



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT, DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

October 23, 2002

Union Pension Transaction Trust NM 93-2
1110 Pennsylvania NE, Suite A
Albuquerque, NM 87110

CERTIFICATE OF ZONING

FILE: 01110 01768 (Project 1000419)
DATE OF FINAL ACTION: January 17, 2002
LEGAL DESCRIPTION: for Tract 1B1A and
1B1B and 1B1C, Renaissance Center, located on
Renaissance Boulevard NE between Montano Road
NE and Union Way Road NE, containing
approximately 3 acres. (F-16) Lola Bird, Staff
Planner

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE
CITED PROPERTY IS NOW CHANGED AS FOLLOWS:

FROM *SU-1 for C-2 and R-3 Uses*
TO *SU-1 for Auto Sales and C-1 Uses*

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,


For Victor Chavez, PE
Planning Director

VC/ac

cc: Zoning Code Services Division
Neal Weinberg, AGIS Division



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

Date: January 18, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: 01128 01765 / 01128 01767 / 01110 01768
(Project 1000419)

Union Pension Transaction Trust NM 93-2
1110 Pennsylvania, NE Suite A
Albuquerque, NM 87110

LEGAL DESCRIPTION: Request of a Zone Map Amendment from SU-1 for R-3 and C-1 uses to SU-1 for Auto Sales and C-1 uses, plus approval of a Site Development Plan for Subdivision, plus approval of a Site Development Plan for Building Permit for Tract 1B1A and 1B1B and 1B1C, Renaissance Center, located on Renaissance Boulevard NE between Montano Road NE and Union Way Road NE, containing approximately 3 acres. (F-16) Lola Bird, Staff Planner

On January 17, 2002, the Environmental Planning Commission voted to approve 01110 01768, a zone map amendment from SU-1 for C-2 and R-3 Uses to SU-1 for Auto Sales and C-1 Uses, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for C-2 and R-3 Uses to SU-1 for Auto Sales and C-1 Uses including 3 acres of employee parking for adjacent auto sales parcel for Tract 1B1A and a portion of Tract 1B1B (Proposed Tract 1B1A) containing approximately 1.6 acres, and located at Renaissance Boulevard and Union Way, NE.
2. The applicant is requesting this zone change in order to allow an expansion of the existing auto dealership located south of the site on Tract 1C.
3. The applicant justifies this request, per *Resolution 270-1980*, Section 1.D.3, by demonstrating that the proposed used is more advantageous to the community as articulated in the *Comprehensive Plan*. In addition, the proposed zone map amendment is justified per *Resolution 270-1980*, Section 1.D.2, due to changed community conditions, specifically the zone change from R-3 to SU-1 for Auto Sales which allowed development of the adjacent auto dealership as well as the zone change in July 2000 from SU-1 for R-3 to SU-1 for R-3 and C-1 Uses for the subject site.
4. This request furthers the goals and policies of the *Comprehensive Plan* by locating employment and service uses near to residential areas, by locating the proposed commercial use in an area that is appropriate for such use, and by allowing for the expansion of an existing business into an area contiguous to existing facilities and services.

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5. This request furthers the applicable policies of the *North Valley Area* development and redevelopment which incorporates housing, by providing opportunities and lifestyles including different socioeconomic types of commercial /industrial development on lots already zoned commercial.
6. Approval of this zone map amendment should not be considered a justification for future requests that would further reduce the amount of residential development in the *Master Plan* area.

by encouraging mixed use development; a variety of housing opportunities; and by encouraging future commercial/industrial.

as a community condition to the zoning within the *Renaissance* area.

On January 17, 2002, the Environmental Planning Commission voted to approve a site development plan for subdivision, based on the following Findings and

01128 01765, a site plan with the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision located at Renaissance Boulevard and Union Way Road NE.
2. The applicant is proposing to amend the site plan to change the lot lines for 1B1A and 1B1B and 1B1C. These changes are necessary to allow for an adjacent auto dealership.
3. This request furthers the goals and policies of the *Comprehensive* Plan by locating employment and service uses near to residential areas, by locating the proposed commercial use in an area that is appropriate for such use, and by allowing for the expansion of an existing business into an area contiguous to existing facilities and services.
4. This request furthers the applicable policies of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing, by providing a variety of housing opportunities and lifestyles including different socioeconomic types, and by encouraging quality commercial development in response to area needs in already developed/established commercial and industrial zones.
5. This submittal meets the requirements for approval of a site plan for subdivision as per the City's *Zoning Code*.
6. With some minor changes, this request will be in conformance with the design guidelines of the previously approved site plan for subdivision (Project #1000419).

for an approximately 3-acre site

of existing lot lines for Tracts 1 and 2 to meet the expansion needs of the

locating employment and commercial use in an area that is appropriate for such use, and by allowing for the expansion of an existing business into an area contiguous to existing facilities and services.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of future approvals.

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2. The site plan for subdivision shall be updated to reflect all previously approved design guidelines.
 3. The site plan shows the zoning of the adjoining tracts 1B1E and 1B1D as SU-1 for C-2 and R-3 uses. This is incorrect and shall be changed to reflect the actual zoning, SU-1 for C1 and R-3 Uses including 3 acres of employee parking for adjacent auto sales parcel.
 4. Public Works Conditions of Approval:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Completion of the required TIS mitigation measures, per Transportation Development Staff, for the adjacent sites must be completed if assumed to be in place for the current TIS for this site.
 - b. Provide street cross sections per DPM standards.
 - c. Reference City Standard Drawings for curb, curb & gutter, sidewalk, etc.
 - d. Label and provide handicap ramp detail.
 - e. Provide details for handicap parking (both standard and van accessible), signing and striping.
 - f. Check with Solid Waste for dumpster location.
 - g. An amended grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.
-

On January 17, 2002, the Environmental Planning Commission voted to approve 01128 01767, a site development plan for building permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for building permit for the proposed Tract 1B1A and 1B1B, containing approximately 2.2 acres.
2. The proposal is for an expansion of the auto dealership on Tract 1B1A which will include a 2,600 sf auto sales office building, an auto display area and a large auto sales parking lot and a 7,100 sf two-story mixed use building containing ground story retail and second story residential units submittal depicts on Tract 1B1B.
3. This request is generally in conformance with the applicable goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment with perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas and life styles while creating a visually pleasing built environment.
4. This request furthers the applicable polices of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing and by encouraging quality commercial development in response to area needs in already developed/established commercial industrial zones.
5. This request is generally in conformance with the goals and polices of the *Renaissance Master Plan* by creating a cohesive, visually unified mixed-use development. This request is also in conformance with the design guidelines of the Master Plan.

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6. This request is also in conformance with design guidelines of the previously approved site plan for subdivision (1000419).
7. With some minor changes and additions, this request meets the requirements for approval.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site plan shows the zoning of the adjoining tracts 1B1E and 1B1D as SU-1 for C-2 and R-3 uses. This is incorrect and shall be changed to reflect the actual zoning, SU-1 for C1 and R-3 Uses including 3 acres of employee parking for adjacent auto sales parcel.
3. An additional pedestrian pathway from Renaissance Boulevard to the proposed auto sales office building on Tract 1B1A shall be provided. This pathway can be made via connection to the existing pathway provided along the southwest side of the proposed retail/residential building.
4. The site plan shall be modified to state that within 100 feet of a residential zone, the height of light poles is limited to 16 feet.
5. Landscaping:
 - a. At least two additional shade trees or three ornamental species shall be planted along the pedestrian pathway that runs between Tract 1B1A and 1B1B to provided for improved buffering between the two tracts and adequate shading of the pedestrian pathway.
 - b. Additional shrubs and groundcovers should be planted in this area to ensure that landscape beds achieve 75 percent live ground cover at maturity.
 - c. A 3' tall screen wall shall be provided to screen the parking area that fronts the entrance drive off Renaissance Boulevard.
 - d. The pedestrian path way provided from the parking areas on Tract 1B1B to the retail/apartment building should be located against the curb to facilitate pedestrian access to the pathway.
6. Architecture:
 - a. The wall-mounted sign on the rear façade of the auto sales office building shall be removed.
 - b. The color of the display canopy roof shall be specified on the site plan.
 - c. A detail of the proposed refuse container shall be provided. If a refuse container will be provided for Tract 1B1B, it shall be shown on the site plan.
 - d. The colors and material of the "optional" monument sign provided on Tract 1B1B shall be provided prior to DRB sign off.
7. Public Works Conditions of Approval:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Completion of the required TIS mitigation measures, per Transportation Development Staff, for the adjacent sites must be completed if assumed to be in place for the current TIS for this site.

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- b. Provide street cross sections per DPM standards.
- c. Reference City Standard Drawings for curb, curb & gutter, sidewalk, etc.
- d. Label and provide handicap ramp detail.
- e. Provide details for handicap parking (both standard and van accessible), signing and striping.
- f. Check with Solid Waste for dumpster location.
- g. An amended grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **FEBRUARY 1, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND 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).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,


for Victor J. Chavez
Planning Director

VJC/LB/nat

cc: Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113

PERSONS WHO SPOKE IN OPPOSITION TO THE REQUEST:

Horace Martinez, 700 Halter SW, Albuquerque, NM 87121
Jose Luis Rodriguez, Route 66 West N.A., 716 Shire Street SW, Albuquerque, NM 87121
Paul Griego, Route 66 West N.A., 10308 Andretti Avenue SW, Albuquerque, NM 87121
Sharon Tuite, 636 Foyt Drive SW, Albuquerque, NM 87121
Lawrence Tuite, 636 Foyt Drive SW, Albuquerque, NM 87121
Vemba Martinez, 831 Tanager Drive SW, Albuquerque, NM 87121
Shelley Williams, Rt. 66 West N.A., 10327 Guthrie SW, Albuquerque, NM 87121
Demian Prent, 9716 Westbound Avenue SW, Albuquerque, NM 87121
Robert A. Black, 828 110th Street SW, Albuquerque, NM 87121
Daniel Martinez Sr., 301 Tanager SW, Albuquerque, NM 87121

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 01110 01745, a request for a zone map amendment, 01138 01746, an amendment to the Tower/Unser Sector Development Plan, and 01128 01747, a site development plan for subdivision, to the Environmental Planning Commission Public Hearing of February 21, 2002.

MOVED BY COMMISSIONER BRISCOE
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY
(Commissioner Serrano was absent)

23. 01128-01765 Tierra West LLC, agents for Union Pension Transaction Trust NM 93-2, request
01128-01767 approval of a Zone Map Amendment from SU-1 for R-3 and C-1 uses to SU-1 for
01110-01768 Auto Sales and C-1 uses, plus approval of a Site Development Plan for
Project 1000419 Subdivision, plus approval of a Site Development Plan for Building Permit for
Tract 1B1A and 1B1B and 1B1C, Renaissance Center, located on Renaissance
Boulevard NE between Montano Road NE and Union Way Road NE, containing
approximately 2 acres. (F-16) Lola Bird, Staff Planner

STAFF PRESENT:

Lola Bird, Planner

PERSONS WHO SPOKE IN SUPPORT OF REQUEST:

Ron Bohannan, Tierra West, 8509 Jefferson, NE

NO ONE SPOKE IN OPPOSITION TO THE REQUEST:

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01110 01768, a zone map amendment from SU-1 for C-2 and R-3 Uses to SU-1 for Auto Sales and C-1 Uses, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for C-2 and R-3 Uses to SU-1 for Auto Sales and C-1 Uses including 3 acres of employee parking for adjacent auto sales parcel for Tract 1B1A and a portion of Tract 1B1B (Proposed Tract 1B1A) containing approximately 1.6 acres, and located at Renaissance Boulevard and Union Way, NE.
2. The applicant is requesting this zone change in order to allow an expansion of the existing auto dealership located south of the site on Tract 1C.
3. The applicant justifies this request, per *Resolution 270-1980*, Section 1.D.3, by demonstrating that the proposed used is more advantageous to the community as articulated in the *Comprehensive Plan*. In addition, the proposed zone map amendment is justified per *Resolution 270-1980*, Section 1.D.2, due to changed community conditions, specifically the zone change from R-3 to SU-1 for Auto Sales which allowed development of the adjacent auto dealership as well as the zone change in July 2000 from SU-1 for R-3 to SU-1 for R-3 and C-1 Uses for the subject site.
4. This request furthers the goals and policies of the *Comprehensive Plan* by locating employment and service uses near to residential areas, by locating the proposed commercial use in an area that is appropriate for such use, and by allowing for the expansion of an existing business into an area contiguous to existing facilities and services.
5. This request furthers the applicable polices of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing, by providing a variety of housing opportunities and lifestyles including different socioeconomic types, and by encouraging future commercial /industrial development on lots already zoned commercial/industrial.
6. Approval of this zone map amendment should not be considered a changed community condition to justify future requests that would further reduce the amount of residential zoning within the *Renaissance Master Plan* area.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY
(Commissioner Serrano was absent)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 01765, a site development plan for subdivision, 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 subdivision for an approximately 3-acre site located at Renaissance Boulevard and Union Way Road NE.
2. The applicant is proposing to amend the site plan to change the location of existing lot lines for Tracts 1B1A and 1B1B and 1B1C. These changes are necessary to allow for the expansion needs of the adjacent auto dealership.
3. This request furthers the goals and policies of the *Comprehensive Plan* by locating employment and service uses near to residential areas, by locating the proposed commercial use in an area that is appropriate for such use, and by allowing for the expansion of an existing business into an area contiguous to existing facilities and services.
4. This request furthers the applicable policies of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing, by providing a variety of housing opportunities and lifestyles including different socioeconomic types, and by encouraging quality commercial development in response to area needs in already developed/established commercial industrial zones.
5. This submittal meets the requirements for approval of a site plan for subdivision as per the City's *Zoning Code*.
6. With some minor changes, this request will be in conformance with the design guidelines of the previously approved site plan for subdivision (Project #1000419).

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site plan for subdivision shall be updated to reflect all previously approved design guidelines.
3. The site plan shows the zoning of the adjoining tracts 1B1E and 1B1D as SU-1 for C-2 and R-3 uses. This is incorrect and shall be changed to reflect the actual zoning, SU-1 for C1 and R-3 Uses including 3 acres of employee parking for adjacent auto sales parcel.
4. Public Works Conditions of Approval:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Completion of the required TIS mitigation measures, per Transportation Development Staff, for the adjacent sites must be completed if assumed to be in place for the current TIS for this site.

- b. Provide street cross sections per DPM standards.
- c. Reference City Standard Drawings for curb, curb & gutter, sidewalk, etc.
- d. Label and provide handicap ramp detail.
- e. Provide details for handicap parking (both standard and van accessible), signing and striping.
- f. Check with Solid Waste for dumpster location.
- g. An amended grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY
(Commissioner Serrano was absent)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 01767, a site development plan for building permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for building permit for the proposed Tract 1B1A and 1B1B, containing approximately 2.2 acres.
2. The proposal is for an expansion of the auto dealership on Tract 1B1A which will include a 2,600 sf auto sales office building, an auto display area and a large auto sales parking lot and a 7,100 sf two-story mixed use building containing ground story retail and second story residential units submittal depicts on Tract 1B1B.
3. This request is generally in conformance with the applicable goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment with perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas and life styles while creating a visually pleasing built environment.
4. This request furthers the applicable polices of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing and by encouraging quality commercial development in response to area needs in already developed/established commercial industrial zones.
5. This request is generally in conformance with the goals and polices of the *Renaissance Master Plan* by creating a cohesive, visually unified mixed-use development. This request is also in conformance with the design guidelines of the Master Plan.
6. This request is also in conformance with design guidelines of the previously approved site plan for subdivision (1000419).
7. With some minor changes and additions, this request meets the requirements for approval.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site plan shows the zoning of the adjoining tracts 1B1E and 1B1D as SU-1 for C-2 and R-3 uses. This is incorrect and shall be changed to reflect the actual zoning, SU-1 for C1 and R-3 Uses including 3 acres of employee parking for adjacent auto sales parcel.
3. An additional pedestrian pathway from Renaissance Boulevard to the proposed auto sales office building on Tract 1B1A shall be provided. This pathway can be made via connection to the existing pathway provided along the southwest side of the proposed retail/residential building.
4. The site plan shall be modified to state that within 100 feet of a residential zone, the height of light poles is limited to 16 feet.
5. Landscaping:
 - a. At least two additional shade trees or three ornamental species shall be planted along the pedestrian pathway that runs between Tract 1B1A and 1B1B to provided for improved buffering between the two tracts and adequate shading of the pedestrian pathway.
 - b. Additional shrubs and groundcovers should be planted in this area to ensure that landscape beds achieve 75 percent live ground cover at maturity.
 - c. A 3' tall screen wall shall be provided to screen the parking area that fronts the entrance drive off Renaissance Boulevard.
 - d. The pedestrian path way provided from the parking areas on Tract 1B1B to the retail/apartment building should be located against the curb to facilitate pedestrian access to the pathway.
6. Architecture:
 - a. The wall-mounted sign on the rear façade of the auto sales office building shall be removed
 - b. The color of the display canopy roof shall be specified on the site plan.
 - c. A detail of the proposed refuse container shall be provided. If a refuse container will be provided for Tract 1B1B, it shall be shown on the site plan.
 - e. The colors and material of the "optional" monument sign provided on Tract 1B1B shall be provided prior to DRB sign off.
7. Public Works Conditions of Approval:
 - a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Completion of the required TIS mitigation measures, per Transportation Development Staff, for the adjacent sites must be completed if assumed to be in place for the current TIS for this site.
 - b. Provide street cross sections per DPM standards.
 - c. Reference City Standard Drawings for curb, curb & gutter, sidewalk, etc.

- d. Label and provide handicap ramp detail.
- e. Provide details for handicap parking (both standard and van accessible), signing and striping.
- f. Check with Solid Waste for dumpster location.
- g. An amended grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY
(Commissioner Serrano was absent)

24. 01110-01777 John A. Myers, Esq., agent for Sheilah Garcia, request approval of a Zone Map
01128-01778 Amendment from R-1 to SU-1/Automobile Storage, plus approval of a Site
Project 1000190 Development Plan for Building Permit for Lot 7 and the north ten feet of Lot 8,
Block 24, East End Addition, located on Vermont Street NE between Lomas
Boulevard NE and Marble Avenue NE, containing approximately 0.2066 acres.
(J-19) Juanita Vigil, Staff Planner

STAFF PRESENT:

Juanita Vigil, Planner

PERSONS WHO SPOKE IN SUPPORT OF REQUEST:

John Myers, 1401 Central Avenue, NW

NO ONE SPOKE IN OPPOSITION TO THE REQUEST:

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01110 01777, a zone map amendment from R-1 to SU-1 for Automobile Storage, based on the following Findings:

FINDINGS:

1. This is a request for a zone map amendment from R-1 to SU-1 for Automobile Storage for Lot 7 and the north 10' of Lot 8, East End Addition, containing approximately .2066 acres, located on Vermont Street between Lomas Boulevard and Marble Avenue.
2. The subject request would accommodate the expansion of an auto business located on Lomas Boulevard. Lomas Boulevard is commonly known as "auto row" in this area because of the large number of auto related business. Numerous zone changes have occurred along this corridor, which have facilitated the expansion of this industry.



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, January 17, 2002, 8:30 a.m.

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

MEMBERS

Elizabeth Begay, Chair
Alan Schwartz, Vice Chair

Larry Chavez
John Briscoe
Susan Johnson

Mick McMahan
Camilla Serrano

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 before the floor is closed for the agenda item of interest. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. In the interest of time, presentation times are limited as follows, unless otherwise requested by the speaker and granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. Call to Order.
 - A. Election of EPC Officers for 2002.
 - B. Announcement of changes and/or Additions to the Agenda.
 - C. Approval of the Amended Agenda.

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2. 01114 01071
01110 01107
Project #1001370
Consensus Planning, Inc., agents for HAT, Inc., request annexation and establishment of RD zoning for Tract E 1/2 , SE 1/4, NE 1/4, Section 33, Township 10 North, Range 4 East, located on Juan Tabo right-of-way between Four Hills and Eubank Boulevard, containing approximately 21.4 acres. (M-21) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**

3. 01110 01075
01128 001076
Project #1001372
Consensus Planning, Inc., agents for Sandia Properties request a zone map amendment from SU-1 to R-LT plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract 18A, Ventana Ranch, located on Rainbow Boulevard between Ventana Village and AMAFCA Channel, containing approximately 7.53 acres. (B-9) Mary Piscitelli, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**

4. 01128 01088
01128 01089
Project #1001182
Tierra West LLC, agents for West Ridge Limited Partnership request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B, Westridge Mobile Home Park, Phase 2, zoned SU-1 MH, located on 94th Street NW between Bluewater Road NW and Avalon Road NW, containing approximately 7.5 acres. (K-9) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**

5. 01110 01402
Project #1001521
Patrick Bingham, Attorney, agent for Orlando Garcia request a zone map amendment from O-1 to C-2 for Lots 16 & 17, Block 1, Mayflower Heights subdivision, located on Churchill SW between 55th Street and Old Coors SW, containing approximately 0.25 acres. (K-11) Juanita Vigil, Staff Planner **(CONTINUED FROM NOVEMBER 15, 2001)**

6. 01110 01414
Project #1001527
Randall Risinger, agent for Christopher Gallegos request a zone map amendment from RA-2 to R-T, for Lot 57, MRGCD Map 35, located on Rio Grande Boulevard NW between Los Anayas Road NW and Zickert Road NW, containing approximately 0.2907 acre. (H-12 & 13) Deborah Stover, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**

7. 01114-01753
01110-01754
01138-01755
Project 1001627
Mark Goodwin & Associates, PA, agents for TS McNaney & Assoc., request Annexation, Zone Establishment of RD/9du acre, and an amendment to the Tower/Unser Sector Development Plan for Unplatted Tracts in NE/4 Section, Section 27, T10N R2E Unit #6, Board of Education Property, located on Stinson Street, SW between Bridge Boulevard and Eucariz Avenue SW, containing approximately 9.63 acres. (L-10) Loretta Naranjo Lopez, Staff Planner

8. 01110-01668
Project 1000893 Consensus Planning, Inc., agent for Bob Kunath, request approval of a Zone Map Amendment from R-T to SU-1 for C-1 uses for Tract A-2, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc., located west of Unser Boulevard NW, north of McMahan NW, containing approximately .73 acres. (A-11) Russell Brito, Staff Planner
9. 01110-01613
01138-01614
Project 1001579 Greater Albuquerque Housing Partnership request approval of a Zone Map Amendment from SU-1 for Church and Related Facilities to R-2, for Lots 21, 22, 23 and 24, Block 13, Emil-Mann Addition, located on Bell Avenue SE between Zuni and Trumbull SE, containing approximately .62 acre. (L-19) Loretta Naranjo Lopez, Staff Planner
10. 01110-01682
Project 1001593 Raymond and/or Ronald Benavidez, agents for Steven Yi, request approval of a Zone Map Amendment from C-1 to C-2 for a portion of Lot 30, Block 30, Virginia Place Addition, located on Valencia SE near Gibson SE between San Pedro SE and San Mateo SE, containing approximately 0.25 acres. (L-18) Lola Bird, Staff Planner
11. 01221-01737
Project 1001620 The City of Albuquerque Planning Department, agent for the Albuquerque City Council, requests approval of a text amendment to the Comprehensive City Zoning Code, Section 14-16-1-5, R.O.A.1994, to revise the definition of "premises". (City Wide) Simon Shima, Staff Planner
12. 01110-01741
Project 1001141 Rick Bennett Architects, agent for Louis Herrera, request approval of a Zone Map Amendment from P, Parking Zone, to C-2, Community Commercial Zone, for Lots 3 & 20, Block 7, Mesa Village Subdivision, located at 1200 Wyoming Boulevard NE between Summer Avenue NE and Mountain Road NE, containing approximately 0.33 acres. (J-19) Debbie Stover, Staff Planner
13. 01138-01744
Project 1001624 Consensus Planning, Inc., agents for Commercial Interest Group, request approval of an amendment to the University of Albuquerque Sector Development Plan for Lot B1, Oxbow Park and Lot B1, Archdiocese of Santa Fe, zoned SU-3 and located on Coors Boulevard, NW between St. Joseph's, NW and Western Trail, NW. (G-11 & F-11) Mary Piscitelli, Staff Planner
14. 01128-01743
Project 1001623 Nick Nellos of Thomsen Nellos Engineering, agents for Connie Nellos of Nellos Bros., Inc., request approval of a Site Development Plan for Building Permit for Tract G-2A-1, Seven Bar Ranch, zoned SU-1 for IP uses and located on Ellison Drive NW between New Mexico 528 and Cottonwood Drive, NW, containing approximately 6 acres. (A-14) Debbie Stover, Staff Planner

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15. 01128-01748
Project 1000901 Consensus Planning Inc., agents for Bosque School, request approval of a Site Development Plan for Building Permit for a Gymnasium for Lot 4A, Bosque Preparatory School, zoned SU-1 for School & Related Uses and located on Learning Road NW between Montano Road NW and Namaste Road NW, containing approximately 23 acres. (F-12) Juanita Vigil, Staff Planner

16. 01128-01749
01128-01750
Project 1001206 Rodey Law Firm/Consensus Planning, agents for Presbyterian Healthcare Services, request approval of a Site Development Plan for Subdivision, plus approval of a Site Development Plan for Building Permit for Tract 3C, Black Ranch, zoned SU-1 for C-1 uses and located on Coors Boulevard NW between Paseo del Norte NW and Irving NW, containing approximately 1.2 acres. (C-13) Debbie Stover, Staff Planner

17. 01128-01751
Project 1001626 Garrett Smith Ltd., agents for New Life Homes, Inc., request approval of a Site Development Plan for Building Permit for the westerly portion of Tract III, Town of Atrisco Grant Unit 6, zoned SU-1/PRD and located on Gwin SW and Delia SW between 69th Street SW and Airport Drive SW, containing approximately 1.07 acres. (K-10) Lola Bird, Staff Planner

18. 01128-01757
01110-01758
Project 1000262 DCSW Inc. Architects, agents for Sandia Tech Center LLC, request approval of a Zone Map Amendment from SU-1/C-2 Permissive to SU-1/C-2 Permissive with IP Permissive Uses, plus approval of a Site Development Plan for Subdivision for Tract 2, Costco Development, Manzano Mesa Addition, located on Southern Boulevard SE between Eubank Boulevard SE and Elizabeth Street SE, containing approximately 13.1696 acres. (L-21) Debbie Stover, Staff Planner

19. 01110-01759
01128-01760
01128-01761
Project 1001628 Consensus Planning, Inc., agents for Jude Baca, request approval of a Zone Map Amendment from SU-1 for Equestrian Center to SU-1 for PRD/43 single family du, plus approval of a Site Development Plan for Subdivision, plus approval of a Site Development Plan for Building Permit for Lot Z1, Unit 2, Saddle Ridge, located on Montano NW between Unser Boulevard NW and Coors Boulevard NW, containing approximately 8 acres. (E-11) Lola Bird, Staff Planner

20. 01128-01763
Project 1000262 Tierra West LLC, agents for The Home Depot, request approval of a Site Development Plan for Building Permit for Tract 2-B-1, Renaissance Center, zoned SU-1 for C-2 uses and located at 1220 Renaissance Boulevard NE between Montano Road NE and Alexander Boulevard NE, containing approximately 11.63 acres. (F-16) Juanita Vigil, Staff Planner

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21. 01110-01769 John R. Sena, agent for Sena Properties, Inc., request approval of a Zone Map
Project 1001630 Amendment from O-1 to C-1 for Tracts A & B, Grevey Addition, located on
Lomas Boulevard NE between Eubank NE and Wyoming NE, containing
approximately 1.1 acres. (J-20) Makita Hill, Staff Planner

22. 01110-01745 Consensus Planning, agents for S.T. Development LLC, request approval of a
01138-01746 Zone Map Amendment from R-T to SU-1 for C-1 Including Package Liquor Sales
01128-01747 Ancillary to a Grocery Store, an amendment to the Tower/Unser Sector
Project 1001625 Development Plan, and approval of a Site Development Plan for Subdivision for
Lot 1-B, Block 11, Lands of Atrisco Grant, located on 98th Street SW between
Eucariz Avenue and Tower Road SW, containing approximately 11.58 acres.
(L-9) Loretta Naranjo Lopez, Staff Planner

23. [REDACTED] Tierra West LLC, agents for Union Pension Transaction Trust NM 93-2, request
[REDACTED] approval of a Zone Map Amendment from SU-1 for R-3 and C-1 uses to SU-1 for
[REDACTED] Auto Sales and C-1 uses, plus approval of a Site Development Plan for
[REDACTED] Subdivision, plus approval of a Site Development Plan for Building Permit for
Tract 1B1A and 1B1B and 1B1C, Renaissance Center, located on Renaissance
Boulevard NE between Montano Road NE and Union Way Road NE, containing
approximately 2 acres. (F-16) Lola Bird, Staff Planner

24. 01110-01777 John A. Myers, Esq., agent for Sheilah Garcia, request approval of a Zone Map
01128-01778 Amendment from R-1 to SU-1/Automobile Storage, plus approval of a Site
Project 1000190 Development Plan for Building Permit for Lot 7 and the north ten feet of Lot 8,
Block 24, East End Addition, located on Vermont Street NE between Lomas
Boulevard NE and Marble Avenue NE, containing approximately 0.2066 acres.
(J-19) Juanita Vigil, Staff Planner

25. Other Matters.

26. Adjourn.



Staff Report

Agent	Tierra West, LLC
Applicant	Union Pension Transaction Trust NM 93-2
Requests	Zone Map Amendment Site Plan for Subdivision Amendment Site Plan for Building Permit
Legal Description	Lots 1B1A, 1B1B and 1B1C Renaissance Center
Location	Renaissance Boulevard and Union Way, NE
Size	Approximately 3 acres
Existing Zoning	SU-1 for R-3 and C-1 Uses including 3 acres of Employee Parking for Adjacent Auto Sales Parcel
Proposed Zoning	SU-1 for Auto Sales and C-1 Uses

Staff Recommendation

APPROVAL of 01110-01768, based on the findings on page 12.

APPROVAL of 01128-01765, based on the findings on page 13, and subject to the conditions of approval on page 14.

APPROVAL of 01128-01767, based on the findings on page 14, and subject to the conditions of approval on page 15 -17.

Staff Planner

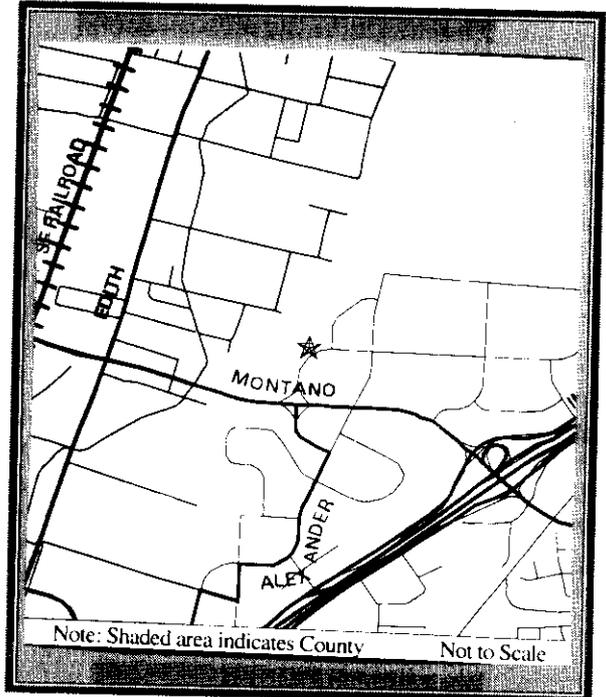
Lola Bird

Summary of Analysis

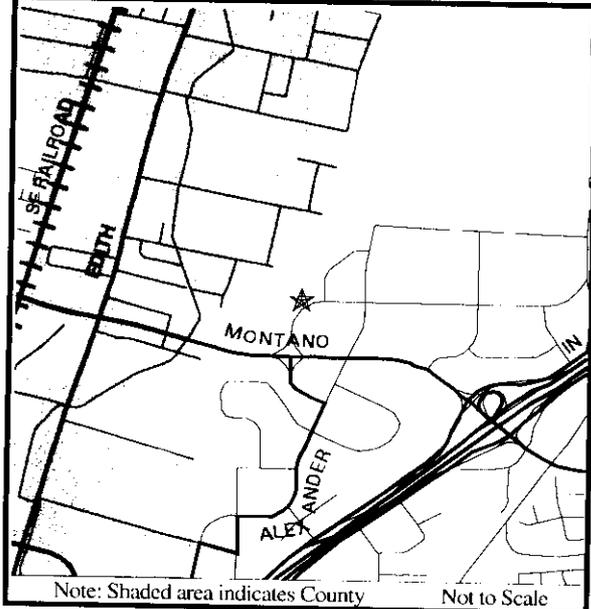
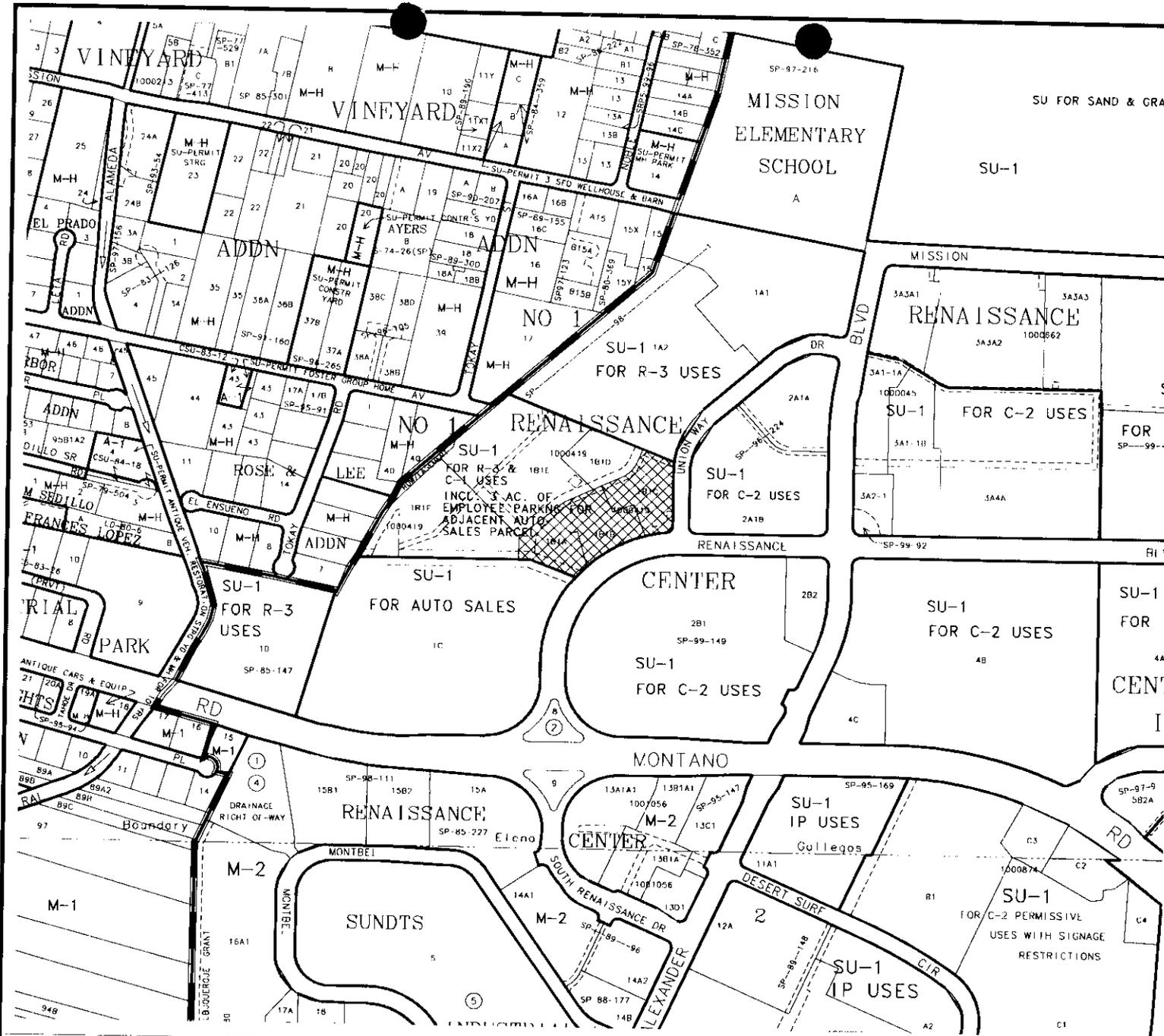
This is a three-part request for approval of a zone map amendment, an amendment to a site plan for subdivision and a site plan for building permit. The property is located within the Renaissance Center. The applicant is requesting approval of the subject requests in order to allow an expansion of the existing auto dealership and the construction of a mixed-use retail/apartment building.

The zone change request is adequately justified per *Resolution 270-1980*, by the demonstration that the proposed use is more advantageous to the community and by the demonstration of changed community conditions. The request for an amendment to a site development plan for subdivision meets the requirements for approval per the City's *Zoning Code*. The site plan for building permit request is generally in conformance with polices of the *Comprehensive Plan* and the *Renaissance Master Plan*. With some minor changes and additions, these requests meet the requirements for approval.

Staff is recommending approval.



City Departments and other interested agencies reviewed this application from 12/7/01 to 12/27/01. Agency comments were used in the preparation of this report, and begin on page 18.



ZONING MAP



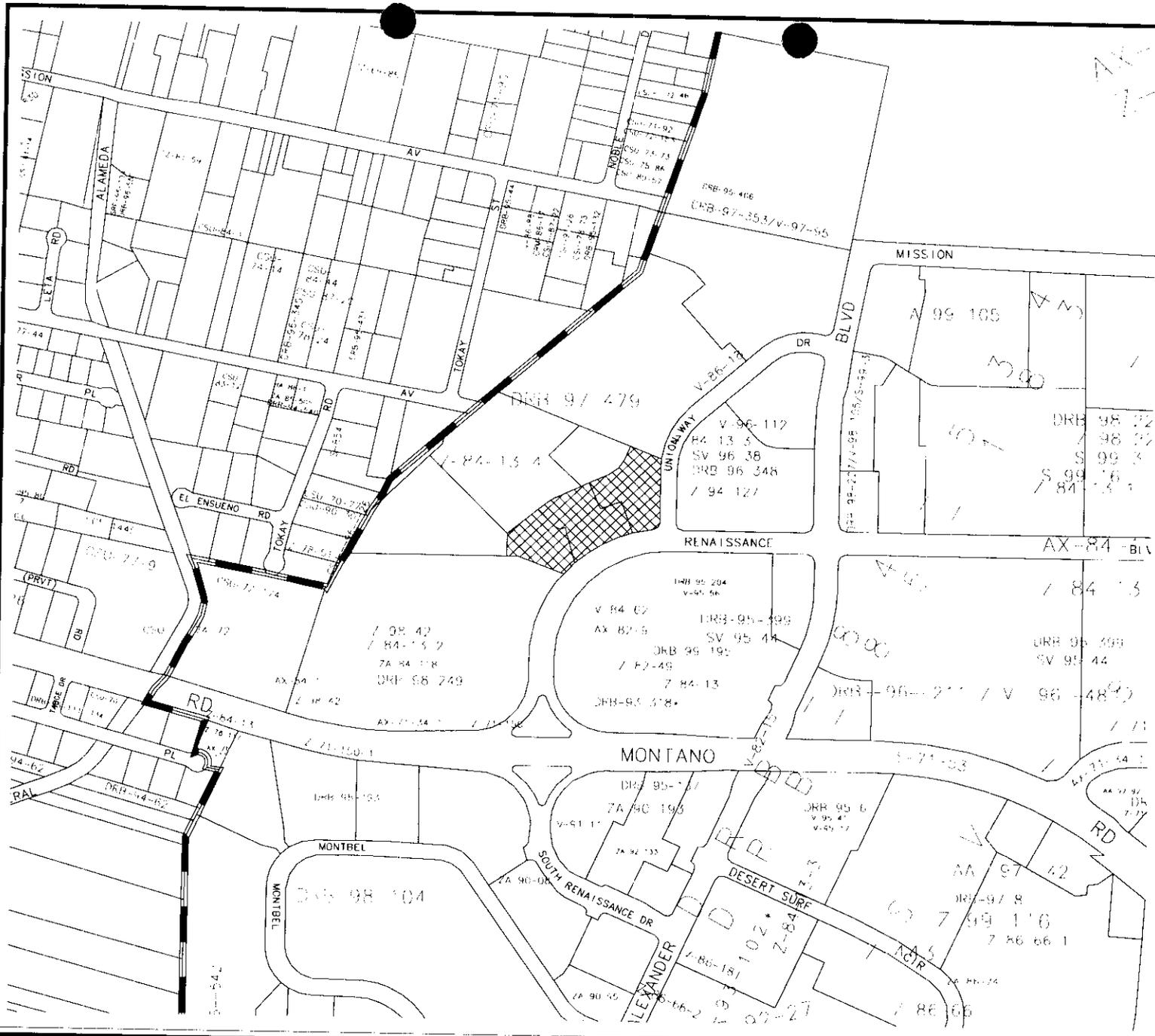
Scale 1"=535'

PROJECT NO.
1000419

HEARING DATE
1-17-02

MAP NO.
F-16

APPLICATION NO.
01128-00000-01765
01128-00000-01767
01110-00000-01768



Note: Shaded area indicates County Not to Scale

HISTORY MAP



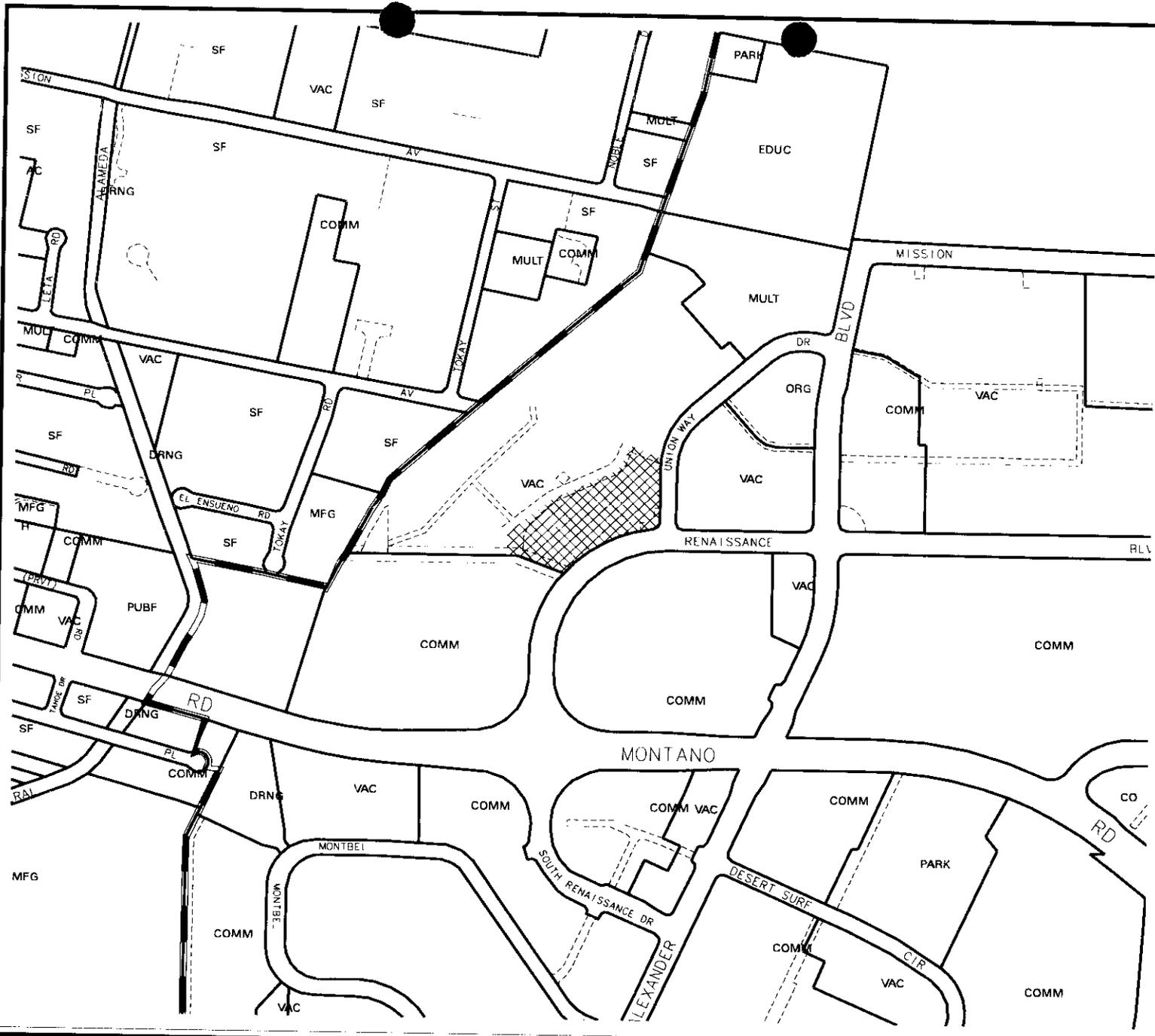
Scale 1" = 535'

PROJECT NO.
1000419

HEARING DATE
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MAP NO.
F-16

APPLICATION NO.
01128-00000-01765
01128-00000-01767
01110-00000-01768



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



Scale 1"=535'

PROJECT NO.
1000419

HEARING DATE
1-17-02

MAP NO.
F-16

APPLICATION NO.
01128-00000-01765
01128-00000-01767
01110-00000-01768

Note: Shaded area indicates County Not to Scale

Development Services Report

SUMMARY OF REQUEST

Requests	<i>Zone Map Amendment</i> <i>Site Plan for Subdivision Amendment</i> <i>Site Plan for Building Permit</i>
Location	<i>Northwest Corner of Renaissance Boulevard and Union Way NE</i>

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 R-3 and C-1 uses, including 3 acres of employee parking for adjacent auto sales parcel	<i>Established Urban; North Valley Area Plan Renaissance Master Plan</i>	Undeveloped
North	SU-1 for R-3 and C-1 uses, including 3 acres of employee parking for adjacent auto sales parcel; SU-1 for R-3 Uses		Undeveloped
South	SU-1 for Auto Sales; SU-1 for C-2 Uses across Renaissance Boulevard		Auto dealership; Home Depot across Renaissance Boulevard
East	SU-1 for C-2 Uses		Undeveloped
West	SU-1 for R-3 and C-1 uses, including 3 acres of employee parking for adjacent auto sales parcel; SU-1 for R-3 Uses		Undeveloped

Background, History and Context

This is a three-part request for approval of a zone map amendment, an amendment to a site plan for subdivision and a site plan for building permit. The approximately 3-acre site is located within the Renaissance Center. When the Renaissance area was annexed and zoning established

in 1984, the *Renaissance Master Plan* was reviewed and approved by the Environmental Planning Commission (AX-84-1, Z-84-13). The Plan was not approved and adopted by City Council, but rather served as a guide for land uses, zoning and design guidelines for the area.

The subject site is currently undeveloped, as is the area north, west and east of the site. South of the subject site is land zoned SU-1 for Auto Sales and developed with the Bob Turner's Auto Dealership. Southeast of the subject site, across Renaissance Boulevard on land zoned SU-1 for C-2 Uses is a Home Depot.

The applicant is requesting approval of the subject requests in order to allow an expansion of the existing auto dealership, located on Tract 1C, onto proposed Tract 1B1A and the construction of a mixed use retail/apartment building on proposed Tract 1B1B.

In 1998, the EPC approved a zone change from SU-1 for R-3 Uses to SU-1 for Auto Sales for Tract 1C (Z-98-42). The EPC approved the request based on the findings that the zone change request met the requirements of *Resolution 270 1980* "by being more advantageous to the community by allowing a use that will buffer the adjacent residentially zone land from Montano." In August 2000, the EPC approved a zone change from SU-1 for R-3 Uses to *SU-1 for R-3 and C-1 uses, including 3 acres of employee parking for the adjacent auto sales parcel*, as well as a site plan for subdivision and building permit for the subject site (1000419). The approved site plan shows a mix of uses including a two-story retail/residential building to be developed on the site. The only development that has occurred since the approval of 1000419 is the construction of the 3 acres of parking located on Tract 1B1F.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Established Urban by the *Comprehensive Plan* with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."

Applicable policies include:

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

Policy 5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

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

Policy 5g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

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

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

Policy 5l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

The North Valley Area Plan (Rank 2)

The *North Valley Area Plan* was adopted in 1993. The Plan generally encompasses properties between Interstate 25 and the Rio Grande and between Interstate 40 and Tramway. Specific boundaries are shown on page 24 in the Plan. It sets forth goals and policies regarding land use. Applicable policies include:

Goals and Issues 2: To preserve and enhance the environmental quality of the North Valley area by (p.5):

Providing a variety of housing opportunities and lifestyles including different socioeconomic types

Goals and Issues 6: To encourage quality commercial/industrial development and redevelopment in response to area needs in already developed/established commercial industrial zones. To discourage future commercial /industrial development on lots not already zoned commercial/industrial.

Goals and Issues 11: To locate commercial and industrial development within the I-25 corridor and selected areas along the I-40 corridor, especially as an alternative to extensive lower valley/commercial industrial development.

Renaissance Master Plan

When the Renaissance area was annexed and zoning established in 1984 the Renaissance Master Plan was reviewed and approved by the Environmental Planning Commission (AX-84-1, Z-84-13). The plan was not approved and adopted by City Council, but rather serves as a guide for land uses, zoning and design guidelines for the area.

The Master Plan generally encompasses properties north and west of Interstate-25 along Montano Road to Montbel Road with a northern border at Mission Avenue and southern border at the end of Alexander Boulevard. The Master Plan sets forth policies regarding land use, architectural control, lot use restrictions, maintenance of lots, annexations, and other land use related items covered in Articles 1-15 (pp. 1 – 23). The Master Plan also establishes Rules and Regulations that are consistent with the Master Declaration, but explains the Declaration in a

conceptual manner. Drawings of samples are provided to show clarity on specific points. These Rules and Regulations begin on page 29 of the Rule and Regulations.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

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

The Long Range Roadway System designates Montano as a Minor Arterial, with a right-of-way of 86'.

ANALYSIS – Zone Map Amendment

This is a request for a zone map amendment from SU-1 for C-1 and R-3 Uses including 3 acres of Employee Parking for Adjacent Auto Sales Parcel, to SU-1 for Auto Sales and C-1 Uses for Tract 1B1A and a portion of Tract 1B1B (Proposed Tract 1B1A) containing approximately 1.6 acres and located at Renaissance Boulevard and Union Way, NE.

The applicant is requesting this zone change in order to allow an expansion of the existing auto dealership located south of the site on Tract 1C. In 1998, the EPC approved a zone change from SU-1 for R-3 Uses to SU-1 for Auto Sales for the adjacent Tract 1C (Z-98-42). The EPC approved the request based on the findings that the zone change request met the requirements of *Resolution 270 1980* “by being more advantageous to the community by allowing a use that will buffer the adjacent residentially zone land from Montano.” The associated site plan for building permit was approved based on four findings including, “There are changed conditions in the Renaissance area with the Home Depot and Montano Acura and the Pet Smart facilities on the adjacent properties.”

In August 2000, the EPC approved a zone change from SU-1 for R-3 Uses to *SU-1 for R-3 and C-1 uses, including 3 acres of employee parking for the adjacent auto sales parcel*, as well as a site plan for subdivision and building permit for the subject site (Project #1000419). The approved site plan shows a mix of uses including a two-story retail/residential building to be developed on the site. The only development that has occurred since the approval of Project #1000419 is the construction of the 3 acres of parking located on Tract 1B1F.

Conformance to Adopted Plans, Policies, and Ordinances

The applicant adequately justifies this request, per *Resolution 270-1980*, Section 1.D.3, by demonstrating that the proposed zoning is more advantageous to the community as articulated in the *Comprehensive Plan*, by locating employment and service uses near to residential areas, by locating the proposed commercial use in an area that is appropriate for such use, and by allowing for the expansion of an existing business into an area contiguous to existing facilities and services.

In addition, the proposed zone map amendment is justified per *Resolution 270-1980*, Section 1.D.2, due to changed community conditions, specifically the zone change from R-3 to SU-1 for Auto Sales which allowed development of the adjacent auto dealership as well as the zone change in July 2000 from SU-1 for R-3 to SU-1 for R-3 and C-1 Uses for the subject site. These changes allowed for the development of the auto dealership and provide justification for a zone change to allow its expansion.

This request furthers the applicable policies of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing, by providing a variety of housing opportunities and lifestyles including different socioeconomic types, by encouraging quality commercial development in response to area needs in already developed/established commercial industrial zones, and by encouraging future commercial /industrial development on lots already zoned commercial/industrial.

The site plan for subdivision associated with the zone change request proposes a two-story mixed-use, retail/residential building to be located on proposed Tract 1B1B as originally proposed in the site plan by the subdivision approved by the EPC in 2000. However, it should be noted that changing the zoning from SU-1 for R-3 and C-1 uses to SU-1 for Auto Sales and C-1 Uses, further diminishes opportunities for residential development and associated neighborhood commercial uses in the Renaissance Center. Any additional loss of residential uses may not be appropriate to the *Renaissance Master Plan's* goals of creating a "cohesive, visually unified mixed use development." Therefore, approval of this zone map amendment should not be considered a changed community condition to justify future requests that would further reduce the amount of residential zoning within the *Renaissance Master Plan* area.

ANALYSIS – Site Plan for Subdivision Amendment

This is a request for approval of a site development plan for subdivision for an approximately 3-acre site located at Renaissance Boulevard and Union Way Road NE. The applicant is proposing to amend the site plan to change the location of existing lot lines for Tracts 1B1A, 1B1B and 1B1C. These changes are necessary to allow for the expansion needs of the adjacent auto dealership. The changes to the locations of the lot lines will have the following affect on lot sizes:

Tract 1B1A: from 0.84 to **1.6 acres**

Tract 1B1B: from 1.16 to **0.6 acres**

Tract 1B1C: from 1.17 to **0.962 acres**

Conformance to Adopted Plans, Policies, and Ordinances

This submittal furthers the applicable goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment with perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas and life styles while creating a visually pleasing built environment.

This request furthers the applicable polices of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing, by providing a variety of housing opportunities and lifestyles including different socioeconomic types, and by encouraging quality commercial development in response to area needs in already developed/established commercial industrial zones.

This submittal meets the requirements for approval of a site plan for subdivision per the City's *Zoning Code*. The site plan shows the proposed lot configuration. Pedestrian and vehicular ingress and egress and circulation requirements are illustrated on this submittal. The maximum building height of 36 feet and the minimum setbacks as defined in the R-2 zone are noted on the site plan. Lot areas and building areas are listed for each lot, as it the number of dwelling units and building floor area ratios.

Design guidelines were approved for the subject site in 2000. These guidelines were supplemented at the time of approval with the standard EPC conditions of approval for

commercial developments. These guidelines are listed on the previously approved site plan for subdivision and on the previously approved elevations for the site plan for building permit. Not all of the previously approved guidelines appear on the subject submittal. The subject site plan for subdivision should be revised to reflect all previously approved design guidelines.

The site plan shows the zoning of the adjoining tracts 1B1E and 1B1D as SU-1 for C-2 and R-3 uses. This is incorrect and should be changed to reflect the actual zoning, SU-1 for C-1 and R-3 uses including 3 acres of employee parking for adjacent auto sales parcel.

ANALYSIS – Site Plan for Building Permit

This is a request for a site plan for building permit for the proposed Tract 1B1A and 1B1B containing approximately 2.2 acres. The proposal is for an expansion of the auto dealership on Tract 1B1A which will include a 2,600 sf auto sales office building, an auto display canopy and a large auto sales parking lot. On Tract 1B1B, a 7,100 sf two-story mixed use building containing ground story retail and second story residential units is proposed.

Conformance to Adopted Plans, Policies, and Ordinances

This request is generally in conformance with the applicable goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment with perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas and life styles while creating a visually pleasing built environment.

This request furthers the applicable polices of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing and by encouraging quality commercial development in response to area needs in already developed/established commercial industrial zones.

This request is generally in conformance with the goals and polices of the *Renaissance Master Plan* by creating a cohesive, visually unified mixed-use development. This request is also in conformance with the design guidelines of the *Master Plan*.

This request is also in conformance with design guidelines of the previously approved site plan for subdivision (Project #1000419).

Site Plan Layout / Configuration

The site plan is for an approximately 2.2 acre site. The site plan shows an expansion of the auto dealership on Tract 1B1A which will include a 2,600 sf auto sales office building, an auto display canopy and a large auto sales parking lot. The submittal depicts on Tract 1B1B, a 7,100 sf two-story mixed use building containing ground retail and two, second story residential units as well as an associated parking area located at the rear of the site. The location of the auto sales building along the edge of Tract 1B1B provides an appropriate buffering of the large fields of parking required by the dealership for the occupants of Tract 1B1A. In addition, extensive landscaping has been provided to minimize any adverse effects of the adjoining uses.

The site plan shows the zoning of the adjoining tracts 1B1E and 1B1D as SU-1 for C-2 and R-3 uses. This is incorrect and should be changed to reflect the actual zoning, SU-1 for C-1 and R-3 uses including 3 acres of employee parking for adjacent auto sales parcel.

Vehicular Access, Circulation and Parking

Vehicular access to both Tracts 1B1A and 1B1B is provided off of a new internal drive located along the west side of the subject site. The configuration of this drive is as was originally proposed with the site plan for subdivision approved by the EPC in 2000. The drive generally runs parallel with Renaissance Boulevard, connecting to Renaissance Boulevard on the south and Union Way on the north. From this internal drive, curb cuts provide full access to both tracts that are the subject of this request. Two 28' wide curb cuts are provided for Tract 1B1A; one 25' wide curb cut is provided for Tract 1B1B.

Visitor and employee parking for Tract 1B1A is provided along the front of the auto sales office building. Thirteen spaces are provided of which 2 are ADA accessible. Parking for Tract 1B1B is provided at the rear of the retail/residential building. The number of required spaces for the uses proposed for Tract 1B1B is 21. The submittal indicates that 31 spaces are provided, however, 8 of these spaces have been provided for the users of Tract 1B1C. Two ADA accessible spaces have been provided for the users of Tract 1B1B.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to Tract 1B1A is provided off of the new internal drive. Pedestrian access to Tract 1B1B is provided off of both Renaissance Boulevard and the new internal drive. New 6' wide sidewalks are proposed along the public rights of ways. In addition, where these sidewalks cross a vehicular drive aisle, raised, brick paver crosswalks are provided. Opportunities for pedestrian access and circulation are generally adequate, however, an additional pedestrian pathway from Renaissance Boulevard to the proposed auto sales office building on Tract 1B1A should be provided. This access could easily be taken from the existing pathway located on Tract 1B1B through a connection to the proposed doughnut shaped patio area on Tract 1B1A.

Bicycle parking calculations are provided. One bicycle rack providing five spaces is provided at a convenient location to the proposed buildings on both Tracts.

Lighting and Security

Pole mounted site lighting is proposed throughout the site. According to the notes provided with this submittal, all light fixtures shall be a maximum 20' tall of a full cut off type to prevent fugitive light from escaping beyond the property line. These notes should be modified to state that within 100 feet of a residential zone, the height of light poles is limited to 16 feet.

Landscaping

The landscaping plan shows a mixture of shrubs, ornamental grasses and trees, including honey locust, Austrian pine, flowering pear and purple leaf plum. The plant palette is very similar to recent EPC submittals in the Renaissance Center, which will assist in the creation of a uniform landscape theme for the Center.

Generally, the type and amount of landscaping provided is adequate and in conformance with the *Renaissance Master Plan*. Street trees are provided along all rights-of-way, and a large area planted with a mix of shrubs, ornamental trees and shade trees is provided between the retail/apartment building and the auto sales office building. In this area two additional shade trees or three ornamental species should be planted along the pedestrian pathway that connects to Renaissance Boulevard. Additional trees will be provided for improved buffering between the two tracts as was adequate shading of the pedestrian pathway. A note on the landscape plan states that plant beds shall achieve 75 percent live ground cover at maturity. As tree canopies do not count towards this requirement, additional shrubs and groundcovers should also be planted in this area to ensure that this requirement is met.

Shade trees are shown throughout the proposed parking area in 6 by 6 planters or parking end isles to break up the fields of parking. Where parking fronts the internal drive a 3' tall screen wall has been provided. This screen wall should also be provided for the parking area which fronts the south end of the site.

On Tract 1B1B pedestrian pathways are provided from the internal drive to the retail/apartment building. These paths meander from the curb of the parking area leaving an area where mix of shrubs and groundcovers are planted. These plantings impede pedestrian access to the pathways from the parking area. The applicant should consider running the pathways along the curb, or provide a pedestrian connection from the parking lot to the pathway.

The plant pallet specifies shade trees with a caliper of 2" as required by the City's Zoning Code. Page 39 of the *Master Plan's* rules and regulations states that minimum tree sizes should be 4" caliper.

Grading, Drainage, Utility Plans

An amended grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

Architecture and Signage

Both of the proposed buildings and the auto display canopy share a common contemporary regional design. Roofs are a combination flat and blue metal pitched; building facades are a combination of smooth white stucco finish and alternating bands of smooth and splitface cmu of tan and medium tan. Windows are blue with green glazing.

Auto Sales Office Building:

The elevations for the auto sales office building are reversed and should be corrected. The elevations depict on the building's front (southwest elevation) a single story building with a flat roof and a pitched blue metal roof over the entrance portal. As required by the design guidelines, display windows, with blue frames and green glazing, are placed along the front of the building. The rear of the building faces northeast and fronts the proposed retail/apartment building located on Tract 1B1B. A majority of the rear façade is white face stucco finish, with the alternating bands of smooth and split face cmu occurring at the end of the building. Square mullioned windows with blue frames and green glazing are located uniformly across the façade. The

elevations also show a wall-mounted sign on the rear façade. Sign letters are 18'tall with blue backlit panels. The location of this sign is unnecessary and ineffective because it is not visible from Renaissance Boulevard. Its location is also insensitive to the residential development that it faces and should be removed.

Display Canopy:

The elevations of the display canopy show a single story structure roughly 150 feet long by 34 feet wide. A shed style metal roof of unspecified color covers the canopy. Steel columns painted light tan run the length of the canopy structure. At the center of the canopy is a pitched roof portico-like building element finished with combination of smooth white stucco finish and alternating bands of smooth and splitface cmu of tan and medium tan to match the auto sales office building.

Retail/Apartment Building:

Elevations for the mixed retail/apartment building show a combination single story and two-story building with pitched blue metal roofs covering the second story and flat roofs covering the single story sections. The single story sections are finished in alternating bands of smooth and split face cmu. The two-story sections are finished in white stucco. Tan stucco walls encase the external staircase which accesses the apartments. Along the building's south façade, which fronts Renaissance Boulevard, blue storefront windows are provided.

A note on the site plan for building permit states that all HVAC equipment shall be screened from view from the property lines of the site.

A refuse container is provide on Tract 1B1A. A detail of the proposed container should be provided so that staff can ensure its architectural integration with the site. No container is provided for Tract 1B1B. If a refuse container will be provided for Tract 1B1B, it should be shown on the site plan.

An "optional" monument sign is provided on Tract 1B1B. It stands 12' 10" tall and 13'7 inches wide. Colors and materials for the sign are not specified and should be provided prior to DRB sign off.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Reviewing agencies had no adverse comments.

Neighborhood Concerns

Planning staff has not been contacted by any area residents regarding this request.

Conclusions

This is a three-part request for approval of a zone map amendment, an amendment to a site plan for subdivision and a site plan for building permit. The property is located within the Renaissance Center. The applicant is requesting approval of the subject requests in order to allow an expansion of the existing auto dealership onto the proposed Tract1B1A and the construction of a mixed use retail/apartment building on the proposed Tract 1B1B.

The zone change request is adequately justified per *Resolution 270-1980*, as the requested zoning is more advantageous to the community as articulated by the *Comprehensive Plan*, by locating employment and service uses near to residential areas, by locating the proposed commercial use in an area that is appropriate for such use, and by allowing for the expansion of an existing business into an area contiguous to existing facilities and services. In addition, the zone changes in 1998 and 2000 have created changed community conditions, which also justify the zone change request.

The request for approval of an amendment to a previously approved site development plan for subdivision meets the requirements for approval of a site plan for subdivision as per the City's *Zoning Code*.

The site plan for building permit request allowing the expansion of the existing auto dealership and the development of a two-story mixed use retail/residential building is in conformance with polices of the *Comprehensive Plan* and the *Renaissance Master Plan*.

With some minor changes and additions, these requests meet the requirements for approval. Staff is recommending approval.

FINDINGS – 01110 01768 January 17, 2002

1. This is a request for a zone map amendment from SU-1 for C-2 and R-3 Uses to SU-1 for Auto Sales and C-1 Uses including 3 acres of employee parking for adjacent auto sales parcel for Tract 1B1A and a portion of Tract 1B1B (Proposed Tract 1B1A) containing approximately 1.6 acres, and located at Renaissance Boulevard and Union Way, NE.
2. The applicant is requesting this zone change in order to allow an expansion of the existing auto dealership located south of the site on Tract 1C.
3. The applicant justifies this request, per *Resolution 270-1980*, Section 1.D.3, by demonstrating that the proposed used is more advantageous to the community as articulated in the *Comprehensive Plan*. In addition, the proposed zone map amendment is justified per *Resolution 270-1980*, Section 1.D.2, due to changed community conditions, specifically the zone change from R-3 to SU-1 for Auto Sales which allowed development of the adjacent auto dealership as well as the zone change in July 2000 from SU-1 for R-3 to SU-1 for R-3 and C-1 Uses for the subject site.
4. This request furthers the goals and policies of the *Comprehensive Plan* by locating employment and service uses near to residential areas, by locating the proposed commercial use in an area that is appropriate for such use, and by allowing for the expansion of an existing business into an area contiguous to existing facilities and services.
5. This request furthers the applicable polices of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing, by providing a variety of housing opportunities and lifestyles including different socioeconomic types, and by encouraging future commercial /industrial development on lots already zoned commercial/industrial.
6. Approval of this zone map amendment should not be considered a changed community condition to justify future requests that would further reduce the amount of residential zoning within the *Renaissance Master Plan* area.

RECOMMENDATION - 01110 01768 January 17, 2002

APPROVAL of 0110 01768 a zone map amendment from SU-1 for C-2 and R-3 Uses to SU-1 for Auto Sales and C-1 Uses, for Tract 1B1A and a portion of Tract 1B1B, Renaissance Center, containing approximately 1.6 acres, based on the preceding Findings.

FINDINGS – 01128 01765 January 17, 2002

1. This is a request for approval of a site development plan for subdivision for an approximately 3-acre site located at Renaissance Boulevard and Union Way Road NE.
2. The applicant is proposing to amend the site plan to change the location of existing lot lines for Tracts 1B1A and 1B1B and 1B1C. These changes are necessary to allow for the expansion needs of the adjacent auto dealership.
3. This request furthers the goals and policies of the *Comprehensive Plan* by locating employment and service uses near to residential areas, by locating the proposed commercial use in an area that is appropriate for such use, and by allowing for the expansion of an existing business into an area contiguous to existing facilities and services.
4. This request furthers the applicable policies of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing, by providing a variety of housing opportunities and lifestyles including different socioeconomic types, and by encouraging quality commercial development in response to area needs in already developed/established commercial industrial zones.
5. This submittal meets the requirements for approval of a site plan for subdivision as per the City's *Zoning Code*.
6. With some minor changes, this request will be in conformance with the design guidelines of the previously approved site plan for subdivision (Project #1000419).

RECOMMENDATION - 01128 01765 January 17, 2002

APPROVAL of 01128 01765 an amendment to a site plan for subdivision for Tracts 1B1A, 1B1B and 1B1C, Renaissance Center, containing approximately 3 acres, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 01128 01765 January 17, 2002

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The site plan for subdivision shall be updated to reflect all previously approved design guidelines.
3. The site plan shows the zoning of the adjoining tracts 1B1E and 1B1D as SU-1 for C-2 and R-3 uses. This is incorrect and shall be changed to reflect the actual zoning, SU-1 for C1 and R-3 Uses including 3 acres of employee parking for adjacent auto sales parcel.
4. Public Works Conditions of Approval:
 - a. Configure the intersections of Streets B with C and A/C with D per DPM standards.
 - b. Label internal street radii.
 - c. Provide detail for pedestrian and bicycle access from Street D to existing pedestrian/bicycle trail along existing 150' drainage right-of-way.
 - d. Maintain adequate site distance at main site entrance with Montano.
 - e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

FINDINGS - 01128 01767 January 17, 2002

1. This is a request for a site plan for building permit for the proposed Tract 1B1A and 1B1B, containing approximately 2.2 acres.
2. The proposal is for an expansion of the auto dealership on Tract 1B1A which will include a 2,600 sf auto sales office building, an auto display area and a large auto sales parking lot and a 7,100 sf two-story mixed use building containing ground story retail and second story residential units submittal depicts on Tract 1B1B.

3. This request is generally in conformance with the applicable goals and policies of the *Comprehensive Plan* by creating the potential for a quality urban environment with perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in housing, transportation, work areas and life styles while creating a visually pleasing built environment.
4. This request furthers the applicable polices of the *North Valley Area Plan* by encouraging mixed use development and redevelopment which incorporates housing and by encouraging quality commercial development in response to area needs in already developed/established commercial industrial zones.
5. This request is generally in conformance with the goals and polices of the *Renaissance Master Plan* by creating a cohesive, visually unified mixed-use development. This request is also in conformance with the design guidelines of the Master Plan.
6. This request is also in conformance with design guidelines of the previously approved site plan for subdivision (1000419).
7. With some minor changes and additions, this request meets the requirements for approval.

RECOMMENDATION - 01128 01767 January 17, 2002

APPROVAL of 01128 01767 a site plan for building permit for Tract 1B1A, 1B1B and a portion of Tract 1B1C, Renaissance Center, containing approximately 2.2 acres, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 01128 01767 January 17, 2002

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The site plan shows the zoning of the adjoining tracts 1B1E and 1B1D as SU-1 for C-2 and R-3 uses. This is incorrect and shall be changed to reflect the actual zoning, SU-1 for C1 and R-3 Uses including 3 acres of employee parking for adjacent auto sales parcel.

3. An additional pedestrian pathway from Renaissance Boulevard to the proposed auto sales office building on Tract 1B1A shall be provided. This pathway can be made via connection to the existing pathway provided along the southwest side of the proposed retail/residential building.

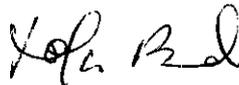
4. The site plan shall be modified to state that within 100 feet of a residential zone, the height of light poles is limited to 16 feet.

5. Landscaping:
 - a. At least two additional shade trees or three ornamental species shall be planted along the pedestrian pathway that runs between Tract 1B1A and 1B1B to provided for improved buffering between the two tracts and adequate shading of the pedestrian pathway.
 - b. Additional shrubs and groundcovers should be planted in this area to ensure that landscape beds achieve 75 percent live ground cover at maturity.
 - c. A 3' tall screen wall shall be provided to screen the parking area that fronts the entrance drive off Renaissance Boulevard.
 - d. The pedestrian path way provided from the parking areas on Tract 1B1B to the retail/apartment building should be located against the curb to facilitate pedestrian access to the pathway.

6. Architecture:
 - a. The wall-mounted sign on the rear façade of the auto sales office building shall be removed.
 - b. The color of the display canopy roof shall be specified on the site plan.
 - c. A detail of the proposed refuse container shall be provided. If a refuse container will be provided for Tract 1B1B, it shall be shown on the site plan.
 - d. The colors and material of the "optional" monument sign provided on Tract 1B1B shall be provided prior to DRB sign off.

7. Public Works Conditions of Approval:

- a. Configure the intersections of Streets B with C and A/C with D per DPM standards.
- b. Label internal street radii.
- c. Provide detail for pedestrian and bicycle access from Street D to existing pedestrian/bicycle trail along existing 150' drainage right-of-way.
- d. Maintain adequate site distance at main site entrance with Montano.
- e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.



Lola Bird
Planner

cc: Union Pension Transaction Trust NM 93-2, 1110 Pennsylvania NE Suite A, Abq., NM 87110
Tierra West LLC, 8509 Jefferson NE, Albuquerque, NM 87113

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

"Reviewed, no comments."

Office of Neighborhood Coordination

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

1. Configure the intersections of Streets B with C and A/C with D per DPM standards.
2. Label internal street radii.
3. Provide detail for pedestrian and bicycle access from Street D to existing pedestrian/bicycle trail along existing 150' drainage right-of-way.
4. Maintain adequate site distance at main site entrance with Montano.
5. 10' equestrian easement should be vacated with re-zone to SU-1 for PRD.

Utility Development:

The utility plan may require revision prior to DRB approval. Grades permitting on-site sanitary collectors MUST outfall to Montano. See Availability letter of December 14, 2000.

Traffic Engineering Operations:

Access onto Montano will be important here; vertical alignment is a bit low. Need at least 400 feet of clear visibility from any access point onto Montano from driver's eye height 13 feet back of curb face.

Hydrology:

Hydrology has no objection to the amendment to the Zone Map. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

Transportation Planning:

1. The existing Montano Road right-of-way is 106 feet wide, per policy; no further dedication required.
2. We suggest vacating the perimeter equestrian easement, especially the portion adjacent to Montano Road. Montano is a principal arterial, no longer a suitable environment for horses.

Street Maintenance:

No comment.

RECOMMENDED CONDITIONS FROM CITY ENGINEER:

Conditions of approval for the proposed Zone Map Amendment, Site Development Plan for Subdivision Purposes and Site Development Plan for Building Permit shall include:

1. Configure the intersections of Streets B with C and A/C with D per DPM standards.
 2. Label internal street radii.
 3. Provide detail for pedestrian and bicycle access from Street D to existing pedestrian/bicycle trail along existing 150' drainage right-of-way.
 4. Maintain adequate site distance at main site entrance with Montano.
- An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"Prior to any earthmoving or surface alteration activities involving a parcel of 3/4 of an acre or more, a Surface Disturbance Permit must be obtained from the City's Environmental Health Department pursuant to Albuquerque/Bernalillo County Air Quality Control Board Regulation, Part 20. Revegetation or stabilization of disturbed areas can be coordinated as part of the permitting process. Call 768-1930 for more information."

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

"No Adverse comment."

POLICE DEPARTMENT/Planning

"A review of the referenced EPC case indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur. Traffic control devices, lighting issues, maintenance of landscaping, assault, adequate security, alarm response, robbery, commercial burglary, a higher probability of crimes during evening/weekend hours, lighting issues, traffic volume, burglaries, speeding violations, accidents in the parking lot."

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

“Approved on condition will coordinate with the SWMD to comply with all requirements and ordinances. T.L. Baca 761-8142”

FIRE DEPARTMENT/Planning

“New construction will be reviewed through the normal City of Albuquerque Plan Review Process. Items to be reviewed by the Albuquerque Fire Department will be but not limited to, fire department access and fire hydrant locations, fire alarm systems, sprinkler systems, as well as accessible fire department connections. New additions will require a Fire Flow Statement prior to DRB.”

TRANSIT DEPARTMENT

“This site is within 300 feet of Route 16.”

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

“No objection. “

ALBUQUERQUE PUBLIC SCHOOLS

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

“No adverse comment.”

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

Meeting Date: 1-17-02

Zone Atlas Page: F-16-E

Notification Radius: 100 Ft.

App#	<u>01128-0000-01765</u>
Proj#	<u>1000419</u>
Other#	<u>01128-0000-01767</u>
	<u>01110-00000-01768</u>

Cross Reference and Location: _____

Applicant: Union Pension Transaction Trust / NIM 93-2

Address: 1110 Pennsylvania NE, Ste # A, 87110

Agent: Tierra West, LLC

Address: 8509 Jefferson St NE, 87113

SPECIAL INSTRUCTIONS

Notices Must be mailed from the
City 15 days prior to the meeting.

Date Mailed: 1-2-02

Signature: Moleau Smith

PROPERTY OWNERSHIP / LEGAL LIST

App# _____
 Proj# _____

Date: _____

Page 1 Of 1

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
E-14	10110041	056-200	208-20	Imp ✓
		108-310	01	Imp ✓
		027-204	10	✓
		123-210	306-10	✓
		144-208	209-15	Imp ✓
E-15	10150041	517-230	461-25	Imp ✓
		519-241	24	Imp ✓
		523-249	25	Imp ✓
		527-253	26	Imp ✓
		528-268	27	✓
		529-281	28	✓
E-16	10160041	011-278	201-01	✓
		023-281	03	✓
		053-315	203-08	✓
		027-316	202-04	✓
E-15	10150041	450-210	461-01	

1016061 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

101606105626020820 LEGAL: TR 1 B-1 PLAT OF TRACTS 1A-1, 1A-2, & 1B-1 RENAISSA LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF

OWNER ADDR: 01516 SAN PEDRO

NE ALBUQUERQUE NM 87110

101606110831020801 LEGAL: TR 1 A-2 PLAT OF TRACTS 1A-1, 1A-2, & 1B-1 RENAISSA LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF

OWNER ADDR: 01516 SAN PEDRO

NE ALBUQUERQUE NM 87110

06102720420810 LEGAL: TR 1 C SU BD PLAT FOR RENAISSANCE CENTER CONT 12.15 LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: RICHARDSON EW & BARBARA LEE

OWNER ADDR: 04201 BEE CAVES

RD AUSTIN TX 78746

101606112321030610 LEGAL: TR 2 B SU BD PLAT FOR RENAISSANCE CENTER CONT 12.890 LAND USE:

PROPERTY ADDR: 00000 1220 RENAISSANCE BLV NE

OWNER NAME: HOME DEPOT USA INC ATTN BONITA

OWNER ADDR: 01700 MARKET

ST PHILADELPHIA PA 19103

101606114426820915 LEGAL: TR 2 A-1B PLAT OF TRS 2A-1A & 2A-1B OF RENAISSANCE LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: UNITED NM TRUST CO/TRUSTEE OF

OWNER ADDR: 01516 SAN PEDRO

NE ALBUQUERQUE NM 87110

101506151723040123 LEGAL: * 7 ROSE LEE LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: CURRY DON C & JEANNE

OWNER ADDR: 00043 MEADOW

DR TIJERAS NM 87059

101506151924140124 LEGAL: * 6 ROSE LEE LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: CURRY DON C & JEANNE

OWNER ADDR: 00043 MEADOW

DR TIJERAS NM 87059

101506152324940125 LEGAL: * 5 ROSE LEE LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: CURRY DON C & JEANNE

OWNER ADDR: 00043 MEADOW

DR TIJERAS NM 87059

101506152725940126 LEGAL: * 4 ROSE LEE LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: CURRY DON C & JEANNE
OWNER ADDR: 00043 MEADOW

DR TIJERAS NM 87059

101506152826840127

LEGAL: * 3 ROSE LEE
PROPERTY ADDR: 00000 5708 TOKAY RD NE
OWNER NAME: MARTINEZ JOHN P & SANDRA A
OWNER ADDR: 05708 TOKAY

LAND USE:
NE ALBUQUERQUE NM 87107

101506152928140128

LEGAL: * 2 ROSE LEE
PROPERTY ADDR: 00000 5712 TOKAY NE
OWNER NAME: TAFIYA LEO E & FABIOLA H
OWNER ADDR: 05712 TOKAY

LAND USE:
RD NE ALBUQUERQUE NM 87107

101606101127820101

LEGAL: * 04 0 VI NEYARD #1 W 75FT L40
PROPERTY ADDR: 00000 646 MUSCATEL AVE NE
OWNER NAME: ARMSTRONG R L ETUX
OWNER ADDR: 00646 MUSCATEL

LAND USE:

AV NE ALBUQUERQUE NM 87107

101606102328120103

LEGAL: VINE YARD ADD ALL OF 40 EXC W75FT CONT 0.83A
PROPERTY ADDR: 00000 650 MUSCATEL AVE NE
OWNER NAME: ATTENCIO EDWARD
OWNER ADDR: 00650 MUSCATEL

LAND USE:

AV NE ALBUQUERQUE NM 87107

101606105331520303

LEGAL: * 01 7 VI NEYARD #1
PROPERTY ADDR: 00000 5814 TOKAY ST NE
OWNER NAME: MORRIS WALTER ETUX
OWNER ADDR: 05814 TOKAY

LAND USE:

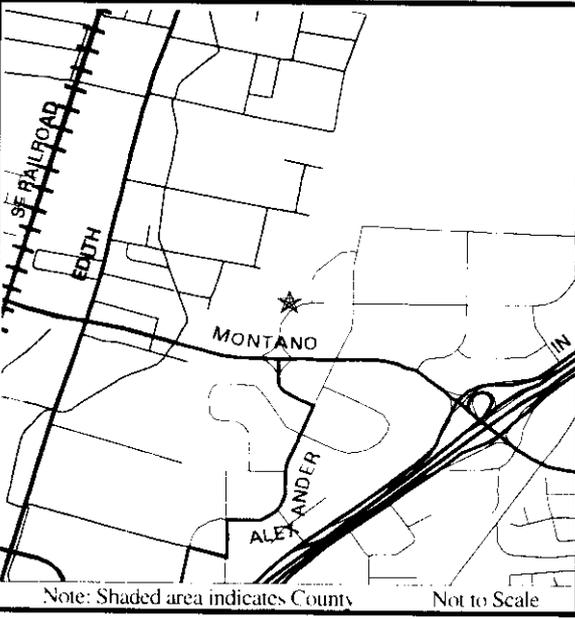
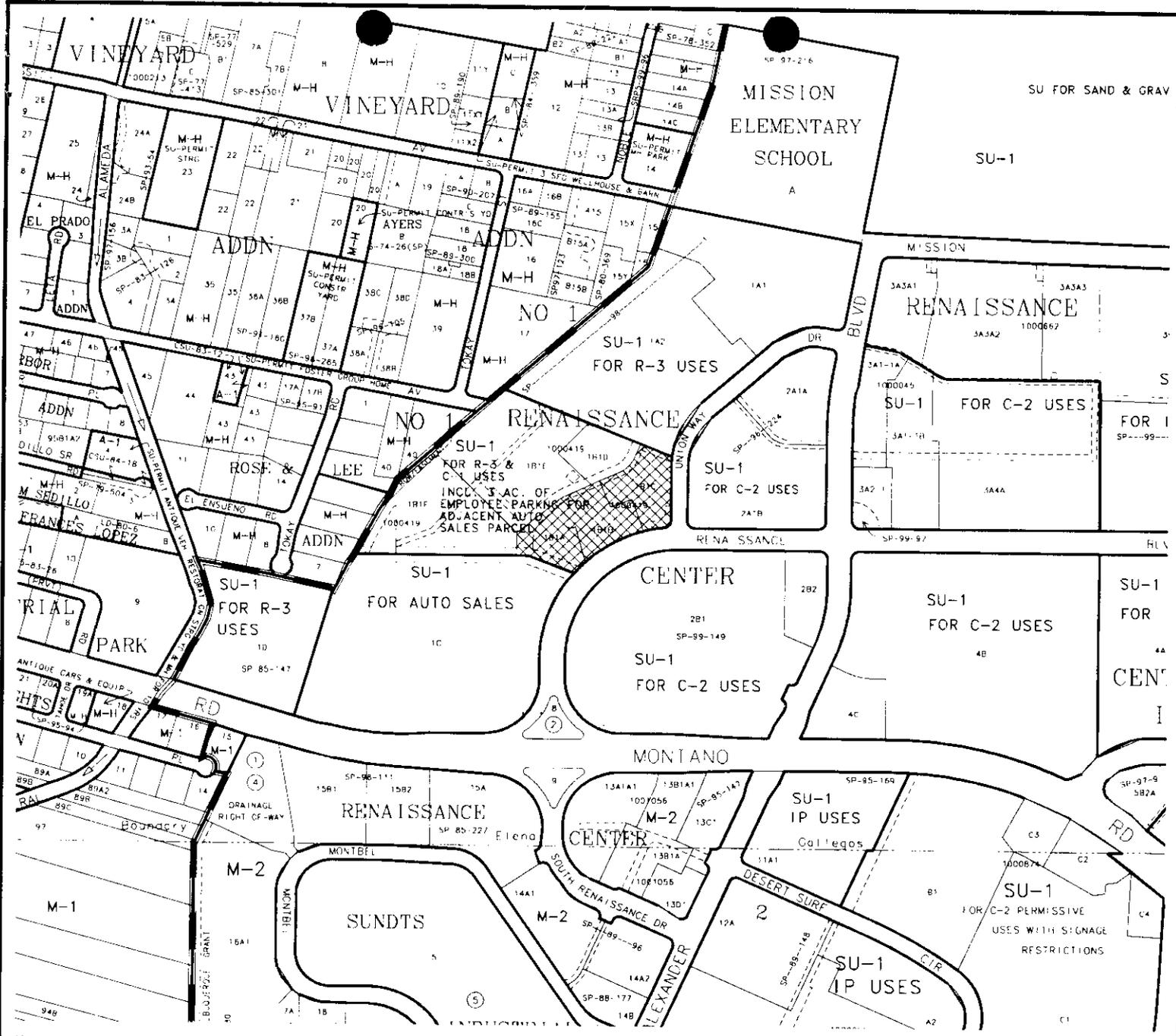
ST NE ALBUQUERQUE NM 87107

101606102731620204

LEGAL: * 03 9 VI NEYARD ADD
PROPERTY ADDR: 00000 5901 TOKAY ST NE
OWNER NAME: LOWEY II JAMES EDWARD ETUX
OWNER ADDR: 05901 TOKAY

LAND USE:

ST NE ALBUQUERQUE NM 87107



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1" = 535'

PROJECT NO.
1000419

HEARING DATE
1-17-02

MAP NO.
F-16

APPLICATION NO.
01128-00000-01765
01128-00000-01767
01110-00000-01768

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR A WIRELESS TELECOM FACILITY

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 30 copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Building Permit Checklist
- 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility Development)
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 - Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 - Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 - Registered Engineer's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 30 copies for EPC public hearings
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ronald R. Bohannon, P.E.
Applicant name (print)
Karen Stevens for Ronald E. Bohannon 11/28/01
Applicant signature / date



Form revised December 2000

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
01138 - 01765
01138 - 01767

Scott Cordell 11/28/01
Planner signature / date
 Project # 1000419

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form S

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN Supplemental form P

- ...for Subdivision Purposes
- ...for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC) L

ZONING Supplemental form Z

- Annexation & Zone Establishment
- Sector Plan
- Zone Change
- Text Amendment

APPEAL / PROTEST of... A

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: UNION PENSION TRANSACTION TRUST NM93-2 PHONE: 268-1200
 ADDRESS: 110 PENNSYLVANIA NE STE A FAX: 268-0449
 CITY: ABQ STATE NM ZIP 87110 E-MAIL: _____

Proprietary interest in site: OWNER
 AGENT (if any): TIERRA WEST LLC PHONE: 858-3100
 ADDRESS: 8509 JEFFERSON NE FAX: 858-1118
 CITY: ABQ STATE NM ZIP 87113 E-MAIL: twllc@tierrawestllc.com

DESCRIPTION OF REQUEST: AMEND SITE PLAN FOR SUBDIVISION, SITE PLAN FOR BUILDING PERMIT, ZONE CHANGE TRACTS 1B1A & 1B1B

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

(Tract) No. 1B1A & 1B1B & 1B1C Block: _____ Unit: _____

Subdiv. / Addn. RENAISSANCE CENTER

Current Zoning: SU-1 FOR R-3 Proposed zoning: SU-1 FOR AUTO SALES & C-1 USES

Zone Atlas page(s): F-16 No. of existing lots: 3 No. of proposed lots: 3

Total area of site (acres): 2.333 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? Yes. No, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. 1016061062269820820 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: RENAISSANCE BLVD NE

Between: MONTANO ROAD and UNION WAY ROAD NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V., S., etc.): DRB97-471
00110-00000-00460/00128-00000-00460/00450-00000-01380/00450-01380/00440-01419

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Ronald R. Bohannon, P.E. DATE 11/28/01
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2001

INTERNAL ROUTING

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>0112F - 01765</u>	<u>Amend S.P. P(11)</u>		<u>\$230.00</u>
<u>0112F - 01767</u>	<u>SOP PP. P(1)</u>		<u>\$350.00</u>
<u>0111U - 01768</u>			<u>\$320.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ <u>25.00</u>
Hearing date <u>January 17, 2002</u>			Total <u>\$ 975.00</u>

[Signature] 11/29/01
 Planner signature / date

Project # 1000419

ANNEXATION AND ESTABLISHMENT OF ZONING

- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Property Boundary Survey prepared by a licensed professional surveyor
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SECTOR DEVELOPMENT PLAN PHASE I - DRB CONCEPTUAL PLAN REVIEW (Unadvertised)

SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPROVAL (Public Hearing)

SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF (Unadvertised)

- ___ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - ___ Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - ___ Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC final review and approval public hearing only)
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC final review and approval public hearing only)
 - ___ Fee for EPC final review and approval only (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- Refer to the schedules for the dates, times and places of D.R.B. unadvertised meetings and E.P.C. hearings. **Your attendance is required.**

AMENDMENT TO ZONE MAP (ZONE CHANGE)

- Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
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AMENDMENT TO SECTOR DEVELOPMENT PLAN

- ___ Proposed Amendment referenced to the materials in the sector plan being amended
 - ___ Sector Plan to be amended with materials to be changed noted and marked
 - ___ Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - ___ Fee (see schedule)
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AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

- ___ Amendment referenced to the sections of the Zone Code being amended
 - ___ Sections of the Zone Code to be amended with text to be changed noted and marked
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Fee (see schedule)
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ronald R. Bohannon P.E.
Applicant name (print)
[Signature]
Applicant signature / date



Form revised December 2000

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers	
01110 -	01765
-	-
-	-

[Signature] 11/29/01
Planner signature / date
Project # 1000419

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
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SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR A WIRELESS TELECOM FACILITY

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 30 copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 30 copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
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 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
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Ronald R. Bohannon, P.E.
Applicant name (print)
Karen Jensen for Ronald R. Bohannon 11/28/01
Applicant signature / date



Form revised December 2000

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers	
01128	- 01765
01128	- 01767
-	-

Paul Cordell 11/28/01
Planner signature / date
Project # 100049



November 26, 2001

Re: Tract 1B1A & 1B1B, Renaissance Center
ALBUQUERQUE, NEW MEXICO

To Whom It May Concern:

As the Owner/Developer by contract, I hereby grant Ronald R. Bohannon and Tierra West, LLC to act as agent on behalf of Union Pension Transaction Trust NM 93-2 on matters pertaining to the development of Tract 1B1A & 1B1B, Renaissance Center project.



James K. Trump Executive Director

November 26, 2001
(Date)

New Mexico Development Foundation

1110 Pennsylvania NE, Suite A • Albuquerque, New Mexico 87110 • Phone: (505) 268-1200 • Fax: (505) 268-0449



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

November 29, 2001

Ms. Elisabeth Begay, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Request for Zone Change for Tract 1B-1-A and 1B-1-B Renaissance Center,
Site Plan for Subdivision Amendment for Tracts 1B-1-A, 1B-1-B and 1B-1-C, and
Site Plan for Building Permit Purposes for Tracts 1B-1-A and 1B-1-B
Zone Atlas Page F-16

Dear Ms. Begay:

Tierra West, LLC, on behalf of the Union Pension Transaction Trust 93-2, NM, requests Zone Change Approval from SU-1 for R3 and C1 Uses to SU-1 for Auto Sales for Tract 1B-1-A and Tract 1B-1-B to develop an addition to the Bob Turner Ford Dealership for program car sales. We are also requesting an Amendment to the Site Plan for Subdivision for Tracts 1B-1-A, 1B-1-B, and 1B-1-C and Site Plan for Building Permit Purposes for Tracts 1B-1-A and 1B-1-B.

LOCATION

Tracts 1B-1-A, 1B-1-B, and 1B-1-C are located in the Renaissance Center at the northwest corner of Montano Road and Renaissance Boulevard. The Renaissance Center is situated along Interstate 25 and Montano Road. This site is on the eastern edge of the Renaissance Center and is bordered by SU-1 for Auto Sales on the south (Bob Turner Ford Dealership), on the east by SU-1 for C2 uses (Home Depot), the west and north by future R3 apartment uses. The site to the north is partially developed with the first phase of a three phase apartment housing project.

HISTORY

The area known as the Renaissance Center was originally a gravel pit until it was platted and given zoning in the latter part of 1983 and early 1984. The area's predominate zoning in the area south of Montano Road is M-2 and SU-1 for IP uses. Conditional uses were granted in 1987 for the Price Club's old building and Home Base. (The Price Club has since opened a new store and relocated to the North Renaissance Center.) The area was annexed and zoned in 1984 as part of the Renaissance Center Master Plan (AX-84-1, Z-84-13) and established as predominately commercial and industrial land uses. The uses in the center are very diverse. Businesses currently located in the Renaissance Center include the Home Depot, Costco, FEDEX, FritoLay, International Brotherhood of Electrical Workers (IBEW), Distribution Management Corporation (DMC), Wendy's, Carl's Jr., Union Savings Bank, General Technologies, IKON and several restaurants currently under construction.

The original developers of the Center constructed the infrastructure and then filed bankruptcy. The lending institute that acquired the Center after the bankruptcy later became insolvent and the Center, including all of the assets, were turned over to the Resolution Trust Corporation. In 1993, the Union Pension Transaction Trust 93-2, NM funds were used to purchase the Center and since that time they have been developing the Center under the approved master plan and restrictive covenants placed by the EPC and the original developers.

The Trust, upon purchasing the Renaissance Center, completed approximately \$300,000 in public street repairs. In addition to the repairs, a new traffic study was prepared by Avid Engineering and accepted by the City. Under that study, mitigation measures were required totaling approximately \$900,000.00, of which approximately \$500,000 in improvements have been completed to date.

Tract 1B of the Renaissance Center was subdivided and rezoned in early 2000 under case number 00128-00000-00461. At that time, the site was subdivided into six tracts. Tract 1B-1-A, 1B-1-B and 1B-1-C were zoned SU1 for R3 and C1 uses.

SITE DEVELOPMENT PLAN APPROVAL

We are proposing to modify the approved Site Plan for Subdivision to adjust the lot lines to fit the proposed uses. The lot lines on Tracts 1B-1-A, 1B-1-B and 1B-1-C are proposed to be modified. We are not proposing any other changes to Tract 1B-1-C except the Site Plan for Subdivision. When this lot is developed in the future we will submit to EPC for Site Plan for Building Permit Approval. The remainder of Tract 1B-1 will not be affected by these changes.

We are requesting a zone change for the existing tracts 1B-1-A and a portion of 1B-1-B to SU-1 for Auto Sales. When the site is replatted with the new lot lines only 1B-1-A will be zoned SU-1 for Auto Sales. The remainder of Tract 1B-1-B and Tract 1B-1-C will retain the current zoning of SU-1 for R3 and C1 Uses.

We are requesting Site Plan for Building Permit Approval for two tracts: Tract 1B-1-A and 1B-1-B. We are proposing an expansion of the existing Bob Turner Ford Dealership to include a program car sales lot on Tract 1B-1-A. In addition, we are proposing a general retail building with two residential penthouse units on Tract 1B-1-B.

Resolution 270-1980

We are proposing a change of zone based upon the conditions set forth in Resolution 270-1980. Specifically, the change will facilitate the elements of the Albuquerque Comprehensive Plan. The Comprehensive Plan is fairly specific about location of new commercial uses.

Policy 5i Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, polluting

and traffic on residential communities.

We feel that the site is oriented in the best possible way to reduce or eliminate all light, noise, traffic and drainage impacts to a residential area as well as provide a transition to the neighborhoods north of the site.

Policy 5j When new commercial development occurs it should generally be located in existing commercially zoned property. In larger area-wide shopping centers located at intersections of arterial streets and provide access via mass transit – more than one commercial center should be allowed at an intersection only when transportation problems do not result.

The Renaissance Center is the ideal location for commercial uses. Located next to Interstate, as well as Montano Road, this is the best area for the proposed use of retail auto sales.

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

The zone change accommodates new commercial growth through the development of vacant land and develops the property in a very compatible development.

The change in zone will assist in stabilizing the land use in the area. This parcel, in near proximity to Montano Road, is ideal for a major commercial development. In addition, this property is surrounded on three sides with commercial property

The change in zone is also consistent with the health, safety, morals, and general welfare of the City. This change is not any significant conflict with adopted plans and actually promotes the Comprehensive Plan. The change in zone will not constitute a spot zone since it is bordered on three side with commercial zoning and compatible uses.

North Valley Sector Development Plan

The *North Valley Area Plan* was first adopted in 1993. The North Valley as defined by this plan is bounded by the Bernalillo County/Sandoval County boundary (north), Interstate Highway 40 (south), Interstate Highway 25 (east), and the Rio Grande (west); specific boundaries are shown on the Boundaries map in the Plan (page 24). It sets forth policies regarding land use and zoning, wastewater, and housing (*Zoning and Land Use Policy 2 and 3, Wastewater Policy 3, Transportation Policy 1, and Housing Policy 1 and 2*).

Zoning and Land Use Policy 2 states that the City and County shall stabilize residential zoning and land use in the North Valley Area. (*p. nos. 7 & 61*)

Zoning and Land Use Policy 3 states that strip commercial development and associated signage on valley arterials shall be limited in part through the retention of existing residential zoning on Montano Road. (p. nos. 8 & 62)

Wastewater Policy 3 states that wastewater systems shall be designed to serve the North Valley at future development densities allowed by existing zoning. (p. nos. 10 & 84)

Housing Policy 1 states that the City and County shall stabilize land use to protect affordable housing and land presently zoned for housing. (p. nos. 14 & 130)

Housing Policy 2 states that the County and City shall encourage mixed use development and redevelopment which incorporates housing. (p. nos. 14 & 130)

We are further requesting that EPC delegate any Site Plan for Building Permit Purposes to DRB. The Master Plan has been followed consistently over the years, and we feel it will continue to be followed appropriately.

SUMMARY

I hope this application, along with the request for approval on the Zone Change, the Site Plan for Subdivision Amendment and the Site Plan for Building Permit, has answered all of your questions. If there are any questions concerning this request or any other aspect of the project do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, PE

Enclosure/s

cc: James K. Trump, Jr.
Claudio Vigil
Gary Chilcoat

JN: 21098
scl

CITY OF ALBUQUERQUE

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

APPLICANT: TIERRA WEST LLC DATE OF REQUEST: 11/26/01 ZONE ATLAS PAGE(S): F-16-Z

CURRENT:
ZONING SU-1 FOR R-3 & C-1

PARCEL SIZE (AC/SQ. FT.) 2.0088 ± AC

REQUESTED CITY ACTION(S):

- ANNEXATION [] SECTOR PLAN []
- COMP. PLAN [] ZONE CHANGE [X]
- AMENDMENT [] CONDITIONAL USE []

PROPOSED DEVELOPMENT:

- NO CONSTRUCTION/DEVELOPMENT []
- NEW CONSTRUCTION [X]
- EXPANSION OF EXISTING DEVELOPMENT []

LEGAL DESCRIPTION:

LOT OR TRACT # TRACT 1B1A & 1B1B
 BLOCK # _____
 SUBDIVISION NAME RENAISSANCE CENTER

SITE DEVELOPMENT PLAN:

- A) SUBDIVISION [X] BUILDING PERMIT [X]
- B) BUILD'G PURPOSES [] ACCESS PERMIT []
- C) AMENDMENT [] OTHER []

GENERAL DESCRIPTION OF ACTION:¹

OF UNITS: 1
 BUILDING SIZE: 2600 sq ft

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 11/26/01
 (TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [] BORDERLINE []
 PWD DEVELOPMENT SERVICES & TRANSPORTATION DEVELOPMENT DIV. PLAZA DEL SOL (TONY LOYD)

THRESHOLDS MET? YES [] NO [X]
 MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [X]

NOTES: NORTH RENAISSANCE TIS

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.**

[Signature] 11-28-01
 TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [] BORDERLINE []
 ENVIRONMENTAL HEALTH DEPT. AIR QUALITY DIV. 3RD FLOOR / ROOM 3023 CITY/COUNTY BLDG. 768-2638 (CATALINA LEHNER)

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.**

ENVIRONMENTAL HEALTH _____ DATE _____

REQUIRED TIS AND / OR AQIA MUST BE COMPLETED PRIOR TO APPLYING TO THE EPC. ARRANGEMENTS MUST BE MADE PRIOR TO SUBMITAL 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 1/1/1994 [Signature] 11-28-01
 -FINALIZED 1/1/1994 TRAFFIC ENGINEER DATE
 AQIA -SUBMITTED 1/1/1998 UPDATE _____
 -FINALIZED 1/1/1998 ENVIRONMENTAL HEALTH DATE



City of Albuquerque

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: November 28, 2001

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on November 28, 2001
(date)

TO CONTACT NAME: Karen Stewart
COMPANY/AGENCY: Sierra West, LLC
ADDRESS/ZIP: 8509 Jefferson NE 87113
PHONE/FAX #: 858-3166 / 858-1118

Contacted the Office of Community and Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at tract 1B1A, 1B1B, 1B1C, Renaissance Center
zone map page(s) E-16

Our records indicate that as of 11-28-01, there were **no Recognized**
(date)
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 924-3913.

Sincerely,

Dalaina S. Carmona
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

TERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION
FAX: 924-3913 TOTAL OF (2) PAGES

From: KAREN STEWART

Subject: HOMEOWNERS ASSOCIATION INFORMATION JN: 21098

Date: November 28, 2001

PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:
TRACT 1B1A, 1B1B, & 1B1C, RENAISSANCE CENTER

LOCATED ON RENAISSANCE BLVD NE
LEGAL DESCRIPTION
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN MONTANO ROAD AND UNION WAY ROAD NE
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET:

(F-16)
ZONE ATLAS #

PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE, PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY. THANK YOU.

MESSAGE CONFIRMATION

NOV-28-2001 10:46AM WED

FAX NUMBER: 8581118
NAME : TIERRA WEST LLC

NAME/NUMBER : 9243913
PAGE : 002
START TIME : NOV-28-2001 10:45AM WED
ELAPSED TIME : 01'38"
MODE : G3 STD ECM
RESULTS : [O.K]

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

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**SITE DEVELOPMENT PLAN
FOR SUBDIVISION CHECKLIST**

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT
PLANS FOR BUILDING PERMIT** (Optional, but STRONGLY
recommended)

- ___ 1. Overall Design Theme and Land Use Concept
- ___ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- ___ 3. Street Design
- ___ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- ___ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- ___ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- ___ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- ___ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- ___ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

Renaissance Master Plan

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Since development proposals vary in type and scale, there may be application requirements that are not included here. Nonetheless, it is the applicant's responsibility to provide a complete submittal. Incomplete submittals will be rejected. Site development plans submitted will ordinarily be composed of the following plan sheets:

1. **Site Plan (including utilities and easements)**
2. **Landscaping Plan**
3. **Grading Plan**
4. **Building and Structure Elevations**

Submitted plans shall be organized in the above manner. The following checklist describes the minimum information necessary for element. **The Applicant shall check off all items shown on the site plan or label as NA, if not applicable.**

Accompanying Material - Fee payment

- A. Complete application with summary.
- B. 8 1/2" x 11" reductions

SHEET #1 - SITE PLAN

A. General Information

- 1. Scale

Under 1.0 acre	1" = 10'
1.0 - 5.0 acres	1" = 20'
Over 5 acres	1" = 50'
Over 20 acres	1" = 100'
Other scales as approved by staff	
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. Existing structures on site and on sites adjacent to the proposal that may impact, or may be impacted by the project.
- 6. Property lines
- 7. Existing and proposed easements (identify each)
- 8. Sheet Index

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures on the property and on adjacent properties, including privacy and retaining walls (distinguish between proposed and existing structures).
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Wall(s), fence(s), and screening: height, length, color and materials. Show cross-sections for retaining walls.
- F. Dimensions of all principal site elements
- G. Loading facilities

H. Site light (height, type, and intensity)

2. Non-Structural and Parking

A. Parking design with spaces numbered per aisle.

1. Location
2. Arrangements
3. Dimensions and curve radii
4. Turning spaces
5. Drives
6. Aisles
7. Ingress
8. Egress
9. Number of spaces required:
10. Handicapped parking, spaces required:

B. Bicycle racks, spaces required:

C. Elevation drawing of refuse container and enclosure, if applicable.

C. Street and Circulation

1. Identification and location of public and private streets and alleys with proper name, existing and proposed width dimensions.
2. Curve radii
3. Right-of-Way width
4. Pavement width (flow line to flow line) including medians and median cuts.
5. Sidewalk widths and locations, existing and proposed.
- N/A 6. Rail spurs, if applicable
7. Location of traffic signs and signals related to the functioning of the proposal.
8. Bikeways
9. Bus facilities, including bays and shelters where required.
10. Curb cut size and type.
11. Provisions for non-auto transportation, including transit and bicycle related improvements and pedestrian linkage.

D. Utilities

1. Fire hydrant locations, existing and proposed.
2. Distribution lines
3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
4. Existing water, sewer, storm drainage facilities (public and/or private).
5. Proposed water, sewer, storm drainage facilities (public and/or private)

E. Phasing

- N/A 1. Proposed phasing of improvements and provision for interim facilities. Information on future phasing should be included. If applicable, indicate location and square footage.

SHEET #2 - LANDSCAPING PLAN

If appropriate, landscaping maybe shown on sheet #1 with the approval of Planning staff. See article 6-1-1-1et.al., the Water Conservation Landscaping and Water Waste

Ordinance for specific restrictions, regulations, standards, and requirements

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavements, sidewalks, slope pavings, curb, and gutters, etc.).
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.).
 - C. Ponding areas either for drainage or landscaping/recreational use.
- 7. Identify nature, location and size of shrubbery and trees (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Irrigation System
- 9. Planting Beds
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for maintenance (Statement)
- 12. Statement of Water Waste, etc.
- 13. Landscaped area requirement; square footage and percent:
- 14. Landscaped area provided; square footage and percent:

SHEET #3 - GRADING PLAN

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Existing topography and structural improvements within at least 25 feet beyond property boundaries (more may be required).
- 5. Property Lines
- 6. Existing and proposed easements
- 7. Proposed contours and/or spot elevations
- 8. Retaining walls

B. Proposal

- 1. Grading submittals, ponding areas, erosion and sediment control facilities:
 - A. Conceptual grading and drainage plan
 - B. Drainage plan (maybe required for other submittals)
 - C. Drainage Report (maybe required for other submittals)

- A. Cross Sections
Provide cross section for all perimeter property lines at the point of the greatest grade change: Where the grade change is greater than 4 feet, provide one additional cross section in each direction within no more than 100 feet of the reference point.

B. **Spot Elevation**
Provide spot elevations existing and proposed within 20 feet of both sides of the property line, not to exceed intervals of 100 feet.

C. **Grade Changes**
Identify grade change on the site greater than 2 feet with shading or a single cross-hatch. Identify grade changes greater than 4 feet with darker shading or a double cross-hatch.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- 1. Scale (minimum of 1/8" or as approved by Planning Staff).
- 2. Bar Scale
- 3. Facade orientation (elevation of all sides of the buildings)
- 4. Dimensions, to scale including overall height and width, and dimensions of major facade elements.
- 5. Location, material and colors of windows, doors and framing.
- 6. Materials and colors of all building elements and structures.

B. Signage

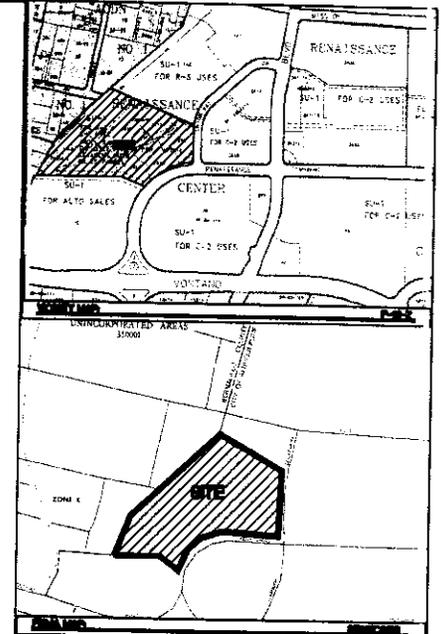
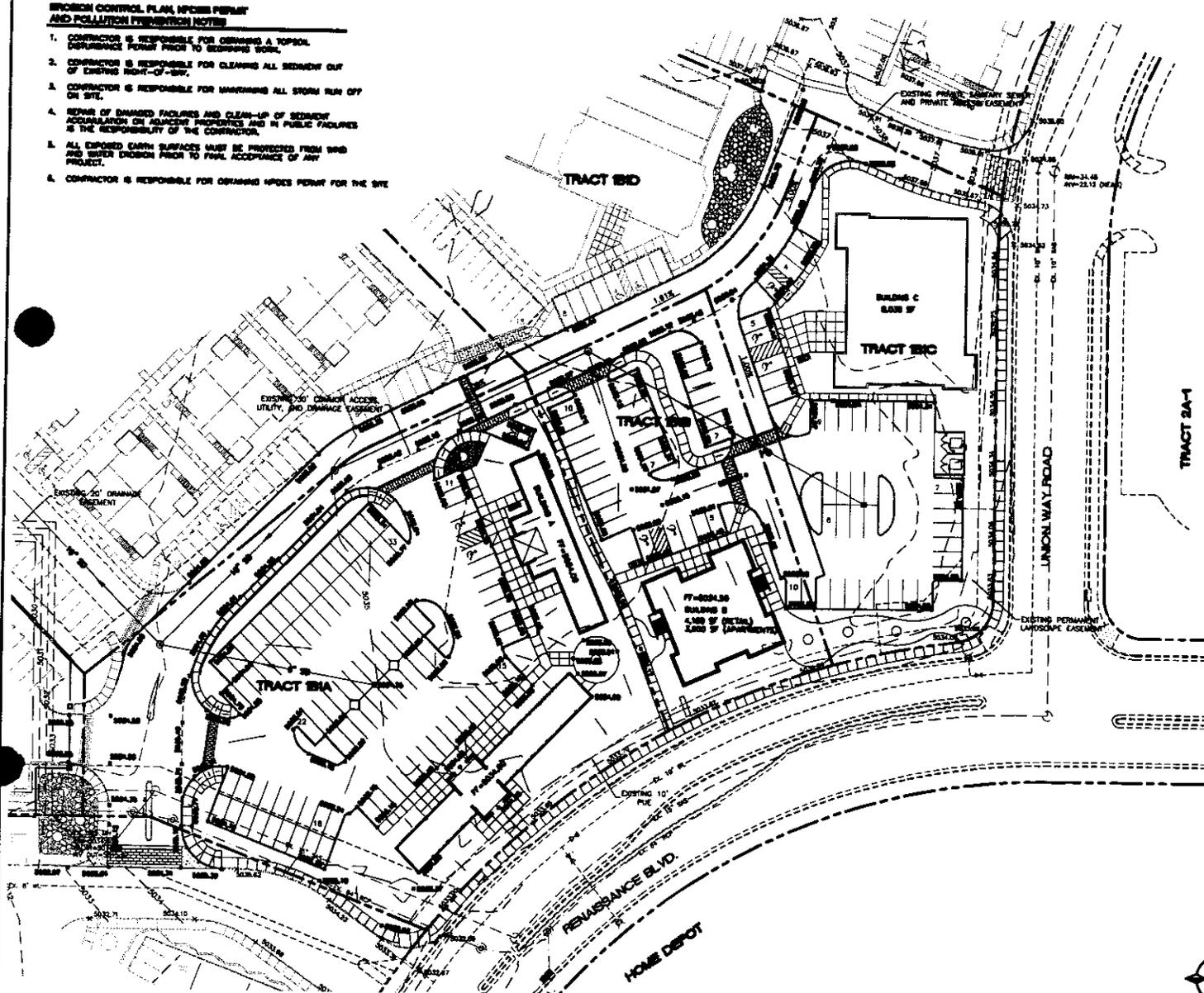
- 1. Elevations
- 2. Location
- 3. Height and width
- 4. Sign face area - dimensions and square footage
- 5. Lighting
- 6. Materials and Colors for sign face and structural elements.

C. Additional information, including, renderings and perspective drawings may be submitted.

- A. Samples
 - 1 Presentation Models
 - 2. Photos

**EROSION CONTROL PLAN, NPDES PERMIT
AND POLLUTION PREVENTION NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO COMMENCING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE.

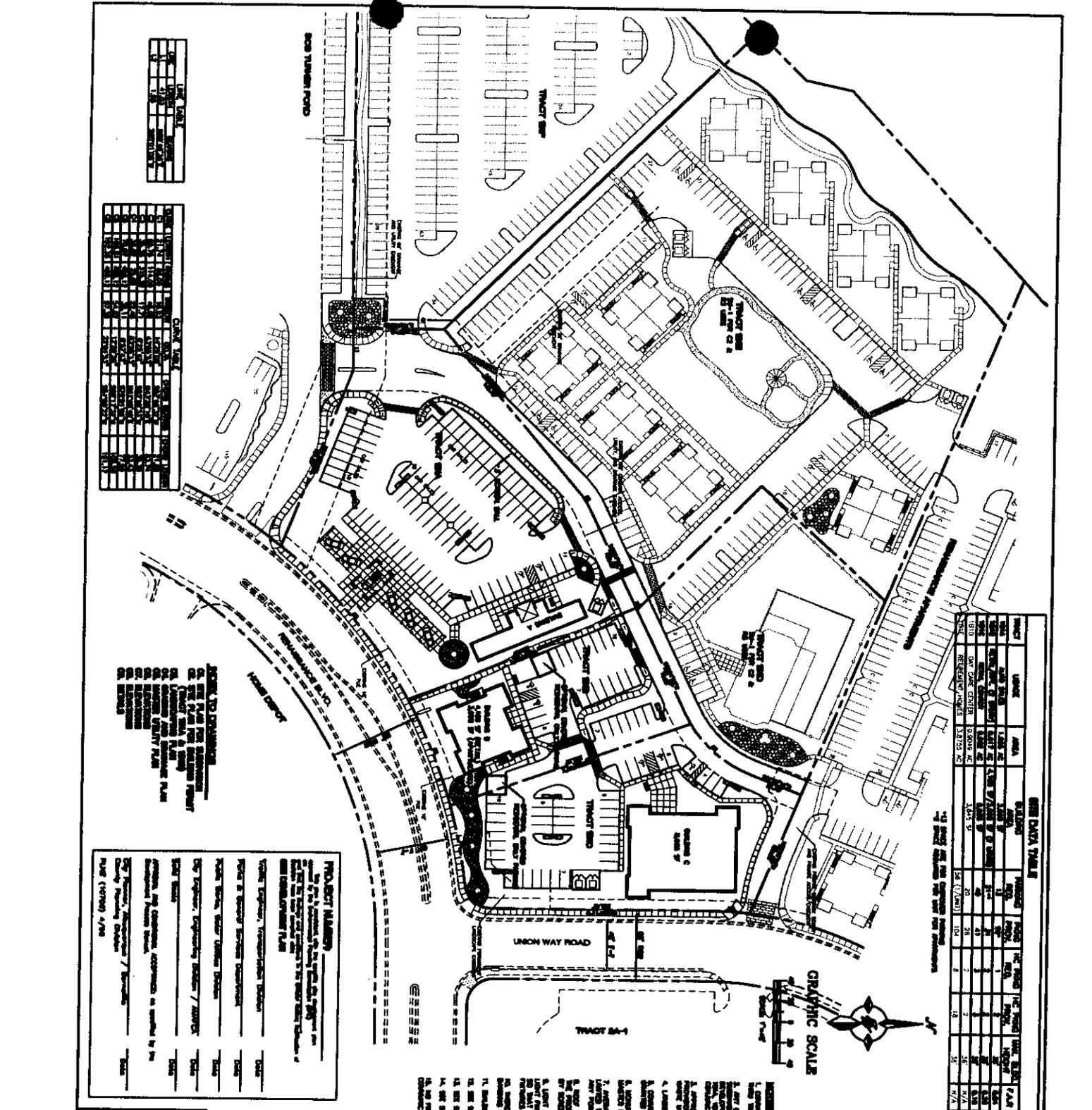


LOCAL JURISDICTION
MAY VARY FROM THE REST OF THE JURISDICTION CODES

- LEGEND**
- ⊙ EXISTING STORM SEWER MANHOLE
 - EXISTING STORM SEWER LINE
 - ⊙ PROPOSED STORM SEWER MANHOLE
 - PROPOSED STORM SEWER LINE
 - EXISTING CURB & GUTTER
 - EXISTING CONTOUR (HATCH)
 - EXISTING CONTOUR (HATCH)
 - EXISTING LANE
 - EXISTING
 - PROPOSED SIDEWALK



TERRA WEST APPROVAL		
DESIGNED BY	BOB TURNER FORD EXPANSION	DATE
	GRADING AND DRAINAGE PLAN	11/27/2014
		210000000
	TERRA WEST, LLC	SHEET #
	10000 S. GARDNER ST. ARLINGTON, VA 22204-0715 703-441-1000	C4
		JOB #
		1700



BOB TURNER FORD

TRACT	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
TRACT 24-A	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-B	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-C	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-D	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-E	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-F	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-G	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-H	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-I	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-J	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-K	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-L	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-M	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-N	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-O	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-P	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-Q	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-R	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-S	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-T	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-U	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-V	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-W	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-X	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-Y	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00
TRACT 24-Z	1,000.00	100.00	100.00	100.00	100.00	100.00	100.00

- GENERAL NOTES:**
1. THE PLAN FOR THE SUBSTANTIVE...
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 9. THE PLAN FOR THE SUBSTANTIVE...
 10. THE PLAN FOR THE SUBSTANTIVE...

PRODUCT NAME: BOB TURNER FORD EXPANSION

PROJECT NO.: 123456789

DATE: 12/31/2023

BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

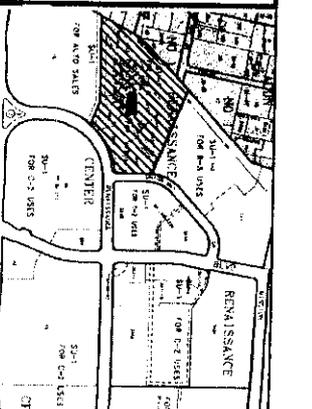
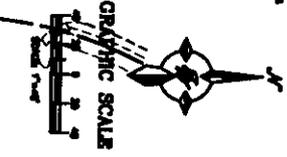
SCALE: AS SHOWN

PROJECT LOCATION: [Address]

CLIENT: [Company Name]

DESIGNER: [Firm Name]

DATE: [Date]



- LEGEND:**
- 1. EXISTING BUILDING FOOTPRINT
 - 2. EXISTING PARKING SPACES
 - 3. EXISTING DRIVEWAYS
 - 4. EXISTING DRIVEWAYS
 - 5. EXISTING DRIVEWAYS
 - 6. EXISTING DRIVEWAYS
 - 7. EXISTING DRIVEWAYS
 - 8. EXISTING DRIVEWAYS
 - 9. EXISTING DRIVEWAYS
 - 10. EXISTING DRIVEWAYS

BOB TURNER FORD EXPANSION SITE PLAN FOR SUBSTANTIVE

DATE: 12/31/2023

BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

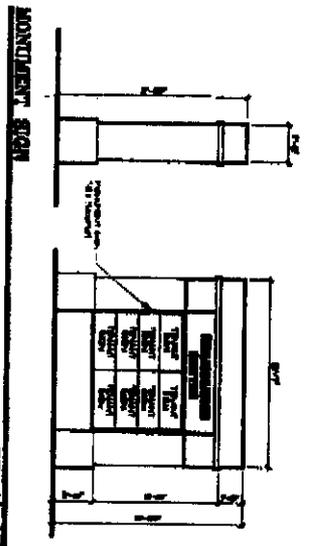
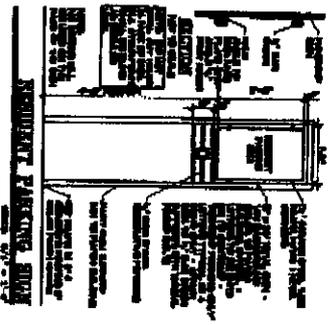
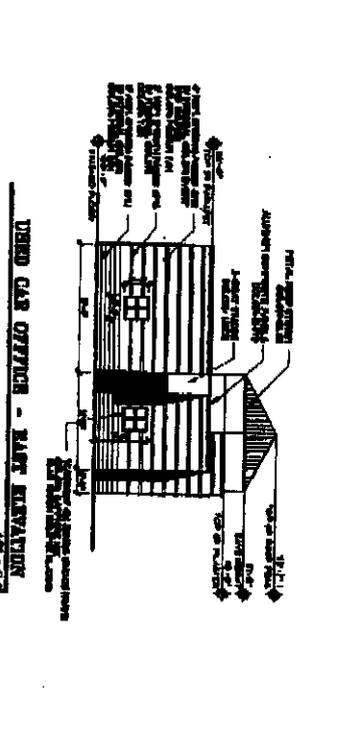
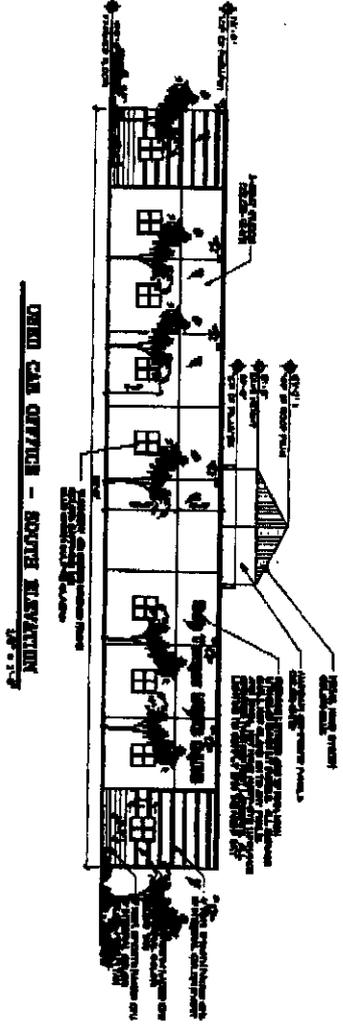
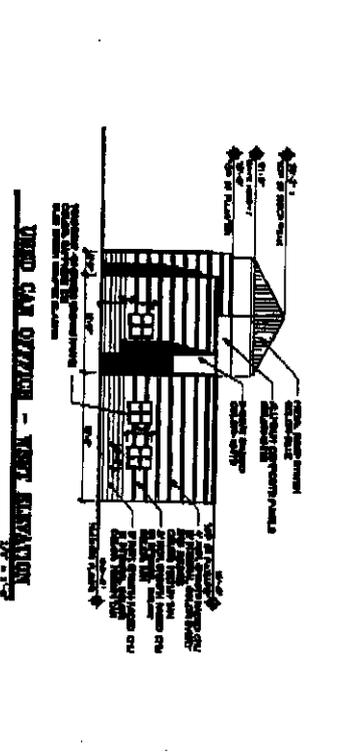
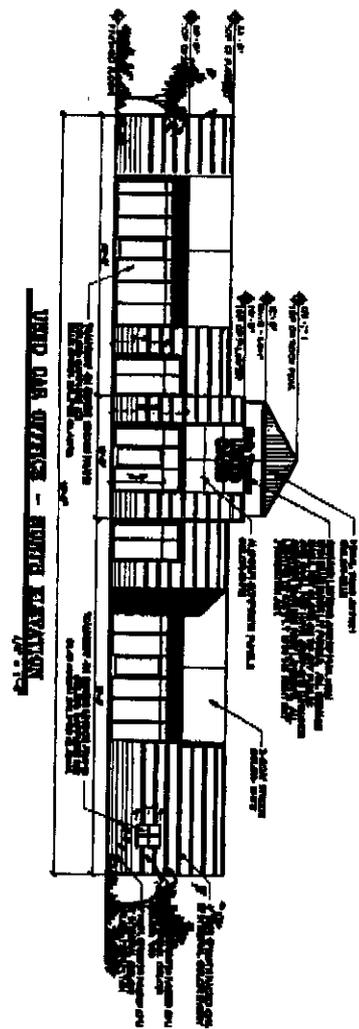
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PROJECT LOCATION: [Address]

CLIENT: [Company Name]

DESIGNER: [Firm Name]

DATE: [Date]



EXTERIOR ELEVATIONS

NO. 100

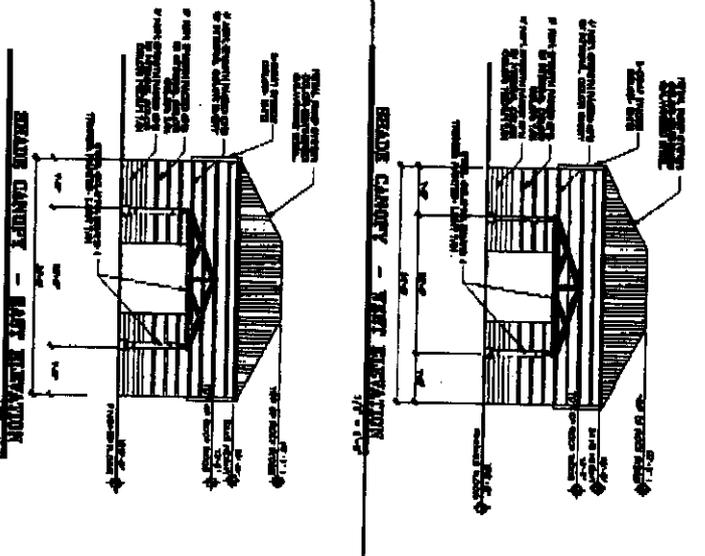
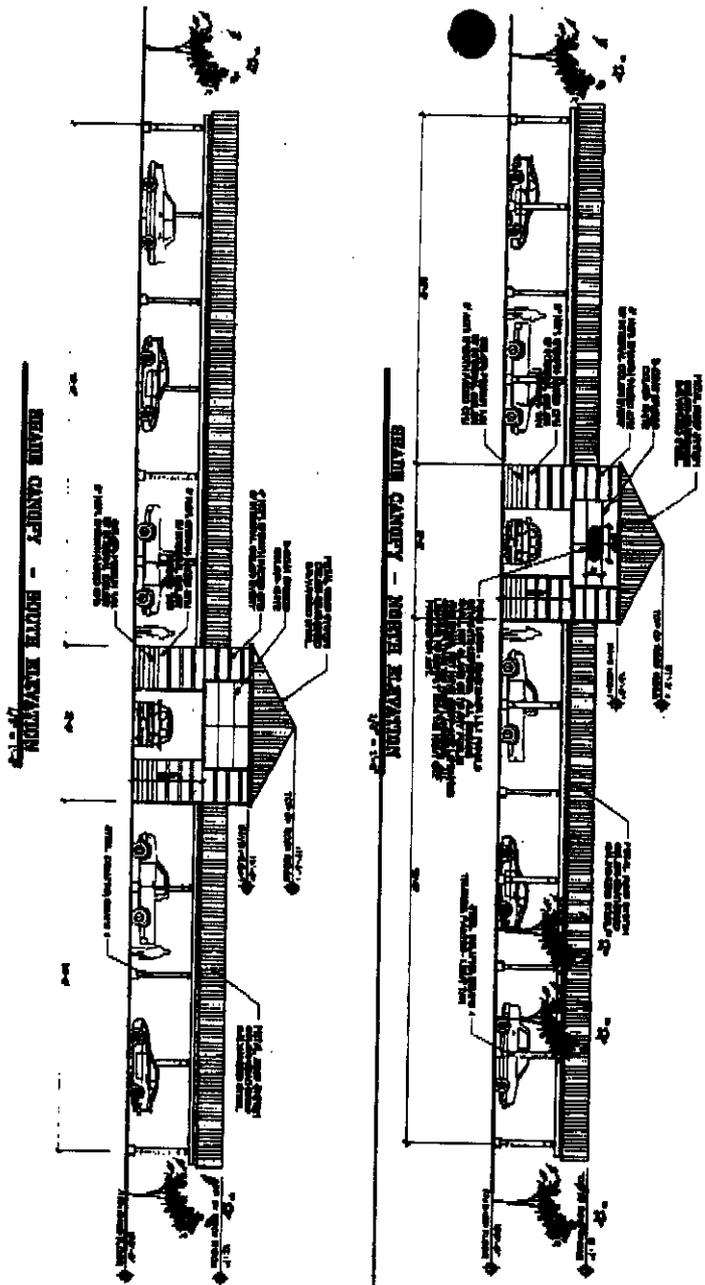
CLAUDIO VIGIL ARCHITECTS

BOB TURNER FORD
EXPANSION
RESEARCH CENTER
ANNAPOLIS, MARYLAND

SHEET
A-1

DATE: 11/29/01

CLAUDIO VIGIL ARCHITECTS
 1001 20th Avenue NW, Albuquerque, NM 87104
 Phone: 505/444-1122 Fax: 505/444-1120



EXTERIOR ELEVATIONS

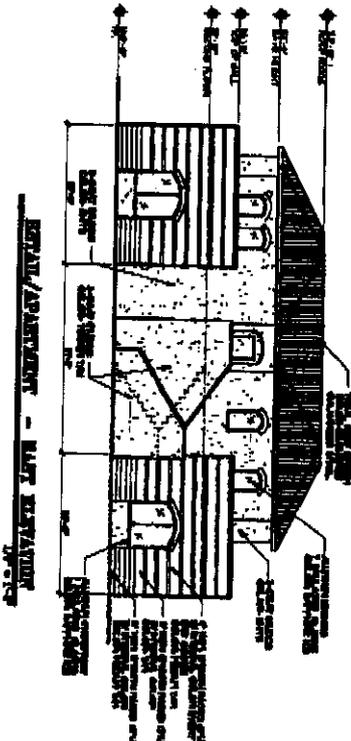
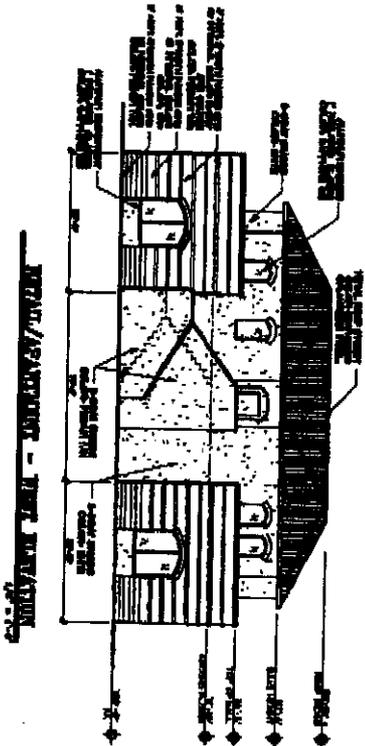
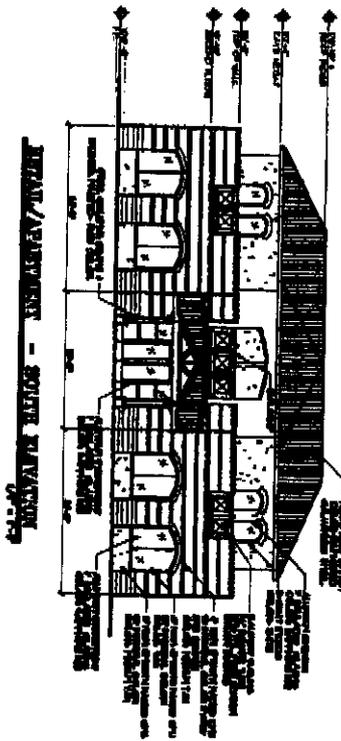
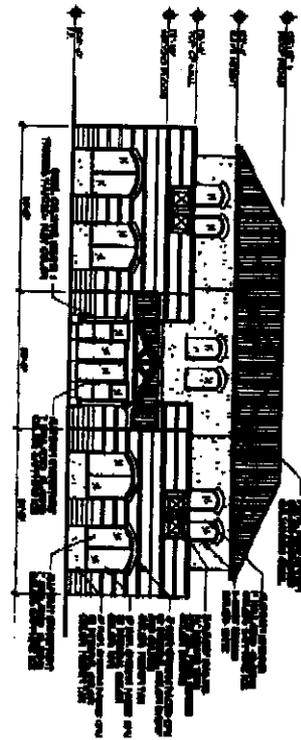
CLAUDIO VIGIL ARCHITECTS

**BOB TURNER FORD
EXPANSION**
REPAIR CENTER
ALBUQUERQUE, NEW MEXICO

SHEET
A-2

ORGANIZATION OF ARCHITECTS OF SERVICE
 1001 26th Avenue NE, PO Albuquerque, NM 87114
 Phone: 505/988-1130 Fax: 505/988-1342





EXTERIOR ELEVATIONS

CLAUDIO VIGIL ARCHITECTS
BOB TURNER FORD
EXPANSION
REMODELING CENTER
ALBUQUERQUE, NEW MEXICO

CONSENT OF THE BOARD OF ARCHITECTS
I, THE ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF NEW MEXICO AND THAT I AM THE AUTHOR OF THE ABOVE DRAWING. I HEREBY CERTIFY THAT THE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE WORK SHOWN AND THAT I AM NOT PROVIDING ANY SERVICES OTHER THAN THOSE FOR WHICH I AM LICENSED.

DATE: 11/29/01
BY: [Signature]

SHEET
A-3

1001 So. Nevada Ave. Albuquerque, NM 87104
Phone: 505/966-1118 Fax: 505/966-1330



ONE STOP SHOP ••• FRONT COUNTER

LAND DEVELOPMENT COORDINATION DIVISION (LDC) / PLANNING
DEVELOPMENT & BUILDING SERVICES (D&B Svcs) / PUBLIC WORKS
Plaza Del Sol - 2nd Floor West - 600 2nd St NW
Land Development / Planning - Main Fax (505) 924-3685
Development Services / Public Works - Main Fax (505) 924-3864

PAID RECEIPT

APPLICANT NAME Union Pension Transactions
AGENT Tierra West
ADDRESS (w/ZipCode) 8509 Jefferson NE
PROJECT NO. 1000419
APPLICATION NO. 01128 01765 / 01767 / 01110 01768-

\$ 900⁰⁰ 441006 / 4981000 (City Cases)
\$ _____ 441018 / 4921000 (County)
\$ _____ 441011 / 7000110 (LUCC)
\$ 75⁰⁰ 441018 / 4981000 (Notification)

\$ 975⁰⁰ **Total amount due**

TIERRA WEST LLC 05/89 7061
8509 JEFFERSON, NE PH. 858-3100
ALBUQUERQUE, NM 87113

PAY TO THE ORDER OF City of Albuquerque DATE 11.29.01 95-32/1070
Six hundred ^{bill} fifty five & ^{no}/₁₀₀ \$ 655⁰⁰
Bank of America.  DOLLARS
ACH R/T 107000327 D. N.R.

AMBYSIS P.C. 11-90 8089
DBA CLAUDIO VIGIL ARCHITECTS
505-842-1113
1801 RIO GRANDE BLVD. N.W.
ALBUQUERQUE, NM 87104

PAY TO THE ORDER OF City of Albuquerque DATE 29 Nov 2001 95-32/1070 NM 2211
Three hundred twenty dollars & ^{no}/₁₀₀ \$ 320.00
Bank of America.  DOLLARS
ACH R/T 107000327 M. R. D.

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 maybe 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 staple are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from January 2 To January 17, 2002

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 (5) 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 fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Karen Stewart (Applicant or Agent), 11/29/01 (Date)

I issued 2 signs for this application, 11/29/01 (Date), Paul Rinde (Staff Member)