

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

Date: November 16, 2007

**OFFICIAL NOTIFICATION OF DECISION**

**FILE: Project# 1000572\***  
**07EPC-40064 AMEND SITE**  
**DEVELOPMENT PLAN - SUBDIVISION**

MW Development LLC  
P.O. Box 27560  
Albuq. NM 87125

**LEGAL DESCRIPTION:** for all or a portion of Lot B, THE PRESIDIO, zoned SU-1 FOR IP, located on COPPER AVE NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approx. 19 acres. (K-21) Randall Falkner, Staff Planner

On November 15, 2007 the Environmental Planning Commission voted to approve Project 1000572/07EPC 40064, an amendment to the Site Development Plan for Subdivision, for all or a portion of Lot B, The Presidio, zoned SU-1 for IP, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request to amend an approved Site Plan for Subdivision for Tract B, the Presidio, a 18.99 acre property located south of I-40, west of Morris Street NE, north of the proposed Presidio residential development and Chico Road, and east of Copper Avenue and the Towne Park Plaza Shopping Center.
2. This is a 3-part request: **1)** to rearrange the land uses on the site by moving one of the restaurant pad sites from the northeast corner to the northwest corner, and moving the hotel site from the northwest corner to the northeast corner; **2)** to subdivide the northern portion of Tract B into five tracts; and **3)** to provide design standards for tracts B-1, B-2, and B-3 in order to delegate future site plans for building permits to the DRB. Tracts B-1 and B-2 will contain restaurant uses, Tract B-3 will contain a hotel, Tract B-4 is an existing private roadway, and Tract B-5 contains an existing building that was formerly used for manufacturing.
3. An Administrative Amendment of the site development plan was approved in March of 2007 to redevelop the existing building on Tract B-5 into commercial/office space. The subject request does not involve Tract B-5.

4. The subject site does not lie within the boundaries of any area or sector plans.
5. Pursuant to Zoning Code Section 14-16-1-5, Definitions, the minimal elements of a site development plan for subdivision are: the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements, maximum height, minimum setback, and nonresidential uses' maximum floor area ration (FAR). The request includes all of the essential elements of a site development plan for subdivision, including design standards.
6. The following Comprehensive Plan policies for Developing and Established Urban Areas support the proposal:
  - a. Policy II.B.5a – full range of urban land uses
  - b. Policy II.B.5d – neighborhood values/natural environmental conditions
  - c. Policy II.B.5e – programmed facilities/integrity of neighborhoods
  - d. Policy II.B.5i – design innovation/area appropriateness
7. The Comprehensive Plan Policy II.B.5o (redevelopment and rehabilitation of older neighborhoods) for Developing and Established Urban Areas does not support the proposal. The proposal is for re-use of the subject site, but the development is entirely new. Redevelopment is distinct from entirely new development because it reuses or reconstructs buildings and neighborhoods. The proposed development will not be reusing or reconstructing any buildings, as the buildings will be brand new. The intent of Policy II.B.5o is to facilitate redevelopment and rehabilitation of older neighborhoods mostly in the Central Urban Area, though is also listed under the Developing and Established Urban chapter.
8. The Comprehensive Plan Policy II.D.6a for Economic Development supports the proposal. The new restaurants and hotel will help to increase employment and diversify economic development in the area.
9. The Princess Jeanne Neighborhood Association was notified of this request. No facilitated meeting was requested and no comments have been received.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

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2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Add a third General Note on the Site Plan for Subdivision to read "Site Development Plans for Building Permit for Tracts B-1, B-2, and B-3 shall be delegated to the DRB and shall comply with the attached design standards."
4. Replace "should" with "shall" throughout the Design Standards.
5. Amend Architecture Standards:
  - a. I.B.2 insert "contrasting" in front of pavement
  - b. I.C.2 is deleted
  - c. I.E.2 to insert "such as wood, canvas, etc." after material with high maintenance
6. Pedestrian/Bicycle Access and Circulation:
  - a. The future jogging path shall link with the multi-use trail that runs between Eubank Boulevard and Morris Street. There should be access points connecting the jogging path and the multi-use trail. A future jogging path is shown on the March 2007 Administrative Amendment on the far north side of the existing private roadway (Tract B-4), just south of I-40.
  - b. Amend Design Standard III.B to include General Note 32 from the 1999 Site Plan for Subdivision which reads "Connection to the existing bike trail along the north property line in the Interstate 40 ROW will be via 10' wide asphalt paths at the northeast corner by the pedestrian bridge and at the northwest corner just inside the west property line."
7. Landscaping:
  - a. Amend Design Standard II.1 to insert "along the existing private roadway" between "provided" and "at".
  - b. Amend Design Standard II.1 to insert "along the existing private roadway" between "provided" and "at", and change "20 feet" to "12 feet"
  - c. Zoning Code Section 14-16-3-10-G-3 states that all landscape areas 36 square feet or greater shall be covered with live vegetative material over at least 75% of the required landscape area. The site plan does not note the requirement. The site plan should note that coverage is calculated from the mature spread of the plants. Tree canopies do not count. This requirement is noted on the Landscape Plan that accompanies the 2007 Administrative Amendment.
  - d. The Landscape section of the Design Standards should not include the Spartan Juniper under Shrubs/Groundcover, because it has a high allergy potential.
  - e. The landscape plan shall conform to site development plan
8. Amend Design Standard III.C.3 (Parking) by deleting "plus 10 percent" and replacing "with maximum coverage of 10 percent."
9. Amend Design Standard IV.4 (Lighting) to replace "70 feet" with "100 feet". This complies with Section 14-16-3-9 of the City Zoning Code and is the more restrictive of the two lighting standards.

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10. Signage:
  - a. Tracts and B-1 and B-2 shall be limited to 15 feet in height with a 26 square foot signage area, be perpendicular to the roadway, and have a 2 sided sign area.
  - b. Eliminate sign in B-3
11. Amend the Design Standard VIII.2 to add at the end of the sentence: "but in such a way that is acceptable to the affected service provider to ensure safety and access for maintenance, repair and replacement of equipment".
12. Conditions of approval from the City Engineer, Municipal Development, Water Authority, and NMDOT for the proposed Site Development Plan are:
  - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff for previous EPC submittals. However, a trip generation comparison for the current EPC submittal is required.
  - d. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
  - e. Provide cross access agreement between subdivided properties.
  - f. Site plan shall comply and be designed per DPM Standards.

**IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY NOVEMBER 30, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.**

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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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY 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* *CM Arroyo*  
Richard Dineen  
Planning Director

RD/RF/ac

cc: Consensus Planning, Inc., 302 8<sup>th</sup> St. NW, Albuquerque, NM 87102  
Andrew Baughman, Princess Jeanne NA, 11112 Constitution Ave. NE, Albuquerque, NM 87112  
Kathleen Jardine, Princess Jeanne NA, 1075 Betts NE, Albuquerque, NM 87112

- b. §14-16-2-23(B)(2) pertaining to the procedure for the SU-2 Special Neighborhood Zone refers to §14-16-4-1(C)(9)(b). This reference will need to be changed to §14-16-4-1(C)(10)(b).
3. Line 1 on page 3 of the proposed ordinance shall be changed from 18 months to 12 months for mobile home developments with an existing recognized neighborhood association. For mobile home developments without an existing recognized neighborhood association the notification period shall be 18 months.

MOVED BY COMMISSIONER MOYE  
SECONDED BY COMMISSIONER GROUT

MOTION PASSED 6-1 (CHAIRMAN  
JESIONOWSKI VOTED NO)

**3. Project# 1000572\***  
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CONSENSUS PLANNING agents for MW DEVELOPMENT LLC requests the above action for all or a portion of Lot B, THE PRESIDIO, zoned SU-1 FOR IP, located on COPPER AVE NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approx. 19 acres. (K-21) Randall Falkner, Staff Planner **(APPROVED WITH CONDITIONS)**

**STAFF PRESENT:**

Randall Falkner, Planning Department

**PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:**

Jackie Fishman, 302 8<sup>th</sup> St. NW  
Chris Gunning 7601 Jefferson NE

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

MR. FALKNER: Reiterated comments made in the staff report in which approval was recommended with findings and conditions.

## FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000572/ 07EPC 40064, an amendment to the Site Development Plan for Subdivision, for all or a portion of Lot B, The Presidio, zoned SU-1 for IP, based on the following Findings and subject to the following Conditions:

## FINDINGS:

1. This is a request to amend an approved Site Plan for Subdivision for Tract B, the Presidio, a 18.99 acre property located south of I-40, west of Morris Street NE, north of the proposed Presidio residential development and Chico Road, and east of Copper Avenue and the Towne Park Plaza Shopping Center.
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  - c. Policy II.B.5e – programmed facilities/integrity of neighborhoods
  - d. Policy II.B.5l – design innovation/area appropriateness

7. The Comprehensive Plan Policy II.B.5o (redevelopment and rehabilitation of older neighborhoods) for Developing and Established Urban Areas does not support the proposal. The proposal is for re-use of the subject site, but the development is entirely new. Redevelopment is distinct from entirely new development because it reuses or reconstructs buildings and neighborhoods. The proposed development will not be reusing or reconstructing any buildings, as the buildings will be brand new. The intent of Policy II.B.5o is to facilitate redevelopment and rehabilitation of older neighborhoods mostly in the Central Urban Area, though is also listed under the Developing and Established Urban chapter.
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**CONDITIONS:**

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- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff for previous EPC submittals. However, a trip generation comparison for the current EPC submittal is required.
- d. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- e. Provide cross access agreement between subdivided properties.
- f. Site plan shall comply and be designed per DPM Standards.

MOVED BY COMMISSIONER KLEBESADEL

SECONDED BY COMMISSIONER VALENZUELA      MOTION PASSED UNANIMOUSLY

**4. Project# 1002717\***

07EPC-40061 SITE DEVELOPMENT -  
SUBDIVISION

07EPC-40062 SITE DEVELOPMENT -  
BUILDG PRMT

TIERRA WEST LLC agents for WEST BLUFF CENTER, LLC requests the above actions for all or a portion of Tracts 303, 304, 305, & 306 TOWN OF ATRISCO GRANT zoned SU-1 FOR O-1 AND WAREHOUSING located on ATRISCO DR NW BETWEEN MIAMI RD NW AND I-40 containing approximately 6.08 acres. (H-11) Carol Toffaleti, Staff Planner **(APPROVED WITH CONDITIONS)**

**STAFF PRESENT:**

Carol Toffaleti, Planning Department

**PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:**

Tim Flynn O'Brien, 817 Gold SW  
Chris Gunning, 7601 Jefferson NE



# ENVIRONMENTAL PLANNING COMMISSION

## A G E N D A

Thursday November 15, 2007  
8:30 a.m.

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

## MEMBERS

Jeffery Jesionowski, Chairman  
Laurie Moye, Vice Chair

Jonathan Siegel  
Jim Grout  
Ishmael Valenzuela  
Jamie Jett-Walker

Larry Chavez  
Virginia Klebesadel  
Judy Kowalski

\*\*\*\*\*

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

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (\*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. 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 granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested.**

All written materials - including petitions, legal analysis and other documents - should be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

**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. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of Minutes for September 20, 2007.

**2. Project# 1001620\***

07EPC-40060 AMEND ZONING CODE

COA/PLANNING DEPARTMENT agent for COA/CITY COUNCIL requests the above action Amending Section 14-16-4-1 of the Zoning Code to add a provision for zoning map changes to require written notice to mobile home development tenants. City Wide. Athena DiMambro, Staff Planner

**3. Project# 1000572\***

07EPC-40064 AMEND SITE  
DEVELOPMENT PLAN - SUBDIVISION

CONSENSUS PLANNING agents for MW DEVELOPMENT LLC requests the above action for all or a portion of Lot B, THE PRESIDIO, zoned SU-1 FOR IP, located on COPPER AVE NE BETWEEN EU BANK BLVD NE AND MORRIS ST NE containing approx. 19 acres. (K-21) Randall Falkner, Staff Planner

**4. Project# 1002717\***

07EPC-40061 SITE DEVELOPMENT -  
SUBDIVISION  
07EPC-40062 SITE DEVELOPMENT -  
BUILDG PRMT

TIERRA WEST LLC agents for WEST BLUFF CENTER, LLC requests the above actions for all or a portion of Tracts 303, 304, 305, & 306 TOWN OF ATRISCO GRANT zoned SU-1 FOR O-1 AND WAREHOUSING located on ATRISCO DR NW BETWEEN MIAMI RD NW AND I-40 containing approximately 6.08 acres. (H-11) Carol Toffaleti, Staff Planner

**5. Project# 1006862**

07EPC-40063 AMNDT TO ZONE MAP

CENTER CITY EVANGELICAL FREE CHURCH requests the above action for all or a portion of Lots 1-6 & 13-18, Block 1, BACA ADDITION zoned SU-2/RG to SU-2/O-1 located on 2ND ST SW BETWEEN SANTA FE SW AND PACIFIC AVE SW containing approximately .69 acre. (K-14) Randall Falkner, Staff Planner

**6. Project# 1006865**

07EPC-40066 SITE DEVELOPMENT -  
BUILDG PRMT

TIERRA WEST LLC agents for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS requests the above action for all or a portion of Tract A-1, COMANCHE BUSINESS PARK zoned M-1 located on PAN AMERICAN FREEWAY NE BETWEEN COMANCHE NE AND VASSAR NE containing approximately 15.701 acres. (G-16) Carol Toffaleti, Staff Planner

**7. Project# 1001685**

07EPC-40068 SITE DEVELOPMENT -  
BUILDG PRMT

KEN HOVEY agent for RUSSELL/AD DEVELOPMENT GROUP requests the above actions for all or a portion of Tract 1-B-1, PARADISE NORTH zoned SU-1 FOR IP USES W/EXCEPTIONS located on GOLF COURSE RD NW BETWEEN IRVING NW AND MCMAHON NW containing approximately 13.5506 acres. (A-12) Anna DiMambro, Staff Planner

**8. Project # 1000570**

07EPC 40071 - Text Amendment to  
Westland Master Development Plan

06EPC-00139 - Map Amendment to  
Westland Master Plan

06EPC-00141 - Map Amendment to  
Westland Sector Development Plan

07EPC-50069 - Map Amendment to  
Westside Strategic Plan

Hartman & Majewski Design Group, agent for Sun Cal New Mexico requests the above actions to relocate the Town Center closer to I-40 and to create a new Town Center Village (TCV) zone for Tracts C, D, E, F, G, H, Westland North, located between ARROYO VISTA and I-40 and between 98<sup>th</sup> ST. & 118<sup>th</sup> ST., containing approximately 550 acres, **and** a text amendment to the Westland Master Plan, Tracts M, N & P, Watershed Subdivision, located between Arroyo Vista and the Petroglyph National Monument and between Tierra Pintada and "Future Development Area", containing approx. 500 acres. (J-7) Catalina Lehner & Jennifer Donofrio, Staff Planners

**9. Project# 1002556**

07EPC-40035 SITE DEVELOPMENT -  
SUBDIVISION

H. BARKER ARCHITECTS agent for 10,800 GOLF COURSE RD, LLC request the above action(s) for all or a portion of Tract E & southwest portion of Tract D, Unit 1, (PARADISE HEIGHTS) zoned C-2 (SC) located on GOLF COURSE RD NW BETWEEN WESTSIDE BLVD NW AND BENTON AVE. NW containing approximately 8.03 acres. (A-12) Carol Toffaleti, Staff Planner (**DEFERRED FROM OCTOBER 18, 2007**)

**10. Project# 1002404**

07EPC-40050 SITE DEVELOPMENT -  
SUBDIVISION

07EPC-40051 SITE DEVELOPMENT -  
BUILDG PRMT

GEORGE RAINHART ARCHITECTS agents for PETERSON PROPERTIES requests the above actions for all or a portion of Lots 1-B and 1-D, LADERA INDUSTRIAL CENTER zoned SU-1 FOR Light Industrial located on UNSER BLVD NW BETWEEN VISTA ORIENTE NW AND LADERA CHANNEL containing approximately 7.08 acres. (H-9) Anna DiMambro, Staff Planner (**DEFERRED FROM OCTOBER 18, 2007**)

**11. Project# 1006602**

07EPC-40024 SITE DEVELOPMENT -  
SUBDIVISION  
07EPC-40025 SITE DEVELOPMENT -  
BUILDG PRMT

GEORGE RAINHART ARCHITECTS AND ASSOCIATES agents for ALM LLC requests the above actions for all or a portion of lots 13-17, 18A, 19A, 20A, block 31, Tract A, Unit A, NORTH ALBUQUERQUE ACRES, zoned SU-2 / C-1 located at the SW corner of Paseo del Norte Blvd. and Ventura St. NE, containing approximately 5.44 acres. (D-20) Catalina Lehner, Staff Planner **(DEFERRED FROM OCTOBER 18, 2007)**

**12. Project# 1006606**

07EPC-40033 SITE DEVELOPMENT -  
BUILDG PRMT

TIERRA WEST LLC agents for TACO CABANA requests the above action for all or a portion of Tract B-1-B, VIDEO ADDITION zoned C-2 located on EUBANK BLVD SE BETWEEN CENTRAL BLVD SE AND SOUTHERN BLVD SE containing approximately .675 acre. (L-21) Anna DiMambro, Staff Planner **(DEFERRED FROM OCTOBER 18, 2007)**

**13. Project # 1002632**

07EPC-00571 EPC Sector Development  
Plan Amendment

TIERRA WEST LLC agents for CAPITAL ALLIANCE INVESTMENTS request the above action for all or a portion of Unit A1, Block 1 Lots 36-49, Block 3 Lots 13-18, Block 4 Lots 3 P-1 thru 20 P-1 & 21 thru 36, Block 5 Lots 1, 2, 10, 11, 13 P-1 thru 22 P-2, Unit 1B, Lots 1-9 and 36-52 Sundance Estates Unit 1A & 1B, zoned R-LT, located on LYON BLVD. NW, between PARADISE BLVD. NW and PROPOSED UNSER ALIGNMENT, containing approximately 44 acres. (B-11) Carmen Marrone, Staff Planner **(DEFERRED FROM OCTOBER 18, 2007)**

15. OTHER MATTERS



**Environmental  
Planning  
Commission**

**Agenda Number: 3**  
**Project Number: 1000572**  
**Case #'s: 07EPC 40064**  
**November 15, 2007**

**Staff Report**

<b>Agent</b>	MW Development, LLC
<b>Applicant</b>	Consensus Planning
<b>Request(s)</b>	<b>Amendment to the Site Development Plan for Subdivision</b>
<b>Legal Description</b>	Tract B, the Presidio
<b>Location</b>	Copper Ave NE between Eubank Blvd NE and Morris St NE
<b>Size</b>	Approximately 19 acres
<b>Existing Zoning</b>	SU-1 for IP
<b>Proposed Zoning</b>	No change

**Staff Recommendation**

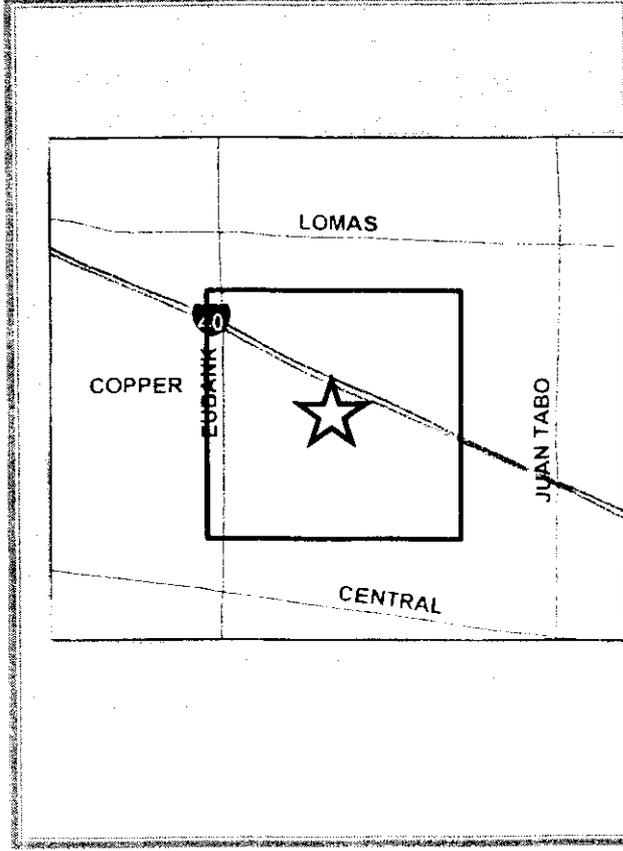
**APPROVAL of 07EPC 40064, based on the findings on page 11, and subject to the conditions of approval on page 12.**

**Staff Planner**  
**Randall Falkner, Planner**

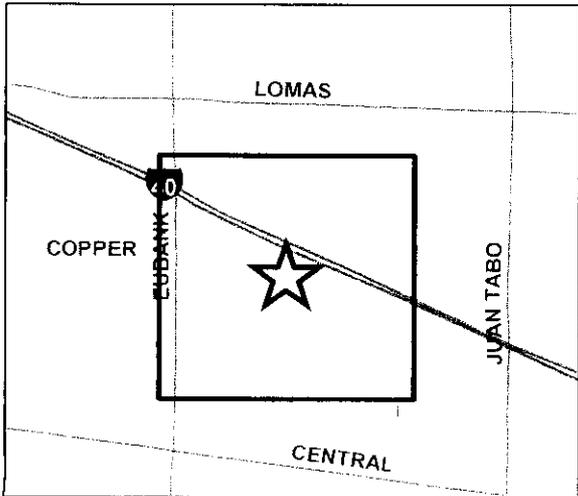
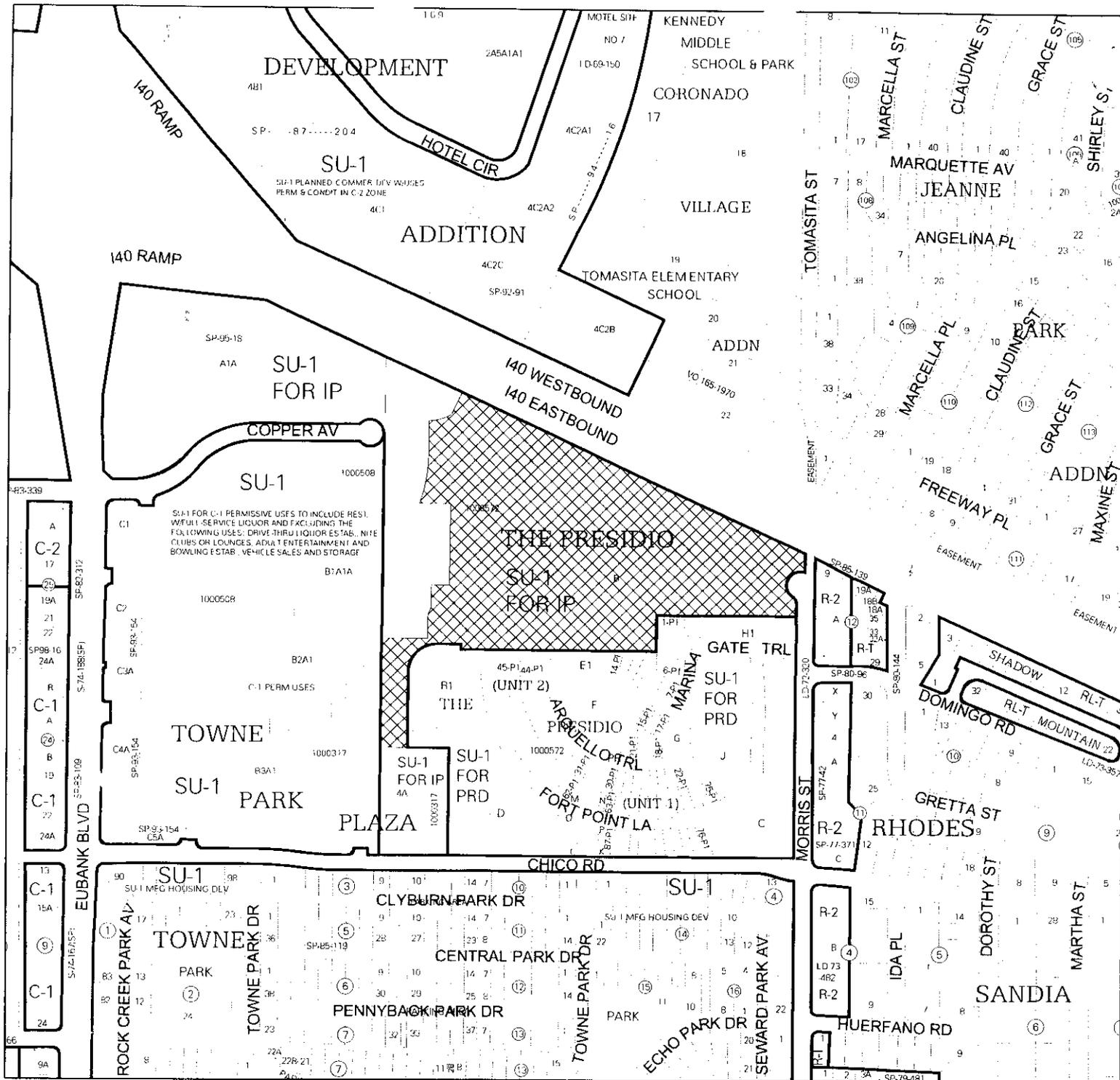
**Summary of Analysis**

This is a request to amend an approved Site Plan for Subdivision for a 18.99 acre property located south of I-40, west of Morris Street NE, north of the proposed Presidio residential development and Chico Road, and east of Copper Avenue and the Towne Park Plaza Shopping Center. The proposed development is a commercial infill project with two restaurant pad sites and a hotel site. Redevelopment of an existing building (the old Siemen's factory) into commercial/office space has already been approved. This amendment proposes to rearrange the land uses on the site by moving one of the restaurant pad sites from the northeast corner to the northwest corner, and moving the hotel site from the northwest corner to the northeast corner.

Staff finds that the request to amend the approved site plan for subdivision generally meets Zoning Code requirements for such a plan and also further applicable plans and policies in the Albuquerque/Bernalillo County Comprehensive Plan. There is no known neighborhood or other opposition to the request and staff recommends approval with conditions.



City Departments and other interested agencies reviewed this application from 10/8/2007 to 10/24/2007. Agency comments were used in the preparation of this report and begin on page 15.



## ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

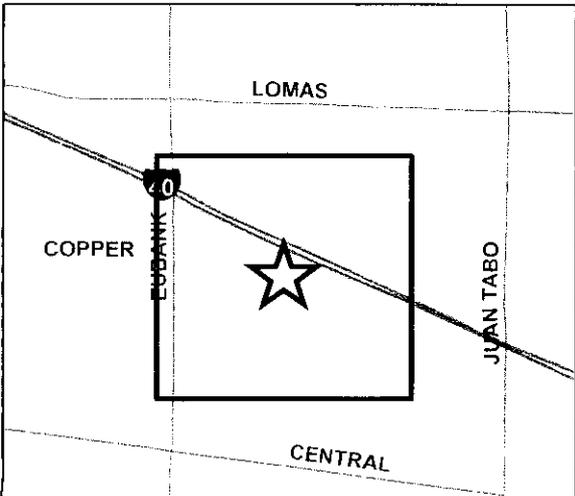
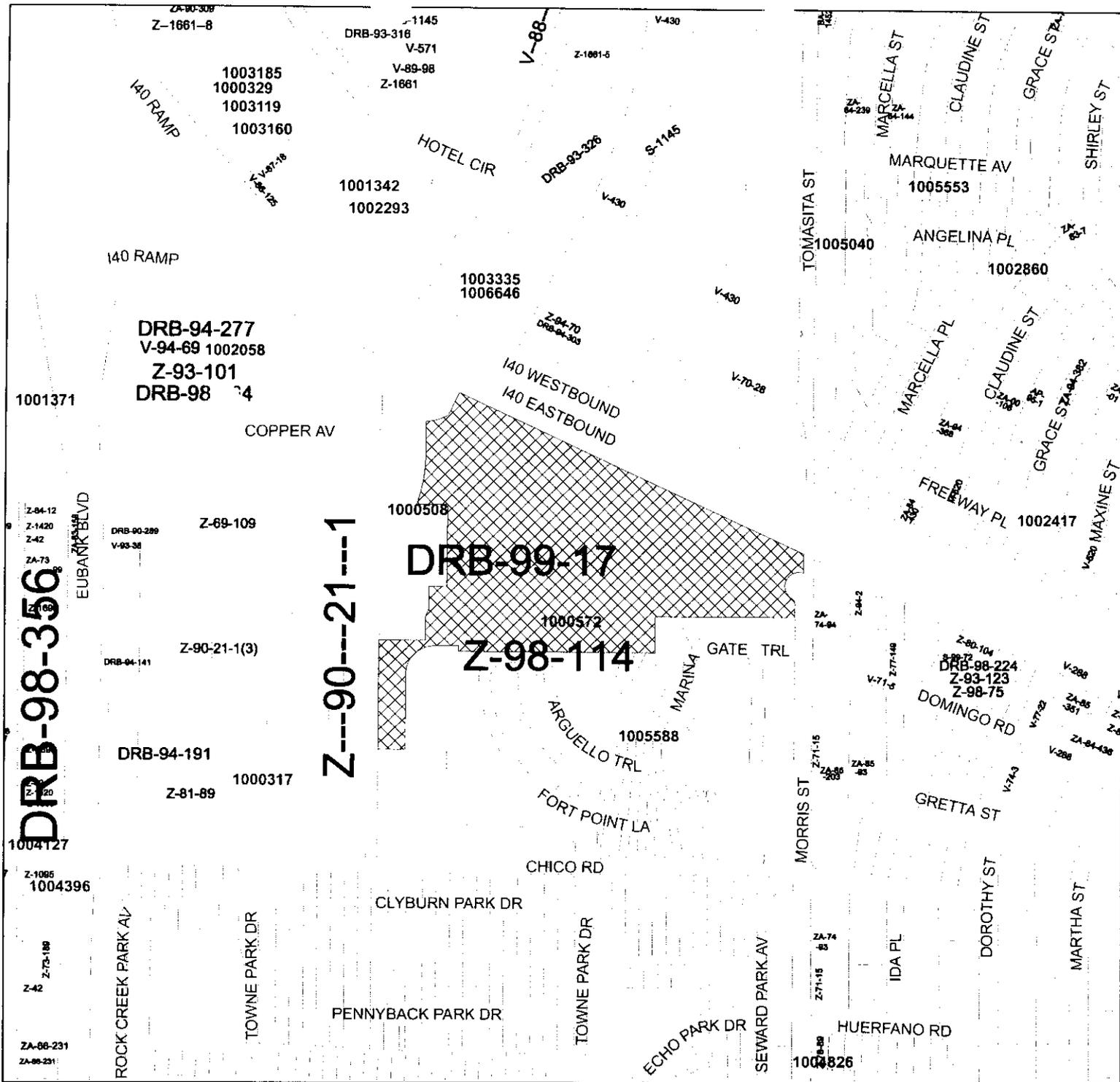
Project Number:  
1000572

Hearing Date:  
11/15/2007

Zone Map Page:  
K-21

Additional Case Numbers:  
07EPC-40064





# HISTORY MAP

Note: Grey shading indicates County.



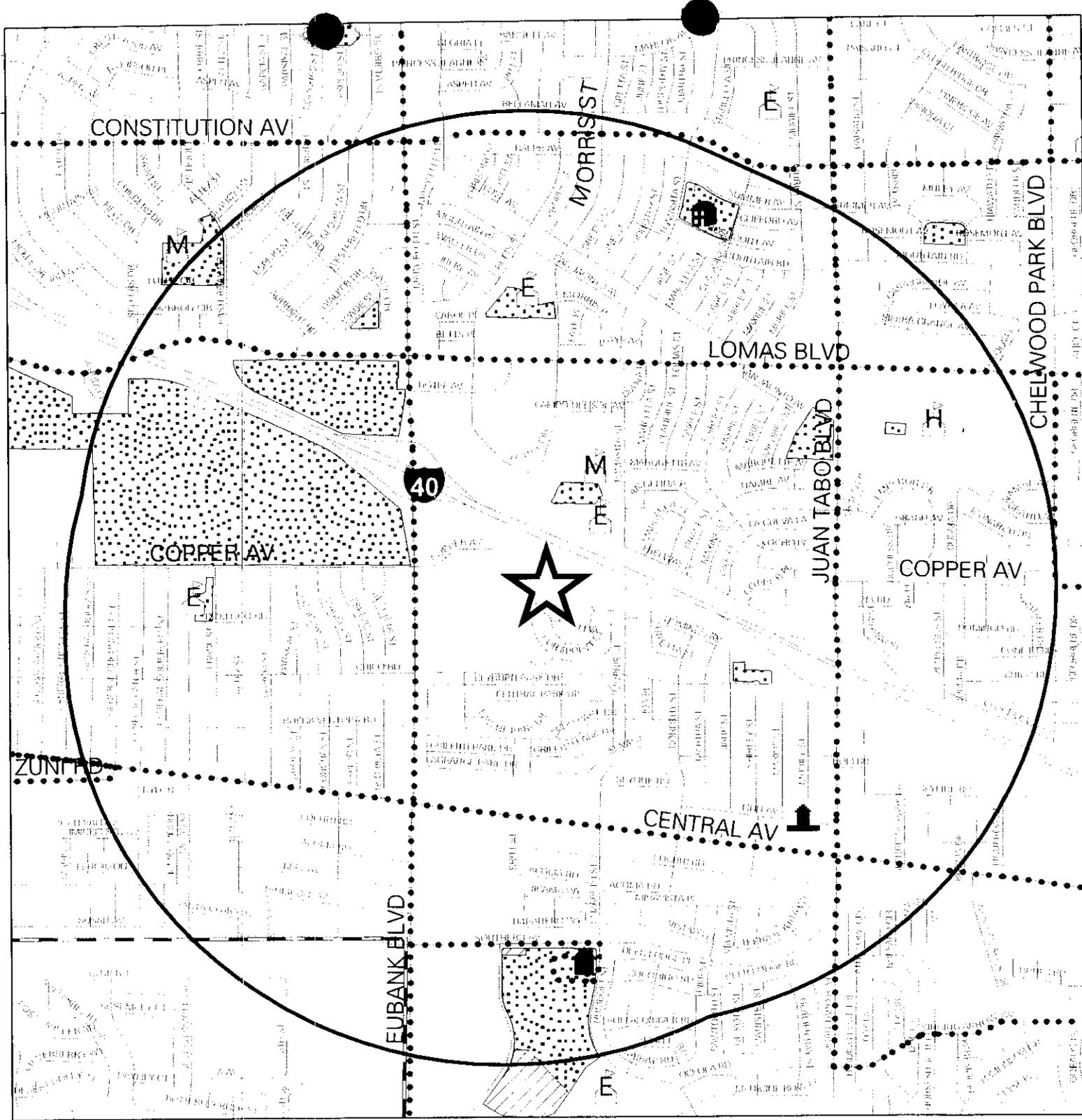
1 inch equals 500 feet

Project Number:  
1000572

Hearing Date:  
11/15/2007

Zone Map Page:  
K-21

Additional Case Numbers:  
07EPC-40064

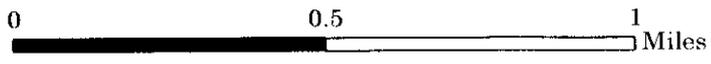


## Public Facilities Map with One-Mile Site Buffer

- |                      |                             |                             |                         |
|----------------------|-----------------------------|-----------------------------|-------------------------|
| COMMUNITY CENTER     | FIRE                        | APS Schools                 | Developed County Park   |
| MULTI-SERVICE CENTER | POLICE                      | ABQ Ride Routes             | Undeveloped County Park |
| SENIOR CENTER        | SHERIFF                     | AGIS Jurisdiction           | Developed City Park     |
| LIBRARY              | SOLID WASTE                 | Landfill Buffer (1000 feet) | Undeveloped City Park   |
| MUSEUM               | Landfills designated by EHD |                             |                         |



Project Number: 1000572



**AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1 for IP	Established Urban	Manufacturing (currently vacant)
<b>North</b>	NA	Established Urban	Interstate Highway 40
<b>South</b>	SU-1 for PRD	Established Urban	Vacant, The Presidio, a planned Condominium and Townhouse Community
<b>East</b>	R-2, R-T	Established Urban	Morris Street, apartments and duplexes
<b>West</b>	SU-1 for C-1 Permissive Uses	Established Urban	Commercial (Towne Park Plaza Shopping Center)

**Background, History and Context**

This is a request to amend an approved Site Plan for Subdivision for a 18.99 acre property located south of I-40, west of Morris Street NE, north of the proposed Presidio residential development and Chico Road, and east of Copper Avenue and the Towne Park Plaza Shopping Center (which contains a Wal-Mart Super Center, Karl Malone Toyota, and Sam's Club). The property is zoned SU-1 for IP and is Lot B, The Presidio Subdivision. The proposed development is a commercial infill project with two restaurant pad sites and a hotel site. Redevelopment of an existing building (the old Siemen's factory) into commercial/office space has already been approved. This amendment proposes to rearrange the land uses on the site by moving one of the restaurant pad sites from the northeast corner to the northwest corner, and moving the hotel site from the northwest corner to the northeast corner. The second restaurant pad will remain adjacent to the hotel site on the northeast corner.

The subject site is part of a 180 acre tract that was zoned SU-1 for IP in 1970 (Z-69-109). A site plan for building permit was approved in 1970 for the GTE Lenkurt manufacturing plant. This case facilitated the development of the Siemen's factory, approximately 198,000 square feet in size. Though the approximately 42 acre subject site has remained vacant, the rest of the tract has been developed into the Towne Park Subdivision (Z-81-89), the Towne Park Shopping Center (Z-90-21) and a Home Base Store (Z-93-101) that subsequently became a car dealership (Karl Malone Toyota).

In October 1998, the EPC approved a site development plan for subdivision that created eight lots on the subject site (Z-98-114). This plan, which preserved the office/manufacturing building,

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included a 20-screen movie theater and six other pads for a hotel/restaurant, office and restaurants. At the same hearing, the EPC approved a site development plan for building permit for the movie theater. The DRB subsequently approved the site development plan for subdivision/IP master plan in January 1999 (DRB-99-17). In January 2001, an administrative amendment for remodeling the existing office/manufacturing building on Lot 1 was approved (AA-99-15). The DRB approved extensions of the subdivision improvement agreement (SIA) in 2000 and 2004.

On January 19, 2006, the EPC approved a zone map amendment request (from SU-1 IP to SU-1 PRD) and site development plan for The Presidio, a 256 unit town home/condominium project. On November 16, 2006, the EPC approved an amendment to the site development plan to facilitate a land trade, improve access to the rear of the old Siemen's building, and provide a landscape buffer along the southern boundary of the industrial park.

An administrative amendment was approved for the Siemen's building of the site on March 2, 2007. The amendment was to facilitate the remodeling of the existing building, new building facades, a new partial second floor, and new truck docks. In addition, the site was replatted into one large lot, The Presidio, Tract B; however, the northeast and northwest corners remained vacant. The purpose of the current request is to subdivide the northern portion of Tract B into 5 tracts and to provide design standards for tracts B-1, B-2, and B-3 in order to delegate future site plans for building permits to the DRB.

### ***Long Range Roadway System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Eubank Boulevard NE as a Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates Copper Avenue as a Collector street, with a right-of-way of 68'. However, Copper Avenue east of Eubank runs into a private roadway north of the existing site.

Both Morris Street and Chico Road are unclassified local streets.

### ***Public Facilities/Community Services***

Transit: ABQ Ride Route #2, Eubank, passes the subject site about 0.35 miles to the west. This all-day route operates seven days a week. Route #66, Central, is also an all-day route that operates from early morning until night, seven days a week, with slightly fewer hours on Sunday.

Police: The Southeast Area Command Substation, at 800 Louisiana Blvd. SE, provides police coverage.

Fire: Fire Station #12, just northwest of Central Avenue and Juan Tabo Blvd., provides fire coverage.

## **ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES**

Policy Citations are in Regular Text; *Staff Analysis is in Bold Italics*

### **Albuquerque Comprehensive Zoning Code**

*The 19 acre subject site is zoned SU-1 for IP, which allows permissive and conditional uses of the IP zone. The IP zone provides for a wide range of industrial and commercial uses. The SU-1 zone provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. The SU-1 designation requires that the EPC review a site development plan.*

### **Albuquerque / Bernalillo County Comprehensive Plan**

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated as Established Urban. The Comprehensive Plan goal of Developing and Established Urban Areas is "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment." Applicable policies include:

#### *Land Use Policies-*

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

*Switching the locations of the restaurant and hotel sites will contribute to creating a full range of urban land uses in the area. The site is surrounded by medium and higher residential development to the south and east and by high-intensity commercial development to the west. The proposal furthers Policy II.B.5a-full range of urban land uses.*

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

*Neighborhood values will be respected by relocating the restaurant and hotel to more appropriate locations on the subject site. The restaurant will be closer to the Towne Park Plaza Shopping Center, and its many employees. This will provide the option for employees and neighborhood residents to walk to a nearby restaurant, instead of driving. This area is already congested with the many vehicles traveling in and out every day. This proposal furthers Policy II.B.5d.*

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

*The subject site is in an area that has been mostly all developed. Existing urban facilities and services can accommodate new growth for both the hotel and restaurant locations, and can use these services without disrupting the integrity of existing neighborhoods. The project is also a good example of urban infill. The Presidio residential community to the south is currently under development. The new buildings will provide a buffer between I-40 and the Presidio residential development. The proposal furthers Policy II.B.5e-programmed facilities/neighborhood integrity.*

Policy II.B.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 design standards do not subscribe to any particular architectural style. Building materials include brick, stone, and stucco. Building colors will be earth tones, shades of yellow, ochres, browns, dull reds, and grey greens. Roofs will be copper or copper colored metal roofing, clay or concrete tile, and single membrane for flat roof areas. Buildings in Copper Pointe should blend in sufficiently with the neighboring Towne Parke and Presidio residential development, yet be different enough to offer some variety. Policy II.B.5l is furthered because the applicant has provided a set of design standards that are intended to enhance the aesthetics of the development and aid in reinforcing the street edge and pedestrian environment.*

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

*The applicant cites Policy II.B.5o and states that the proposed zone change "would facilitate redevelopment of a site in an older established neighborhood, one that is located within the 1960 City boundary". The proposal is for re-use of the subject site but the development is entirely new. Redevelopment is distinct from entirely new development because it reuses or reconstructs buildings and neighborhoods. The proposed development will not be reusing or reconstructing any buildings, as the buildings will be brand new. The intent of Policy II.B.5o is to facilitate redevelopment and rehabilitation of older neighborhoods mostly in the Central Urban Area, though it is also listed under the Developing and Established Urban chapter. Policy II.B.5o does not apply to the proposal.*

*Economic Development Policies-*

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

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Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

*The new restaurant and hotel will increase employment and diversify economic development in the area. The subject site is adjacent to residential areas, which will help balance the job to housing ratio in the area. This proposal furthers the Economic Development Goal and Policy.*

## **ANALYSIS OF SITE DEVELOPMENT PLAN FOR SUBDIVISION/BUILDING PERMIT**

### ***Site Plan Layout / Configuration***

The subject site consists of Commercial Pad Site Tracts B-1, B-2, B-3, and B-5, which total 19 acres. Tract B-4 includes the existing private roadway that serves as the main access road for the commercial tracts. Tract B-5 is the old Siemen's building which is currently under construction. Tract B-1 is currently the hotel pad site, which is proposed for the restaurant pad site. Tract B-2 is currently the other restaurant pad site, and Tract B-3 is currently a restaurant pad site, which is proposed for the hotel pad site. Tract B-1 is separated from Tracts B-2 and B-3 by the parking lot that serves the Siemen's building. The 2007 Site Plan for Administrative Amendment indicates that the buildings on Tracts B-2 and B-3 will be connected to Tract B-1 via a tree-lined sidewalk on the south side of the private roadway and a jogging path on the north side of the same roadway. The current proposal should include the same features as the 2007 Administrative Amendment in order to provide a cohesive development. The entrance to the building currently under construction (Tract B-5) faces north towards I-40. The Design Standards indicate that buildings in the commercial areas of Copper Pointe will be oriented to face the extension of Copper Avenue (private roadway to the north adjacent to I-40).

To the west of the subject site are commercial buildings including Wal-Mart, Pet's Smart, Sam's Club and Karl Malone Toyota. The Wal-Mart, Pet's Smart, and Sam's Club are all oriented towards Eubank Boulevard and face west, with the back of their buildings facing east towards the subject site. The majority of the parking for these big commercial developments are found between the buildings and Eubank Boulevard. However, there is a small strip of parking found directly behind the Wal-Mart that abuts Tracts B-1 and B-5 of the subject site.

The maximum building height for Tract B-1 is 1-story, 22 feet, while Tracts B-2 and B-3 shall be in accordance with the provisions of the IP Zone. The IP Zone has the following height restrictions: structure height and width shall fall within 45 degree angle planes drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed a height of 120 feet. Residents along Morris Street will be affected by the building heights of Tracts B-2 and B-3. Tract B-3, which is designated for the hotel site, would have the most impact on residential properties to the east. The restriction on building height in the IP zone will make it difficult for the building to be very high, because Tract B-3 is only 71,212 square feet. Design Standards state that the Floor Area Ratio (FAR) will be .60 for Tract B-3, and .30 for Tracts B-1, B-2, B-4, and B-5. The FAR for the proposed hotel site (Tract B-3) is .60 because it will be a development with higher density.

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Minimum setbacks per the IP Zone are: front-yard setback not less than 20 feet, side-yard setback not less than 10 feet, and rear-yard setback of not less than 10 feet. The proposed height and setbacks comply with IP zoning regulations (Section 14-16-2-19) in the City Zoning Code.

The Design Standards state that all refuse containers shall be fully screened from public view by an enclosure, and materials used for the enclosure shall be compatible with the building materials and architecture. No refuse enclosures shall face the extension of Copper Avenue or I-40. Service/loading areas shall be screened from public view by walls, trellises, or landscaping, and service areas adjacent to residential zones shall be screened.

### ***Walls/Fences***

The design standards state that all walls shall comply with the Wall Regulations in the Comprehensive City Zoning Code. Design standards specify that site walls be constructed of materials which match the predominant material of the building to which they are adjacent, that no site walls exceed 6 feet (except for screen walls that hide equipment and operations in shipping and receiving areas), that site walls be constructed of cast stone, brick, masonry finished with stucco, or combination thereof, with the exposed materials being the same as those used on the existing building. There are also design standards for perimeter walls and screening.

### ***Vehicular Access, Circulation and Parking***

Vehicular access is provided through Copper Avenue east of Eubank, which connects the site with the Towne Park Plaza shopping center. After Copper Avenue ends, the vehicle can access a private roadway which is Tract B-4, and directly south of I-40. The private roadway allows access to Tract B-1 (the proposed future restaurant site) on the northwest side of the site and to Tracts B-2 and B-3 on the far east side of the site. When construction is completed on Tract B-5, there will be four different access points to get to the old Siemen's Building and the parking lot.

Parking shall be provided per Zone Code 14-16-3-1, Off-Street Parking Regulations. Design Standards state that to lessen the visual impact of the parking area, parking facilities shall be broken up into a series of smaller areas, handicapped parking spaces shall be provided adjacent to building entries, the total maximum amount of parking provided shall meet parking requirements in the City Zoning Code plus 10 percent, parking for all Copper Pointe tenants will be shared, a cross access agreement shall be part of the platting process, and structures and on-site circulation should be located to minimize pedestrian/vehicle conflicts. Pedestrian connections to buildings and segmentation of parking areas by pedestrian walkways are also addressed in the Design Standards.

### ***Pedestrian and Bicycle Access and Circulation, Transit Access***

There is pedestrian and bicycle access to the subject site from Copper Avenue. Bicycle/Pedestrian overpasses at Eubank Boulevard NE and Morris Street NE facilitate crossing I-40. Users of the Eubank overpass can access the subject site at the Copper Avenue entrance.

Users of the Morris overpass can use the dedicated bicycle and pedestrian gate near the emergency entrance.

A bicycle route runs along Morris Street NE past the subject site and across the overpass. A multi-use trail runs just north of the subject site and south of I-40. This multi-use trail connects Tramway Boulevard to Moon Street. There is a bicycle route along the portion of Chico Road NE between Eubank Boulevard NE and Morris Street NE. The March 2007 Administrative Amendment shows a future jogging path on the far north side of the existing private roadway (Tract B-4, which along with Tract B-5 were previously approved administratively), just south of I-40. This jogging path should link with the multi-use trail that runs between Eubank Boulevard NE and Morris Street NE. There should be access points connecting the jogging path and the multi-use trail.

Design Standards state that secure bicycle racks shall be located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code (14-6-3-1). Pedestrian crossings will be a minimum of 6', and will be clearly demarcated with colored textured paving where they cross vehicular entrances and drive aisles.

The subject site is well-served by transit. ABQ Ride Route #2, Eubank, is approximately 0.35 miles to the west. This is an all-day route that operates seven days a week with fewer hours on Saturday and Sunday. The subject site is also fairly close to Central Avenue, which has the most frequent transit service in the City. Route #66, Central, is an all-day route that operates from early morning until night, seven days a week, with slightly fewer hours on Sunday.

The Design Standards also require that future employers with more than 80 employees set up a Transportation Demand Management (TDM) program. The purpose is to provide employees with alternatives to the single-occupancy vehicle as a means to commute from home. The TDM section highlights six different elements that would be part of a TDM program at Copper Pointe.

### ***Lighting and Security***

All lighting shall comply with Section 14-6-3-9 of the Comprehensive City Zoning Code. The maximum mounting height of luminaries for pedestrian scale shall be 16 feet in height. The lighting in the Design Standards conforms to the Zoning Code, except for the Zoning Code requires that the maximum height of a light pole shall be 16 feet within 100 feet of a residential zone, while the Design Standards states that the maximum height of a light pole shall be 16 feet within 70 feet of a residential zone. The more restrictive of the two standards, within 100 feet of a residential neighborhood shall apply. Both Tracts B-2 and B-3 are adjacent to single and multi-family housing to the east on Morris Street

While the specific location of lighting fixtures and a lighting legend is provided in the administrative amendment (approved in March 2007), this amendment specifically refers to the old Siemen's building on Tract B-5. There was no specific location of lighting fixtures or a lighting legend on the site plan for Tracts B-1, B-2, or B-3. All of the information referring to lighting for these tracts is found in the accompanying Design Standards.

### ***Landscaping***

The Landscape section of the Design Standards generally complies with the City's Water Conservation Ordinance and Pollen Ordinance by emphasizing plants that do not use excessive amounts of water or that emit too much pollen. The exception was one shrub (Spartan Juniper) that has a high allergy potential. The plant palette in the Design Standards also complies for the most part with Landscape Plan that accompanied the 2007 Administrative Amendment. Almost all of the trees, shrubs/groundcovers, and ornamental grasses were the same. The only differences between the two were the following: the Chitalpa tree, Heavenly Bamboo, Yaupon Holly, Crape Myrtle, Blue Grama Grass, and Buffalo Grass were not shown on the 2007 Administrative Amendment. The only plants that were on the Administrative Amendment, but not on the Design Standards were the Modesto Ash, Deodar Cedar, Boston Ivy, Trumpet Vine, and Wisteria.

The 2007 Administrative Amendment shows a variety of trees and shrubs buffering I-40 and along both sides of a future jogging trail. Tracts B-1, B-2, and B-3 should also have a variety of trees and shrubs buffering I-40, and along both sides of the future jogging trail. Design Standards should specify that street trees shall be provided along the existing private roadway.

Zoning Code Section 14-16-3-10-G-3 states that all landscape areas 36 square feet or greater shall be covered with live vegetative material over at least 75% of the required landscape area. The site plan does not note the requirement. The site plan should note that coverage is calculated from the mature spread of the plants. Tree canopies do not count. This requirement is noted on the Landscape Plan that accompanies the 2007 Administrative Amendment.

The minimum acceptable sizes of plants at the time of planting in the Design Standards comply with Section 14-6-3-10, Landscaping Regulations, in the City Zoning Code. The minimum plant size at time of installation are 2 inch calipers for trees, 1 gallon shrubs and groundcovers, and turf grasses to provide complete general ground coverage within one growing season after planting. The Design Standards state that the maintenance of the irrigation system and the landscape shall be the responsibility of the property owner.

### ***Public Outdoor Space***

Common areas in the Design Standards indicate that open courtyard designs shall be employed in order to form transitions between parking areas and building facades on the commercial parcels. Building access and entries must be easily accessible from the surrounding buildings and should be visible from the street through open passages. Freestanding restaurants should provide outdoor patios and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture.

### ***Grading, Drainage, Utility Plans***

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The Design Standards state four different ways to minimize the visual impact of utilities through screening and the use of compatible architectural materials. The Design Standards cover electric distribution lines, transformers, utility pads, telephone boxes, above-ground backflow prevention devices, pre-fabricated fiberglass enclosures, and cellular antennas.

A grading and drainage plan will be required as part of the SPBP to be approved by the DRB. The drainage is relatively flat and does not present a problem for this request.

### ***Architecture***

All of the exterior materials and colors employed in the future construction of buildings and improvements on Copper Pointe commercial pads shall be complementary to those used in the redevelopment of the Siemen's building. Brick, stone and stucco will be the building materials used. Brick will be the primary building material for a minimum of 40% of the exterior, stone shall not comprise more than 20% of the exterior, and stucco can be used as an accent feature and shall not comprise more than 40% of the exterior construction. Prohibitive materials include exposed, untreated precision block or wood walls, highly reflective surfaces, chain link fence or barbed wire, metal paneling, and materials with high maintenance requirements. Design Standards should specify the materials with high maintenance requirements, such as wood and canvas. Building colors will be earth tones, shades of yellow, ochres, browns, dull reds, and grey greens. Roof materials that are permissive include copper or copper colored metal roofing, clay or concrete tile, and single membrane for flat roof areas. Roof colors will be yellow ochres, browns, earth tones, and dull reds. Very light and very dark colors should be avoided.

Appropriate column forms are square stucco, round stucco, painted/exposed steel, masonry, and round classical with smooth shafts in Doric or simple contemporary order. Column forms that are not allowed are Corinthian, Ionic, Tuscan, and Egyptian.

### ***Signage***

Signage for Copper Pointe will be consistent with Section 14-16-3-5 (C) of the Comprehensive City Zoning Code. In the case where there is a conflict between the Design Standards for Copper Pointe and City regulations, the more restrictive shall apply. A gateway sign at the private roadway easement and monument signs at the two main entrances to the Siemen's site were approved in the March 2007 Administrative Amendment. The Design Standards specify permitted and prohibited material types.

In section VI of the revised Design Standards the applicant skipped number three and left out the following: "The developer shall provide project entry signs to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be on private property and shall be maintained by the property owner." The applicant should re-number section VI signage. In section VI.2 (Signage and Graphics) of the Design Standards, it states that "All signage for individual commercial sites shall be coordinated in order to have the same appearance (height, color, material, text height and style, etc.)." However, the proposed signs in Copper Pointe are nearly double the height of the Siemen's signs. All signage of the proposed new buildings

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(Tracts B-1, B-2, and B-3) should be consistent with the signage of the Siemen's building (Tract B-5).

### **CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION**

City Departments and other interested agencies reviewed this application from 10/8/2007 to 10/24/2007. Agency comments begin on page 13. Comments from Albuquerque Public Schools do not apply since the development is not residential and therefore will not increase overcrowding in any of the schools in the area. PNM commented that gas service will have to be extended from off-site to get to this project and that any changes or realignment of the existing UG or OH distribution lines will be at the customer's expense.

### **NEIGHBORHOOD/PUBLIC CONCERNS**

The Neighborhood Association that would be affected by this request is Princess Jeanne. No facilitated meeting was requested and no comments have been received.

### **CONCLUSIONS**

This is a request to amend an approved Site Plan for Subdivision for a 18.99 acre property located south of I-40, west of Morris Street NE, north of the proposed Presidio residential development and Chico Road, and east of Copper Avenue and the Towne Park Plaza Shopping Center. The proposed development is a commercial infill project with two restaurant pad sites and a hotel site. Redevelopment of an existing building (the old Siemen's factory) into commercial/office space has already been approved. This amendment proposes to rearrange the land uses on the site by moving one of the restaurant pad sites from the northeast corner to the northwest corner, and moving the hotel site from the northwest corner to the northeast corner.

Staff finds that the request to amend the approved site plan for subdivision generally meets Zoning Code requirements for such a plan and also further applicable plans and policies in the Albuquerque/Bernalillo County Comprehensive Plan. There is no known neighborhood or other opposition to the request and staff recommends approval with conditions.

***FINDINGS – 07EPC 40064, 11/15/07***

1. This is a request to amend an approved Site Plan for Subdivision for Tract B, the Presidio, a 18.99 acre property located south of I-40, west of Morris Street NE, north of the proposed Presidio residential development and Chico Road, and east of Copper Avenue and the Towne Park Plaza Shopping Center.
2. This is a 3-part request: **1)** to rearrange the land uses on the site by moving one of the restaurant pad sites from the northeast corner to the northwest corner, and moving the hotel site from the northwest corner to the northeast corner; **2)** to subdivide the northern portion of Tract B into five tracts; and **3)** to provide design standards for tracts B-1, B-2, and B-3 in order to delegate future site plans for building permits to the DRB. Tracts B-1 and B-2 will contain restaurant uses, Tract B-3 will contain a hotel, Tract B-4 is an existing private roadway, and Tract B-5 contains an existing building that was formerly used for manufacturing.
3. An Administrative Amendment of the site development plan was approved in March of 2007 to redevelop the existing building on Tract B-5 into commercial/office space. The subject request does not involve Tract B-5.
4. The subject site does not lie within the boundaries of any area or sector plans.
5. Pursuant to Zoning Code Section 14-16-1-5, Definitions, the minimal elements of a site development plan for subdivision are: the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements, maximum height, minimum setback, and nonresidential uses' maximum floor area ration (FAR). The request includes all of the essential elements of a site development plan for subdivision, including design standards.
6. The following Comprehensive Plan policies for Developing and Established Urban Areas support the proposal:
  - Policy II.B.5a – full range of urban land uses
  - Policy II.B.5d – neighborhood values/natural environmental conditions
  - Policy II.B.5e – programmed facilities/integrity of neighborhoods
  - Policy II.B.5l – design innovation/area appropriateness
7. The Comprehensive Plan Policy II.B.5o (redevelopment and rehabilitation of older neighborhoods) for Developing and Established Urban Areas does not support the proposal. The proposal is for re-use of the subject site, but the development is entirely new. Redevelopment is

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distinct from entirely new development because it reuses or reconstructs buildings and neighborhoods. The proposed development will not be reusing or reconstructing any buildings, as the buildings will be brand new. The intent of Policy II.B.5o is to facilitate redevelopment and rehabilitation of older neighborhoods mostly in the Central Urban Area, though is also listed under the Developing and Established Urban chapter.

8. The Comprehensive Plan Policy II.D.6a for Economic Development supports the proposal. The new restaurants and hotel will help to increase employment and diversify economic development in the area.
9. The Princess Jeanne Neighborhood Association was notified of this request. No facilitated meeting was requested and no comments have been received.

***RECOMMENDATION - 07EPC 40064, November 15, 2007***

**APPROVAL of 07EPC 40064, an amendment to the Site Development Plan for Subdivision, for all or a portion of Lot B, The Presidio, zoned SU-1 for IP, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 07EPC 40064, November 15, 2007***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Add a third General Note on the Site Plan for Subdivision to read “Site Development Plans for Building Permit for Tracts B-1, B-2, and B-3 shall be delegated to the DRB and shall comply with the attached design standards.”

4. Amend Design Standard I.E.2 to insert "such as wood, canvas, etc." after material with high maintenance requirements.
  
5. Pedestrian/Bicycle Access and Circulation:
  - a. The future jogging path shall link with the multi-use trail that runs between Eubank Boulevard and Morris Street. There should be access points connecting the jogging path and the multi-use trail. A future jogging path is shown on the March 2007 Administrative Amendment on the far north side of the existing private roadway (Tract B-4), just south of I-40.
  - b. Amend Design Standard III.B to include General Note 32 from the 1999 Site Plan for Subdivision which reads "Connection to the existing bike trail along the north property line in the Interstate 40 ROW will be via 10' wide asphalt paths at the northeast corner by the pedestrian bridge and at the northwest corner just inside the west property line."
  
6. Landscaping:
  - a. Tracts B-1, B-2, and B-3 shall have a variety of trees and shrubs to buffer I-40, and along both sides of the future jogging trail.
  - b. Amend Design Standard II.1 to insert "along the existing private roadway" between "provided" and "at".
  - c. Zoning Code Section 14-16-3-10-G-3 states that all landscape areas 36 square feet or greater shall be covered with live vegetative material over at least 75% of the required landscape area. The site plan does not note the requirement. The site plan should note that coverage is calculated from the mature spread of the plants. Tree canopies do not count. This requirement is noted on the Landscape Plan that accompanies the 2007 Administrative Amendment.
  - d. The Landscape section of the Design Standards should not include the Spartan Juniper under Shrubs/Groundcover, because it has a high allergy potential.
  
7. Amend Design Standard IV.4 to replace "70 feet" with "100 feet". This complies with Section 14-16-3-9 of the City Zoning Code and is the more restrictive of the two lighting standards.
  
8. Signage on Tracts B-1, B-2, and B-3 shall be consistent with the 2007 Administrative Amendment, which limits signs to 8 feet. This is being consistent with Design Standard VI.2 which reads "All signage for individual commercial sites shall be coordinated in order to have the same appearance (height, size, color, material, text height and style, etc.)."

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9. Conditions of approval from the City Engineer, Municipal Development, Water Authority, and NMDOT for the proposed Site Development Plan are:
- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff for previous EPC submittals. However, a trip generation comparison for the current EPC submittal is required.
  - d. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
  - e. Provide cross access agreement between subdivided properties.  
Site plan shall comply and be designed per DPM Standards.
- 



**Randall Falkner**  
**Planner**

cc: MW Development LLC, P.O. Box 27560, Albuquerque, NM 87125  
Consensus Planning, Inc., 302 8<sup>th</sup> St. NW, Albuquerque, NM 87102  
Andrew Baughman, Princess Jeanne NA, 11112 Constitution Ave. NE, Albuquerque, NM 87112  
Kathleen Jardine, Princess Jeanne NA, 1075 Betts NE, Albuquerque, NM 87112

**Attachments**

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Code Services***

Reviewed: A note should be provided on the submittal indicating that only restaurants for on-premise consumption are allowed on the subject site.

- **Setbacks:**  
Note on Sheet 1 should indicate that setbacks are per the I-P zone instead of the O-1 zone. The setbacks specified within the design guidelines are consistent with the I-P zone and not the O-1 zone.
  
- **Architecture:**
  - Add a note indicating that the buildings shall comply with Section 14-16-3-18, General Building & Site for Non-Residential Regulations.
  - Remove language under E.2., Materials prohibited, which reads, "materials with high maintenance requirements"
  
- **Parking:**
  - Add language, Parking shall comply with section 14-16-3-1, of the Comprehensive City Zoning Code
  
- **Signage and Graphics**
  - Add language, signage shall comply with Section 14-16-3-5, of the Comprehensive City Zoning Code.

#### ***Office of Neighborhood Coordination***

Princess Jeanne NA (R)

#### ***Advanced Planning***

It does not appear as though the applicant provided a signed copy of the original site plan approval.

The sign posting requirement box is not checked off on the sheet showing required elements for a submittal.

### ***PUBLIC WORKS DEPARTMENT***

**Transportation Development (City Engineer/Planning Department):**

- 
- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff for previous EPC submittals. However, a trip generation comparison for the current EPC submittal is required.
  - Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
  - The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
  - Provide cross access agreement between subdivided properties.
  - Site plan shall comply and be designed per DPM Standards.

**Hydrology Development (City Engineer/Planning Department):**

- The Hydrology Section has no adverse comments regarding the Site Development Plan – Subdivision request.

**Transportation Planning (Department of Municipal Development):**

- Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities

**Traffic Engineering Operations (Department of Municipal Development):**

- No comments received.

**Street Maintenance (Department of Municipal Development):**

- No comments received.

**Utility Development (Water Authority):**

- No comments received.

**Water Resources, Water Utilities and Wastewater Utilities (Water Authority):**

- No comments received.

**New Mexico Department of Transportation (NMDOT):**

- No comments received.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,  
WATER AUTHORITY and NMDOT:**

Conditions of approval for the proposed Amendment to the Site Development Plan for Subdivision shall include:

- f. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- g. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- h. A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff for previous EPC submittals. However, a trip generation comparison for the current EPC submittal is required.
- i. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- j. Provide cross access agreement between subdivided properties.
- k. Site plan shall comply and be designed per DPM Standards.

***ENVIRONMENTAL HEALTH DEPARTMENT***

***Air Quality Division***

***Environmental Services Division***

***City Forester***

***PARKS AND RECREATION***

***Planning and Design***

***Open Space Division***

**POLICE DEPARTMENT/Planning**

No crime prevention or CPTED comments at this time.

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

Approved on condition, will comply with all SWMD ordinances and requirements, and have required recycle area next to compactor.

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

Reviewed, no comment.

**ALBUQUERQUE PUBLIC SCHOOLS**

The Presidio, Lot B, is located on Copper Ave NE between Eubank Blvd NE and Morris St NE. The owner of the above property requests an amendment to the site plan for a subdivision that will consist of 256 dwelling units (townhouses and condominiums). **The development will impact Tomasita Elementary School, Kennedy Middle School, and Manzano High School.** All three schools are nearing capacity.

Loc No	School	2007-08 Projections	2006-07 Capacity	Space Available
363	Tomasita	423	516	93
427	Kennedy	478	650	172
530	Manzano	2,103	2,150	47

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - o Construct new schools or additions
  - o Add portables

- 
- Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
  - Improve facility efficiency (short term solution)
    - Schedule Changes
      - Double sessions
      - Multi-track year-round
    - Other
      - Float teachers (flex schedule)
  - Shift students to Schools with Capacity (short term solution)
    - Boundary Adjustments / Busing
    - Grade reconfiguration
  - Combination of above strategies

**All planned additions to existing educational facilities are contingent upon taxpayer approval.**

On April 2, 2007, Centex Homes entered into a **Pre-Development Facilities Fee Agreement** with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

#### ***MID-REGION COUNCIL OF GOVERNMENTS***

MPO staff have no comment on this project.

#### ***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

#### ***PUBLIC SERVICE COMPANY OF NEW MEXICO***

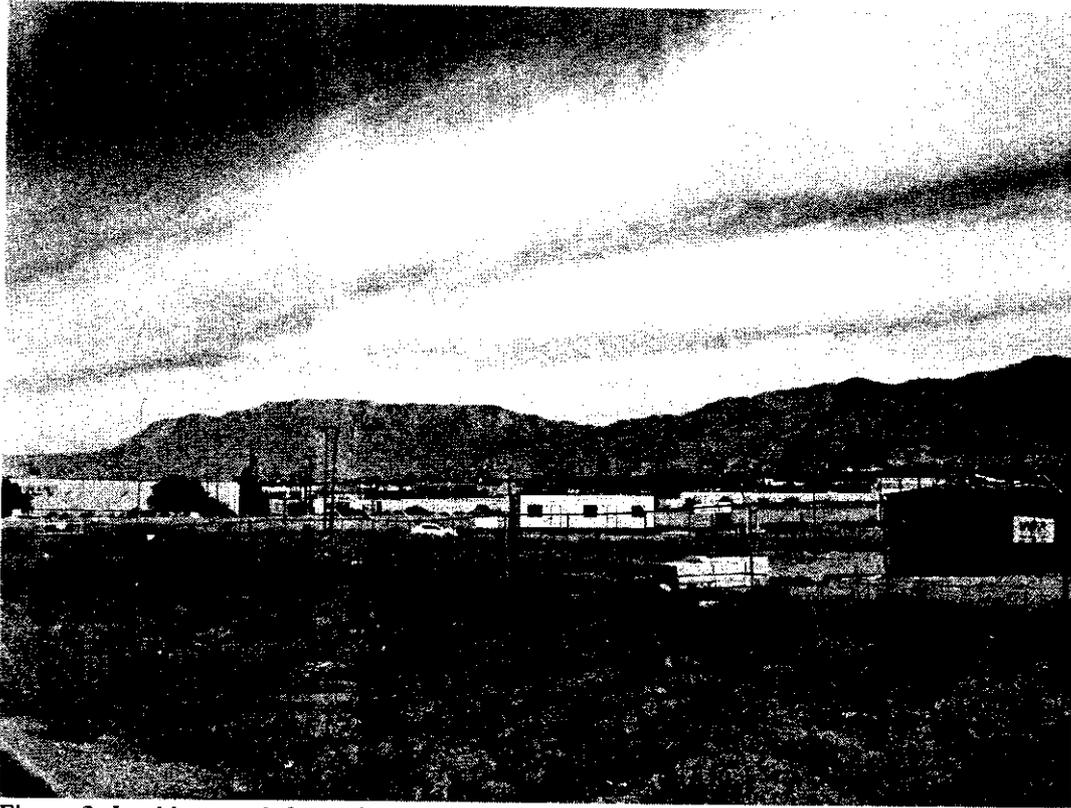
PNM has electric overhead facilities to serve this area along the Northern boundary of the project. Gas service will have to be extended from off-site to get to this project. There is an UG distribution line located on the west edge and an OH distribution line along the north edge of the property. Any changes or realignment of the existing UG or OH distribution lines will be at the customer's expense.



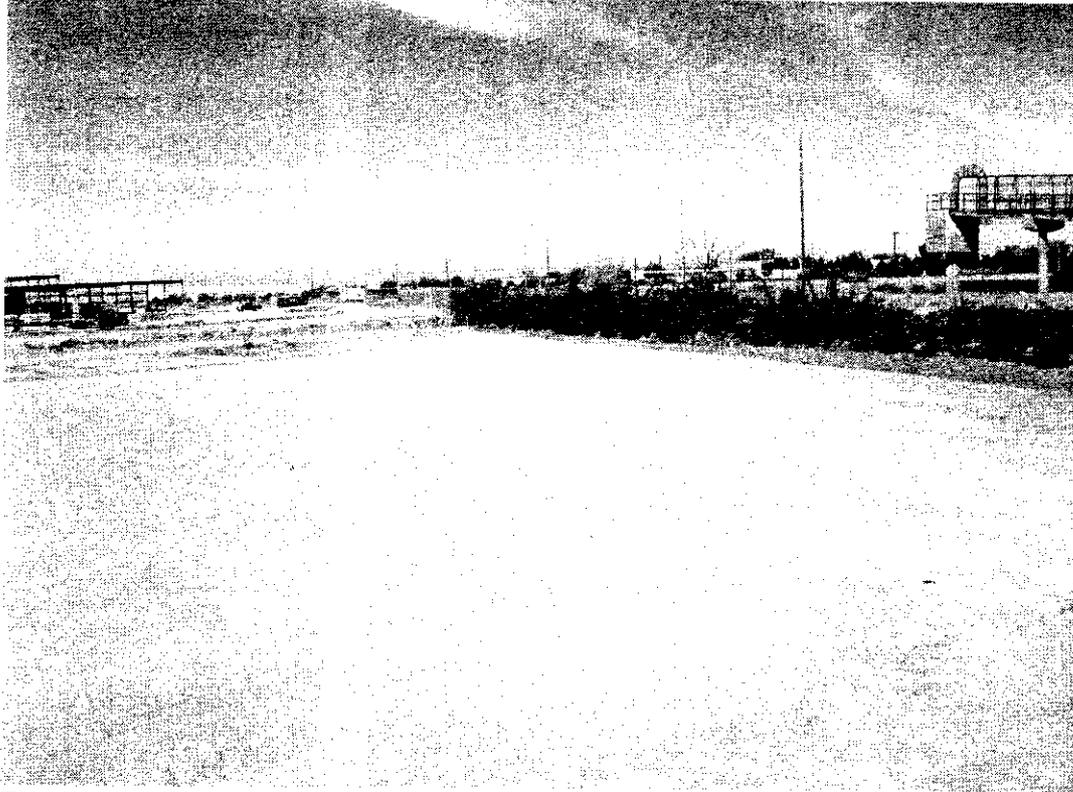
**Figure 1: Looking east across site (Tracts B-1 & B-5)**



**Figure 2: Looking east across site (Tracts B-2 & B-3)**



**Figure 3: Looking north from site (across I-40)**



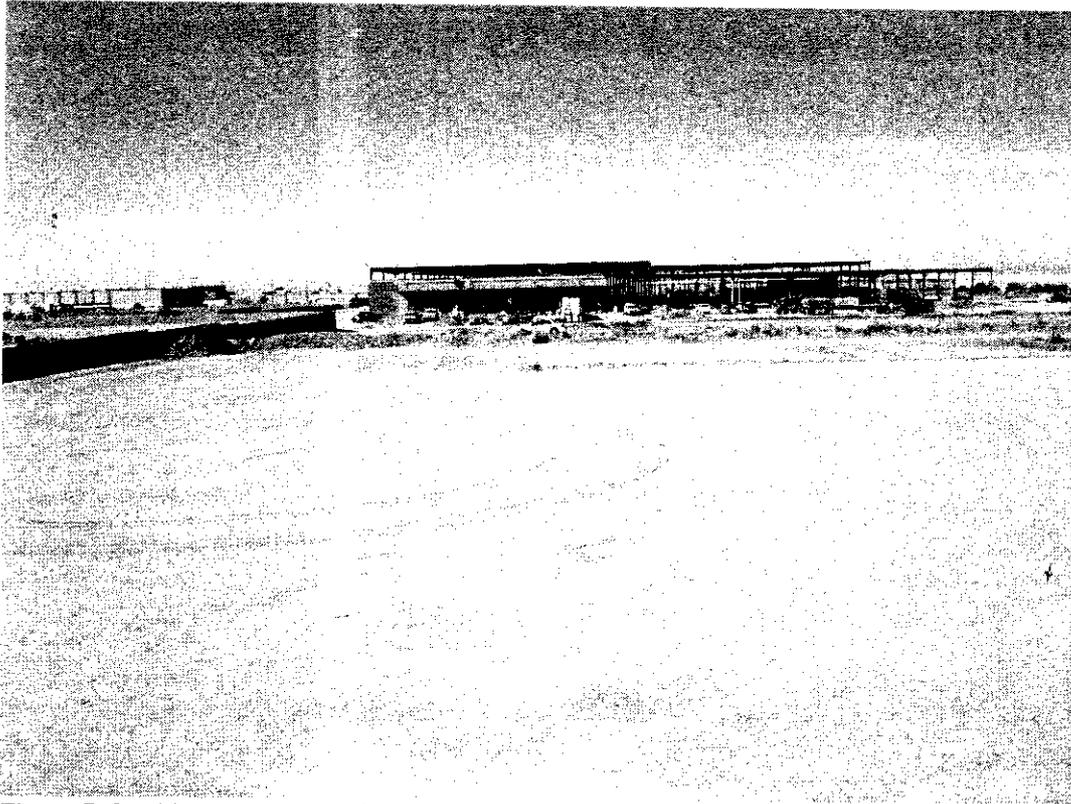
**Figure 4: Looking northwest from Tracts B-2 & B-3**



**Figure 5: Looking south from site at Presidio Development**



**Figure 6: Looking west at back of Wal-Mart**



**Figure 7: Looking west across site at Tracts B-2, B-3, & B-5**

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

- for Subdivision AMENDMENT for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### Supplemental form

S Z

### ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
  - 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801  
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: MW Development, LLC PHONE: 248-1688  
 ADDRESS: PO Box 27560 FAX: 248-1705  
 CITY: Albuquerque STATE NM ZIP 87125 E-MAIL: \_\_\_\_\_

Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Amendment to the Site Development Plan for Subdivision

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

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

Lot or Tract No. Lot B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: The Presidio  
 Existing Zoning: SU-1 for IP Proposed zoning: NA MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): K-21 UPC Code: 102105717324230130

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_  
 Project # 1000572

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill?  no  
 No. of existing lots: 1 No. of proposed lots: 5 Total area of site (acres): 19

LOCATION OF PROPERTY BY STREETS: On or Near: Copper Avenue NE  
 Between: Eubank Boulevard NE and Morris Street NE

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

SIGNATURE [Signature] DATE 10/2/07  
 (Print) Jacqueline Fishman, AICP Applicant:  Agent:

### FOR OFFICIAL USE ONLY

- 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

STEPC: 40064

Action

AKS  
ADV  
CME

Form revised 4/07

S.F.

PLD

Fees

\$ 255.00

\$ 75.00

\$ 20.00

\$

\$

Total

\$ 380.00

Hearing date 11/15/07

Sandy Handley 10/04/07  
 Director Signature

Project # 1000572

**FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
- IP MASTER DEVELOPMENT PLAN (EPC11)**
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies**.  
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 (1 copy)
  - Zone Atlas map with the entire property(ies) clearly outlined
  - 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
  - Completed Site Plan for Subdivision and/or Building Permit Checklist
  - Sign Posting Agreement
  - TIS/AQIA Traffic Impact Study form with required signature
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

**EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**

- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (EPC17)**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies**.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30 copies**
- Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
- 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 Subdivision and/or Building Permit Checklist
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**NOTE:** For wireless telecom facilities (administrative reviews 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. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30 copies**
- DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30 copies**
- DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30 copies**
- Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
- Zone Atlas map with the entire property(ies) clearly outlined
- 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 form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

**EPC hearings are approximately 7 weeks after the filing deadline. 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.

JACQUELINE FISHMAN  
Applicant name (print)  
[Signature] 10/1/07  
Applicant signature / date



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

Application case numbers  
OTEP-4006A

Form revised October 2007  
Sandy Handley 10/04/07  
Planner signature / date  
Project # 1000572

September 17, 2007

Jeffrey Jesionowski, Chairman  
Environmental Planning Commission  
City of Albuquerque  
500 Second Street NW  
Albuquerque, NM 87102

**RE: Amendment to the Site Development Plan for Subdivision  
Lot B, The Presidio**

Dear Chairman Jesionowski:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for an Amendment to the Site Development Plan for Subdivision for Lot B, The Presidio, a 19 acre property located on Copper Avenue NE between Eubank Boulevard NE and Morris Street NE.

Sincerely,

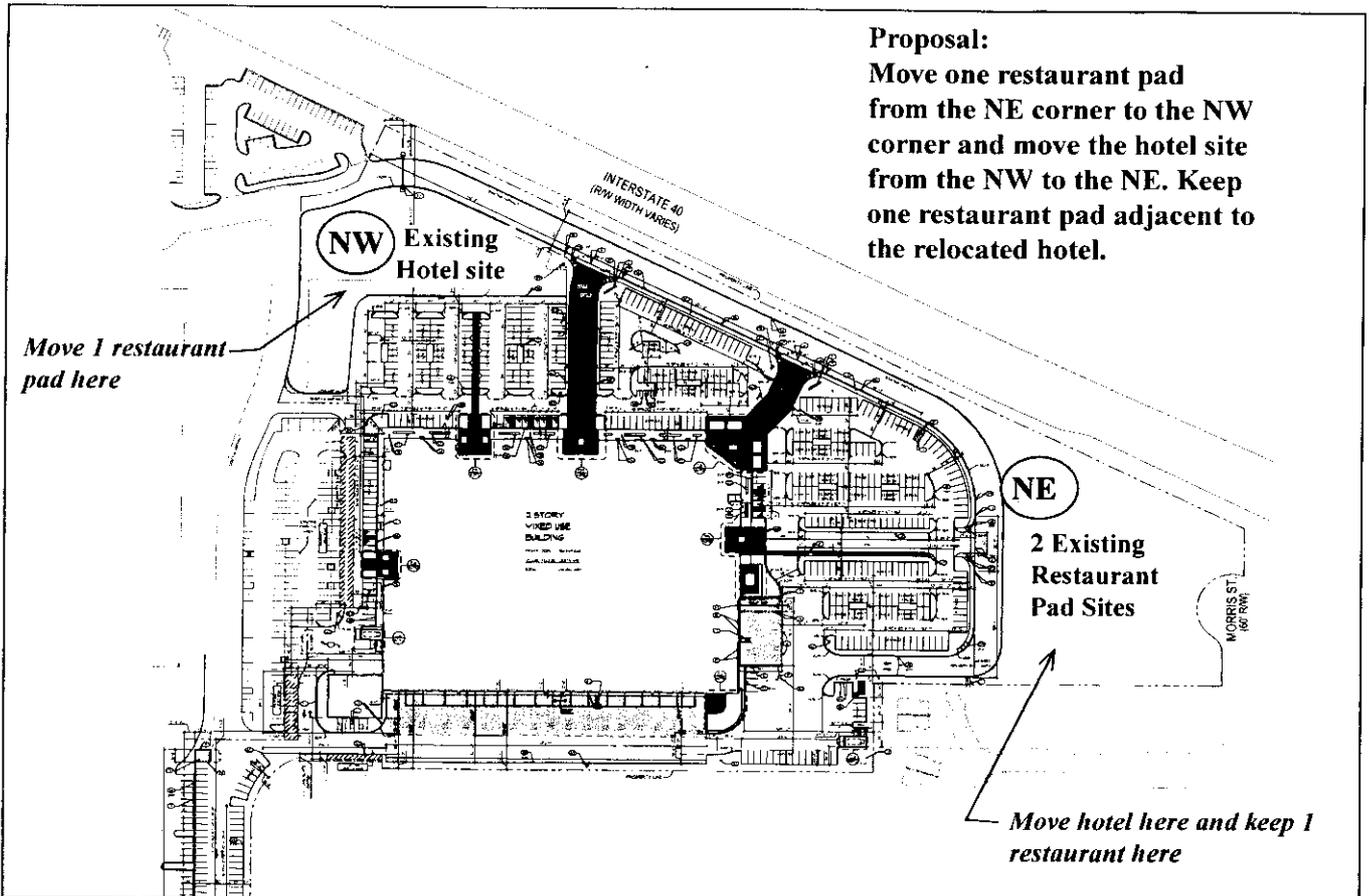
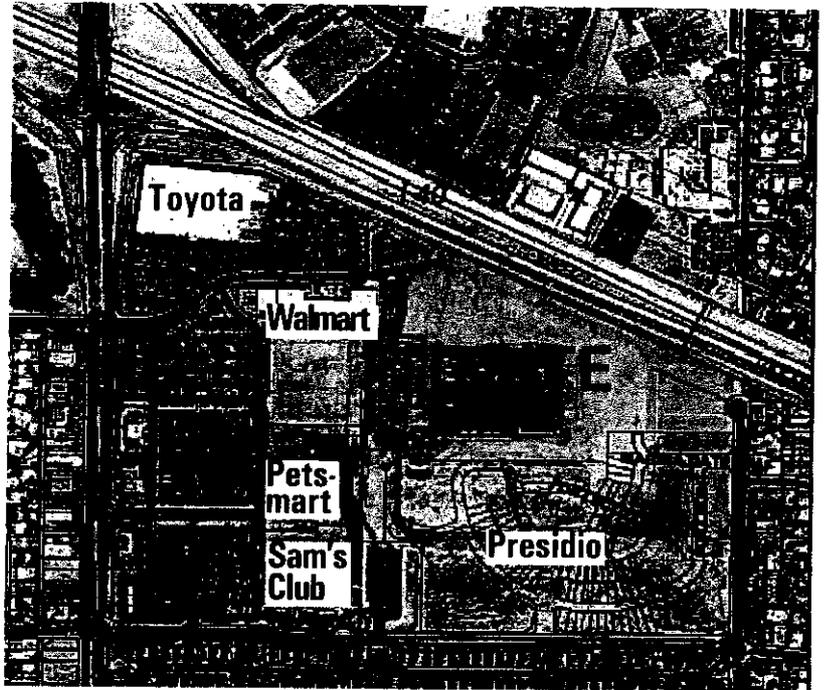
A handwritten signature in black ink, appearing to read "Ted Waterman", with a long horizontal flourish extending to the right.

Ted Waterman, Managing Member  
MW Development, LLC.

## A. INTRODUCTION

This is a request to amend an approved Site Plan for Subdivision for a 18.99 acre property located south of I-40, and west of Morris Street NE. The property is zoned SU-1 for IP and is Lot B, The Presidio Subdivision.

The proposed development is a commercial infill project with two restaurant pad sites and a hotel site. Redevelopment of an existing building (the old Siemens factory) into commercial/office space has already been approved and construction has begun. This amendment proposes to rearrange the land uses on the site as follows: 1) move one of the restaurant pad sites that is shown on the approved Site Plan from the northeast corner of the site to the northwest corner; 2) move the hotel site from the northwest corner of the site to the northeast. The second restaurant pad will remain adjacent to the hotel site.



The proposed Site Plan for Subdivision includes design standards that cover lighting, signage, landscape, architecture, site planning, etc. The design guidelines will ensure that the restaurants, hotel, and office/commercial buildings will share the same color palette, building materials, surface treatments, and landscaping to create an attractive and unified project. The applicant is requesting delegation to the Development Review Board for subsequent projects as long as they conform to the Site Plan for Subdivision and Design Standards.

**B. SITE CHARACTERISTICS and EXISTING CONDITIONS**

The existing building on the site was originally the Siemen’s factory, which was once a thriving employer in the community. When the factory closed, the building remained empty for many years and fell into disrepair. The brownfield site and deteriorating building have been an eyesore along I-40. The building is being renovated for office/retail/industrial uses along with considerable site upgrades including landscaping, lighting, sidewalks, etc.

The site is surrounded by medium and higher density residential development, and high-intensity commercial development. Interstate 40 is located to the north of the site. The closest entrance/exit to Interstate 40 is Copper at Eubank Boulevard, which is located west of the subject site. The following table provides a summary of the uses surrounding the subject site.

**Surrounding Land Use and Zoning**

Direction	Zoning	Land Use
North	NA	Interstate Highway 40
East	R-2, R-LT Farther to the East	Higher Density Residential Uses within the Sandia Vista Subdivision
South	SU-1 for PRD	The Presidio: a Planned Condominium and Townhouse Community
West	SU-1 for C-1 Permissive Uses*	Commercial Development including Walmart Super Center & Karl Malone Toyota, Sam’s Club, etc.

*\*The full zone category description for the western property is SU-1 for C-1 permissive uses to include restaurant with full-service liquor and excluding the following uses: Drive Thru liquor establishment, night club or lounges, adult entertainment and bowling establishment, vehicle sales and storage.*

Albuquerque Ride operates a fixed route service along Eubank Boulevard, with stops located within easy walking distance from the subject site.

**C. CASE HISTORY**

**Z-69-109**

Case Z-69-109 was approved in January 1970. This action rezoned the subject site from R-1 to SU-1 for IP for approximately 180 acres which comprised the Lenkurt Industrial Park. The case facilitated the development of the Siemen’s factory, approximately 198,000 square feet in size. The southern portion of the site, Lot B, was intended to be utilized for expansion of the plant.

**Z-98-114; AA-99-62**

In 1998, the EPC approved the request for Site Development Plans for Subdivision and Building Permit. A traffic impact study was completed which covered full development of the site between Chico Street and I-40, and west of Morris Street. The site plan showed eight lots including:

- Lot 1 - containing the existing Siemen's building;
- Lots 2, 2A, 2B, and 2C - four restaurant pads;
- Lot 3 - a multi-screen Cinemark Movie Theater;
- Lot 4 - an office lot; and
- Lot 5 - an hotel/restaurant lot.

An Administrative Amendment was approved in June, 1999 to modify the parking area and adding an IMAX theater.

**Project #100572; 05EPC 01116**

On January 19, 2006, the EPC approved a zone map amendment request (from SU-1 IP to SU-1 PRD) and site development plan for The Presidio, a 256 unit townhome / condominium project. Subsequent to that approval, on November 16, 2006, the EPC approved an amendment to the site development plan to facilitate a land trade, improve access to the rear of the old Siemen's building, and provide a landscape buffer along the southern boundary of the industrial park. The Presidio development covers approximately 24 acres and took the place of the Cinemark Movie Theater, an office site, and two restaurants approved under Z-98-114.

**Project #100572; 06AA-01793**

On March 2, 2007, an administrative amendment was approved for the northern portion of the site which covered the Siemens building, the hotel/restaurant site, and two restaurants. The amendment was to facilitate the remodeling of the existing building, new building facades, a new partial second floor, and new truck docks. The site was replatted into one large lot into The Presidio, Lot B. The northeast and northwest corners remained vacant, but the intent was still to develop two restaurants and a hotel/restaurant site.

**D. REQUEST to AMEND SITE PLAN for SUBDIVISION**

This request is to amend the Site Plan for Subdivision by switching locations of one restaurant and the hotel site, and creating new lots through the platting process. One of the original restaurant pad sites will move from the northeast corner of the site to the northwest corner, and conversely, the original hotel site will move from that same northwest corner to the northeast corner. One restaurant pad site will remain adjacent to the relocated hotel.

The proposed Site Plan for Subdivision shows five tracts including two commercial tracts at 30,000 SF and 71,272 SF on the northeast corner, one commercial tract at 62,508 SF on the northeast corner, the existing building and the private roadway to the north as their own separate tracts. The proposed amendment also includes a set of design standards for buildings on the site.

The existing restaurant pad sites located on the northeast corner of the site are far from the redeveloping office/commercial building and the existing shopping center that includes Karl Malone Toyota, Wal-Mart, Petsmart, and Sam's Club. Moving a restaurant to the northwest corner would better accommodate the employees and customers of these surrounding businesses. The relocation would also facilitate better access to the restaurants via Copper Avenue.

The hotel site is currently located on the northwest corner of the site near the shopping center. The proposed relocation abuts an R-2 residential zone. The relocation of the hotel adjacent to an existing high density residential area is appropriate as it will generate less traffic and noise than a restaurant.

This request provides for a well balanced pattern of land uses in this area and facilitate a better circulation pattern for the overall site. In addition to the hundreds of workers employed by Walmart,

Karl Malone Toyota, Sam's Club, and Petsmart, residents of The Presidio, a new residential subdivision of townhomes and condominiums located to the south, and Towne Park, a manufactured home community located south of Chico, will have more choices for restaurant dining than exists in the area today. The proposed development will provide a buffer between the residential area and I-40.

The request for delegation to the Development Review Board will ensure that future site plans will follow the proposed design standards. These design guidelines will be applied to all subsequent construction on the site. An attractive commercial development can be achieved by imposing a common color palette and set of building materials and finishes, and will create a sense of place and streamline the approval process for potential tenants.

This infill project will provide needed amenities to the area such as lodging, dining, and business opportunities. It will help decrease the amount of vehicular traffic by providing workers and residents with a walkable destination for dining out. New jobs will be created that support the City's goals for economic development within the central area of Albuquerque.

## **E. SITE PLAN AMENDMENT - APPLICABLE PLANS AND POLICIES**

This request conforms to all applicable City of Albuquerque plans and policies. Furthermore, it addresses several of the concerns listed by neighborhood regarding the previous theater proposal. Development of the site is guided by the Albuquerque/Bernalillo County Comprehensive Plan.

### **Albuquerque/Bernalillo Comprehensive Plan**

The site is designated as an Established Urban area as defined by the Comprehensive Plan. Specific goals and policies that pertain to this request include:

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

#### Policy a

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

*The site is surrounded by medium and higher density residential development, and high-intensity commercial development. Development of restaurants and a hotel on the subject site will expand the range of urban land uses in this area.*

#### Policy d

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

*Relocation and development of restaurants and a hotel on the subject site will respect neighborhood values by providing these uses nearby. Congestion is a concern in this area around the shopping center, and the restaurants will provide a walkable destination for dining by the employees and neighborhood residents. Transit Route 2 is along Eubank, west of this site.*

Policy e

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

*This project is an excellent example of urban infill. The redevelopment of the old Seiman's building into a modern office/commercial building utilizes existing infrastructure. With the exception of the existing building, the subject site is vacant. The Presidio residential community located to the south is currently under development. The new buildings will provide a substantial buffer between I-40 and the residential development.*

Policy l

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

*The Design Standards are intended to create a unified, recognizable development for this property. The existing building and vacant site has long been an eyesore along I-40 and redevelopment of this prominent infill site will benefit the larger Albuquerque community.*

Policy o

Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

*The Site Plan for Subdivision will facilitate redevelopment of a site in an older, established neighborhood located within the 1960 City boundary. This project involves the redevelopment of an abandoned, vacant building and development of the remaining site with complementary land uses. The proposed hotel and restaurants are permissive land uses in the SU-1 for IP zone.*

Goals and Policies Relating to the Economic Development

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

Policy a

New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

*The office/commercial building will host businesses that offer many jobs. The new restaurant will also increase employment. The subject site is adjacent to residential and commercial areas which offer employees a convenient work location.*

**Planned Growth Strategy**

O-02-39 (2) stipulates that an Infrastructure and Growth Plan be adopted and incorporate certain principles, including the following:

Section 6(B)(2)(a)

Grow efficiently by developing where infrastructure and facilities already exist.

Section 6(B)(2)(g)

Prioritize the needs of the older parts of Albuquerque in terms of vitality and development. Encourage infill and redevelopment.

*This site plan request would implement both of these principles. The community will benefit from this infill project and redevelopment of a long abandoned building.*

**F. CONCLUSION**

This request to amend the Site Plan for Subdivision is consistent with City plans and policies, and provides a better utilization of land uses in the area. It is consistent with policies regarding infill development, jobs / housing balance, and redevelopment of older, established neighborhoods. The existing SU-1 for IP zoning allows the proposed land uses. Design standards are proposed that will ensure an attractive, unified development.

We respectfully request approval of this request to amend the Site Plan for Subdivision.

# CITY OF ALBUQUERQUE

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

APPLICANT: MW Development, LLC. DATE OF REQUEST: 10/4/07 ZONE ATLAS PAGE(S): K-21

CURRENT:  
ZONING SU-1 for IP  
PARCEL SIZE (AC/SQ. FT.) 19 ACRES

LEGAL DESCRIPTION:  
LOT OR TRACT # LOT B BLOCK #   
SUBDIVISION NAME THE PRESIDIO

**REQUESTED CITY ACTION(S):**

- |                |                     |                                           |
|----------------|---------------------|-------------------------------------------|
| ANNEXATION [ ] | SECTOR PLAN [ ]     | SITE DEVELOPMENT PLAN:                    |
| COMP. PLAN [ ] | ZONE CHANGE [ ]     | A) SUBDIVISION [ ] BUILDING PERMIT [ ]    |
| AMENDMENT [ ]  | CONDITIONAL USE [ ] | B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ] |
|                |                     | C) AMENDMENT [✓] OTHER [ ]                |

**PROPOSED DEVELOPMENT:**

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

GENERAL DESCRIPTION OF ACTION: Amendment to Site Development Plan for Subdivision  
# OF UNITS:   
BUILDING SIZE:  (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 Joyce Jolas DATE 10/4/07  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [✓] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [✓] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [✓]  
Notes: PRELIMINARY TRIP GENERATION COMPARISON INDICATES, THAT A NEW TIS IS NOT REQUIRED. HOWEVER A FINAL TRIP GENERATION COMPARISON IS REQUIRED FOR THIS PROPOSAL  
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.

Tony Jol DATE 10-4-07  
TRAFFIC ENGINEER

**Air Quality Impact Analysis (AQIA) May Be Required:**

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [✓]

Contact an Air Quality Planner at 788-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

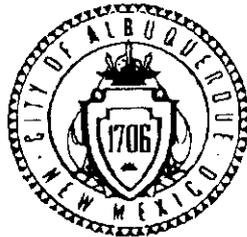
Joyce Jolas DATE 10/1/07  
APPLICANT

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

TIS -SUBMITTED 8/3/99 Tony Jol DATE 10-4-07  
-FINALIZED 1/1 TRAFFIC ENGINEER

Revised June 27, 2005

- LINEMARK THEATERS COMMERCIAL DEV. TIS.
- SUBSEQUENT TRIP GENERATION COMPARISONS.
- OTHER APPROVED SITE DEVELOPMENT PLANS & A.A.



# 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: 13 Sept 07

TO CONTACT NAME: Joyce Jordan  
 COMPANY/AGENCY: Consensus Planning, Inc.  
 ADDRESS/ZIP: 302 8<sup>th</sup> Street NW, 87102  
 PHONE/FAX #: 764-9801 / 505 842-5495

Thank you for your inquiry of 13 Sept 07 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Lot B, The Presidio located on Copper Ave between Eubank Blvd and Morris St.

zone map page(s) K-21

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Princess Jeanne NA  
 Neighborhood Association  
 Contacts: Andrew Baughman  
1112 Constitution Ave. NE 87112  
681-0156(w)  
Kathleen Jardine  
1075 Betts NE 87112  
293-1968(h) www.pjna.net

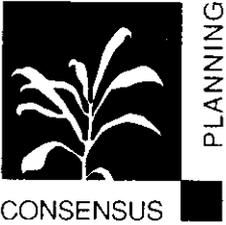
Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**See reverse side for additional Neighborhood Association Information: YES { } NO**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL RETURN RECEIPT REQUESTED. BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,  
Stephanie Winkler  
 OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.



September 28, 2007

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 842-5495  
cp@consensusplanning.com  
www.consensusplanning.com

Andrew Baughman  
Princess Jeanne Neighborhood Association  
11112 Constitution Avenue NE  
Albuquerque, NM 87112

Kathleen Jardine  
Princess Jeanne Neighborhood Association  
1075 Betts NE  
Albuquerque, NM 87112

Dear Mr. Baughman and Ms. Jardine:

This letter is notification that Consensus Planning has submitted a request for an amendment to the Site Development Plan for Subdivision to the Environmental Planning Commission (EPC) on behalf of Waterman, Inc. This property is approximately 19 acres and is currently zoned SU-1 for IP and is located south of I-40, and west of Morris Street NE.

The proposed development is a commercial infill project with two restaurant pad sites and a hotel site. The redevelopment of an existing building (the old Siemens factory) was previously approved, and construction of commercial/office space has begun. This amendment proposes to rearrange the land uses on the site as follows: 1) move one of the restaurant pad sites from the northeast corner of the site to the northwest corner; 2) move the hotel site from the northwest corner of the site to the northeast. The second restaurant pad will remain adjacent to the hotel site.

The EPC hearing for this application will be held on November 15, 2007 at 8 a.m. at the Plaza Del Sol Building, located at 600 2<sup>nd</sup> Street NW. Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information.

Sincerely,

Jacqueline Fishman, AICP  
Associate

Attachments: Site Plan (11x17 reduction)

PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strozier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

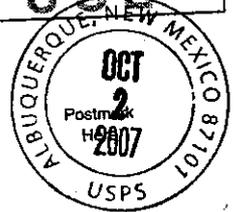
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Total Postage & Fees	\$ 6.11



Sent To  
 Street, Apt. No.,  
 or PO Box No.  
 City, State, ZIP+4

**KATHLEEN JARDINE  
 PRINCESS JEANNE N.A.  
 1075 BETTS NE  
 ALBUQUERQUE, NM 87112**

PS Form 3800, June 2002 See Reverse for Instructions

9510 6960 0000 05E1 4007

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To  
 Street, Apt. No.,  
 or PO Box No.  
 City, State, ZIP+4

**ANDREW BAUGHMAN  
 PRINCESS JEANNE N.A.  
 11112 CONSTITUTION AVE. NE  
 ALBUQUERQUE, NM 87112**

PS Form 3800, June 2002 See Reverse for Instructions

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** November 15, 2007  
**Zone Atlas Page:** K-21  
**Notification Radius:** 100 Ft.

**Project# 1000572**  
**App#07EPC-40064**

**Cross Reference and Location:** COPPER AVE NE BETWEEN EUBANK BLVD  
NE AND MORRIS ST NE

**Applicant:** MW DEVELOPMENT LLC  
PO BOX 27560  
ALBUQUERQUE, NM 87125

**Agent:** CONSENSUS PLANNING INC  
302 8<sup>TH</sup> ST NW  
ALBUQUERQUE, NM 87102

**Special Instructions:**

**Notice must be mailed from the  
City's 20 day's prior to the meeting.**

**Date Mailed:** OCTOBER 24, 2007  
**Signature:** ERIN TREMLIN

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	OW NE R ST ATE	OW NE R ZIP CO DE	PR OP ERT Y CLA SS	TA X DIS TRIC T	LEGAL
1	102105 706516 230129	TOWNE PARK PLAZA	446 SAN B ERNARDIN O AVE	NEWP ORT B EACH	CA	926 63	C	A1 A	TRACT B-3A-1 PLAT OF TRACTS B-3A- 1 & LOT 4A TOWNE PARK PLAZA BEING A REPLAT OF TRACT B- 3A TOWNE PARK PLAZA & LOT 4 THE L ENKURT PROPERTIES CONT 11.1314 A C
2	102105 714027 830136	BLI ALBUQUERQUE LTD C/O BARNETT LANE IN VESTMENTS INC	5700 LEGA CY DR SUI TE 10	PLAN O	TX	750 24	V	A1 A	LOT 5-A PLAT OF LOTS 1-A, 1-B & 5- A THE LENKURT PROPERTIES BEING A REPLAT LOTS 1 & 5 THE LENKURT PRO PERTIES CONT 2.9599 AC
3	102105 717324 230130	BLI ALBUQUERQUE LTD C/O BARNETT LANE IN VESTMENTS INC	5700 LEGA CY DR SUI TE 10	PLAN O	TX	750 24	C	A1 A	LOT 1-B PLAT OF LOTS 1-A, 1-B & 5- A THE LENKURT PROPERTIES BEING A REPLAT LOTS 1 & 5 THE LENKURT PRO PERTIES CONT 12.2894 AC
4	102105 724619 730132	CINEMARK USA INC AT TN: RE DEPT	3900 DALL AS PKWY SUITE 500	PLAN O	TX	750 93	V	A1 A	LOT 8 PLAT OF LENKURT PROPERTIES CONT 1.5350 AC
5	102105 707927 730120	WAL- MART STORES EAST IN C C/O PROPERTY TAX DEPT #0555	1304 SE 10 ST	BENT ONVIL LE	AR	727 12 0 555	C	A1 A	TR B-1A-1 PLAT OF TRACT B-1A-1 & B- 2A- 1 TOWNE PARK PLAZA BEING A REPLA T OF TRACT B-1A & B- 2A TOWNE PARK PLAZA & LOT 1- A THE LENKURT PROPERTIES TOGETH ER WITH A
6	102105 725224 330135	BLI ALBUQUERQUE LTD C/O BARNETT LANE IN VESTMENTS INC	5700 LEGA CY DR SUI TE 10	PLAN O	TX	750 24	V	A1 A	LOT 6 PLAT OF LENKURT PROPERTIES CONT 2.2590 AC
7	102105 723823 630134	BLI ALBUQUERQUE LTD C/O BARNETT LANE IN VESTMENTS INC	5700 LEGA CY DR SUI TE 10	PLAN O	TX	750 24	V	A1 A	LOT 2 PLAT OF LENKURT PROPERTIES CONT .8690 AC
8	102105 707620 730128	TOWNE PARK PLAZA	446 SAN B ERNARDIN O AVE	NEWP ORT B EACH	CA	926 63	C	A1 A	TR B-2A-1 PLAT OF TRACT B-1A-1 & B- 2A- 1 TOWNE PARK PLAZA BEING A REPLA T OF TRACT B-1A & B- 2A TOWNE PARK PLAZA & LOT 1- A THE LENKURT PROPERTIES TOGETH ER WITH A
9	102105 724621 730133	CINEMARK USA INC AT TN: RE DEPT	3900 DALL AS PKWY SUITE 500	PLAN O	TX	750 93	V	A1 A	LOT 7 PLAT OF LENKURT PROPERTIES CONT 1.2600 AC
10	102105 718918 830137	CINEMARK USA INC AT TN: RE DEPT	3900 DALL AS PKWY SUITE 500	PLAN O	TX	750 93	V	A1 A	LOT 3 PLAT OF LENKURT PROPERTIES CONT 21.5200 AC

Or Current Resident  
BLI ALBUQUERQUE LTD C/O  
BARNETT LANE INVESTMENTS INC  
5700 LEGACY DR SUITE 10  
PLANO, TX 75024

Or Current Resident  
CINEMARK USA INC ATTN: RE DEPT  
3900 DALLAS PKWY SUITE 500  
PLANO, TX 75093

Or Current Resident  
TOWNE PARK PLAZA  
446 SAN BERNARDINO AVE  
NEWPORT BEACH, CA 92663

Or Current Resident  
WAL-MART STORES EAST INC C/O  
PROPERTY TAX DEPT #0555  
1304 SE 10 ST  
BENTONVILLE, AR 72712 0555

Project# 1000572  
CONSENSUS PLANNING INC  
302 8<sup>TH</sup> ST NW  
ALBUQUERQUE, NM 87102

Project# 1000572  
MW DEVELOPMENT LLC  
PO BOX 27560  
ALBUQUERQUE, NM 87125

Project# 1000572  
ANDREW BAUGHMAN  
Princess Jeanne NA  
1112 CONSTITUTION AVE NE  
ALBUQUERQUE, NM 87112

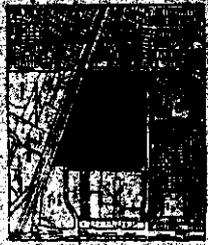
Project# 1000572  
KATHLEEN JARDINE  
Princess Jeanne NA  
1075 BETTS NE  
ALBUQUERQUE, 87112





See Data for Shading Purpose

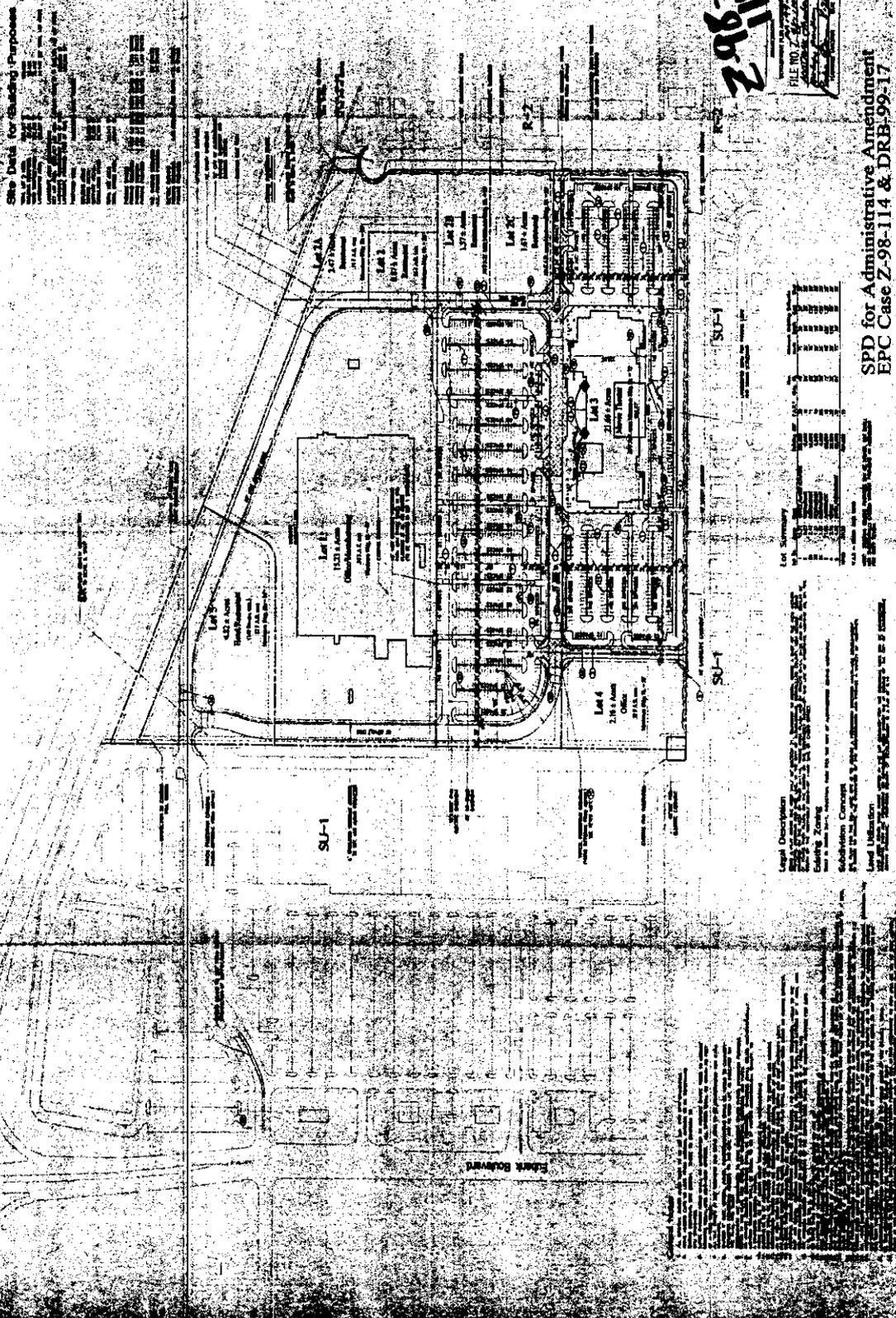
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City of Morris  
 Citywide Notes to Subdividers  
 1. The City of Morris is a community with a rich history and a strong sense of identity. The City's growth and development are dependent on the quality of its land use and the care with which its resources are managed. The City's land use policies are designed to protect and enhance the City's quality of life and to provide for the long-term well-being of its citizens. The City's land use policies are based on the following principles:  
 - To protect and enhance the City's quality of life and to provide for the long-term well-being of its citizens.  
 - To provide for the City's economic development and to create jobs and opportunities for its citizens.  
 - To protect and enhance the City's natural resources and to provide for the long-term well-being of its citizens.  
 - To provide for the City's cultural and historical resources and to provide for the long-term well-being of its citizens.  
 - To provide for the City's transportation and infrastructure needs and to provide for the long-term well-being of its citizens.  
 - To provide for the City's housing needs and to provide for the long-term well-being of its citizens.  
 - To provide for the City's public safety and security needs and to provide for the long-term well-being of its citizens.  
 - To provide for the City's environmental needs and to provide for the long-term well-being of its citizens.  
 - To provide for the City's social and community needs and to provide for the long-term well-being of its citizens.  
 - To provide for the City's health and safety needs and to provide for the long-term well-being of its citizens.  
 - To provide for the City's education and cultural needs and to provide for the long-term well-being of its citizens.  
 - To provide for the City's recreation and leisure needs and to provide for the long-term well-being of its citizens.  
 - To provide for the City's arts and culture needs and to provide for the long-term well-being of its citizens.  
 - To provide for the City's sports and entertainment needs and to provide for the long-term well-being of its citizens.  
 - To provide for the City's tourism and hospitality needs and to provide for the long-term well-being of its citizens.  
 - To provide for the City's international and global needs and to provide for the long-term well-being of its citizens.  
 - To provide for the City's future needs and to provide for the long-term well-being of its citizens.

501 Morris  
 298-114

SPD for Administrative Amendment  
 EPC Case Z-98-114 & DRB-99-17



Lot Summary

Lot No.	Area (Acres)	Use
1	133.1	Office
2	42.1	Office
3	18.1	Office
4	2.8	Office
5	1.2	Office
6	1.2	Office
7	1.2	Office
8	1.2	Office
9	1.2	Office
10	1.2	Office
11	1.2	Office
12	1.2	Office
13	1.2	Office
14	1.2	Office
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99	1.2	Office
100	1.2	Office

Legal Description  
 Subdivided Concept  
 Lot 1: 133.1 Acres  
 Lot 2: 42.1 Acres  
 Lot 3: 18.1 Acres  
 Lot 4: 2.8 Acres  
 Lot 5: 1.2 Acres  
 Lot 6: 1.2 Acres  
 Lot 7: 1.2 Acres  
 Lot 8: 1.2 Acres  
 Lot 9: 1.2 Acres  
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 Lot 97: 1.2 Acres  
 Lot 98: 1.2 Acres  
 Lot 99: 1.2 Acres  
 Lot 100: 1.2 Acres



**Environmental  
Planning  
Commission**

**Agenda Number: 3  
Project Number: 1000572  
Case #'s: 07EPC 40064  
November 15, 2007**

**Staff Report**

<b>Agent</b>	MW Development, LLC
<b>Applicant</b>	Consensus Planning
<b>Request(s)</b>	<b>Amendment to the Site Development Plan for Subdivision</b>
<b>Legal Description</b>	Tract B, the Presidio
<b>Location</b>	Copper Ave NE between Eubank Blvd NE and Morris St NE
<b>Size</b>	Approximately 19 acres
<b>Existing Zoning</b>	SU-1 for IP
<b>Proposed Zoning</b>	No change

**Staff Recommendation**

**APPROVAL of 07EPC 40064, based on the findings on page 11, and subject to the conditions of approval on page 12.**

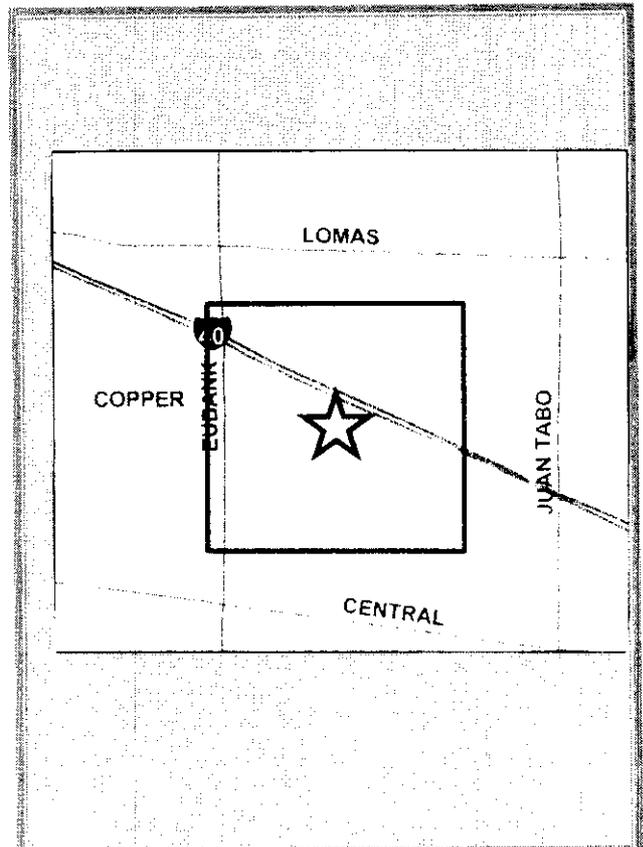
**Staff Planner**

**Randall Falkner, Planner**

**Summary of Analysis**

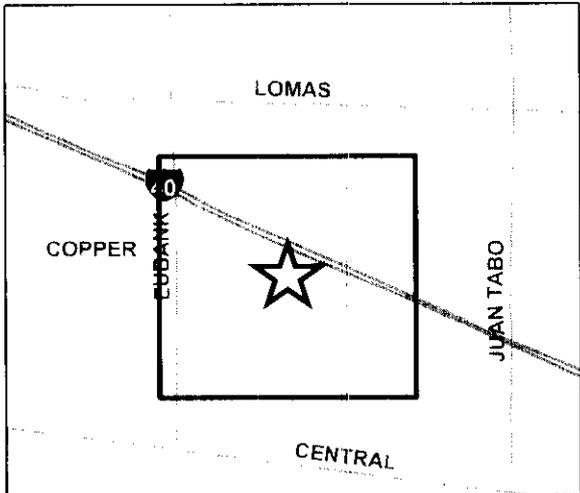
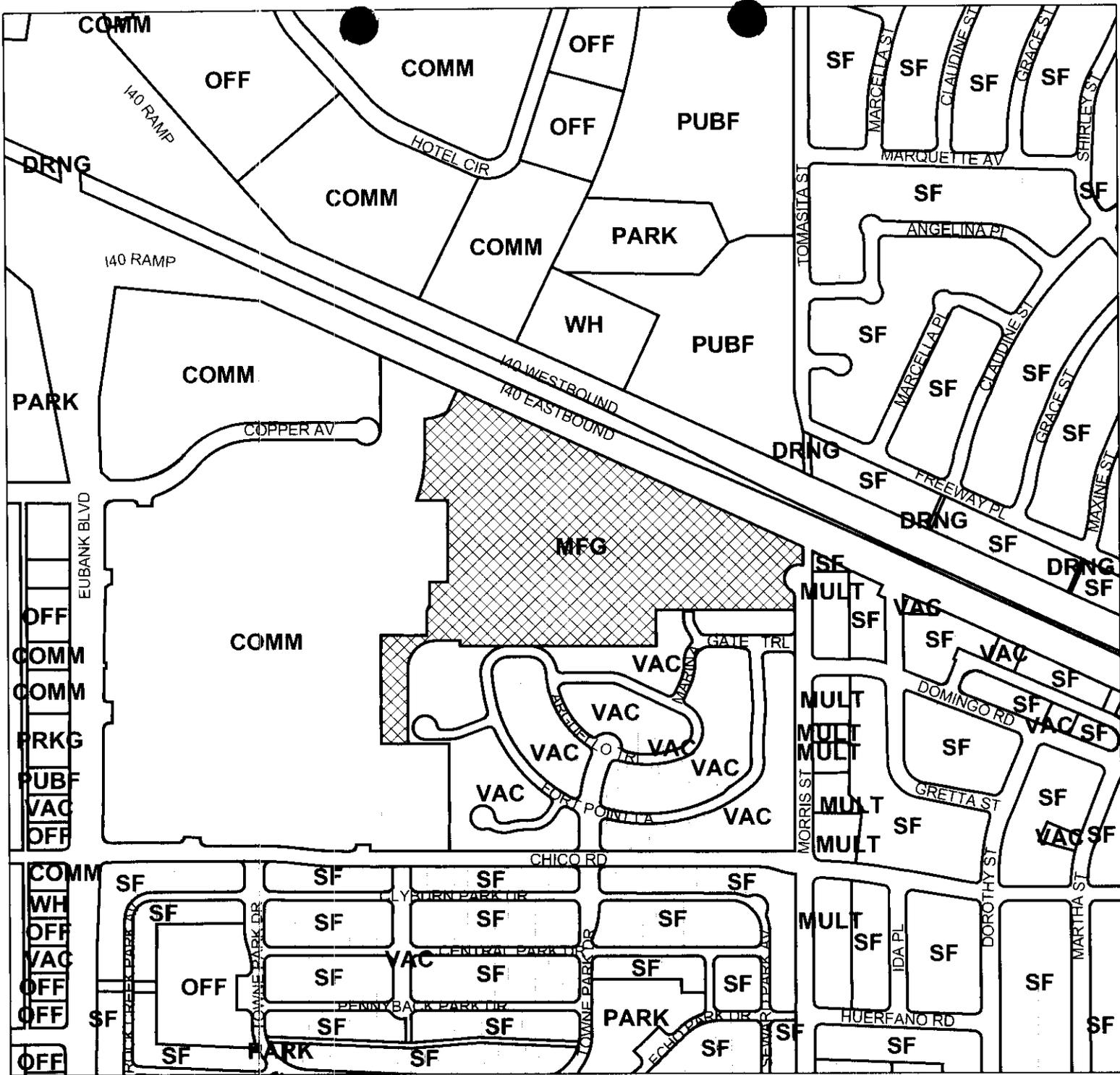
This is a request to amend an approved Site Plan for Subdivision for a 18.99 acre property located south of I-40, west of Morris Street NE, north of the proposed Presidio residential development and Chico Road, and east of Copper Avenue and the Towne Park Plaza Shopping Center. The proposed development is a commercial infill project with two restaurant pad sites and a hotel site. Redevelopment of an existing building (the old Siemen's factory) into commercial/office space has already been approved. This amendment proposes to rearrange the land uses on the site by moving one of the restaurant pad sites from the northeast corner to the northwest corner, and moving the hotel site from the northwest corner to the northeast corner.

Staff finds that the request to amend the approved site plan for subdivision generally meets Zoning Code requirements for such a plan and also further applicable plans and policies in the Albuquerque/Bernalillo County Comprehensive Plan. There is no known neighborhood or other opposition to the request and staff recommends approval with conditions.



City Departments and other interested agencies reviewed this application from 10/8/2007 to 10/24/2007. Agency comments were used in the preparation of this report and begin on page 15.





# LAND USE MAP

Note: Grey shading indicates County.

## KEY to Land Use Abbreviations

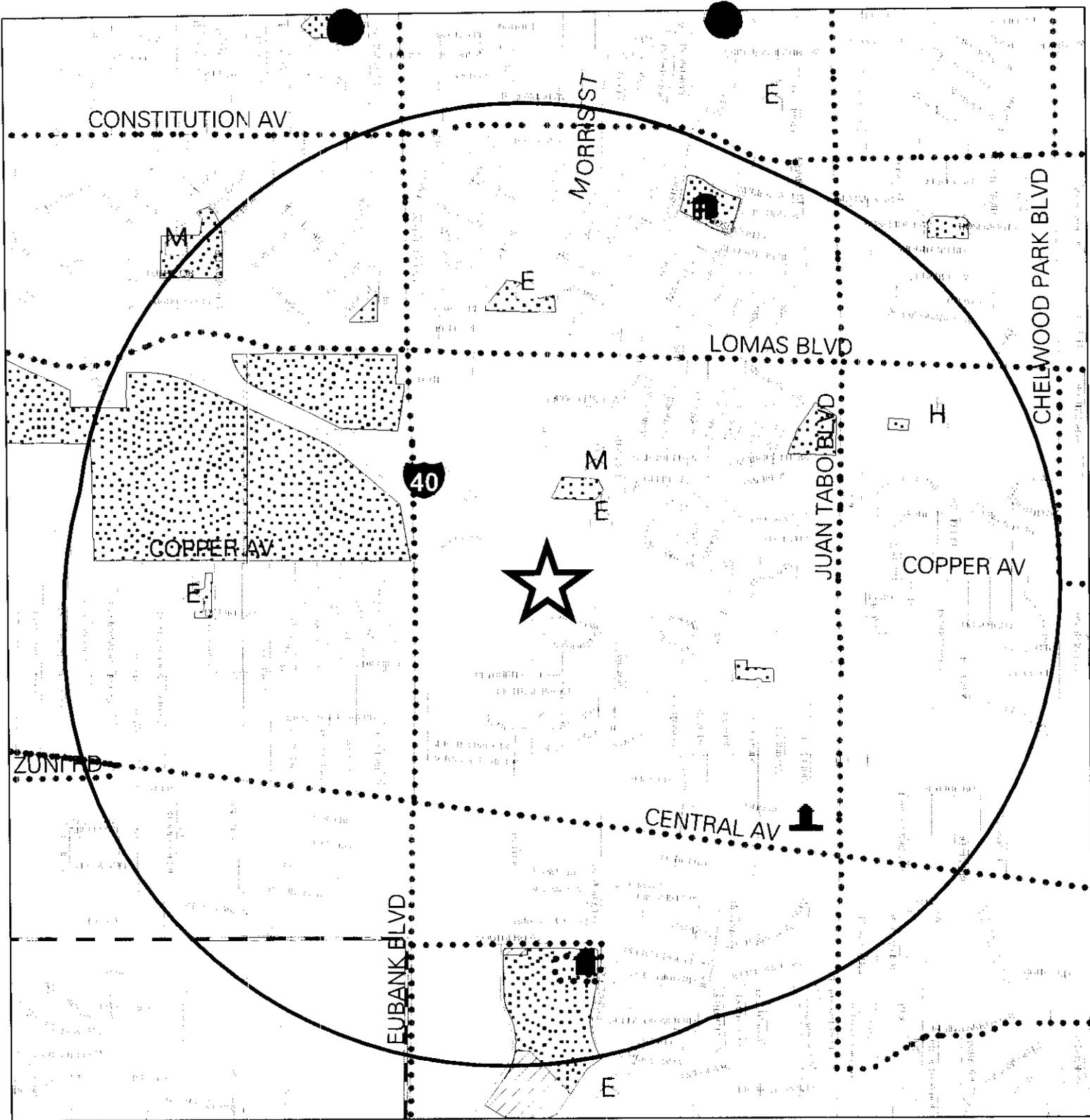
- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch equals 500 feet

Project Number:  
1000572  
Hearing Date:  
11/15/2007  
Zone Map Page:  
K-21  
Additional Case Numbers:  
07EPC-40064

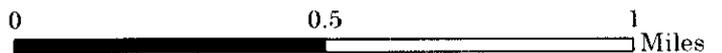




## Public Facilities Map with One-Mile Site Buffer

- |                                                                                                        |                                                                                                 |                                                                                                                 |                                                                                                               |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
|  COMMUNITY CENTER     |  FIRE        |  APS Schools                 |  Developed County Park   |
|  MULTI-SERVICE CENTER |  POLICE      |  ABQ Ride Routes             |  Undeveloped County Park |
|  SENIOR CENTER        |  SHERIFF     |  AGIS Jurisdiction           |  Developed City Park     |
|  LIBRARY              |  SOLID WASTE |  Landfill Buffer (1000 feet) |  Undeveloped City Park   |
|  MUSEUM               |                                                                                                 |  Landfills designated by EHD |                          |

Project Number: 1000572



**AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

		<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1 for IP		Established Urban	Manufacturing (currently vacant)
<b>North</b>	NA		Established Urban	Interstate Highway 40
<b>South</b>	SU-1 for PRD		Established Urban	Vacant, The Presidio, a planned Condominium and Townhouse Community
<b>East</b>	R-2, R-T		Established Urban	Morris Street, apartments and duplexes
<b>West</b>	SU-1 for C-1 Permissive Uses		Established Urban	Commercial (Towne Park Plaza Shopping Center)

**Background, History and Context**

This is a request to amend an approved Site Plan for Subdivision for a 18.99 acre property located south of I-40, west of Morris Street NE, north of the proposed Presidio residential development and Chico Road, and east of Copper Avenue and the Towne Park Plaza Shopping Center (which contains a Wal-Mart Super Center, Karl Malone Toyota, and Sam's Club). The property is zoned SU-1 for IP and is Lot B, The Presidio Subdivision. The proposed development is a commercial infill project with two restaurant pad sites and a hotel site. Redevelopment of an existing building (the old Siemen's factory) into commercial/office space has already been approved. This amendment proposes to rearrange the land uses on the site by moving one of the restaurant pad sites from the northeast corner to the northwest corner, and moving the hotel site from the northwest corner to the northeast corner. The second restaurant pad will remain adjacent to the hotel site on the northeast corner.

The subject site is part of a 180 acre tract that was zoned SU-1 for IP in 1970 (Z-69-109). A site plan for building permit was approved in 1970 for the GTE Lenkurt manufacturing plant. This case facilitated the development of the Siemen's factory, approximately 198,000 square feet in size. Though the approximately 42 acre subject site has remained vacant, the rest of the tract has been developed into the Towne Park Subdivision (Z-81-89), the Towne Park Shopping Center (Z-90-21) and a Home Base Store (Z-93-101) that subsequently became a car dealership (Karl Malone Toyota).

In October 1998, the EPC approved a site development plan for subdivision that created eight lots on the subject site (Z-98-114). This plan, which preserved the office/manufacturing building,

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included a 20-screen movie theater and six other pads for a hotel/restaurant, office and restaurants. At the same hearing, the EPC approved a site development plan for building permit for the movie theater. The DRB subsequently approved the site development plan for subdivision/IP master plan in January 1999 (DRB-99-17). In January 2001, an administrative amendment for remodeling the existing office/manufacturing building on Lot 1 was approved (AA-99-15). The DRB approved extensions of the subdivision improvement agreement (SIA) in 2000 and 2004.

On January 19, 2006, the EPC approved a zone map amendment request (from SU-1 IP to SU-1 PRD) and site development plan for The Presidio, a 256 unit town home/condominium project. On November 16, 2006, the EPC approved an amendment to the site development plan to facilitate a land trade, improve access to the rear of the old Siemen's building, and provide a landscape buffer along the southern boundary of the industrial park.

An administrative amendment was approved for the Siemen's building of the site on March 2, 2007. The amendment was to facilitate the remodeling of the existing building, new building facades, a new partial second floor, and new truck docks. In addition, the site was replatted into one large lot, The Presidio, Tract B; however, the northeast and northwest corners remained vacant. The purpose of the current request is to subdivide the northern portion of Tract B into 5 tracts and to provide design standards for tracts B-1, B-2, and B-3 in order to delegate future site plans for building permits to the DRB.

### ***Long Range Roadway System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Eubank Boulevard NE as a Principal arterial, with a right-of-way of 156'.

The Long Range Roadway System designates Copper Avenue as a Collector street, with a right-of-way of 68'. However, Copper Avenue east of Eubank runs into a private roadway north of the existing site.

Both Morris Street and Chico Road are unclassified local streets.

### ***Public Facilities/Community Services***

Transit: ABQ Ride Route #2, Eubank, passes the subject site about 0.35 miles to the west. This all-day route operates seven days a week. Route #66, Central, is also an all-day route that operates from early morning until night, seven days a week, with slightly fewer hours on Sunday.

Police: The Southeast Area Command Substation, at 800 Louisiana Blvd. SE, provides police coverage.

Fire: Fire Station #12, just northwest of Central Avenue and Juan Tabo Blvd., provides fire coverage.

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## ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Policy Citations are in Regular Text; *Staff Analysis is in Bold Italics*

### Albuquerque Comprehensive Zoning Code

*The 19 acre subject site is zoned SU-1 for IP, which allows permissive and conditional uses of the IP zone. The IP zone provides for a wide range of industrial and commercial uses. The SU-1 zone provides suitable sites for uses that are special, and for which the appropriateness of the use to a specific location depends upon the character of the site design. The SU-1 designation requires that the EPC review a site development plan.*

### Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated as Established Urban. The Comprehensive Plan goal of Developing and Established Urban Areas is "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment." Applicable policies include:

#### *Land Use Policies-*

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

*Switching the locations of the restaurant and hotel sites will contribute to creating a full range of urban land uses in the area. The site is surrounded by medium and higher residential development to the south and east and by high-intensity commercial development to the west. The proposal furthers Policy II.B.5a-full range of urban land uses.*

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

*Neighborhood values will be respected by relocating the restaurant and hotel to more appropriate locations on the subject site. The restaurant will be closer to the Towne Park Plaza Shopping Center, and its many employees. This will provide the option for employees and neighborhood residents to walk to a nearby restaurant, instead of driving. This area is already congested with the many vehicles traveling in and out every day. This proposal furthers Policy II.B.5d.*

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

*The subject site is in an area that has been mostly all developed. Existing urban facilities and services can accommodate new growth for both the hotel and restaurant locations, and can use these services without disrupting the integrity of existing neighborhoods. The project is also a good example of urban infill. The Presidio residential community to the south is currently under development. The new buildings will provide a buffer between I-40 and the Presidio residential development. The proposal furthers Policy II.B.5e-programmed facilities/neighborhood integrity.*

Policy II.B.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 design standards do not subscribe to any particular architectural style. Building materials include brick, stone, and stucco. Building colors will be earth tones, shades of yellow, ochres, browns, dull reds, and grey greens. Roofs will be copper or copper colored metal roofing, clay or concrete tile, and single membrane for flat roof areas. Buildings in Copper Pointe should blend in sufficiently with the neighboring Towne Parke and Presidio residential development, yet be different enough to offer some variety. Policy II.B.5l is furthered because the applicant has provided a set of design standards that are intended to enhance the aesthetics of the development and aid in reinforcing the street edge and pedestrian environment.*

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

*The applicant cites Policy II.B.5o and states that the proposed zone change "would facilitate redevelopment of a site in an older established neighborhood, one that is located within the 1960 City boundary". The proposal is for re-use of the subject site but the development is entirely new. Redevelopment is distinct from entirely new development because it reuses or reconstructs buildings and neighborhoods. The proposed development will not be reusing or reconstructing any buildings, as the buildings will be brand new. The intent of Policy II.B.5o is to facilitate redevelopment and rehabilitation of older neighborhoods mostly in the Central Urban Area, though it is also listed under the Developing and Established Urban chapter. Policy II.B.5o does not apply to the proposal.*

*Economic Development Policies-*

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

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Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

*The new restaurant and hotel will increase employment and diversify economic development in the area. The subject site is adjacent to residential areas, which will help balance the job to housing ratio in the area. This proposal furthers the Economic Development Goal and Policy.*

## **ANALYSIS OF SITE DEVELOPMENT PLAN FOR SUBDIVISION/BUILDING PERMIT**

### ***Site Plan Layout / Configuration***

The subject site consists of Commercial Pad Site Tracts B-1, B-2, B-3, and B-5, which total 19 acres. Tract B-4 includes the existing private roadway that serves as the main access road for the commercial tracts. Tract B-5 is the old Siemen's building which is currently under construction. Tract B-1 is currently the hotel pad site, which is proposed for the restaurant pad site. Tract B-2 is currently the other restaurant pad site, and Tract B-3 is currently a restaurant pad site, which is proposed for the hotel pad site. Tract B-1 is separated from Tracts B-2 and B-3 by the parking lot that serves the Siemen's building. The 2007 Site Plan for Administrative Amendment indicates that the buildings on Tracts B-2 and B-3 will be connected to Tract B-1 via a tree-lined sidewalk on the south side of the private roadway and a jogging path on the north side of the same roadway. The current proposal should include the same features as the 2007 Administrative Amendment in order to provide a cohesive development. The entrance to the building currently under construction (Tract B-5) faces north towards I-40. The Design Standards indicate that buildings in the commercial areas of Copper Pointe will be oriented to face the extension of Copper Avenue (private roadway to the north adjacent to I-40).

To the west of the subject site are commercial buildings including Wal-Mart, Pet's Smart, Sam's Club and Karl Malone Toyota. The Wal-Mart, Pet's Smart, and Sam's Club are all oriented towards Eubank Boulevard and face west, with the back of their buildings facing east towards the subject site. The majority of the parking for these big commercial developments are found between the buildings and Eubank Boulevard. However, there is a small strip of parking found directly behind the Wal-Mart that abuts Tracts B-1 and B-5 of the subject site.

The maximum building height for Tract B-1 is 1-story, 22 feet, while Tracts B-2 and B-3 shall be in accordance with the provisions of the IP Zone. The IP Zone has the following height restrictions: structure height and width shall fall within 45 degree angle planes drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed a height of 120 feet. Residents along Morris Street will be affected by the building heights of Tracts B-2 and B-3. Tract B-3, which is designated for the hotel site, would have the most impact on residential properties to the east. The restriction on building height in the IP zone will make it difficult for the building to be very high, because Tract B-3 is only 71,212 square feet. Design Standards state that the Floor Area Ratio (FAR) will be .60 for Tract B-3, and .30 for Tracts B-1, B-2, B-4, and B-5. The FAR for the proposed hotel site (Tract B-3) is .60 because it will be a development with higher density.

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Minimum setbacks per the IP Zone are: front-yard setback not less than 20 feet, side-yard setback not less than 10 feet, and rear-yard setback of not less than 10 feet. The proposed height and setbacks comply with IP zoning regulations (Section 14-16-2-19) in the City Zoning Code.

The Design Standards state that all refuse containers shall be fully screened from public view by an enclosure, and materials used for the enclosure shall be compatible with the building materials and architecture. No refuse enclosures shall face the extension of Copper Avenue or I-40. Service/loading areas shall be screened from public view by walls, trellises, or landscaping, and service areas adjacent to residential zones shall be screened.

### ***Walls/Fences***

The design standards state that all walls shall comply with the Wall Regulations in the Comprehensive City Zoning Code. Design standards specify that site walls be constructed of materials which match the predominant material of the building to which they are adjacent, that no site walls exceed 6 feet (except for screen walls that hide equipment and operations in shipping and receiving areas), that site walls be constructed of cast stone, brick, masonry finished with stucco, or combination thereof, with the exposed materials being the same as those used on the existing building. There are also design standards for perimeter walls and screening.

### ***Vehicular Access, Circulation and Parking***

Vehicular access is provided through Copper Avenue east of Eubank, which connects the site with the Towne Park Plaza shopping center. After Copper Avenue ends, the vehicle can access a private roadway which is Tract B-4, and directly south of I-40. The private roadway allows access to Tract B-1 (the proposed future restaurant site) on the northwest side of the site and to Tracts B-2 and B-3 on the far east side of the site. When construction is completed on Tract B-5, there will be four different access points to get to the old Siemen's Building and the parking lot.

Parking shall be provided per Zone Code 14-16-3-1, Off-Street Parking Regulations. Design Standards state that to lessen the visual impact of the parking area, parking facilities shall be broken up into a series of smaller areas, handicapped parking spaces shall be provided adjacent to building entries, the total maximum amount of parking provided shall meet parking requirements in the City Zoning Code plus 10 percent, parking for all Copper Pointe tenants will be shared, a cross access agreement shall be part of the platting process, and structures and on-site circulation should be located to minimize pedestrian/vehicle conflicts. Pedestrian connections to buildings and segmentation of parking areas by pedestrian walkways are also addressed in the Design Standards.

### ***Pedestrian and Bicycle Access and Circulation, Transit Access***

There is pedestrian and bicycle access to the subject site from Copper Avenue. Bicycle/Pedestrian overpasses at Eubank Boulevard NE and Morris Street NE facilitate crossing I-40. Users of the Eubank overpass can access the subject site at the Copper Avenue entrance.

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Users of the Morris overpass can use the dedicated bicycle and pedestrian gate near the emergency entrance.

A bicycle route runs along Morris Street NE past the subject site and across the overpass. A multi-use trail runs just north of the subject site and south of I-40. This multi-use trail connects Tramway Boulevard to Moon Street. There is a bicycle route along the portion of Chico Road NE between Eubank Boulevard NE and Morris Street NE. The March 2007 Administrative Amendment shows a future jogging path on the far north side of the existing private roadway (Tract B-4, which along with Tract B-5 were previously approved administratively), just south of I-40. This jogging path should link with the multi-use trail that runs between Eubank Boulevard NE and Morris Street NE. There should be access points connecting the jogging path and the multi-use trail.

Design Standards state that secure bicycle racks shall be located near building entrances. The minimum number of bicycle racks shall be determined by the number of parking spaces provided, consistent with the City Zoning Code (14-6-3-1). Pedestrian crossings will be a minimum of 6', and will be clearly demarcated with colored textured paving where they cross vehicular entrances and drive aisles.

The subject site is well-served by transit. ABQ Ride Route #2, Eubank, is approximately 0.35 miles to the west. This is an all-day route that operates seven days a week with fewer hours on Saturday and Sunday. The subject site is also fairly close to Central Avenue, which has the most frequent transit service in the City. Route #66, Central, is an all-day route that operates from early morning until night, seven days a week, with slightly fewer hours on Sunday.

The Design Standards also require that future employers with more than 80 employees set up a Transportation Demand Management (TDM) program. The purpose is to provide employees with alternatives to the single-occupancy vehicle as a means to commute from home. The TDM section highlights six different elements that would be part of a TDM program at Copper Pointe.

### ***Lighting and Security***

All lighting shall comply with Section 14-6-3-9 of the Comprehensive City Zoning Code. The maximum mounting height of luminaries for pedestrian scale shall be 16 feet in height. The lighting in the Design Standards conforms to the Zoning Code, except for the Zoning Code requires that the maximum height of a light pole shall be 16 feet within 100 feet of a residential zone, while the Design Standards states that the maximum height of a light pole shall be 16 feet within 70 feet of a residential zone. The more restrictive of the two standards, within 100 feet of a residential neighborhood shall apply. Both Tracts B-2 and B-3 are adjacent to single and multi-family housing to the east on Morris Street

While the specific location of lighting fixtures and a lighting legend is provided in the administrative amendment (approved in March 2007), this amendment specifically refers to the old Siemen's building on Tract B-5. There was no specific location of lighting fixtures or a lighting legend on the site plan for Tracts B-1, B-2, or B-3. All of the information referring to lighting for these tracts is found in the accompanying Design Standards.

### ***Landscaping***

The Landscape section of the Design Standards generally complies with the City's Water Conservation Ordinance and Pollen Ordinance by emphasizing plants that do not use excessive amounts of water or that emit too much pollen. The exception was one shrub (Spartan Juniper) that has a high allergy potential. The plant palette in the Design Standards also complies for the most part with Landscape Plan that accompanied the 2007 Administrative Amendment. Almost all of the trees, shrubs/groundcovers, and ornamental grasses were the same. The only differences between the two were the following: the Chitalpa tree, Heavenly Bamboo, Yaupon Holly, Crape Myrtle, Blue Grama Grass, and Buffalo Grass were not shown on the 2007 Administrative Amendment. The only plants that were on the Administrative Amendment, but not on the Design Standards were the Modesto Ash, Deodar Cedar, Boston Ivy, Trumpet Vine, and Wisteria.

The 2007 Administrative Amendment shows a variety of trees and shrubs buffering I-40 and along both sides of a future jogging trail. Tracts B-1, B-2, and B-3 should also have a variety of trees and shrubs buffering I-40, and along both sides of the future jogging trail. Design Standards should specify that street trees shall be provided along the existing private roadway.

Zoning Code Section 14-16-3-10-G-3 states that all landscape areas 36 square feet or greater shall be covered with live vegetative material over at least 75% of the required landscape area. The site plan does not note the requirement. The site plan should note that coverage is calculated from the mature spread of the plants. Tree canopies do not count. This requirement is noted on the Landscape Plan that accompanies the 2007 Administrative Amendment.

The minimum acceptable sizes of plants at the time of planting in the Design Standards comply with Section 14-6-3-10, Landscaping Regulations, in the City Zoning Code. The minimum plant size at time of installation are 2 inch calipers for trees, 1 gallon shrubs and groundcovers, and turf grasses to provide complete general ground coverage within one growing season after planting. The Design Standards state that the maintenance of the irrigation system and the landscape shall be the responsibility of the property owner.

### ***Public Outdoor Space***

Common areas in the Design Standards indicate that open courtyard designs shall be employed in order to form transitions between parking areas and building facades on the commercial parcels. Building access and entries must be easily accessible from the surrounding buildings and should be visible from the street through open passages. Freestanding restaurants should provide outdoor patios and shall be shaded by trees and/or a shade structure that is architecturally integrated with building architecture.

### ***Grading, Drainage, Utility Plans***

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The Design Standards state four different ways to minimize the visual impact of utilities through screening and the use of compatible architectural materials. The Design Standards cover electric distribution lines, transformers, utility pads, telephone boxes, above-ground backflow prevention devices, pre-fabricated fiberglass enclosures, and cellular antennas.

A grading and drainage plan will be required as part of the SPBP to be approved by the DRB. The drainage is relatively flat and does not present a problem for this request.

### ***Architecture***

All of the exterior materials and colors employed in the future construction of buildings and improvements on Copper Pointe commercial pads shall be complementary to those used in the redevelopment of the Siemen's building. Brick, stone and stucco will be the building materials used. Brick will be the primary building material for a minimum of 40% of the exterior, stone shall not comprise more than 20% of the exterior, and stucco can be used as an accent feature and shall not comprise more than 40% of the exterior construction. Prohibitive materials include exposed, untreated precision block or wood walls, highly reflective surfaces, chain link fence or barbed wire, metal paneling, and materials with high maintenance requirements. Design Standards should specify the materials with high maintenance requirements, such as wood and canvas. Building colors will be earth tones, shades of yellow, ochres, browns, dull reds, and grey greens. Roof materials that are permissive include copper or copper colored metal roofing, clay or concrete tile, and single membrane for flat roof areas. Roof colors will be yellow ochres, browns, earth tones, and dull reds. Very light and very dark colors should be avoided.

Appropriate column forms are square stucco, round stucco, painted/exposed steel, masonry, and round classical with smooth shafts in Doric or simple contemporary order. Column forms that are not allowed are Corinthian, Ionic, Tuscan, and Egyptian.

### ***Signage***

Signage for Copper Pointe will be consistent with Section 14-16-3-5 (C) of the Comprehensive City Zoning Code. In the case where there is a conflict between the Design Standards for Copper Pointe and City regulations, the more restrictive shall apply. A gateway sign at the private roadway easement and monument signs at the two main entrances to the Siemen's site were approved in the March 2007 Administrative Amendment. The Design Standards specify permitted and prohibited material types.

In section VI of the revised Design Standards the applicant skipped number three and left out the following: "The developer shall provide project entry signs to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be on private property and shall be maintained by the property owner." The applicant should re-number section VI signage. In section VI.2 (Signage and Graphics) of the Design Standards, it states that "All signage for individual commercial sites shall be coordinated in order to have the same appearance (height, color, material, text height and style, etc.)." However, the proposed signs in Copper Pointe are nearly double the height of the Siemen's signs. All signage of the proposed new buildings

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(Tracts B-1, B-2, and B-3) should be consistent with the signage of the Siemen's building (Tract B-5).

### **CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION**

City Departments and other interested agencies reviewed this application from 10/8/2007 to 10/24/2007. Agency comments begin on page 13. Comments from Albuquerque Public Schools do not apply since the development is not residential and therefore will not increase overcrowding in any of the schools in the area. PNM commented that gas service will have to be extended from off-site to get to this project and that any changes or realignment of the existing UG or OH distribution lines will be at the customer's expense.

### **NEIGHBORHOOD/PUBLIC CONCERNS**

The Neighborhood Association that would be affected by this request is Princess Jeanne. No facilitated meeting was requested and no comments have been received.

### **CONCLUSIONS**

This is a request to amend an approved Site Plan for Subdivision for a 18.99 acre property located south of I-40, west of Morris Street NE, north of the proposed Presidio residential development and Chico Road, and east of Copper Avenue and the Towne Park Plaza Shopping Center. The proposed development is a commercial infill project with two restaurant pad sites and a hotel site. Redevelopment of an existing building (the old Siemen's factory) into commercial/office space has already been approved. This amendment proposes to rearrange the land uses on the site by moving one of the restaurant pad sites from the northeast corner to the northwest corner, and moving the hotel site from the northwest corner to the northeast corner.

Staff finds that the request to amend the approved site plan for subdivision generally meets Zoning Code requirements for such a plan and also further applicable plans and policies in the Albuquerque/Bernalillo County Comprehensive Plan. There is no known neighborhood or other opposition to the request and staff recommends approval with conditions.

**FINDINGS – 07EPC 40064, 11/15/07**

1. This is a request to amend an approved Site Plan for Subdivision for Tract B, the Presidio, a 18.99 acre property located south of I-40, west of Morris Street NE, north of the proposed Presidio residential development and Chico Road, and east of Copper Avenue and the Towne Park Plaza Shopping Center.
2. This is a 3-part request: **1)** to rearrange the land uses on the site by moving one of the restaurant pad sites from the northeast corner to the northwest corner, and moving the hotel site from the northwest corner to the northeast corner; **2)** to subdivide the northern portion of Tract B into five tracts; and **3)** to provide design standards for tracts B-1, B-2, and B-3 in order to delegate future site plans for building permits to the DRB. Tracts B-1 and B-2 will contain restaurant uses, Tract B-3 will contain a hotel, Tract B-4 is an existing private roadway, and Tract B-5 contains an existing building that was formerly used for manufacturing.
3. An Administrative Amendment of the site development plan was approved in March of 2007 to redevelop the existing building on Tract B-5 into commercial/office space. The subject request does not involve Tract B-5.
4. The subject site does not lie within the boundaries of any area or sector plans.
5. Pursuant to Zoning Code Section 14-16-1-5, Definitions, the minimal elements of a site development plan for subdivision are: the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements, maximum height, minimum setback, and nonresidential uses' maximum floor area ration (FAR). The request includes all of the essential elements of a site development plan for subdivision, including design standards.
6. The following Comprehensive Plan policies for Developing and Established Urban Areas support the proposal:
  - Policy II.B.5a – full range of urban land uses
  - Policy II.B.5d – neighborhood values/natural environmental conditions
  - Policy II.B.5e – programmed facilities/integrity of neighborhoods
  - Policy II.B.5l – design innovation/area appropriateness
7. The Comprehensive Plan Policy II.B.5o (redevelopment and rehabilitation of older neighborhoods) for Developing and Established Urban Areas does not support the proposal. The proposal is for re-use of the subject site, but the development is entirely new. Redevelopment is

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distinct from entirely new development because it reuses or reconstructs buildings and neighborhoods. The proposed development will not be reusing or reconstructing any buildings, as the buildings will be brand new. The intent of Policy II.B.5o is to facilitate redevelopment and rehabilitation of older neighborhoods mostly in the Central Urban Area, though is also listed under the Developing and Established Urban chapter.

8. The Comprehensive Plan Policy II.D.6a for Economic Development supports the proposal. The new restaurants and hotel will help to increase employment and diversify economic development in the area.
9. The Princess Jeanne Neighborhood Association was notified of this request. No facilitated meeting was requested and no comments have been received.

***RECOMMENDATION - 07EPC 40064, November 15, 2007***

**APPROVAL of 07EPC 40064, an amendment to the Site Development Plan for Subdivision, for all or a portion of Lot B, The Presidio, zoned SU-1 for IP, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 07EPC 40064, November 15, 2007***

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Add a third General Note on the Site Plan for Subdivision to read “Site Development Plans for Building Permit for Tracts B-1, B-2, and B-3 shall be delegated to the DRB and shall comply with the attached design standards.”

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4. Amend Design Standard I.E.2 to insert "such as wood, canvas, etc." after material with high maintenance requirements.
  
  5. Pedestrian/Bicycle Access and Circulation:
    - a. The future jogging path shall link with the multi-use trail that runs between Eubank Boulevard and Morris Street. There should be access points connecting the jogging path and the multi-use trail. A future jogging path is shown on the March 2007 Administrative Amendment on the far north side of the existing private roadway (Tract B-4), just south of I-40.
    - b. Amend Design Standard III.B to include General Note 32 from the 1999 Site Plan for Subdivision which reads "Connection to the existing bike trail along the north property line in the Interstate 40 ROW will be via 10' wide asphalt paths at the northeast corner by the pedestrian bridge and at the northwest corner just inside the west property line."
  
  6. Landscaping:
    - a. Tracts B-1, B-2, and B-3 shall have a variety of trees and shrubs to buffer I-40, and along both sides of the future jogging trail.
    - b. Amend Design Standard II.1 to insert "along the existing private roadway" between "provided" and "at".
    - c. Zoning Code Section 14-16-3-10-G-3 states that all landscape areas 36 square feet or greater shall be covered with live vegetative material over at least 75% of the required landscape area. The site plan does not note the requirement. The site plan should note that coverage is calculated from the mature spread of the plants. Tree canopies do not count. This requirement is noted on the Landscape Plan that accompanies the 2007 Administrative Amendment.
    - d. The Landscape section of the Design Standards should not include the Spartan Juniper under Shrubs/Groundcover, because it has a high allergy potential.
  
  7. Amend Design Standard IV.4 to replace "70 feet" with "100 feet". This complies with Section 14-16-3-9 of the City Zoning Code and is the more restrictive of the two lighting standards.
  
  8. Signage on Tracts B-1, B-2, and B-3 shall be consistent with the 2007 Administrative Amendment, which limits signs to 8 feet. This is being consistent with Design Standard VI.2 which reads "All signage for individual commercial sites shall be coordinated in order to have the same appearance (height, size, color, material, text height and style, etc.)."

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9. Conditions of approval from the City Engineer, Municipal Development, Water Authority, and NMDOT for the proposed Site Development Plan are:
- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - c. A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff for previous EPC submittals. However, a trip generation comparison for the current EPC submittal is required.
  - d. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
  - e. Provide cross access agreement between subdivided properties.  
Site plan shall comply and be designed per DPM Standards.

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**Randall Falkner**  
*Planner*

cc: MW Development LLC, P.O. Box 27560, Albuquerque, NM 87125  
Consensus Planning, Inc., 302 8<sup>th</sup> St. NW, Albuquerque, NM 87102  
Andrew Baughman, Princess Jeanne NA, 11112 Constitution Ave. NE, Albuquerque, NM 87112  
Kathleen Jardine, Princess Jeanne NA, 1075 Betts NE, Albuquerque, NM 87112

**Attachments**

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## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Code Services***

Reviewed: A note should be provided on the submittal indicating that only restaurants for on-premise consumption are allowed on the subject site.

- **Setbacks:**  
Note on Sheet 1 should indicate that setbacks are per the I-P zone instead of the O-1 zone. The setbacks specified within the design guidelines are consistent with the I-P zone and not the O-1 zone.
- **Architecture:**
  - Add a note indicating that the buildings shall comply with Section 14-16-3-18, General Building & Site for Non-Residential Regulations.
  - Remove language under E.2., Materials prohibited, which reads, "materials with high maintenance requirements"
- **Parking:**
  - Add language, Parking shall comply with section 14-16-3-1, of the Comprehensive City Zoning Code
- **Signage and Graphics**
  - Add language, signage shall comply with Section 14-16-3-5, of the Comprehensive City Zoning Code.

#### ***Office of Neighborhood Coordination***

Princess Jeanne NA (R)

#### ***Advanced Planning***

It does not appear as though the applicant provided a signed copy of the original site plan approval.

The sign posting requirement box is not checked off on the sheet showing required elements for a submittal.

### ***PUBLIC WORKS DEPARTMENT***

**Transportation Development (City Engineer/Planning Department):**

- 
- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
  - The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
  - A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff for previous EPC submittals. However, a trip generation comparison for the current EPC submittal is required.
  - Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
  - The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
  - Provide cross access agreement between subdivided properties.
  - Site plan shall comply and be designed per DPM Standards.

**Hydrology Development (City Engineer/Planning Department):**

- The Hydrology Section has no adverse comments regarding the Site Development Plan – Subdivision request.

**Transportation Planning (Department of Municipal Development):**

- Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities

**Traffic Engineering Operations (Department of Municipal Development):**

- No comments received.

**Street Maintenance (Department of Municipal Development):**

- No comments received.

**Utility Development (Water Authority):**

- No comments received.

**Water Resources, Water Utilities and Wastewater Utilities (Water Authority):**

- No comments received.

**New Mexico Department of Transportation (NMDOT):**

- No comments received.

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**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,**

**WATER AUTHORITY and NMDOT:**

Conditions of approval for the proposed Amendment to the Site Development Plan for Subdivision shall include:

- f. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- g. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- h. A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff for previous EPC submittals. However, a trip generation comparison for the current EPC submittal is required.
- i. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- j. Provide cross access agreement between subdivided properties.
- k. Site plan shall comply and be designed per DPM Standards.

***ENVIRONMENTAL HEALTH DEPARTMENT***

***Air Quality Division***

***Environmental Services Division***

***City Forester***

***PARKS AND RECREATION***

***Planning and Design***

***Open Space Division***

***POLICE DEPARTMENT/Planning***

No crime prevention or CPTED comments at this time.

***SOLID WASTE MANAGEMENT DEPARTMENT***

***Refuse Division***

Approved on condition, will comply with all SWMD ordinances and requirements, and have required recycle area next to compactor.

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

Reviewed, no comment.

***ALBUQUERQUE PUBLIC SCHOOLS***

The Presidio, Lot B, is located on Copper Ave NE between Eubank Blvd NE and Morris St NE. The owner of the above property requests an amendment to the site plan for a subdivision that will consist of 256 dwelling units (townhouses and condominiums). **The development will impact Tomasita Elementary School, Kennedy Middle School, and Manzano High School.** All three schools are nearing capacity.

<b>Loc No</b>	<b>School</b>	<b>2007-08 Projections</b>	<b>2006-07 Capacity</b>	<b>Space Available</b>
363	Tomasita	423	516	93
427	Kennedy	478	650	172
530	Manzano	2,103	2,150	47

To address overcrowding at schools, APS will explore various alternatives. A combination of all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables

- 
- o Use of non-classroom spaces for temporary classrooms
  - o Lease facilities
  - o Use other public facilities
  - Improve facility efficiency (short term solution)
    - o Schedule Changes
      - Double sessions
      - Multi-track year-round
    - o Other
      - Float teachers (flex schedule)
  - Shift students to Schools with Capacity (short term solution)
    - o Boundary Adjustments / Busing
    - o Grade reconfiguration
  - Combination of above strategies

**All planned additions to existing educational facilities are contingent upon taxpayer approval.**

On April 2, 2007, Centex Homes entered into a **Pre-Development Facilities Fee Agreement** with the Albuquerque Public Schools to pay a facility fee for each residential unit that will be constructed in the subdivision. These fees will help with the construction and maintenance of new and existing schools within the APS district.

#### **MID-REGION COUNCIL OF GOVERNMENTS**

MPO staff have no comment on this project.

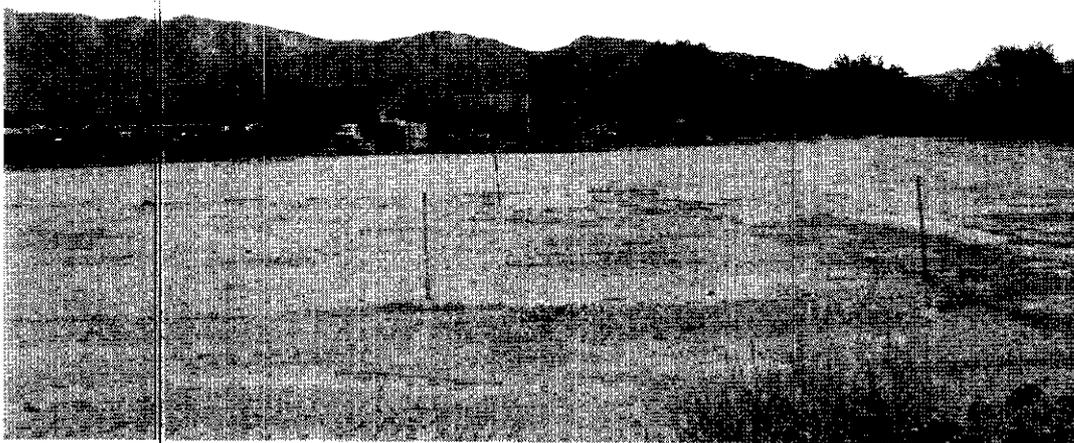
#### **MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

#### **PUBLIC SERVICE COMPANY OF NEW MEXICO**

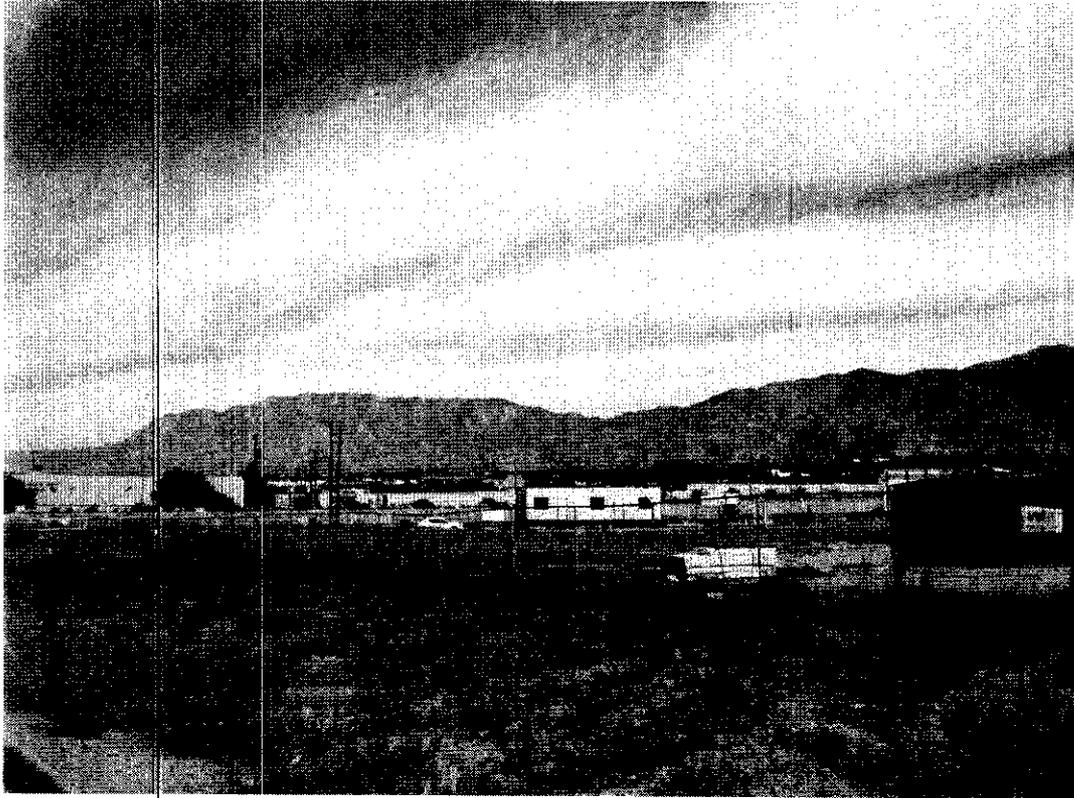
PNM has electric overhead facilities to serve this area along the Northern boundary of the project. Gas service will have to be extended from off-site to get to this project. There is an UG distribution line located on the west edge and an OH distribution line along the north edge of the property. Any changes or realignment of the existing UG or OH distribution lines will be at the customer's expense.



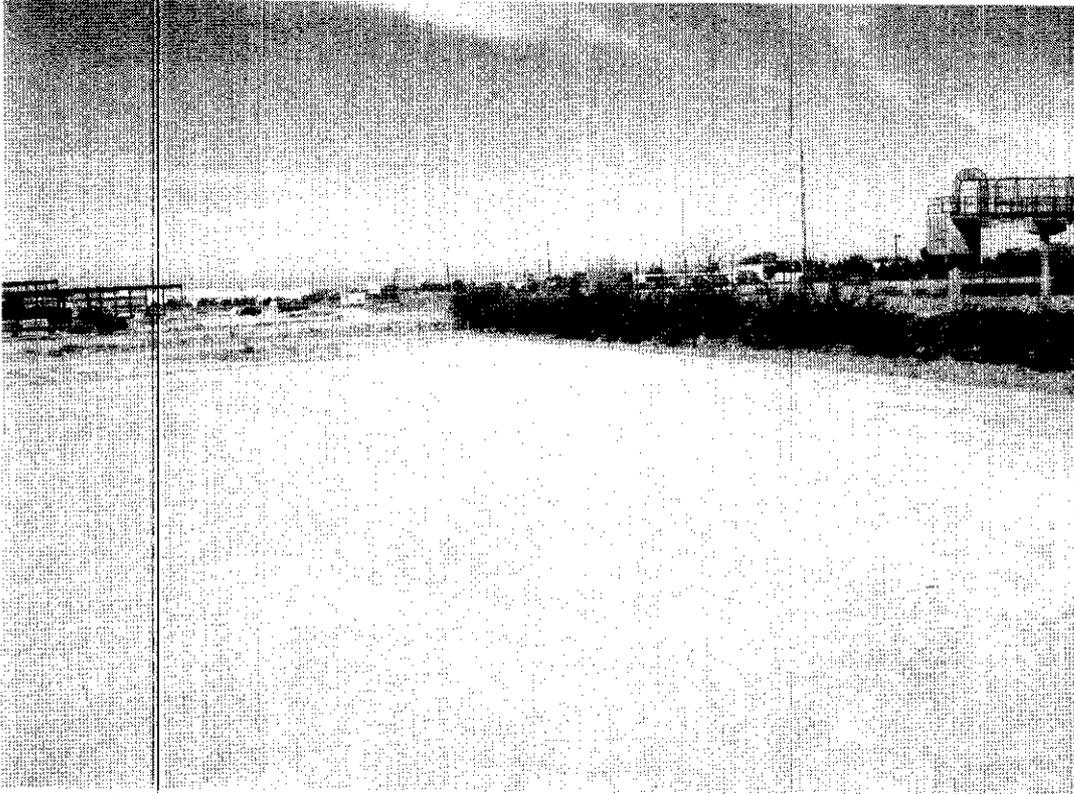
**Figure 1: Looking east across site (Tracts B-1 & B-5)**



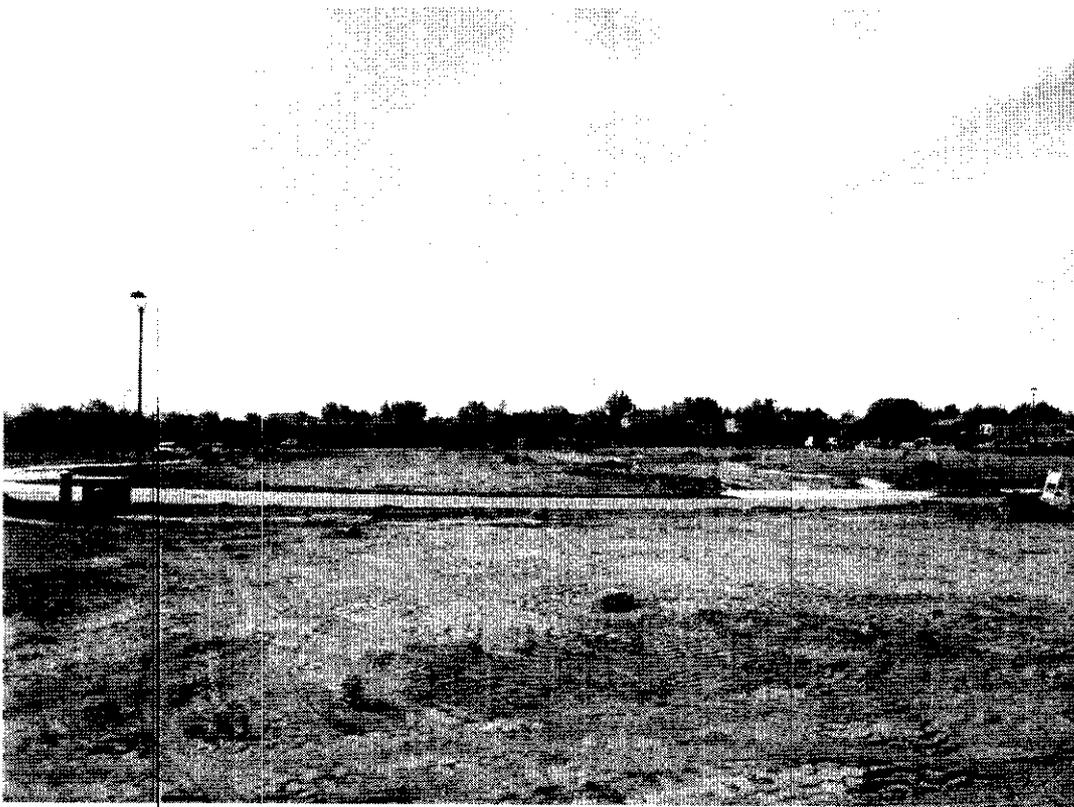
**Figure 2: Looking east across site (Tracts B-2 & B-3)**



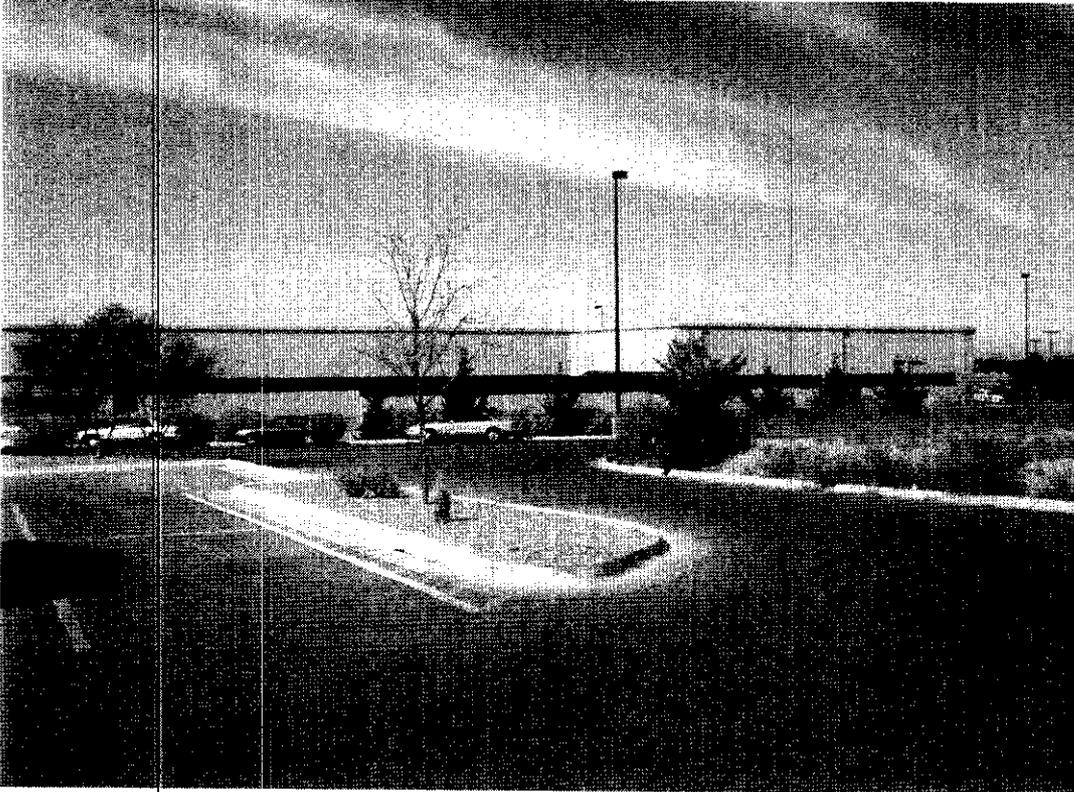
**Figure 3: Looking north from site (across I-40)**



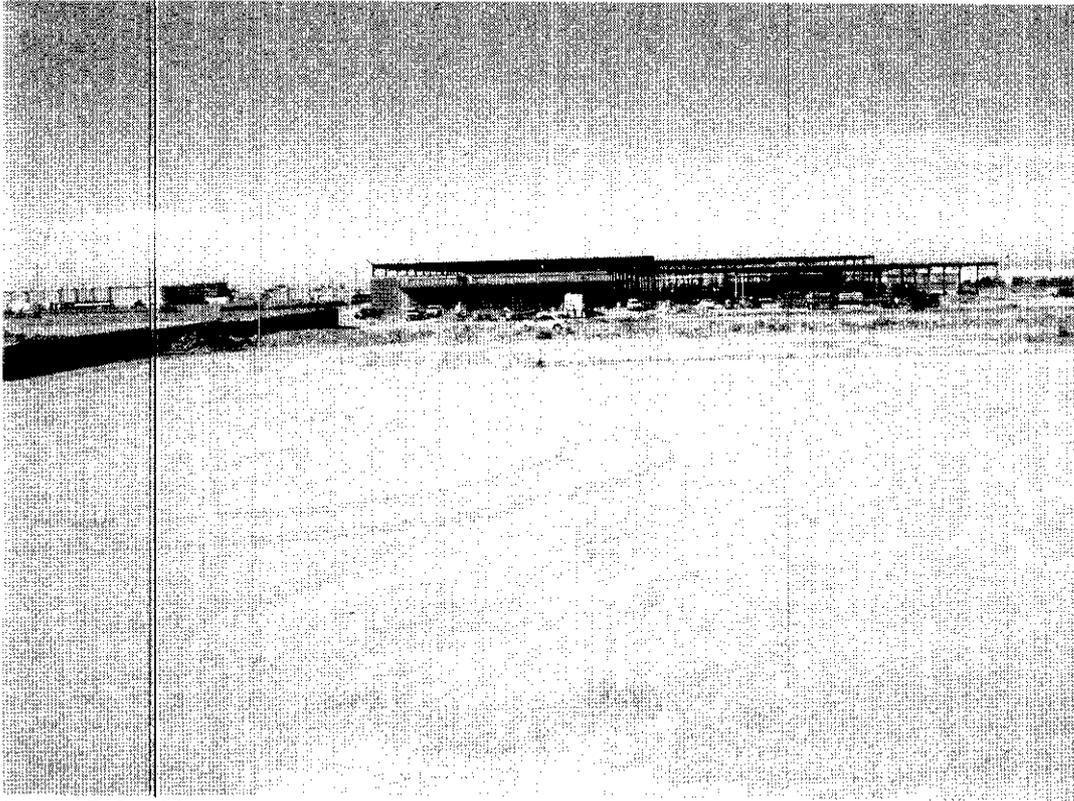
**Figure 4: Looking northwest from Tracts B-2 & B-3**



**Figure 5: Looking south from site at Presidio Development**



**Figure 6: Looking west at back of Wal-Mart**



**Figure 7: Looking west across site at Tracts B-2, B-3, & B-5**



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, November 8, 2007, 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

Distribution & Review -- Current Land Use Matters for the November 15, 2007 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, November 15, 2007, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

**Project# 1001620**  
07EPC-40060 AMEND ZONING CODE

COA/PLANNING DEPARTMENT agent for COA/CITY COUNCIL requests the above action Amending Section 14-16-4-1 of the Zoning Code to add a provision for zoning map changes to require written notice to mobile home development tenants. City Wide. Anna DiMambro, Staff Planner

**Project# 1002717**  
07EPC-40061 SITE DEVELOPMENT -  
SUBDIVISION  
07EPC-40062 SITE DEVELOPMENT - BUILDG  
PRMT

TIERRA WEST LLC agents for WEST BLUFF CENTER, LLC requests the above actions for all or a portion of Tracts 303, 304, 305, & 306 TOWN OF ATRISCO GRANT zoned SU-1 FOR O-1 AND WAREHOUSING located on ATRISCO DR NW BETWEEN MIAMI RD NW AND I-40 containing approximately 6.08 acres. (H-11) Carol Toffaleti, Staff Planner

**Project# 1006862**  
07EPC-40063 AMNDT TO ZONE MAP

CENTER CITY EVANGELICAL FREE CHURCH requests the above action for all or a portion of Lots 1-6 & 13-18, Block 1, BACA ADDITION zoned SU-2/RG to SU-2/O-1 located on 2ND ST SW BETWEEN SANTA FE SW AND PACIFIC AVE SW containing approximately .69 acre. (K-14) Randall Falkner, Staff Planner

**Project# 1000572**  
07EPC-40064 AMEND SITE DEVELOPMENT  
PLAN - SUBDIVISION

CONSENSUS PLANNING agents for MW DEVELOPMENT LLC requests the above action for all or a portion of Lot B, THE PRESIDIO, zoned SU-1 FOR IP, located on COPPER AVE NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approx. 19 acres. (K-21) Randall Falkner, Staff Planner

**Project# 1006865**  
07EPC-40066 SITE DEVELOPMENT - BUILDG  
PRMT

TIERRA WEST LLC agents for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS requests the above action for all or a portion of Tract A-1, COMANCHE BUSINESS PARK zoned M-1 located on PAN AMERICAN FREEWAY NE BETWEEN COMANCHE NE AND VASSAR NE containing approximately 15.701 acres. (G-16) Carol Toffaleti, Staff Planner

**Project# 1001685**  
07EPC-40068 SITE DEVELOPMENT - BUILDG  
PRMT

KEN HOVEY agent for RUSSELL/AD DEVELOPMENT GROUP requests the above actions for all or a portion of Tract 1-B-1, PARADISE NORTH zoned SU-1 FOR IP USES W/EXCEPTIONS located on GOLF COURSE RD NW BETWEEN IRVING NW AND MCMAHON NW containing approximately 13.5506 acres. (A-12) Anna DiMambro, Staff Planner

**Project # 1000570**  
06EPC-00141 Amendment to Westland Master Development Plan  
06EPC-00139 Sector Development Plan Map Amendment  
07EPC-50069 Amendment to Westside Strategic Plan  
07EPC 40071 Amendment to Westland Master Development Plan

Design Group, agent for Sun Cal New Mexico requests the above actions for Parcels C, D, E, F, G, H, **Westland North**, a sector development plan map amendment from SU-2 for R-LT, R-2, O-1, OS and PDA for Town Center to SU-2 for TC and SU-2 for TCV between ARROYO VISTA and I-40 and between 98<sup>th</sup> ST. & 118<sup>th</sup> ST., containing approximately 550 acres, and an amendment to the Westland Master Plan Tracts M, N & P, located between Arroyo Vista and the Petroglyph National Monument, between Tierra Pintada and "Future Development Area", approximately 500 acres. (J-7) Catalina Lehner & Jennifer Donofrio, Staff Planners

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 8:00 a.m. and 5:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886.

Jeff Jesionowski, Chairman  
Environmental Planning Commission

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL OCTOBER 24, 2007.**

APPROVED



Carmen Marrone, Senior Planner  
Planning Department

**CITY OF PLANNING  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Meeting Date:** November 15, 2007  
**Zone Atlas Page:** K-21  
**Notification Radius:** 100 Ft.

**Project# 1000572**  
**App#07EPC-40064**

**Cross Reference and Location: COPPER AVE NE BETWEEN EUBANK BLVD  
NE AND MORRIS ST NE**

**Applicant:** MW DEVELOPMENT LLC  
PO BOX 27560  
ALBUQUERQUE, NM 87125

**Agent:** CONSENSUS PLANNING INC  
302 8<sup>TH</sup> ST NW  
ALBUQUERQUE, NM 87102

**Special Instructions:**

**Notice must be mailed from the  
City's 20 day's prior to the meeting.**

**Date Mailed:** OCTOBER 24, 2007  
**Signature:** ERIN TREMLIN

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWNE R CITY	OW NE R ST ATE	OW NE R ZIP CO DE	PR OP ERT Y CLA SS	TA X DIS TRI CT	LEGAL
1	102105 706516 230129	TOWNE PARK PLAZA	446 SAN B ERNARDIN O AVE	NEWP ORT B EACH	CA	926 63	C	A1 A	TRACT B-3A-1 PLAT OF TRACTS B-3A- 1 & LOT 4A TOWNE PARK PLAZA BEING A REPLAT OF TRACT B- 3A TOWNE PARK PLAZA & LOT 4 THE L ENKURT PROPERTIES CONT 11.1314 A C
2	102105 714027 830136	BLI:ALBUQUERQUE LTD C/O BARNETT LANE IN VESTMENTS INC	5700 LEGA CY DR SUI TE 10	PLAN O	TX	750 24	V	A1 A	LOT 5-A PLAT OF LOTS 1-A, 1-B & 5- A THE LENKURT PROPERTIES BEING A REPLAT LOTS 1 & 5 THE LENKURT PRO PERTIES CONT 2.9599 AC
3	102105 717324 230130	BLI:ALBUQUERQUE LTD C/O BARNETT LANE IN VESTMENTS INC	5700 LEGA CY DR SUI TE 10	PLAN O	TX	750 24	C	A1 A	LOT 1-B PLAT OF LOTS 1-A, 1-B & 5- A THE LENKURT PROPERTIES BEING A REPLAT LOTS 1 & 5 THE LENKURT PRO PERTIES CONT 12.2894 AC
4	102105 724619 730132	CINEMARK USA INC AT TN: RE DEPT	3900 DALL AS PKWY SUITE 500	PLAN O	TX	750 93	V	A1 A	LOT 8 PLAT OF LENKURT PROPERTIES CONT 1.5350 AC
5	102105 707927 730120	WAL- MART STORES EAST IN C/O PROPERTY TAX DEPT #0555	1304 SE 10 ST	BENT ONVIL LE	AR	727 120 555	C	A1 A	TR B-1A-1 PLAT OF TRACT B-1A-1 & B- 2A- 1 TOWNE PARK PLAZA BEING A REPLA T OF TRACT B-1A & B- 2A TOWNE PARK PLAZA & LOT 1- A THE LENKURT PROPERTIES TOGETH ER WITH A
6	102105 725224 330135	BLI:ALBUQUERQUE LTD C/O BARNETT LANE IN VESTMENTS INC	5700 LEGA CY DR SUI TE 10	PLAN O	TX	750 24	V	A1 A	LOT 6 PLAT OF LENKURT PROPERTIES CONT 2.2590 AC
7	102105 723823 630134	BLI:ALBUQUERQUE LTD C/O BARNETT LANE IN VESTMENTS INC	5700 LEGA CY DR SUI TE 10	PLAN O	TX	750 24	V	A1 A	LOT 2 PLAT OF LENKURT PROPERTIES CONT .8690 AC
8	102105 707620 730128	TOWNE PARK PLAZA	446 SAN B ERNARDIN O AVE	NEWP ORT B EACH	CA	926 63	C	A1 A	TR B-2A-1 PLAT OF TRACT B-1A-1 & B- 2A- 1 TOWNE PARK PLAZA BEING A REPLA T OF TRACT B-1A & B- 2A TOWNE PARK PLAZA & LOT 1- A THE LENKURT PROPERTIES TOGETH ER WITH A
9	102105 724621 730133	CINEMARK USA INC AT TN: RE DEPT	3900 DALL AS PKWY SUITE 500	PLAN O	TX	750 93	V	A1 A	LOT 7 PLAT OF LENKURT PROPERTIES CONT 1.2600 AC
10	102105 718918 830137	CINEMARK USA INC AT TN: RE DEPT	3900 DALL AS PKWY SUITE 500	PLAN O	TX	750 93	V	A1 A	LOT 3 PLAT OF LENKURT PROPERTIES CONT 21.5200 AC

Or Current Resident  
BLI ALBUQUERQUE LTD C/O  
BARNETT LANE INVESTMENTS INC  
5700 LEGACY DR SUITE 10  
PLANO, TX 75024

Or Current Resident  
CINEMARK USA INC ATTN: RE DEPT  
3900 DALLAS PKWY SUITE 500  
PLANO, TX 75093

Or Current Resident  
TOWNE PARK PLAZA  
446 SAN BERNARDINO AVE  
NEWPORT BEACH, CA 92663

Or Current Resident  
WAL-MART STORES EAST INC C/O  
PROPERTY TAX DEPT #0555  
1304 SE 10 ST  
BENTONVILLE, AR 72712 0555

Project# 1000572  
CONSENSUS PLANNING INC  
302 8<sup>TH</sup> ST NW  
ALBUQUERQUE, NM 87102

Project# 1000572  
MW DEVELOPMENT LLC  
PO BOX 27560  
ALBUQUERQUE, NM 87125

Project# 1000572  
ANDREW BAUGHMAN  
Princess Jeanne NA  
1112 CONSTITUTION AVE NE  
ALBUQUERQUE, NM 87112

Project# 1000572  
KATHLEEN JARDINE  
Princess Jeanne NA  
1075 BETTS NE  
ALBUQUERQUE, 87112

STATE OF NEW MEXICO

County of Bernalillo

SS

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of The Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 24 day of Oct., 2007 and the subsequent consecutive publications on \_\_\_\_\_, 20\_\_\_\_\_

*[Handwritten signature]*

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 11 day of Dec. of 2007

PRICE \$150.82

Statement to come at end of month.

ACCOUNT NUMBER C 80583

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



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Study Session on Thursday, November 8, 2007, 3:00 p.m. in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 800 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Distribution & Review of Current Land Use Status of the November 15, 2007 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, November 15, 2007, 9:30 a.m. in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 800 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project 1001820 - 07EPC-40060 AMEND ZONING CODE - COA PLANNING DEPARTMENT agent for GOURMET GOLFERS requests the above action Amending Section 14-16-4-1 of the Zoning Code to add a provision granting map changes to require written notice to mobile home development owners. City Wide Area Director Staff Planner

Project 1002717 - 07EPC-40001 SITE DEVELOPMENT - SUBDIVISION; 07EPC-40062 SITE DEVELOPMENT - BLDG PRMT TERRA WEST LLC agent for WESTBANK CENTER LLC requests the above action for all or a portion of Tracts 306, 304, 305 & 308 TOWN OF ATRISCO GRANT zoned SU-1 FOR OFFICE AND WAREHOUSING located on ATRISCO DR NW BETWEEN W AMI RD NW AND I-40 containing approximately 3.06 acres. (7-17) Carol Cochran, Staff Planner

Project 1006862 - 07EPC-40869 AMEND TO ZONE MAP CENTER CITY EVANGELICAL FREE CHURCH requests the above action for all or a portion of Lots 1-6 & 13-18, Block 1, BACA ADDITION zoned SU-2/2B to SU-2/C-1 located on 2ND ST SW BETWEEN SANTA FE SW AND PATRIC AVE SW containing approximately .69 acres. (7-17) Fernando Falmer, Staff Planner

Project 1006876 - 07EPC-40064 AMEND SITE DEVELOPMENT PLAN - SUBDIVISION CONSENSUS PLANNING agent for MW DEVELOPMENT LLO requests the above action for all or a portion of Lot 8, THE MESSICO, zoned SU-1 FOR RP located on COPPER AVE NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE containing approx. 18 acres. (7-17) Fernando Falmer, Staff Planner

Project 1006865 - 07EPC-40066 SITE DEVELOPMENT - BLDG PRMT TERRA WEST LLC agent for SOUTHWEST REGIONAL COUNCIL OF CARPENTERS requests the above action for all or a portion of Tract A-1, COMANCHE BUSINESS PARK zoned M-1 located on PAN AMERICAN FREEWAY NE BETWEEN COMANCHE NE AND VASSAR NE containing approximately 15.701 acres. (7-17) Carol Cochran, Staff Planner

Project 1001820 - 07EPC-40060 SITE DEVELOPMENT - BLDG PRMT - KEN LACEY agent for RUSSELL LACEY DEVELOPMENT GROUP requests the above action for all or a portion of Tract 18-1, RABBIT HOLE zoned S-D located on I-40 and I-25 EXCEPTIONS located on GOLF COURSE RD NW BETWEEN IRVING NW AND MAHON NW containing approximately 43.500 acres. (7-17) Fernando Falmer, Staff Planner

DiMamiro,   
 Project # 1000570 - 06EPC-00141 Amendment to Westland Master Development Plan; 06EPC-00139 Sector Development Plan Map Amendment; 07EPC-50069 Amendment to Westside Strategic Plan; 07EPC 40071 Amendment to Westland Master Development Plan; Design Group, agents for Sun Cal New Mexico requests the above actions for Parcels C, D, E, F, G, H, Westland North, a sector development plan map amendment from SU-2 for R-LT, R-2, O-1, OS and PDA for Town Center 1, OS and PDA for SU-2 for TC and SU-2 for TCV between ARROYO VISTA and I-40 and between 98th ST. & 118th ST., containing approximately 550 acres, and an amendment to the Westland Master Plan Tracts M, N & P, located between Arroyo Vista and the Petroglyph National Monument, between Tierra Pintada and Future Development Area, approximately 500 acres. (J-7) Catalina Lehner & Jennifer Donorfio, Staff Planners

Design Group, agent for Sun Cal New Mexico requests the above actions for Parcels C, D, E, F, G, H, Westland North, a sector development plan map amendment from SU-2 for R-LT, R-2, O-1, OS and PDA for Town Center 1, OS and PDA for SU-2 for TC and SU-2 for TCV between ARROYO VISTA and I-40 and between 98th ST. & 118th ST., containing approximately 550 acres, and an amendment to the Westland Master Plan Tracts M, N & P, located between Arroyo Vista and the Petroglyph National Monument, between Tierra Pintada and Future Development Area, approximately 500 acres. (J-7) Catalina Lehner & Jennifer Donorfio, Staff Planners

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza del Sol Building, 600 Second Street, NW between 8:00 a.m. and 5:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria at 924-3886.

Jeff Jesionowski, Chairman  
Environmental  
Planning Commission

APPROVED  
Carmen Marrone, Senior Planner  
Planning Department  
Journal: October 24, 2007

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

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

### SITE DEVELOPMENT PLAN

- for Subdivision AMENDMENT
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

### Supplemental form

### S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- 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 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801

ADDRESS: 302 Eighth Street NW FAX: 505-842-5495

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: MW Development, LLC PHONE: 248-1688

ADDRESS: PO Box 27560 FAX: 248-1705

CITY: Albuquerque STATE NM ZIP 87125 E-MAIL: \_\_\_\_\_

Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Amendment to the Site Development Plan for Subdivision

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

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

Lot or Tract No. Lot B Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: The Presidio

Existing Zoning: SU-1 for IP Proposed zoning: NA MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): K-21 UPC Code: 102105717324230130

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_

Project # 1000572

### CASE INFORMATION:

Within city limits?  Yes Within 1000FT of a landfill? no

No. of existing lots: 1 No. of proposed lots: 5 Total area of site (acres): 19

LOCATION OF PROPERTY BY STREETS: On or Near: Copper Avenue NE

Between: Eubank Boulevard NE and Morris Street NE

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

### SIGNATURE

Jacqueline Fishman, AICP  
(Print)

DATE 10/2/07

Applicant:  Agent:

### FOR OFFICIAL USE ONLY

#### 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

STEPC 40064

Action

AGS  
ADV  
CMF

Form revised 4/07

S.F.

PLI

Fees

\$ 255.00

\$ 75.00

\$ 20.00

\$

\$

Total

\$ 380.00

Hearing date 11/15/07

Sandy Handley 10/04/07  
Planner signature / date

Project # 1000572

**FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING**

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
  - IP MASTER DEVELOPMENT PLAN (EPC11)**
    - \_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
    - \_\_\_ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies.**  
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 (1 copy)
    - \_\_\_ Zone Atlas map with the entire property(ies) clearly outlined
    - \_\_\_ 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
    - \_\_\_ Completed Site Plan for Subdivision and/or Building Permit Checklist
    - \_\_\_ Sign Posting Agreement
    - \_\_\_ TIS/AQIA Traffic Impact Study form with required signature
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**

- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (EPC17)**
    - \_\_\_ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
    - \_\_\_ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies.**
    - \_\_\_ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.  
(Folded to fit into an 8.5" by 14" pocket.) **30 copies**
    - \_\_\_ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
    - \_\_\_ 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 Subdivision and/or Building Permit Checklist
    - \_\_\_ TIS/AQIA Traffic Impact Study form with required signature
    - \_\_\_ Fee (see schedule)
    - \_\_\_ List any original and/or related file numbers on the cover application
- NOTE:** For wireless telecom facilities (administrative reviews 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 1/4 mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30 copies**
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30 copies**
  - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30 copies**
  - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
  - Zone Atlas map with the entire property(ies) clearly outlined
  - 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
  - N/A*  Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - TIS/AQIA Traffic Impact Study form with required signature
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. 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.

JACQUELINE FISHMAN  
Applicant name (print)  
[Signature] 10/1/07  
Applicant signature / date



Form revised October 2007

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

Application case numbers  
 OTEC - 40004  
 \_\_\_\_\_  
 \_\_\_\_\_

Sander Handley 10/10/07  
Planner signature / date  
 Project # 1000572

September 17, 2007

Jeffrey Jesionowski, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

**RE: Amendment to the Site Development Plan for Subdivision  
Lot B, The Presidio**

Dear Chairman Jesionowski:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for an Amendment to the Site Development Plan for Subdivision for Lot B, The Presidio, a 19 acre property located on Copper Avenue NE between Eubank Boulevard NE and Morris Street NE.

Sincerely,

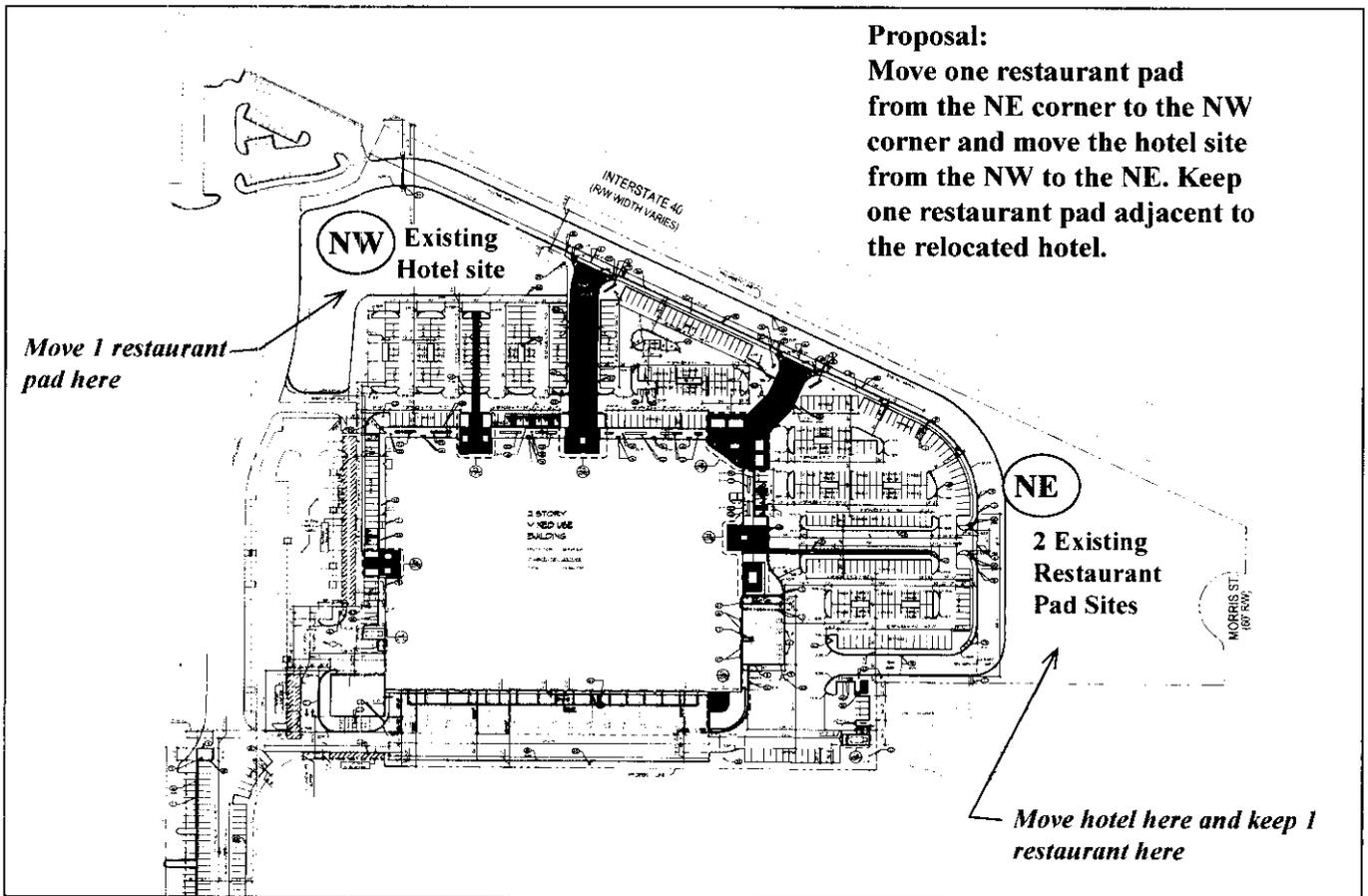
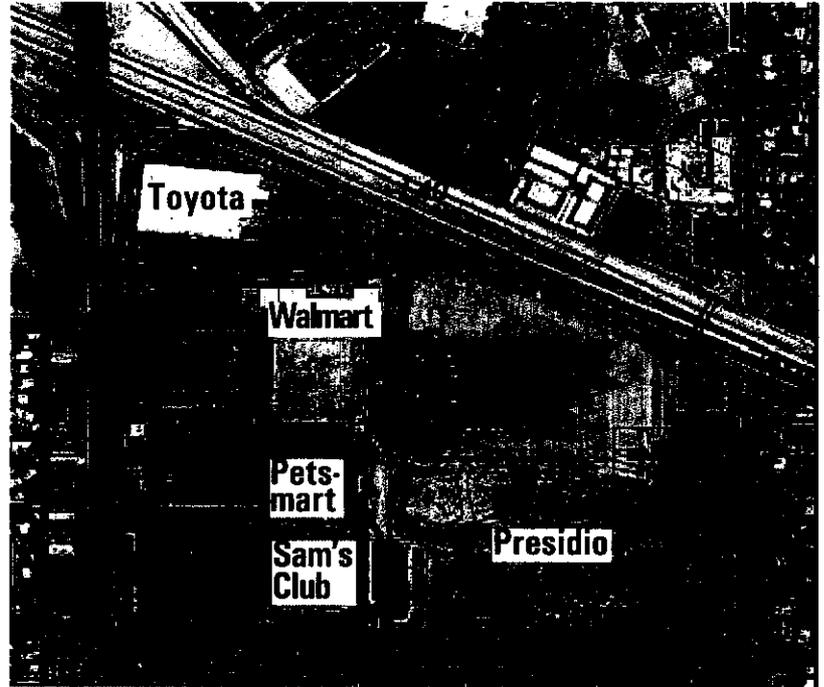
A handwritten signature in black ink, appearing to read "Ted Waterman", with a long horizontal flourish extending to the right.

Ted Waterman, Managing Member  
MW Development, LLC.

## A. INTRODUCTION

This is a request to amend an approved Site Plan for Subdivision for a 18.99 acre property located south of I-40, and west of Morris Street NE. The property is zoned SU-1 for IP and is Lot B, The Presidio Subdivision.

The proposed development is a commercial infill project with two restaurant pad sites and a hotel site. Redevelopment of an existing building (the old Siemens factory) into commercial/office space has already been approved and construction has begun. This amendment proposes to rearrange the land uses on the site as follows: 1) move one of the restaurant pad sites that is shown on the approved Site Plan from the northeast corner of the site to the northwest corner; 2) move the hotel site from the northwest corner of the site to the northeast. The second restaurant pad will remain adjacent to the hotel site.



The proposed Site Plan for Subdivision includes design standards that cover lighting, signage, landscape, architecture, site planning, etc. The design guidelines will ensure that the restaurants, hotel, and office/commercial buildings will share the same color palette, building materials, surface treatments, and landscaping to create an attractive and unified project. The applicant is requesting delegation to the Development Review Board for subsequent projects as long as they conform to the Site Plan for Subdivision and Design Standards.

**B. SITE CHARACTERISTICS and EXISTING CONDITIONS**

The existing building on the site was originally the Siemen’s factory, which was once a thriving employer in the community. When the factory closed, the building remained empty for many years and fell into disrepair. The brownfield site and deteriorating building have been an eyesore along I-40. The building is being renovated for office/retail/industrial uses along with considerable site upgrades including landscaping, lighting, sidewalks, etc.

The site is surrounded by medium and higher density residential development, and high-intensity commercial development. Interstate 40 is located to the north of the site. The closest entrance/exit to Interstate 40 is Copper at Eubank Boulevard, which is located west of the subject site. The following table provides a summary of the uses surrounding the subject site.

**Surrounding Land Use and Zoning**

Direction	Zoning	Land Use
North	NA	Interstate Highway 40
East	R-2, R-LT Farther to the East	Higher Density Residential Uses within the Sandia Vista Subdivision
South	SU-1 for PRD	The Presidio: a Planned Condominium and Townhouse Community
West	SU-1 for C-1 Permissive Uses*	Commercial Development including Walmart Super Center & Karl Malone Toyota, Sam’s Club, etc.

*\*The full zone category description for the western property is SU-1 for C-1 permissive uses to include restaurant with full-service liquor and excluding the following uses: Drive Thru liquor establishment, night club or lounges, adult entertainment and bowling establishment, vehicle sales and storage.*

Albuquerque Ride operates a fixed route service along Eubank Boulevard, with stops located within easy walking distance from the subject site.

**C. CASE HISTORY**

**Z-69-109**

Case Z-69-109 was approved in January 1970. This action rezoned the subject site from R-1 to SU-1 for IP for approximately 180 acres which comprised the Lenkurt Industrial Park. The case facilitated the development of the Siemen’s factory, approximately 198,000 square feet in size. The southern portion of the site, Lot B, was intended to be utilized for expansion of the plant.

**Z-98-114; AA-99-62**

In 1998, the EPC approved the request for Site Development Plans for Subdivision and Building Permit. A traffic impact study was completed which covered full development of the site between Chico Street and I-40, and west of Morris Street. The site plan showed eight lots including:

- Lot 1 - containing the existing Siemen's building;
- Lots 2, 2A, 2B, and 2C - four restaurant pads;
- Lot 3 - a multi-screen Cinemark Movie Theater;
- Lot 4 - an office lot; and
- Lot 5 - an hotel/restaurant lot.

An Administrative Amendment was approved in June, 1999 to modify the parking area and adding an IMAX theater.

**Project #100572; 05EPC 01116**

On January 19, 2006, the EPC approved a zone map amendment request (from SU-1 IP to SU-1 PRD) and site development plan for The Presidio, a 256 unit townhome / condominium project. Subsequent to that approval, on November 16, 2006, the EPC approved an amendment to the site development plan to facilitate a land trade, improve access to the rear of the old Siemen's building, and provide a landscape buffer along the southern boundary of the industrial park. The Presidio development covers approximately 24 acres and took the place of the Cinemark Movie Theater, an office site, and two restaurants approved under Z-98-114.

**Project #100572; 06AA-01793**

On March 2, 2007, an administrative amendment was approved for the northern portion of the site which covered the Siemens building, the hotel/restaurant site, and two restaurants. The amendment was to facilitate the remodeling of the existing building, new building facades, a new partial second floor, and new truck docks. The site was replatted into one large lot into The Presidio, Lot B. The northeast and northwest corners remained vacant, but the intent was still to develop two restaurants and a hotel/restaurant site.

**D. REQUEST to AMEND SITE PLAN for SUBDIVISION**

This request is to amend the Site Plan for Subdivision by switching locations of one restaurant and the hotel site, and creating new lots through the platting process. One of the original restaurant pad sites will move from the northeast corner of the site to the northwest corner, and conversely, the original hotel site will move from that same northwest corner to the northeast corner. One restaurant pad site will remain adjacent to the relocated hotel.

The proposed Site Plan for Subdivision shows five tracts including two commercial tracts at 30,000 SF and 71,272 SF on the northeast corner, one commercial tract at 62,508 SF on the northeast corner, the existing building and the private roadway to the north as their own separate tracts. The proposed amendment also includes a set of design standards for buildings on the site.

The existing restaurant pad sites located on the northeast corner of the site are far from the redeveloping office/commercial building and the existing shopping center that includes Karl Malone Toyota, Wal-Mart, Petsmart, and Sam's Club. Moving a restaurant to the northwest corner would better accommodate the employees and customers of these surrounding businesses. The relocation would also facilitate better access to the restaurants via Copper Avenue.

The hotel site is currently located on the northwest corner of the site near the shopping center. The proposed relocation abuts an R-2 residential zone. The relocation of the hotel adjacent to an existing high density residential area is appropriate as it will generate less traffic and noise than a restaurant.

This request provides for a well balanced pattern of land uses in this area and facilitate a better circulation pattern for the overall site. In addition to the hundreds of workers employed by Walmart,

Karl Malone Toyota, Sam's Club, and Petsmart, residents of The Presidio, a new residential subdivision of townhomes and condominiums located to the south, and Towne Park, a manufactured home community located south of Chico, will have more choices for restaurant dining than exists in the area today. The proposed development will provide a buffer between the residential area and I-40.

The request for delegation to the Development Review Board will ensure that future site plans will follow the proposed design standards. These design guidelines will be applied to all subsequent construction on the site. An attractive commercial development can be achieved by imposing a common color palette and set of building materials and finishes, and will create a sense of place and streamline the approval process for potential tenants.

This infill project will provide needed amenities to the area such as lodging, dining, and business opportunities. It will help decrease the amount of vehicular traffic by providing workers and residents with a walkable destination for dining out. New jobs will be created that support the City's goals for economic development within the central area of Albuquerque.

## **E. SITE PLAN AMENDMENT - APPLICABLE PLANS AND POLICIES**

This request conforms to all applicable City of Albuquerque plans and policies. Furthermore, it addresses several of the concerns listed by neighborhood regarding the previous theater proposal. Development of the site is guided by the Albuquerque/Bernalillo County Comprehensive Plan.

### **Albuquerque/Bernalillo Comprehensive Plan**

The site is designated as an Established Urban area as defined by the Comprehensive Plan. Specific goals and policies that pertain to this request include:

The **Goal** is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

#### Policy a

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

*The site is surrounded by medium and higher density residential development, and high-intensity commercial development. Development of restaurants and a hotel on the subject site will expand the range of urban land uses in this area.*

#### Policy d

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

*Relocation and development of restaurants and a hotel on the subject site will respect neighborhood values by providing these uses nearby. Congestion is a concern in this area around the shopping center, and the restaurants will provide a walkable destination for dining by the employees and neighborhood residents. Transit Route 2 is along Eubank, west of this site.*

Policy e

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

*This project is an excellent example of urban infill. The redevelopment of the old Seiman's building into a modern office/commercial building utilizes existing infrastructure. With the exception of the existing building, the subject site is vacant. The Presidio residential community located to the south is currently under development. The new buildings will provide a substantial buffer between I-40 and the residential development.*

Policy l

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

*The Design Standards are intended to create a unified, recognizable development for this property. The existing building and vacant site has long been an eyesore along I-40 and redevelopment of this prominent infill site will benefit the larger Albuquerque community.*

Policy o

Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

*The Site Plan for Subdivision will facilitate redevelopment of a site in an older, established neighborhood located within the 1960 City boundary. This project involves the redevelopment of an abandoned, vacant building and development of the remaining site with complementary land uses. The proposed hotel and restaurants are permissive land uses in the SU-1 for IP zone.*

Goals and Policies Relating to the Economic Development

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

Policy a

New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

*The office/commercial building will host businesses that offer many jobs. The new restaurant will also increase employment. The subject site is adjacent to residential and commercial areas which offer employees a convenient work location.*

**Planned Growth Strategy**

O-02-39 (2) stipulates that an Infrastructure and Growth Plan be adopted and incorporate certain principles, including the following:

Section 6(B)(2)(a)

Grow efficiently by developing where infrastructure and facilities already exist.

Section 6(B)(2)(g)

Prioritize the needs of the older parts of Albuquerque in terms of vitality and development. Encourage infill and redevelopment.

*This site plan request would implement both of these principles. The community will benefit from this infill project and redevelopment of a long abandoned building.*

**F. CONCLUSION**

This request to amend the Site Plan for Subdivision is consistent with City plans and policies, and provides a better utilization of land uses in the area. It is consistent with policies regarding infill development, jobs / housing balance, and redevelopment of older, established neighborhoods. The existing SU-1 for IP zoning allows the proposed land uses. Design standards are proposed that will ensure an attractive, unified development.

We respectfully request approval of this request to amend the Site Plan for Subdivision.

# CITY OF ALBUQUERQUE

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

APPLICANT: MW Development, LLC. DATE OF REQUEST: 10/4 / 07 ZONE ATLAS PAGE(S): K-21

CURRENT:  
ZONING SU-1 for IP  
PARCEL SIZE (AC/SQ. FT.) 19 ACRES

LEGAL DESCRIPTION:  
LOT OR TRACT # LOT B BLOCK # \_\_\_\_\_  
SUBDIVISION NAME THE PRESIDIO

REQUESTED CITY ACTION(S):

- |                |                     |                         |                     |
|----------------|---------------------|-------------------------|---------------------|
| ANNEXATION [ ] | SECTOR PLAN [ ]     | SITE DEVELOPMENT PLAN:  |                     |
| COMP. PLAN [ ] | ZONE CHANGE [ ]     | A) SUBDIVISION [ ]      | BUILDING PERMIT [ ] |
| AMENDMENT [ ]  | CONDITIONAL USE [ ] | B) BUILD'G PURPOSES [ ] | ACCESS PERMIT [ ]   |
|                |                     | C) AMENDMENT [✓]        | OTHER [ ]           |

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION: <sup>1</sup>Amendment to Site

# OF UNITS: \_\_\_\_\_ Development Plan for Subdivision  
BUILDING SIZE: \_\_\_\_\_ (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 Joyce J. J. [Signature] DATE 10/4/07  
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 800 2<sup>ND</sup> St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [✓] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [✓] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [✓]  
Notes: PRELIMINARY TRIP GENERATION COMPARISON INDICATES, THAT A NEW TIS IS NOT REQUIRED. HOWEVER, A FINAL TRIP GENERATION COMPARISON IS REQUIRED FOR THIS PROPOSAL.  
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.

Tommy [Signature] DATE 10-4-07  
TRAFFIC ENGINEER

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [✓]

Contact an Air Quality Planner at 788-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

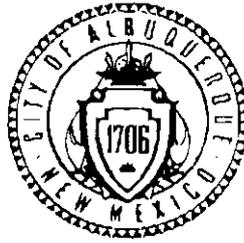
Joyce J. J. [Signature] DATE 10/1/07  
APPLICANT

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

TIS - SUBMITTED 8/13/09 TRAFFIC ENGINEER Tommy [Signature] DATE 10-4-07  
- FINALIZED 1/1

Revised June 27, 2005

- LINEMARK THEATERS COMMERCIAL DEV. TIS.
- SUBSEQUENT TRIP GENERATION COMPARISONS.
- OTHER APPROVED SITE DEVELOPMENT PLANS & AA.



# 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: 13 Sept 07

TO CONTACT NAME: Joyce Jordan  
 COMPANY/AGENCY: Consensus Planning, Inc.  
 ADDRESS/ZIP: 302 8<sup>th</sup> Street NW, 87102  
 PHONE/FAX #: 764-9801 / 505 842-5495

Thank you for your inquiry of 13 Sept 07 (date) requesting the names of **Recognized**

**Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at lot B, The Presidio located on Copper Ave. Between Eubank Blvd and Morris St.

zone map page(s) K-21

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Princess Jeanne NA  
 Neighborhood Association  
 Contacts: Andrew Baughman  
1112 Constitution Ave. NE 87112  
681-8156(w)  
Kathleen Jardine  
1075 Betts NE 87112  
293-1968(h) www.pjna.net

Neighborhood Association  
 Contacts: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**See reverse side for additional Neighborhood Association Information: YES { } NO**

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Stephanie Winkler  
 OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

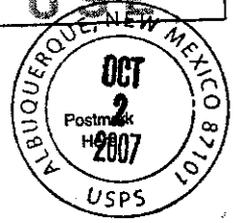
7004 1350 0000 0963 0158

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Postage	\$ 1.31
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To  
 Street, Apt. No.,  
 or PO Box No.  
 City, State, ZIP+4

**KATHLEEN JARDINE  
 PRINCESS JEANNE N.A.  
 1075 BETTS NE  
 ALBUQUERQUE, NM 87112**

PS Form 3800, June 2002 See Reverse for Instructions

7004 1350 0000 0960 0165

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**CERTIFIED MAIL™ RECEIPT**  
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Postage	\$ 1.31
Certified Fee	2.65
Return Receipt Fee (Endorsement Required)	2.15
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.11



Sent To  
 Street, Apt. No.,  
 or PO Box No.  
 City, State, ZIP+4

**ANDREW BAUGHMAN  
 PRINCESS JEANNE N.A.  
 1112 CONSTITUTION AVE. NE  
 ALBUQUERQUE, NM 87112**

PS Form 3800, June 2002 See Reverse for Instructions





# SIGN POSTING AGREEMENT

## 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. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter 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 Development Services Front Counter at a charge of \$3.75 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 at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

#### 4. TIME

Signs must be posted from OCTOBER 31, 2007 to NOVEMBER 15, 2007

#### 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 Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Joyce Jordan  
(Applicant or Agent)

10-4-07  
(Date)

I issued 3 signs for this application, 10/09/07 Sandy Kludke  
(Date) (Staff Member)

DRB PROJECT NUMBER: 1000572



September 28, 2007

Andrew Baughman  
Princess Jeanne Neighborhood Association  
1112 Constitution Avenue NE  
Albuquerque, NM 87112

Kathleen Jardine  
Princess Jeanne Neighborhood Association  
1075 Betts NE  
Albuquerque, NM 87112

Dear Mr. Baughman and Ms. Jardine:

This letter is notification that Consensus Planning has submitted a request for an amendment to the Site Development Plan for Subdivision to the Environmental Planning Commission (EPC) on behalf of Waterman, Inc. This property is approximately 19 acres and is currently zoned SU-1 for IP and is located south of I-40, and west of Morris Street NE.

The proposed development is a commercial infill project with two restaurant pad sites and a hotel site. The redevelopment of an existing building (the old Siemens factory) was previously approved, and construction of commercial/office space has begun. This amendment proposes to rearrange the land uses on the site as follows: 1) move one of the restaurant pad sites from the northeast corner of the site to the northwest corner; 2) move the hotel site from the northwest corner of the site to the northeast. The second restaurant pad will remain adjacent to the hotel site.

The EPC hearing for this application will be held on November 15, 2007 at 8 a.m. at the Plaza Del Sol Building, located at 600 2<sup>nd</sup> Street NW. Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information.

Sincerely,

Jacqueline Fishman, AICP  
Associate

Attachments: Site Plan (11x17 reduction)

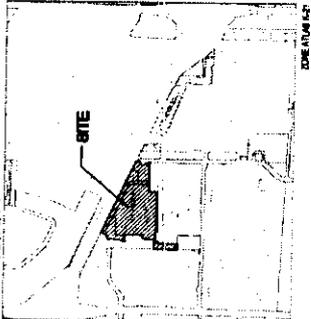
PRINCIPALS

Karen R. Marcotte, AICP  
James K. Strojier, AICP  
Christopher J. Green, ASLA

ASSOCIATES

Jacqueline Fishman, AICP

**SITE VICINITY**



**SITE PLAN FOR SUBDIVISION DEVELOPMENT**  
 The Site Lot B of the Presidio Subdivision located south of 1st Street west of North Street. The site consists of approximately 19 acres, zoned SB-1 for IP.

**Land Use**  
 The site contains an existing 214,442 SF Warehouse/Office building that is currently occupying the site. The north and south areas are currently vacant and are anticipated to be developed as commercial use.

**Proposed and Vehicular Impasse and Egress**  
 Vehicular access to the site will be from the west side of the property from Copper Avenue and a private roadway to the north. There are no easements or other access points provided throughout the site and between all buildings and parking areas as shown on the site plan.

**Building Heights and Setbacks**  
 Maximum height for Tract B-1 is 1-story, 22 feet in height. Tracts B-2 and B-3 building height shall be per the IP zone.

**Setbacks**  
 Setbacks shall be per the IP zone.

**Maximum FAR**  
 The maximum FAR will be .50 for Tract B-2 and .30 for Tracts B-1, B-3, B-4, and B-5 as per the IP zone.

**Landscaping Plan**  
 Design Standards (See sheet 2) provide the parameters for landscaping within the three commercial tracts.

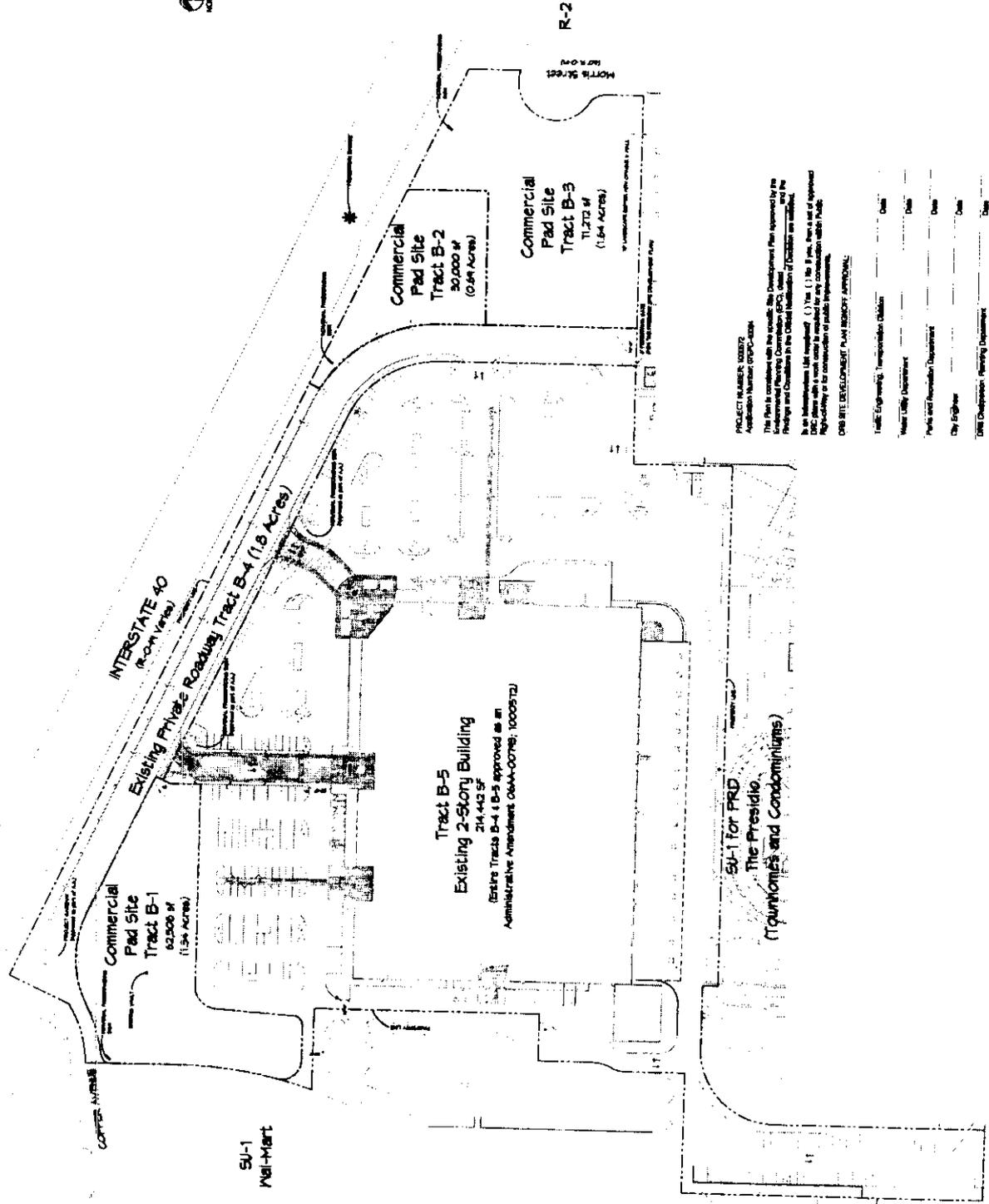
**GENERAL NOTES**  
 1. No sites through easements or facilities are allowed on any lot.  
 2. No driveways allowed onto North Street.

**SITE PLAN FOR SUBDIVISION COPPER POINTE**

Prepared by:  
 MM Development, LLC  
 P.O. Box 27580  
 Albuquerque, NM 87102



October 26, 2027  
 Sheet 1 of 2



**PROJECT NUMBER: 000072**  
**Application Number: 0000-0000**

This Plan is submitted with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated [Date], and the Planning and Zoning Commission (PZC), dated [Date].

In an Administrative Unit completed (1) The (1) No. 1000, Item 1 of approved EPC. There shall be a work order to be completed by any construction within 180 days following the start of construction of public improvements.

**DRS SITE DEVELOPMENT PLAN REVIEW APPROVAL**

Traffic Engineering / Transportation Division	Date:
Water Utility Department	Date:
Parks and Recreation Department	Date:
City Engineer	Date:
DRS Development / Planning Department	Date:



OK

**FAX TRANSMITTAL**

PAGE \_\_\_\_ of \_\_\_\_

**City of Albuquerque Planning Department  
Development Review Division  
924-3860 / 924-3339 FAX**

DATE: 10/5/07

rev: 12/2006 x:\shared\pds\Planning\NewFax.doc

TO: Consensus Plan FAX #: \_\_\_\_\_

FROM: \_\_\_\_\_ Contact Phone #: \_\_\_\_\_

RE: **Site Development Plan**  
Project Description: \_\_\_\_\_  
EPC Project #: \_\_\_\_\_ EPC Case #: \_\_\_\_\_

The Planning Department changed the application schedule for EPC submittals in 2003, decreasing the time interval between application deadline and hearing date. This shortened schedule requires site plan submittal to be complete: all items on the site development plan checklist must be shown and/or accounted for on the submittal. After submittal on Thursday, applications and accompanying site plans are reviewed for completeness by Planning staff on Friday, and then distributed to commenting City Departments and other Agencies on Monday – there is no opportunity to revise or amend severely deficient submittals before agency distribution.

Upon review, our office has determined that there are deficiencies with your EPC submittal for Site Development Plan. The attached sheet(s) indicate these deficiencies. Because of the extent and/or nature of these deficiencies:

- Provisional distribution to other agencies and City Departments is possible; eleven (11) copies of a complete site plan that clearly addresses all Site Development Plan Checklist items must be submitted to the Planning Department (staff planner) by \_\_\_\_\_.
- Your site plan submittal is rejected: Severe and/or copious deficiencies prevent a complete and meaningful review of the submittal. Consequently, this request will not be scheduled for the EPC hearing on \_\_\_\_\_; resubmittal of site plans that address all Site Development Plan Checklist items is necessary to be scheduled for a future EPC hearing.

Site development plan packets shall be composed of:

- |                                           | <u>Deficient</u> |
|-------------------------------------------|------------------|
| 1. Site Plan for Subdivision and/or       |                  |
| 2. Site Plan for Building Permit          |                  |
| 2a. Landscaping Plan                      | _____            |
| 2b. Utility Plan                          | _____            |
| 2c. Preliminary Grading and Drainage Plan | _____            |
| 2d. Building and Structure Elevations     | _____            |
| 3. Plan reductions 8.5" x 11"             | _____            |
| 4. Written project summary                | _____            |

**SITE PLAN FOR SUBDIVISION**  
(Updated 4/8/05)

PAGE \_\_\_\_ of \_\_\_\_

**Deficiencies**

- OK scale (at least 1" = 100')
- OK bar scale
- OK north arrow
- OK scaled vicinity map
- OK property lines
- OK proposed uses
- OK pedestrian access
- OK vehicular access
- OK internal circulation
- OK for each lot: maximum building height, setbacks, total DUs, and/or F.A.R (non-residential uses)
- OK phases of development

**Design Standards (if applicable)**

**Deficiencies**

- \_\_\_\_\_ overall design theme/land use concept
- \_\_\_\_\_ off-street parking requirements and design
- \_\_\_\_\_ street design
- \_\_\_\_\_ transit facilities/amenities
- \_\_\_\_\_ design requirements:
  - \_\_\_\_\_ landscape
  - \_\_\_\_\_ architectural
  - \_\_\_\_\_ signage
  - \_\_\_\_\_ lighting
- \_\_\_\_\_ pedestrian amenities



## EPC NOTIFICATION LETTER

October 11, 2007

**TO:** Andrew Baughman and Kathleen Jardine, Princess Jeanne Neigh. Assoc.

This letter will serve as your association's notification from the City of Albuquerque under provisions of 0-92 (*Neighborhood Recognition Ordinance*) pertaining to:

*Case:* 07EPC-40064

*Project #:* 1000572

*Agent:* Consensus Planning, Inc. at 505-764-9801

*Applicant:* MW Development, LLC

**Type of request:** Requests a Site Development Plan for Subdivision for rearranging the land uses on the site - to move one of the restaurant pad sites from the northeast corner to the northwest corner and move the hotel site from the northwest corner to the northeast corner and the second restaurant will remain adjacent to the hotel site.

P.O. Box 1293

Albuquerque

New Mexico 87103

**Location:** Approximately 19 acres located on the east side of Copper Avenue NE between Eubank Boulevard NE and Morris Street NE.

**Zone Map:** K-21

**City Planner:** Randall Falkner at 505-924-3933

**E-mail:** rfalkner@cabq.gov

www.cabq.gov

City Planning accepted application for this proposed action on October 4, 2007. The owner/applicant certified at the time of application that they had notified you of the proposed action by certified mail, return receipt requested.

Please be advised that his application is scheduled for a hearing before the Environmental Planning Commission (EPC) at 8:30 a.m. on Thursday, November 15, 2007, in the Planning Hearing Room, Room 160, Plaza Del Sol Building, Basement Level. You should contact the above-mentioned planner in the Planning Department to confirm this date and time -AND- to seek any further information.

There will be a Pre-Hearing Discussion on this item on Wednesday, October 24, 2007, at 1:30 p.m. in the Planning Department Large Conference Room, 3rd Floor, Plaza del Sol Building, 600 Second St. NW.

Letter to Neighborhood Association Representatives for Project #1000572  
October 11, 2007  
Page 2

It is very important that your association notify the developer and the planner of your association's initial reaction to **Project#1000572** prior to the "EPC Hearing" so that your concerns or comments may be noted at the Public Hearing. It is possible that the Project may be rescheduled at EPC if concerns are identified which cannot be dealt with prior to the initially scheduled EPC Hearing.

If you have any questions **-OR-** have not been contacted by the applicant, please call Stephani Winklepleck at 924-3902 or by e-mail at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Sincerely,

***Stephani J. Winklepleck***

*Stephani I. Winklepleck*

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION  
PLANNING DEPARTMENT

cc: **Randall Falkner, Staff Planner, Planning Department**

**City of Albuquerque Planning Department**  
**One Stop Shop – Development and Building Services**

10/04/2007 Issued By: PLNSDH

**Permit Number:** 2007 040 064 **Category Code 920**

**Application Number:** 07EPC-40064, Amend Site Development Plan - Subdrn

**Address:**

**Location Description:** COPPER AVE NE BETWEEN EUBANK BLVD NE AND MORRIS ST NE

**Project Number:** 1000572

**Applicant**  
Mw Development Llc  
  
Po Box 27560  
Albuquerque, NM 87125  
248-1888

**Agent / Contact**  
Consensus Planning  
James Strozier  
302 8th St Nw  
Albuquerque, NM 87102

cp@consensusplanning

<b>Application Fees</b>		
441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$50.00
441006/4971000	EPC Actions	\$255.00
<b>TOTAL:</b>		<b>\$380.00</b>

City Of Albuquerque  
Treasury Division

10/4/2007 10:13AM LOC: FINX  
WS# 008 TRANS# 0007  
RECEIPT# 00082243-00082243  
PERMIT# 2007040064 TRCLJS  
Trans Amt \$380.00  
APN Fee \$75.00  
Conflict Manaq. Fee \$50.00  
EPC Actions \$255.00  
CK \$380.00  
CHANGE \$0.00



