

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

Date: January 19, 2001

OFFICIAL NOTIFICATION OF DECISION

Newfoundland Investment Co., LLC
16550 Fitzpatrick Lane
Occidental, CA 95465

FILE: 00128 00000 01638
LEGAL DESCRIPTION: for Lots 10A1, 10A2, C & portions of Lots B & F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1, zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with Exceptions, located on Paseo del Norte NW between Eagle Ranch Road and Richland Hills Road, containing approximately 27.3 acres. (C-12) Russell Brito, Staff Planner

On January 18, 2001, the Environmental Planning Commission voted to approve 00128 00000 01638, a site development plan for subdivision for Lots 10A1, 10A2, D & portions of Lots B & C, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 29.05 acre site located on Paseo del Norte NW between Eagle Ranch and Richland Hills Roads.
2. The submitted site development plan furthers the applicable Goals and policies of the *Comprehensive Plan* by proposing an environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment. The submittal proposes commercial development in an existing, commercially zoned area that will complement nearby residential areas while ensuring the integrity of these existing neighborhoods.
3. The submittal is in compliance with the existing and adopted *West Side Strategic Plan (WSSP)* policies and intent for development within a Community Adjacent Area.
4. The submittal furthers the policies of R-91-1998 (R-70) by proposing a subdivision that addresses the needs of both the automobile and the pedestrian. The submittal does decrease nearby residents' dependence on automobiles by locating services closer to their homes and employment. The proposed subdivision helps to improve pedestrian mobility and the character of the pedestrian environment within the site and with off-site connection opportunities.

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5. Design guidelines should be included that allow for the full development of the site as allowed by the underlying zoning, while creating a quality urban environment that is pedestrian oriented or at least pedestrian friendly.
6. This site development plan for subdivision will be adequate with some additions and changes.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Minimum building setbacks for each lot shall be added the "Site Statistics" table or other conspicuous part of the site plan.
3. The following language shall be added to the submittal:
 - a. "The site shall develop with a pedestrian oriented design and with plaza areas that link adjacent uses, fulfilling the policies and intent of the *West Side Strategic Plan*."
 - b. "Contact the Transit Department prior to future development to obtain guidance and approval for any proposed transit facilities or uses on this site."
 - c. "Applicants for Site Development Plan for Building Permit approval shall be encouraged to consult with the Transit Department in developing a TDM."
 - d. "All site development plans for building permit must be reviewed and approved by the Environmental Planning Commission unless otherwise delegated."
4. The note describing and the typical drawing illustrating site lighting shall reduce the maximum height of site lighting from 16 feet in the first 75 feet of right-of-way and 20 feet at the remainder of the site.
5. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI. The utility plan shall not show private sanitary lines in public easement corridors.
6. The following design guidelines shall be added to the submittal:
 - a. General

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- Building design shall be architecturally integrated within the site and contextual to buildings within the vicinity. No standard, generic franchise building elevations or canopies are permitted; design shall be innovative and with southwestern architecture per the West Side Strategic Plan. To ensure compliance with these principles, the design guidelines shall be amended prior to final DRB sign-off.
 - All canopies and ancillary structures shall be architecturally integrated with main buildings. Special consideration shall be given to roof structures, including materials.
 - In order to ensure integrated design within this site, the first site plan for building permit shall require EPC approval.
 - Adequate pedestrian connections within the site should be provided to minimize vehicular /pedestrian conflicts and ensure clear and efficient pedestrian pathways. Special paving treatment (6-feet wide at minimum) shall be provided where perimeter sidewalks cross vehicular entrances and at locations within the site where pedestrian pathways cross major drive aisles. These provisions can be assured through notations that describe the internal pedestrian/bicycle circulation system.
 - Convenient pedestrian connections between adjacent buildings and from each building to the internal road system and to the adjacent street are required.
 - Parking shall be limited to the required number of spaces plus 10% as encouraged by the West Side Strategic Plan. Parking areas shall be located to the rear of the site to the extent possible. ADA parking shall be located adjacent to the buildings.
 - To the extent possible, buildings shall be arranged in plaza-like configurations, or otherwise clustered to avoid strip-type development and solitary pad-type development. Large parking areas should not dominate street frontages; rather, parking shall be located to the rear and sides of buildings. The design guidelines shall be amended to indicate these principles prior to final DRB sign-off. All restaurants should have outdoor patio seating. Restaurants over 2000 square feet shall be strongly encouraged to have outdoor dining.
 - Building mounted signage should be limited to channelized letters and/or signs with internal illumination.
 - Building mounted signage shall not be permitted on any elevations parallel to the public right-of-way and facing R-1 zoning.
 - Off-premise signs shall not be permitted.
 - Commercial and office uses shall be located adjacent to the internal main street and internal streets with minimal parking between the entry facade and the street.
- b. Parking
- The allowed parking shall be equal to the required parking plus 10%.
 - Parking which satisfies ADA requirements shall be located adjacent to the building entries.
 - Cross-access provisions between adjoining parcels are required
- c. Pedestrian Amenities
- The required outdoor patio area shall have shade trees spaced at intervals of 20 feet on center to provide shade for outdoor dining. Trees shall be planted in planters that are a minimum of 5 feet by 5 feet.

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- Parking fields of 50 cars or more shall have a tree-lined pedestrian way connection to the main internal pedestrian pathway to the center and should connect to adjacent streets and sidewalks.
 - Pedestrian path and sidewalks shall be a minimum of 6' foot wide and shall be of alternative textured material, slightly raised, where they cross vehicle circulation areas. The pedestrian walk at the entry elevation shall be a minimum of 15 feet in the major and junior anchors and 20 feet in the smaller buildigs with trees at 25 feet on center or portals or canopies etc., for the entire length of the facade.
 - All buildings shall be directly connected to the street and other buildings within the project site with pedestrian walkways.
 - Commercial buildings should typically be linked with plazas and pedestrian ways.
- d. Views
- This site affords dramatic views to the east. Site design shall include amenities that preserve and take advantage of this asset. To the extent possible, patios and plazas shall be designed to take advantage of these views. It is recommended that plazas and patios are elevated 1 2 to 2 feet above parking areas and roadways when feasible.
- e. Architecture
- The top of all rooftop equipment should be below the top of the parapet and screened from view from the property lines of this site. Alternatively rooftop equipment should be screened by rooftop walls that are painted to match the predominant building color. Rooftop equipment and other penetrations should be painted to match the roof color or the predominant building color. All ground-mounted equipment should be screened by screen walls with the top of equipment below the top of screen wall.
 - No standard, generic franchise building elevations are permitted. Building design shall be architecturally integrated within the site and contextual to buildings within the vicinity.
 - No plastic or vinyl building panels, awnings or canopies are permitted. Awnings and canopies shall be integrated with building architecture.
 - No chainlink, razor wire or plastic/vinyl fencing is permitted.
 - No freestanding cell towers or antenna shall be permitted, antenna shall be integrated into the building architecture.
 - ATMs should be architecturally integrated with building design
 - Loading docks shall have screen walls and covers that are architecturally integrated with the building.
 - The dumpster shall be adequately screened with materials compatible with the building; chain link gates are not allowed.
 - The required outdoor patio area shall have shade trees spaced at intervals of 20 feet on center to provide shade for outdoor dining. Trees shall be planted in planters that are a minimum of 5 feet by 5 feet.
 - All freestanding signage shall be monument type signs that are architecturally integrated with building design.
 - Building signage shall be a maximum of 6% of the facade area.

Loading docks shall have architecturally integrated covers.

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- Gas fueling canopies shall be architecturally integrated with building design. All under-canopy lighting shall be recessed so that no light lens projects below the canopy ceiling. Canopy fascia shall be architecturally integrated with building design; no illuminated fascia bands area allowed.

f. Signage

- The signage shall be limited to five, freestanding monument signs, not higher than 14 feet, with a maximum square footage of 100 square feet each. The signs shall be compatible with the building in terms of materials and colors. The building mounted signs on perimeter buildings on buildings parallel to the public right-of-way and facing R-1 zoning shall not be located on a facade that faces a residential area. The size of the building mounted signage shall not be increased from what is depicted on the plan
- The square footage of the plaza shall be included on the plan. There shall be a minimum plaza area 1,000 square feet with a 30 foot by 30-foot minimum depth and width.
- All signage shall be individual backlit channel or neon letters with a maximum letter height of 5 feet.

7. Public Works Department Conditions:

- a. The TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the TIS negotiations between the developer and the City must be completed. Improvements to Paradise Boulevard (widening) and signalization of an intersection on Paradise Boulevard (Davenport) are under consideration.
- b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
- c. Dedication of rights-of-way for and construction of the needed improvements for Paseo del Norte, Eagle Ranch Road, Richland Hills Road, and Nuncio Avenue. Construction of appropriate bicycle facilities as required by newly approved Bikeway Master Plan.
- d. Provision of cross-access and reciprocal parking easements, between the proposed parcels, and with the adjacent parcels is needed.
- e. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
- f. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
- g. Proposed circulation drives and internal parking areas must be paved as per DPM standards.
- h. The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
- i. Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
- j. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- k. Coordination with the Solid Waste Department with regard to refuse container location and access. Relocation may be required due to sight distance obstruction.

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1. Street Trees are required along Paseo del Norte, Paradise Boulevard, Richland Hills Road, and Eagle Ranch Road.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **FEBRUARY 2, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

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 Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Herbert Denish & Assoc., P.O. Box 2001, Albuq. NM 87103
Joylyn Mora, Eagle Ranch Neigh. Assoc., 4633 Carl Hatch Pl. NW, Albuq. NM 87114
Jason Vargas, Eagle Ranch Neigh. Assoc., 4625 Carl Hatch Pl. NW, Albuq. NM 87114
Kathy Kerbyson, Las Terrazas Neigh. Assoc., Albuq. NM 87114

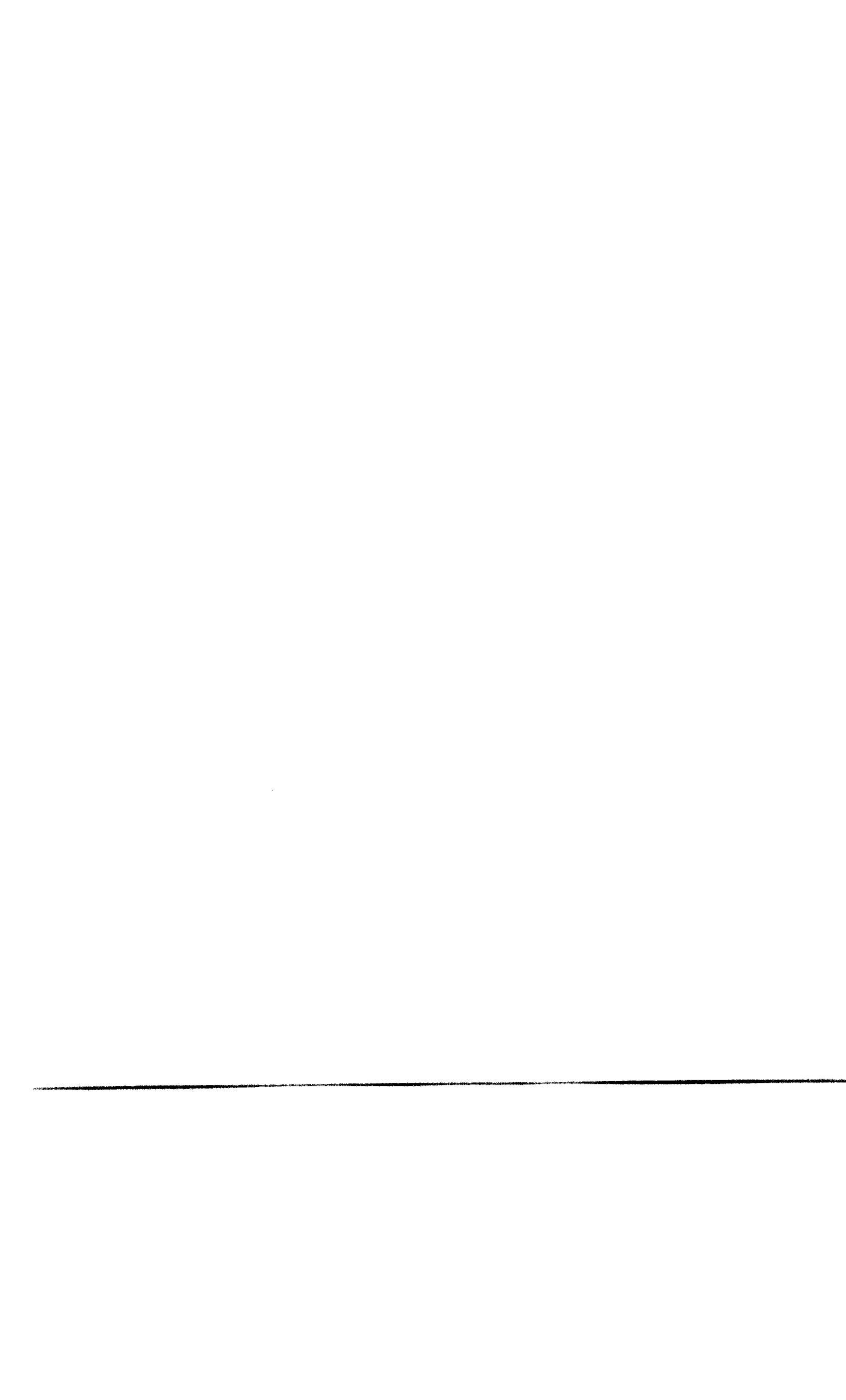
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Betty Montoya, Las Terrazas Neigh. Assoc., 8228 Calle Primera NW, Albuquerque, NM 87120
Lawrence Weaver, Paradise Hills Civic Assoc., 6001 Unitas Ct. NW, Albuquerque, NM 87114
Bill Fuller, Paradise Hills Civic Assoc., 6000 Unitas Ln. NW, Albuquerque, NM 87114
Ron Salvato, Piedras Marcadas Neigh. Assoc., 9401 Cactus Tr. NW, Albuquerque, NM 87114
W. Steve Gallegos, Piedras Marcadas Neigh. Assoc., 4331 Rosecliff Ave. NW, Albuquerque, NM 87114
Rick Lackey, Taylor Ranch Neigh. Assoc., 2001 Carlisle NE, Albuquerque, NM 87110
Ron Chapman, Taylor Ranch Neigh. Assoc., 5608 Palomino Dr. NW, Albuquerque, NM 87120
Jack Dannenberg, 4208 Ridgemont Ave. NW, Albuquerque, NM 87114



- G) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
- H) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- I) Coordination with the Solid Waste Department with regard to refuse container location and access.
- J) Street Trees are required along Alexander Boulevard.

MOVED BY COMMISSIONER JOHNSON

SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

12. 00128 00000 0638
Project # 1000762
- Herbert M. Denish & Associates, Inc., agents for Newfoundland Investment Company, LLC, request approval of a site development plan for subdivision purposes for Lots 10A1, 10A2, C & portions of Lots B & F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1, zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with Exceptions, located on Paseo del Norte NW between Eagle Ranch Road and Richland Hills Road, containing approximately 27.3 acres. (C-12) Russell Brito, Staff Planner
(APPROVED WITH CONDITIONS)

STAFF PRESENT:

Russell Brito, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

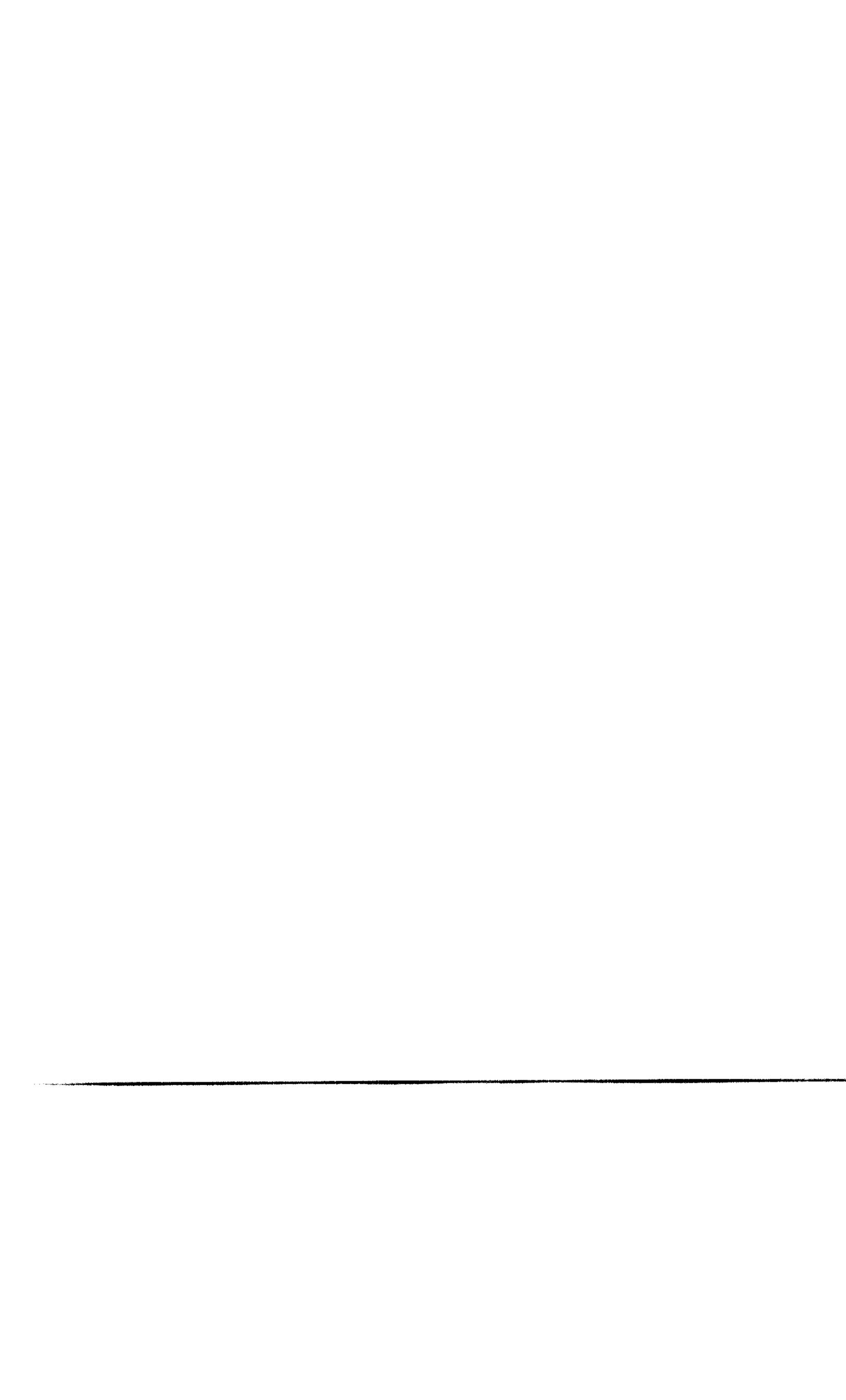
Lawrence Kline, P.O. Box 2001
James Murrar, 16550 Fitzpatrick Ln. Occidental Ca.

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

MR. BRITO: Reiterated comments made in the staff report in which approval was recommended.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00128 00000 01638, a site development plan for subdivision for Lots 10A1, 10A2, D & portions of Lots B & C, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1, based on the following Findings and subject to the following Conditions:

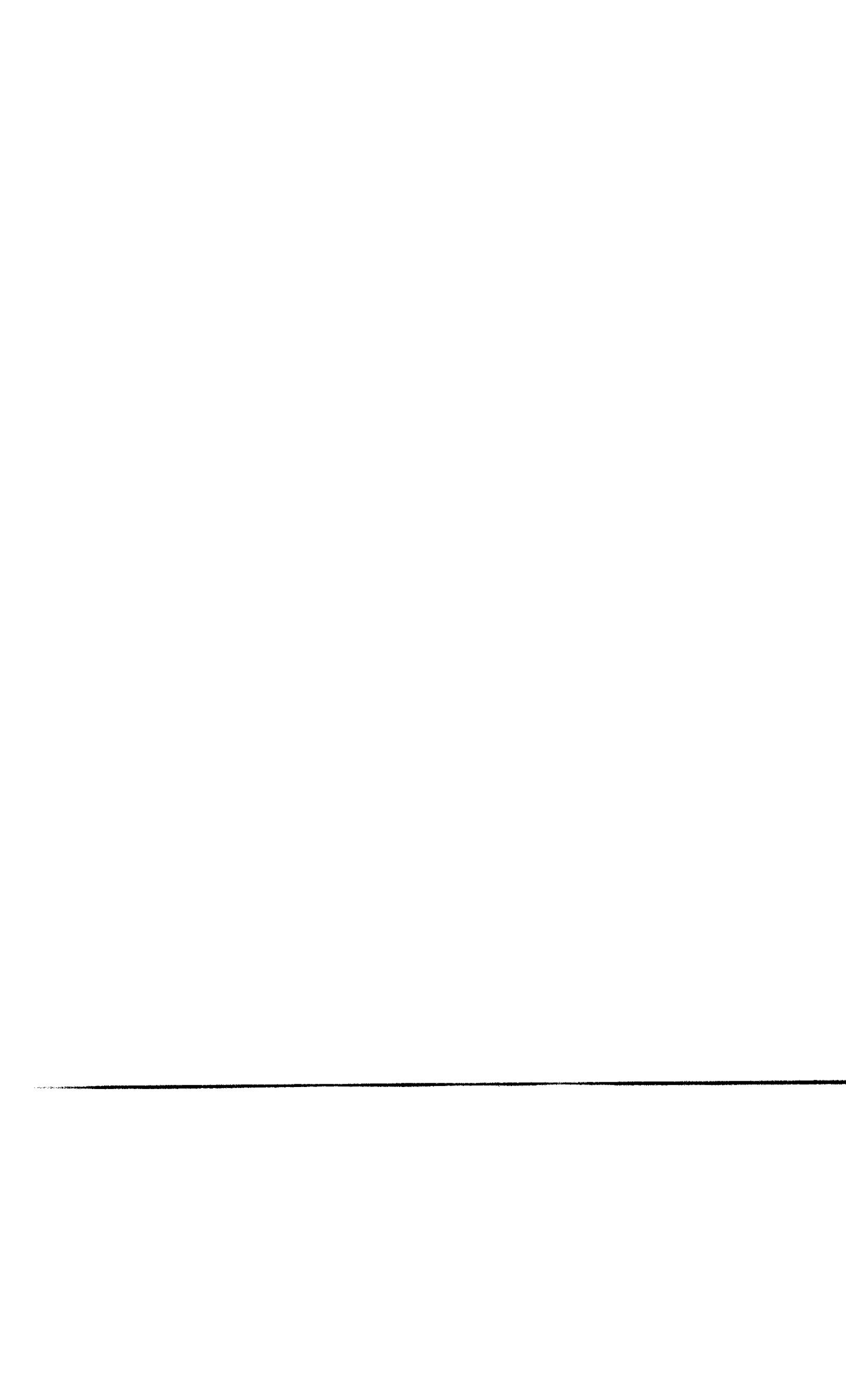


FINDINGS:

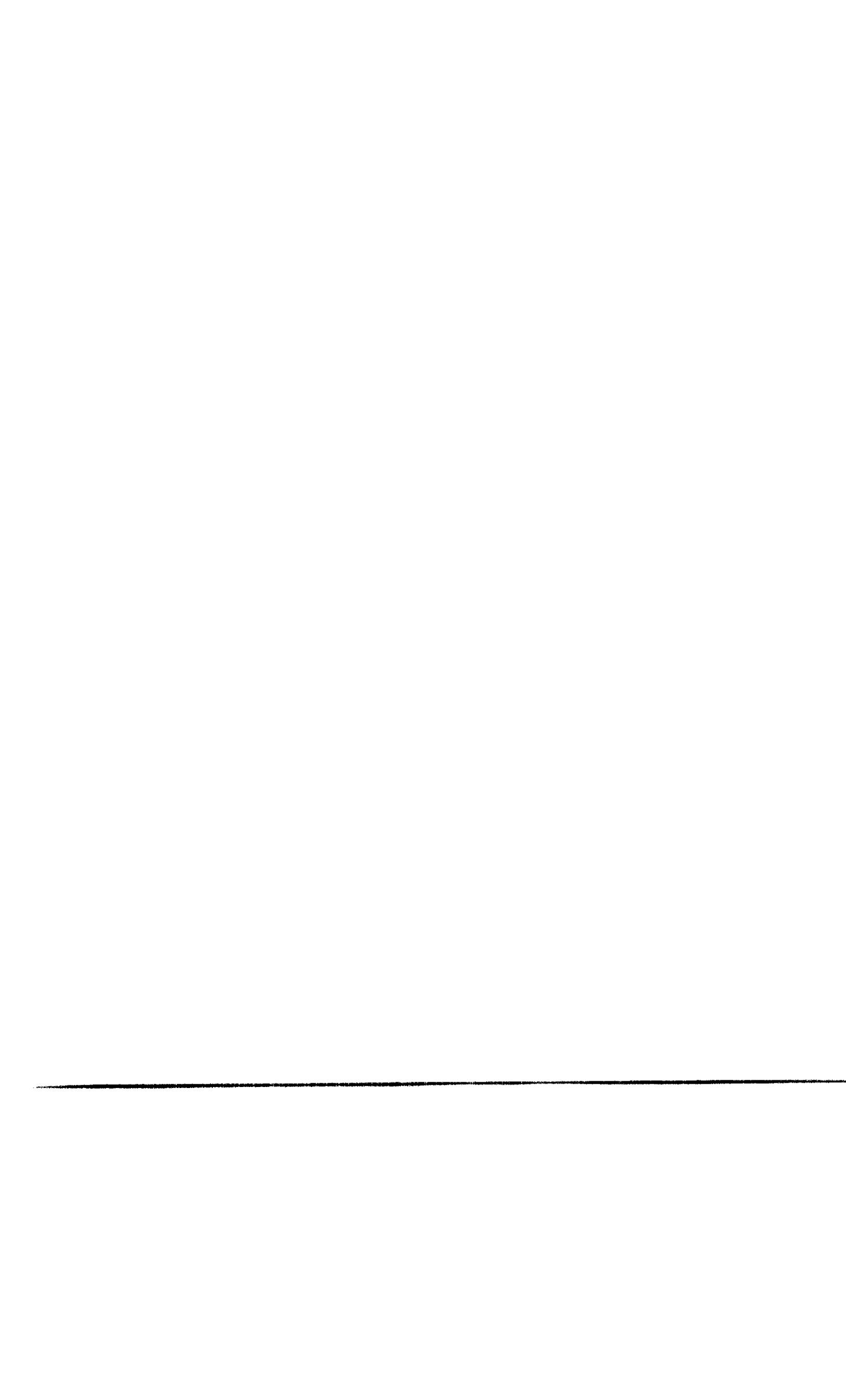
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2. The submitted site development plan furthers the applicable Goals and policies of the *Comprehensive Plan* by proposing an environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment. The submittal proposes commercial development in an existing, commercially zoned area that will complement nearby residential areas while ensuring the integrity of these existing neighborhoods.
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6. This site development plan for subdivision will be adequate with some additions and changes.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Minimum building setbacks for each lot shall be added the "Site Statistics" table or other conspicuous part of the site plan.
3. The following language shall be added to the submittal:
 - a. "The site shall develop with a pedestrian oriented design and with plaza areas that link adjacent uses, fulfilling the policies and intent of the *West Side Strategic Plan*."

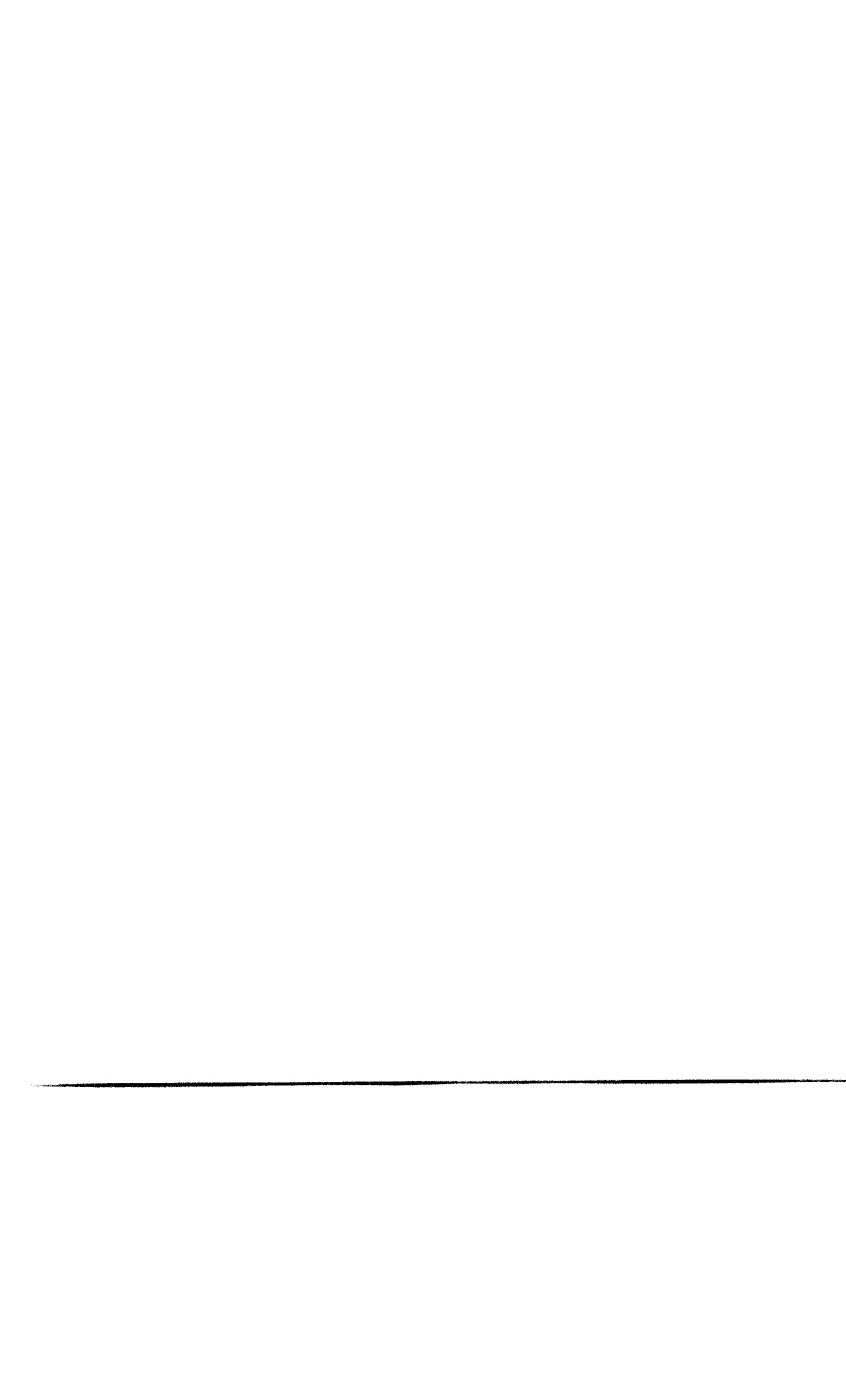


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 - a. General
 - Building design shall be architecturally integrated within the site and contextual to buildings within the vicinity. No standard, generic franchise building elevations or canopies are permitted; design shall be innovative and with southwestern architecture per the West Side Strategic Plan. To ensure compliance with these principles, the design guidelines shall be amended prior to final DRB sign-off.
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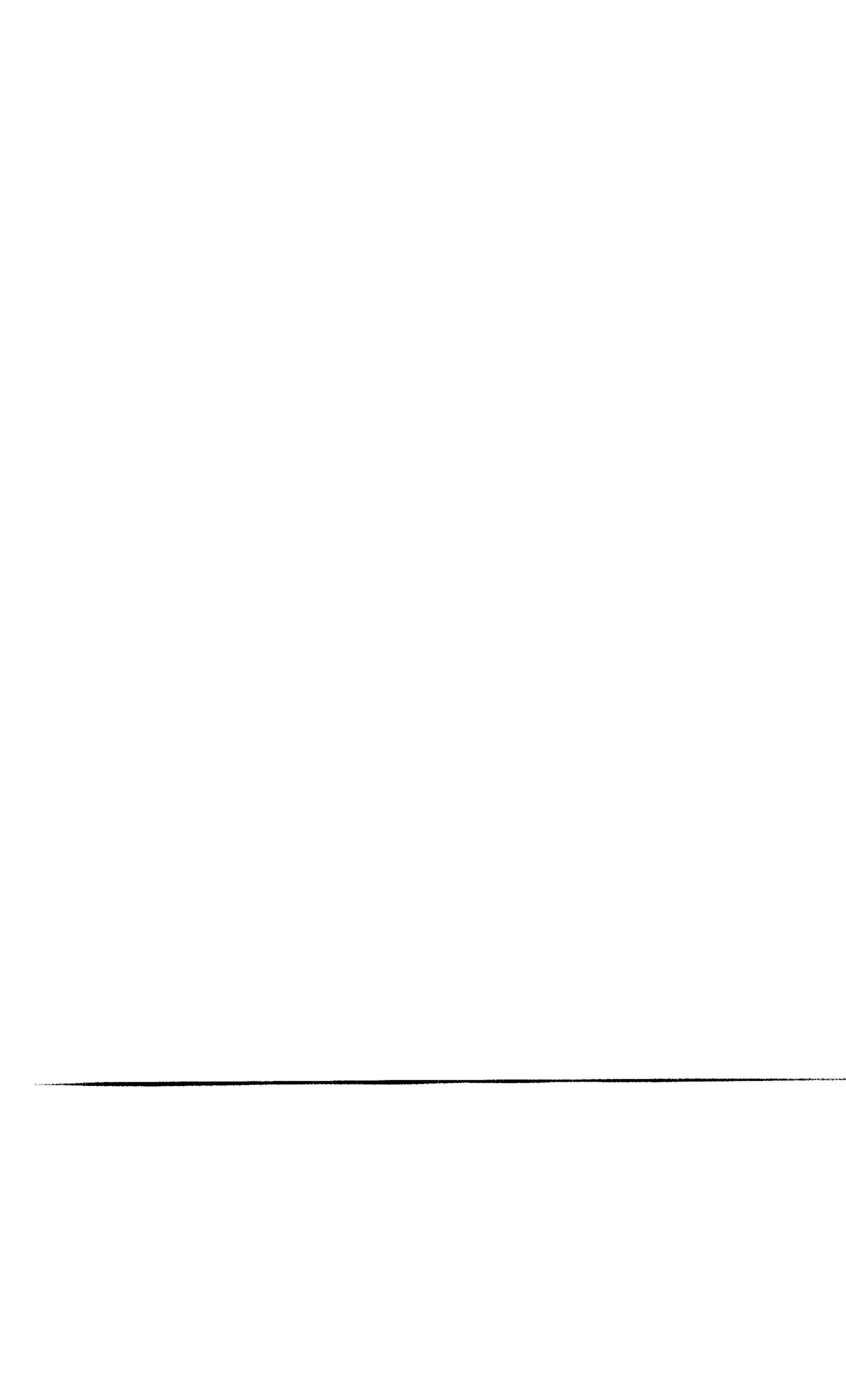
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7. Public Works Department Conditions:

- a. The TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the TIS negotiations between the developer and the City must be completed. Improvements to Paradise Boulevard (widening) and signalization of an intersection on Paradise Boulevard (Davenport) are under consideration.
- b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.



- c. Dedication of rights-of-way for and construction of the needed improvements for Paseo del Norte, Eagle Ranch Road, Richland Hills Road, and Nuncio Avenue. Construction of appropriate bicycle facilities as required by newly approved Bikeway Master Plan.
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- i. Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
- j. Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
- k. Coordination with the Solid Waste Department with regard to refuse container location and access. Relocation may be required due to sight distance obstruction.
- l. Street Trees are required along Paseo del Norte, Paradise Boulevard, Richland Hills Road, and Eagle Ranch Road.

MOVED BY COMMISSIONER JOHNSON

SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

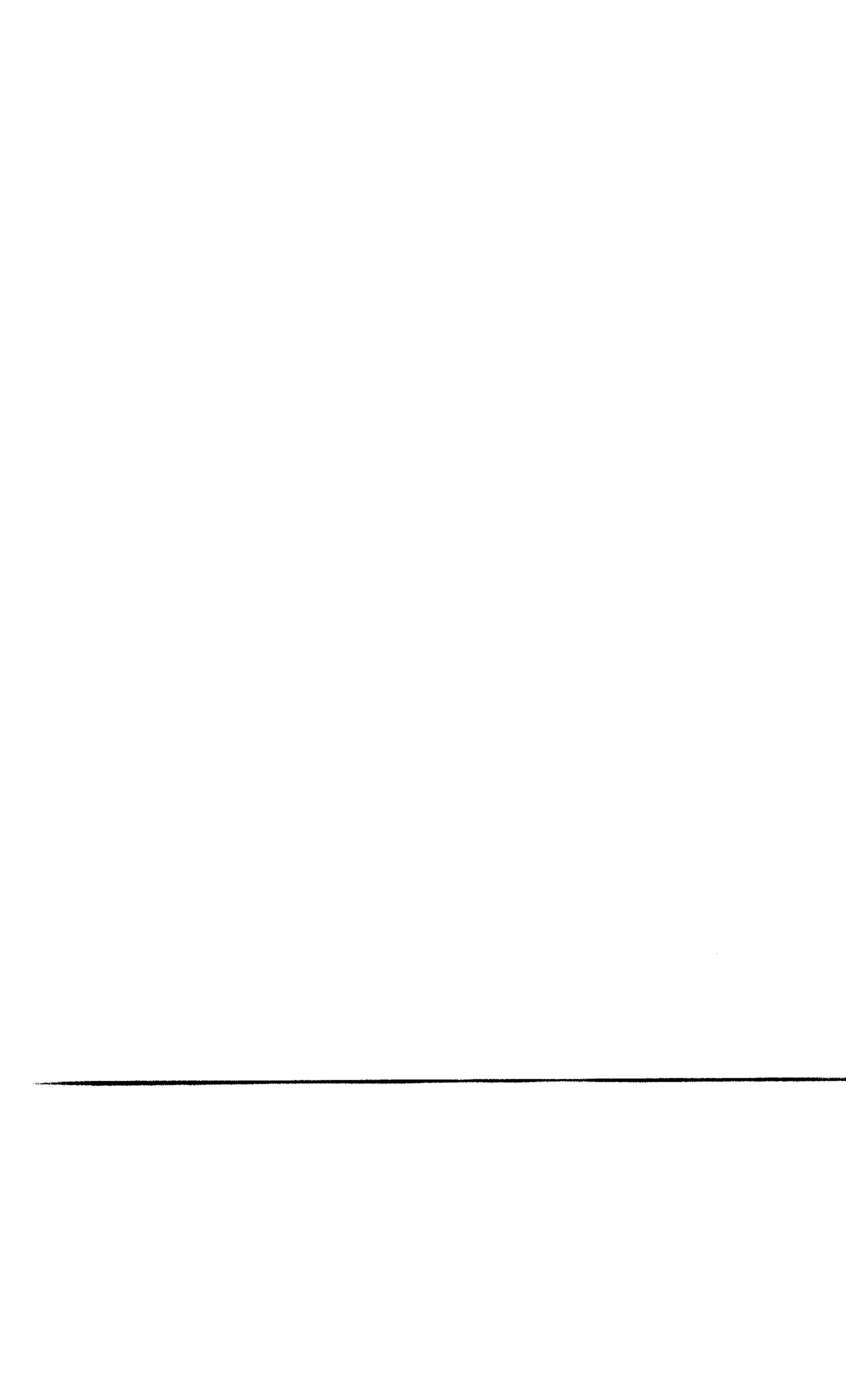
13. 00114 00000 01637 Consensus Planning, Inc., agents for Albuquerque Public Schools
00110 00000 01649 request annexation and establishment of SU-1 for IP zoning for
Project #1000935 Section 33, T10N, R4E, Tract SE ¼, NW ¼, located on Eubank Blvd.
SE between Southern SE and KAFB, containing approximately 40
acres. (M-21) Makita Hill, Staff Planner **(RECOMMEND
APPROVAL TO THE CITY COUNCIL OF ANNEXATION AND
ESTABLISHMENT OF SU-1 FOR IP ZONING)**

STAFF PRESENT:

Russell Brito, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Karen Marcotte, 924 Park SW





ENVIRONMENTAL PLANNING COMMISSION
AMENDED A G E N D A

Thursday, January 18, 2001, 8:00 a.m.

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

MEMBERS

Elizabeth Begay, Chairman
Alan Schwartz, Vice Chair

Chuck Gara
Mick McMahan
Camilla Serrano

Susan Johnson
Larry Chavez

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY.
Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

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

1. Call to Order.

- A. Announcement of changes and/or Additions to the Agenda.
- B. Approval of the Amended Agenda.

- 1C. 00138-00000-01761 Recommendation to the City Council of the Mayor's proposed *Decade Plan for Capital Improvements, 2001 - 2010*, including the General Obligation Bond Programs of the Departments of: Cultural Services; Environmental Health, Family and Community Services, Finance and Administrative Services, Fire, Parks and Recreation, Planning, Police, Public Works, Senior Affairs and Transit. Also included are the Enterprise Fund Capital Programs for the Departments of: Aviation, Solid Waste Management and Public Works Water and Wastewater; and the Urban Enhancement Trust Fund two year program. Barbara Taylor, Staff
2. 00128 00000 00915
00128 00000 00917
Project #1000651 Tierra West LLC, agents for SCM Properties Co., requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract A-29A, Town of Atrisco Grant Northeast, zoned SU-1 for PDA C-1 Uses and Office located on Coors Boulevard between Redlands Road and Pheasant Avenue, containing approximately 3.4116 acres. (G-11) Bob Torres, Staff Planner **(DEFERRED FROM OCTOBER 19, 2000)**
3. 00128 00000 01383
Project # 1000603 Charles L. Henry, Architect, agent for Furr's Supermarkets, Inc., requests approval of an amendment to a site development plan for building permit for Lots MA & NA, Town of Atrisco Grant, Northeast Unit, zoned C-1, located on Coors Boulevard NW between Sequoia and Redlands Roads, containing approximately 15 acres. (G-11) Russell Brito, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**
4. 00114 00000 01343
00110 00000 01344
Project # 1000824 Lucille Gonzales, agent for Helen Armstrong requests annexation and establishment of zoning A-1 (county) to C-1 (city) for Lot 2, Block 44, Unit 1, Knolls of Paradise Hills, located on Golf Course Road NW between Paradise Boulevard NW and Green Avenue NW, containing approximately .27 acres. (B-12) Debbie Stover, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**
5. 00114 00000 01345
00110 00000 01346
Project # 1000824 Lucille Gonzales requests annexation and establishment of zoning R-1 (county) to C-1 (city) for Lot 1, Block 44, Unit 1, Knolls of Paradise Hills, located on Golf Course Road NW between Paradise Boulevard NW and Green Avenue NW, containing approximately .33 acres. (B-12) Debbie Stover, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**

6. 00110 00000 01022
00128 00000 01023
Project # 1000695
Sites Southwest, agents for Kmart Corp., request a zone map amendment from C-1 to SU-1 for C-1 Uses with sales of liquor for off-premise consumption plus approval of a site development plan for building permit for Tract A, Netherwood Park, second filing, located on Carlisle Boulevard NE between I-40 and Indian School Road, containing approximately 10.06 acres. (H-17) Russell Brito, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**

7. 00128 00000 01512
Project 1000899
George Montgomery, Architect, PC, agents for Mesa View United Methodist Church, Inc., request approval of a site development plan for building permit for Tracts 27-A1 and 27-A2, Taylor Ranch Subdivision, zoned SU-1 for Church and Related Facilities/office and daycare center, located on the northeast corner of Taylor Ranch Road and Montano NW, containing approximately 8.072 acres. (E-11 & E-12) Mary Piscitelli, Staff Planner **(DEFERRED FROM DECEMBER 21, 2000)**

8. 00110 00000 01515
00128 00000 01516
00128 00000 01523
Project # 1000651
Herb Denish and Associates, Inc., agents for Tijeras Place, LLC request a zone map amendment from SU-1 PDA C-1 Uses & Office to SU-1 PDA C-1 Uses & Office & Auto Sales plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract A29A, Town of Atrisco Grant Northeast, located on Coors Boulevard NW between Pheasant Avenue NW and Redlands Road NW, containing approximately 3.41 acres. (G-11) Debbie Stover, Staff Planner **(DEFERRED FROM DECEMBER 21, 2001)**

9. 00110 00000 01500
00138 00000 01501
00128 00000 01502
Project # 1000892
Garcia Kraemer, agents for Charles Benzaquen, request a zone map amendment from SU-2/TH to SU-2/SU-1 Single Family Residence & Restaurant plus an amendment to the Sector Development Plan and approval of a site development plan for building permit for Lots 47 & 48, Perea Addition, located on the northeast corner of Tijeras Avenue and 13th Street, containing approximately .11 acres. (J-13) Simon Shima, Staff Planner

10. 00128 00000 01633
Project # 1000699
Garcia/Kraemer & Associates, agents for Dr. Sharon Holland request approval of a site development plan for building permit for Tract 67A3, MRGCD Map No. 29, located on Fourth Street NW, between Vineyard Road and Willow Road, containing approximately 1.15 acres. (E-15) Leigh Matthewson, Staff Planner

11. 00110 00000 01623
00128 00000 01514
Project # 1000898
Consensus Planning, Inc., agents for Richard Smith request a zone map amendment from R-1 to SU-1 for SU-1 for Mixed Use Development including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities and including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (1.4 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (16 acres), plus approval of a site development plan for subdivision purposes for Paradise Heights, Unit 3, located on the northeast corner of Unser and McMahan, containing approximately 20 acres. (A-11) Russell Brito, Staff Planner

 12. 00110 00000 01639
00128 00000 01640
Project #1000936
Consensus Planning, Inc., agents for Bob Kunath and Howard Zolin request a zone map amendment from R-1 to SU-1 for Mixed Use Development (13.4 acres) including: C-1 Permissive uses excluding automobile related and service uses and drive up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (4.5 acres max); O-1 permissive uses; and R-2 permissive uses (minimum of 35% of the gross property area) and SU-1 for R-2 uses (4.5 acres) located approval of a site development plan for subdivision purposes for the SE ¼ of NW ¼ T115, R2E, and portion of SE ¼ of NW ¼ of SE T11N, R2E, located on the northwest corner of Unser and McMahan, containing approximately 21 acres. (A-11) Russell Brito, Staff Planner

 13. 00110 00000 01644
00128 00000 01645
00128 00000 01646
00128 00000 01647
Project # 1000938
Consensus Planning, Inc., agents for GSL Properties, Inc. request a zone map amendment from SU-1 for O-1, SU-1 for R-2 to SU-1 for O-1, SU-1 for R-2 plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract G-3 & Tract H-1, Manzano Mesa Addition, located on Eubank SE between Central Avenue SE and Sandia National Labs SE, containing approximately 36.3 acres. (L-21) Debbie Stover, Staff Planner

 14. 00110 00000 01626
00128 00000 01625
Project #1000931
Consensus Planning, Inc., agents for Curb West, Inc. request a zone map from SU-1 for C-1 and R-1 to SU-1 for Church and related facilities O-1, and R-2 Permissive Uses; SU-1 for C-1 O-1 and R-2, (with restaurants with full service liquor and liquor sales for off site consumption) and R-LT for Tract B-2 & Lots 1-28 & Lots 1-29, Block 15 & 16, Paradise Heights Addition, located on Irving Boulevard between Universe Boulevard and Unser Boulevard, containing approximately 146.8 acres. (A-10) Mary Piscitelli, Staff Planner
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15. 00110 00000 01631
00128 00000 01632
Project #1000933
Consensus Planning, Inc., agents for Royalty Investment Company/
Manzano Mesa Limited Partnership request a zone map amendment
from SU-1 for limited IP to R-T SU-1 for C-1 & SU-1 for C-2, plus
approval of a site development plan for subdivision purposes for Tract B,
Manzano Mesa located on Southern Boulevard between Eubank SE and
Juan Tabo SE, containing approximately 37.87 acres. (L-21) Debbie
Stover, Staff Planner

16. 00128 00000 01624
Project #1000930
HDR Engineering, agents for Bernalillo County PWD request approval
of a site development plan for building permit for Lot B, Tracts A & B
Pajarito Elementary School, zoned RO-1, located on Don Felipe Road
SW between Coors Boulevard and Don Felipe Court, containing
approximately .26 acres. (R-10 & Q-10) Loretta Naranjo-Lopez, Staff
Planner

17. 00110 00000 01628
00128 00000 01629
00128 00000 01630
Project # 1000662
Tierra West LLC, agents for Union Pension Transaction Trust 93-2 NM
request a zone map amendment from SU-1 for C-2 to SU-1 for IP plus
approval of a site development plan for subdivision purposes and site
development plan for building permit for Tract 3A3-A, N. Renaissance
Center, located on Mission Avenue between Alexander Blvd. NE and
Culture Drive NE, containing approximately 7.980 acres. (F-16) Debbie
Stover, Staff Planner

18. 00128 00000 0638
Project # 1000762
Herbert M. Denish & Associates, Inc., agents for Newfoundland
Investment Company, LLC, request approval of a site development plan
for subdivision purposes for Lots 10A1, 10A2, C & portions of Lots B &
F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1,
zoned SU-1 for C-3 Uses with Exceptions and SU-1 for IP Uses with
Exceptions, located on Paseo del Norte NW between Eagle Ranch Road
and Richland Hills Road, containing approximately 27.3 acres. (C-12)
Russell Brito, Staff Planner

19. 00114 00000 01637
00110 00000 01649
Project #1000935
Consensus Planning, Inc., agents for Albuquerque Public Schools
request annexation and establishment of SU-1 for IP zoning for Section
33, T10N, R4E, Tract SE ¼, NW ¼, located on Eubank Blvd. SE
between Southern SE and KAFB, containing approximately 40 acres.
(M-21) Makita Hill, Staff Planner

20. 00114 00000 01643 City of Albuquerque, Transit Department request annexation and
00110 00000 01650 establishment of SU-1 for Transit Facility and Daycare zoning plus
00128 00000 01641 approval of a site development plan for subdivision purposes and site
00128 00000 01642 development plan for building permit for Tracts B-15, B-16, B-17, B-18
Project #1000937 and B-19, Town of Atrisco Grant, located on Daytona between Unser
and 90th Street, containing approximately 20 acres. (J-9) Debbie Stover,
Staff Planner
21. 00114 00000 01634 Mark Goodwin & Associates, agents for 106th Street Partner, Ltd.
00110 00000 01635 request annexation and establishment of R-D/20 du zoning plus an
00138 00000 01636 amendment to the Tower Unser Sector Development Plan for Lots 2-5,
Project #1000934 Block 9, Town of Atrisco Grant, located on 106th Street between Sunset
Gardens Road and Eucariz Avenue, containing approximately 19.7 acres.
(L-8) Loretta Naranjo-Lopez, Staff Planner
22. Other Matters.



Staff Report

Agent	Herbert M. Denish & Assoc.
Applicant	Newfoundland Investment Company, LLC
Request	Approval of a site development plan for subdivision
Legal Description	Lots 10A1, 10A2, D & portions of Lots B & C, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1
Location	On Paseo del Norte NW between Eagle Ranch and Richland Hills Roads
Size	Approximately 29.1 acres
Existing Zoning	SU-1 for IP Uses with Exceptions & SU-1 for C-3 Uses with Exceptions

Staff Recommendation

APPROVAL OF 00128 00000 01638, based on the findings on page 15, and subject to the condition of approval on pages 16 - 21.

Staff Planner
Russell Brito, Senior Planner

Summary of Analysis

The submitted site development plan for subdivision proposes to create seventeen parcels of land for a variety of uses that are allowed by the two underlying zones. The submittal will meet all the requirements of the *Zoning Code* with some additional information. The submittal is in compliance with the existing and adopted policies and intent of the *Comprehensive Plan* and the *West Side Strategic Plan*.

The site is divided into three "pods" that are

