

16 PLEX THEATRE
ALBUQUERQUE, NEW MEXICO
HARKINS THEATRES
7511 EAST McDONALD DRIVE
SCOTTSDALE, ARIZONA 85250

date 01-27-00

design
drawn
check

sheet 1 of
job 9914.11



CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

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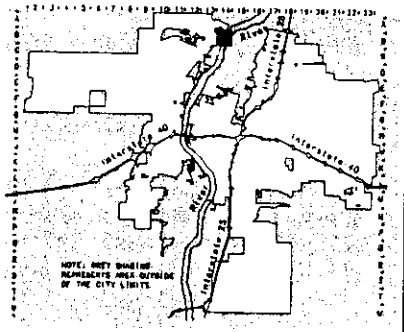
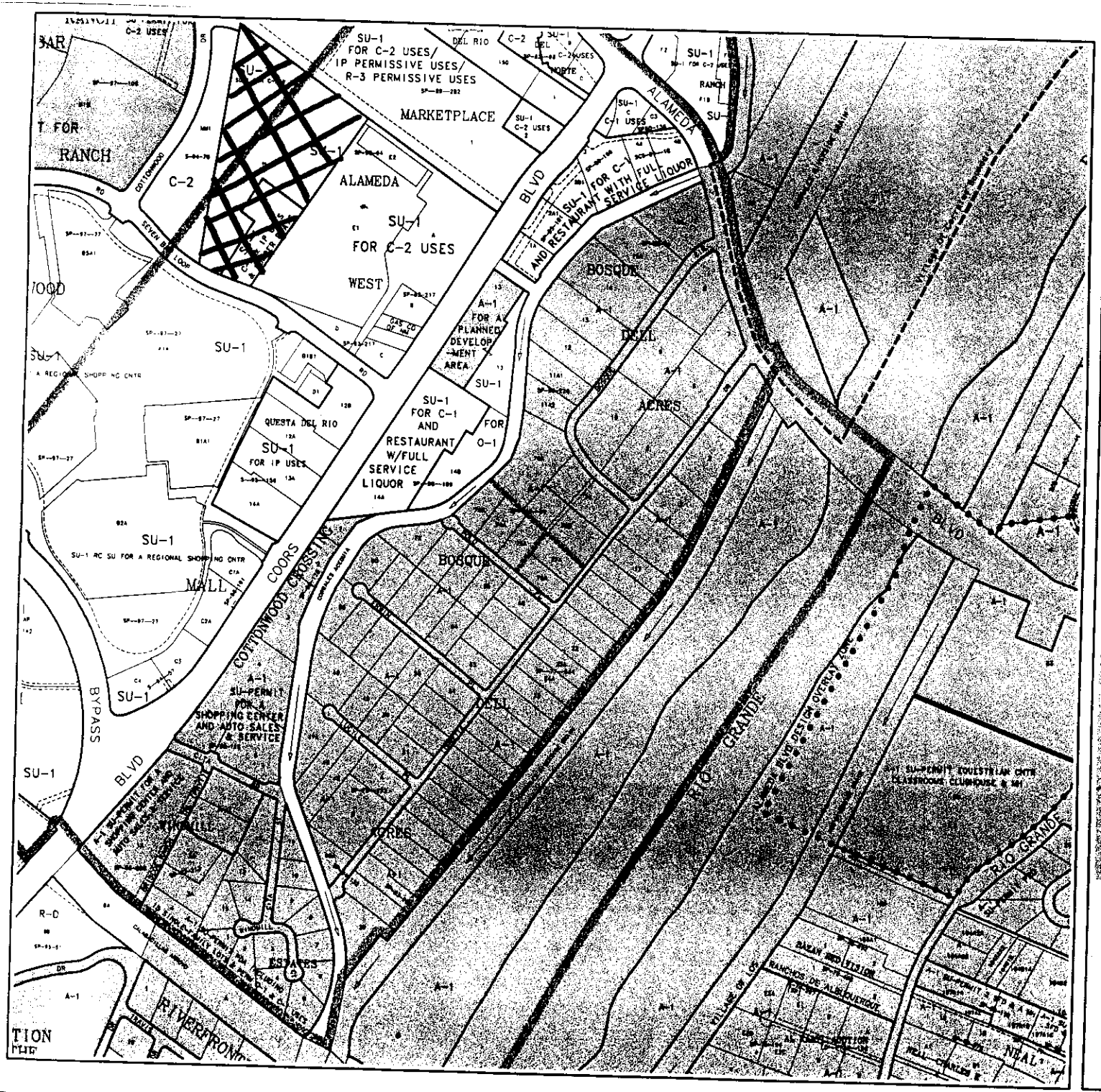


Zone Atlas Page
B-14-Z

Map Amended through
June 25, 1998



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Albuquerque Geographic Information System

PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET

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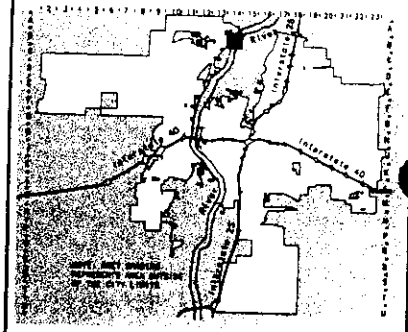


Zone Atlas Page

B-14-Z

Map Amended through
April 14, 1999

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW APPLICATION FOR SITE PLAN APPROVAL. CHECK-OFF THE SECTION BELOW CORRESPONDING TO THE ACTION YOU REQUEST. APPLICANTS MUST BE AWARE THAT APPROVED SITE DEVELOPMENT PLANS MAY EXPIRE AND SHOULD READ CAREFULLY ZONING CODE SECTION: 14-16-3-11 REGARDING THIS MATTER. A PRE-APPLICATION DISCUSSION WITH A PLANNER FROM DEVELOPMENT SERVICES IS RECOMMENDED.

A LETTER EXPLAINING THE REASON FOR THE REQUEST IS REQUIRED FOR ALL SUBMITTALS.....

____ **SKETCH PLAN REVIEW AND COMMENT. You must submit,**

__ 6 copies of the proposed plan (folded to 8.5" by 14")

__ Zone Atlas page showing the property clearly marked **MUST BE ABLE TO PHOTO COPY**

YOUR ATTENDANCE IS NOT REQUIRED AT DRB MEETINGS. COMMENTS CAN BE FORWARDED.

____ **SITE DEVELOPMENT PLAN APPROVAL ___ OR AMENDMENT ___ . You must submit for,**

--- MUST BRING ORIGINAL MYLAR TO THE DRB MEETING ---

X Site Development Plan for Building Permit___ Site Development Plan for Subdivision___Master Dev. Plan

X EPC public hearing ____ DRB public hearing ____ DRB non-public hearing

Administrative Amendment: ____ DRB ____ Planning staff

X EPC: 30 copies of the site plan (folded to 8.5" by 14")

__ DRB: 24 copies of Site Plan if a public hearing case (folded to 8.5" by 14")

__ DRB: 6 copies of Site Plan if a non-public hearing case (folded to 8.5" by 14")

__ DRB: 6 copies of the Infrastructure List, if infrastructure required.

X 2 copies of Utility Layout Plan

__ AA: 5 copies of Site Plan if an Administrative Amendment case (folded to 8.5" by 14")

X Zone Atlas map showing the property clearly marked **MUST BE ABLE TO PHOTO COPY**

X Site plan checklist

X Traffic Impact Study / Air Quality Statement if a EPC public hearing case (one copy)

X FORM DRWS/TIS (Drainage Report / Water & Sewer Availability/Traffic Impact Study) if a public hearing case (one copy)

* X **Neighborhood Notification if a public hearing case**

__ Sign Posting Agreement if a public hearing case

X Reductions (8.5" x 11") of site plans if an EPC case

✓ Fee (see schedule)

If your case requires an EPC HEARING, hearings are approximately SEVEN WEEKS after the filing deadline.
If your case requires a DRB PUBLIC HEARING, hearings are approximately ONE MONTH after filing deadline.
If your case requires DRB NON-PUBLIC HEARING, meetings are approximately EIGHT DAYS after the Tuesday noon filing deadline. **IN ALL CASES, YOUR ATTENDANCE IS REQUIRED.**

____ **FINAL SIGN-OFF FOR E.P.C. APPROVED PLAN FILE ____-_____-___. You must submit,**

__ Six complete sets of the plan (folded to 8.5" by 14")

__ Zone Atlas map showing the property clearly marked **MUST BE ABLE TO PHOTO COPY**

__ E.P.C. Official Notification of Decision with conditions for site development

__ Letter outlining how you have met each condition of the Notification of Decision

__ Drainage Report submitted to Hydrology Division, (date submitted_____)

__ Blue print with the Fire Marshall's signature

The Filing deadline is Tuesday noon. The DRB meeting is Wednesday of the following week..
YOUR ATTENDANCE IS REQUIRED.

All original and related case numbers must be listed here! (Zone change, variance, etc.)

2-85-134 2-93-35 Ax-85-28

All necessary information has been submitted and checked at the time of application

(Sign) [signature]

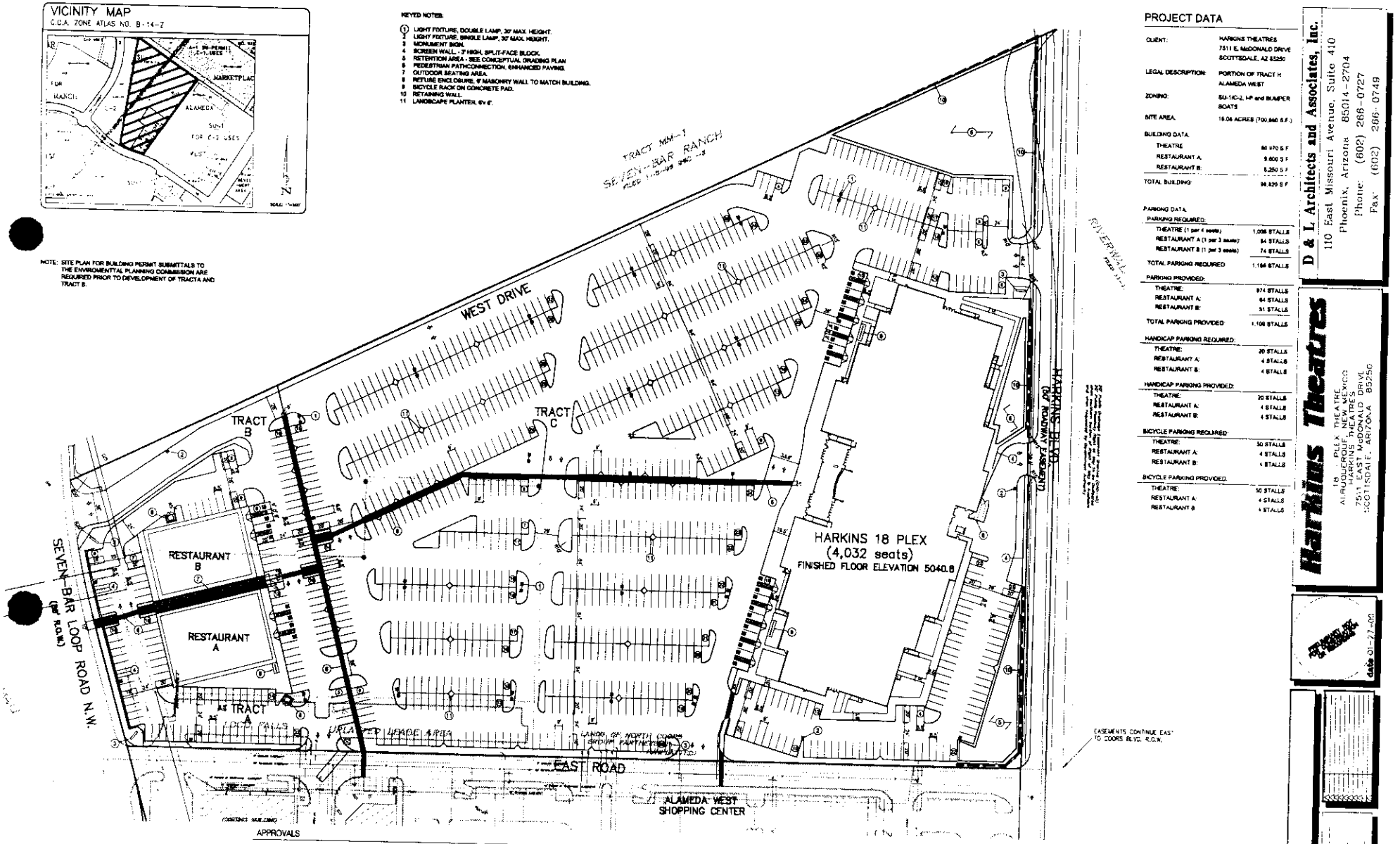
(Print) JOHN M. VALDEZ

Applicant or Agent / Date

[signature] 3-25-a

Planner / Date

Project # 1000314
Appl # 00128 00000 00290



PROJECT DATA

OWNER:	HARKINS THEATRES 7511 E. McDONALD DRIVE SCOTTSDALE, AZ 85250
LEGAL DESCRIPTION:	PORTION OF TRACT H ALAMEDA WEST
ZONING:	SU-1/C-2, HP and BUMPER BOATS
SITE AREA:	16.06 ACRES (700,000 S.F.)
BUILDING DATA:	
THEATRE	86,970 S.F.
RESTAURANT A:	9,600 S.F.
RESTAURANT B:	5,250 S.F.
TOTAL BUILDING:	99,820 S.F.
PARKING DATA:	
PARKING REQUIRED:	
THEATRE (1 per 4 seats)	1,008 STALLS
RESTAURANT A (1 per 3 seats):	64 STALLS
RESTAURANT B (1 per 3 seats)	74 STALLS
TOTAL PARKING REQUIRED:	1,184 STALLS
PARKING PROVIDED:	
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RESTAURANT B:	4 STALLS
HANDICAP PARKING PROVIDED:	
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RESTAURANT A:	4 STALLS
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BICYCLE PARKING REQUIRED:	
THEATRE:	50 STALLS
RESTAURANT A:	4 STALLS
RESTAURANT B	4 STALLS
BICYCLE PARKING PROVIDED:	
THEATRE:	50 STALLS
RESTAURANT A:	4 STALLS
RESTAURANT B	4 STALLS

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date 01-27-00
design
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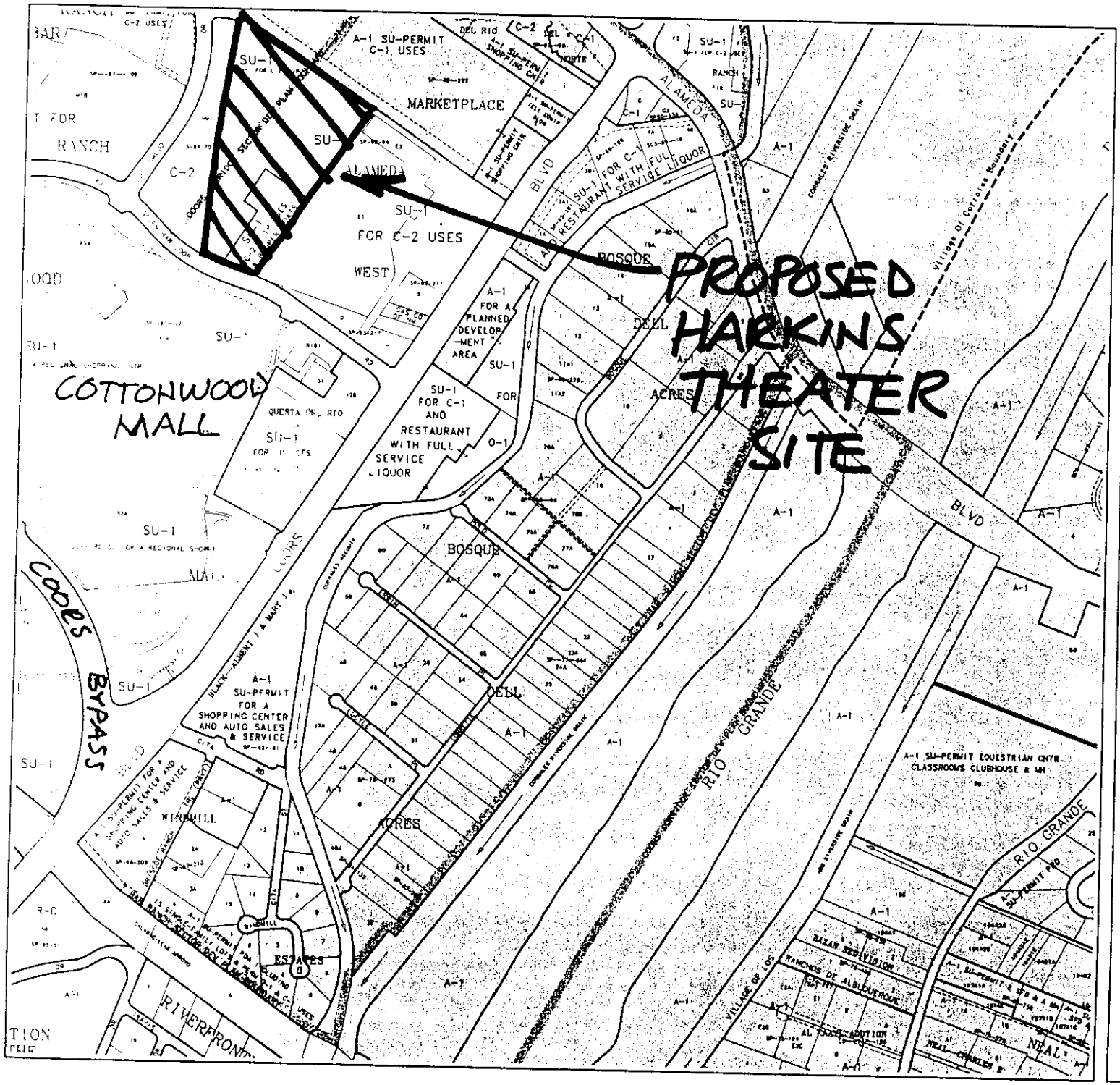

CITY OF Albuquerque

A Resource Geographic Information System

PLANNING DEPARTMENT

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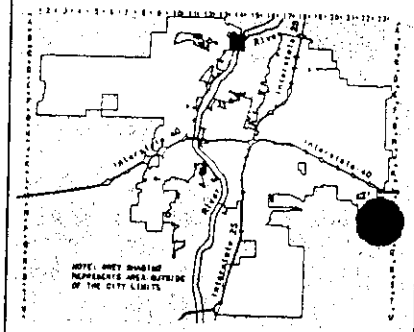

Zone Atlas Page

B-14-Z

Map Amended through
June 25, 1998

Movie Theatre

Need reductions for every sheet
(1 set of reductions – (30 copies)

What are dimensions of the theatre

Show roadway width for 7-Bar Loop
Show sidewalk width along 7-Bar Loop

No elevations shown for restaurant.
Are they future phase or what?

Need horizontal dimensions

Need typical dimensions of doors/windows

Specify common colors/clarify what colors these might commonly be called by a 1st grader.

Need signage dimensions & detail:
Height, type, dimensions, materials color

Provide color renderings for the Commission (12)
can be 8½ x 11

PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Harkins Theatres

AGENT: Consensus Planning

ADDRESS:
(w/zip code) _____

CASE NUMBER: Project 1000316
Appl # 00128 00000 00290

AMOUNT DUE: $270.00

_____ 441006/4921000 (City Cases)

_____ 441018/4921000 (County)

_____ 441011/7000110 (LUCC)

Revised 12/14/99
x:/share/receipt.wpd

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Replacement signs for those lost or damaged are available from the Planning Division at a charge of $3.00 each.

1. LOCATION

A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk** (or edge of public street). Staff may indicate a specific location.
B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from April 12, 2000 to April 27, 2000

5. REMOVAL

A. The sign is not to be removed before the initial hearing on the request.
B. The sign should be removed within five days after the initial hearing.

I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for 15 days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

John Van _____
(Applicant or Agent) (Date)

Issued _____ signs for this application, 2/25/00 Loretta C. Marquez-Lopez
(Date) (Staff Member)

Project # 1000.316
Appl # 00128 00000 00050

rev. 11/8/90

CASE NUMBER_____