

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

Date: December 22, 2000

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

OFFICIAL NOTIFICATION OF DECISION

FILE: 00128 00000 01178
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 **(DEFERRED FROM
OCTOBER 19, 2000)**

On December 21, 2000, the Environmental Planning Commission voted to accept withdrawal of 00128
00000 01178 at the request of the agent.

Sincerely,


for Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

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

ENVIRONMENTAL PLANNING COMMISSION
MINUTES

December 21, 2000

COMMISSION MEMBERS PRESENT:

Chuck Gara, Chair
Robert Heiser, Vice-Chair
Elizabeth Begay
Susan Johnson
Mick McMahan
Alan Schwartz
Larry Chavez
Camilla Serrano
Joe Chavez

COMMISSIONER MEMBERS ABSENT:

STAFF PRESENT:

Richard Dineen, Planning Department
Russell Brito, Planning Department
Simon Shima, Planning Department
Debbie Stover, Planning Department
Cynthia Borrego-Archuleta, Planning Department
April Candelaria, Recording Secretary
Joe David Montano, Transportation, Public Works Dept.
Don Newton, Planning Department, Neighborhood Coordination
Carmen Marrone, Planning Department
Makita Hill, Planning Department
Mary Piscitelli, Planning Department
Loretta Naranjo-Lopez, Planning Department

- 1. Call to Order. 8:10 a.m.
 - A. Announcement of changes and/or Additions to the Agenda.

00128 00000 01178
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
(WITHDRAWN)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to accept withdrawal of 00128 00000 01178 at the request of the agent.

MOVED BY COMMISSIONER BEGAY
SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY
(COMMISSIONER J CHAVEZ DID NOT
VOTE)

00110 00000 01040
Project # 1000704

Guadalupe Architects, agents for Walter Sanchez, request a zone map amendment from R-2 to SU-1 for an Upholstery Shop for Lots 3 & 4, Block 25, Playa del Sol Addition located on the east side of Florida Street SE between Zuni Road SE and Bell Avenue, containing approximately .475 acre. (L-18) Jon P. Messier, Staff Planner **(WITHDRAWN)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to accept withdrawal of 00110 00000 01040 at the request of the applicant.

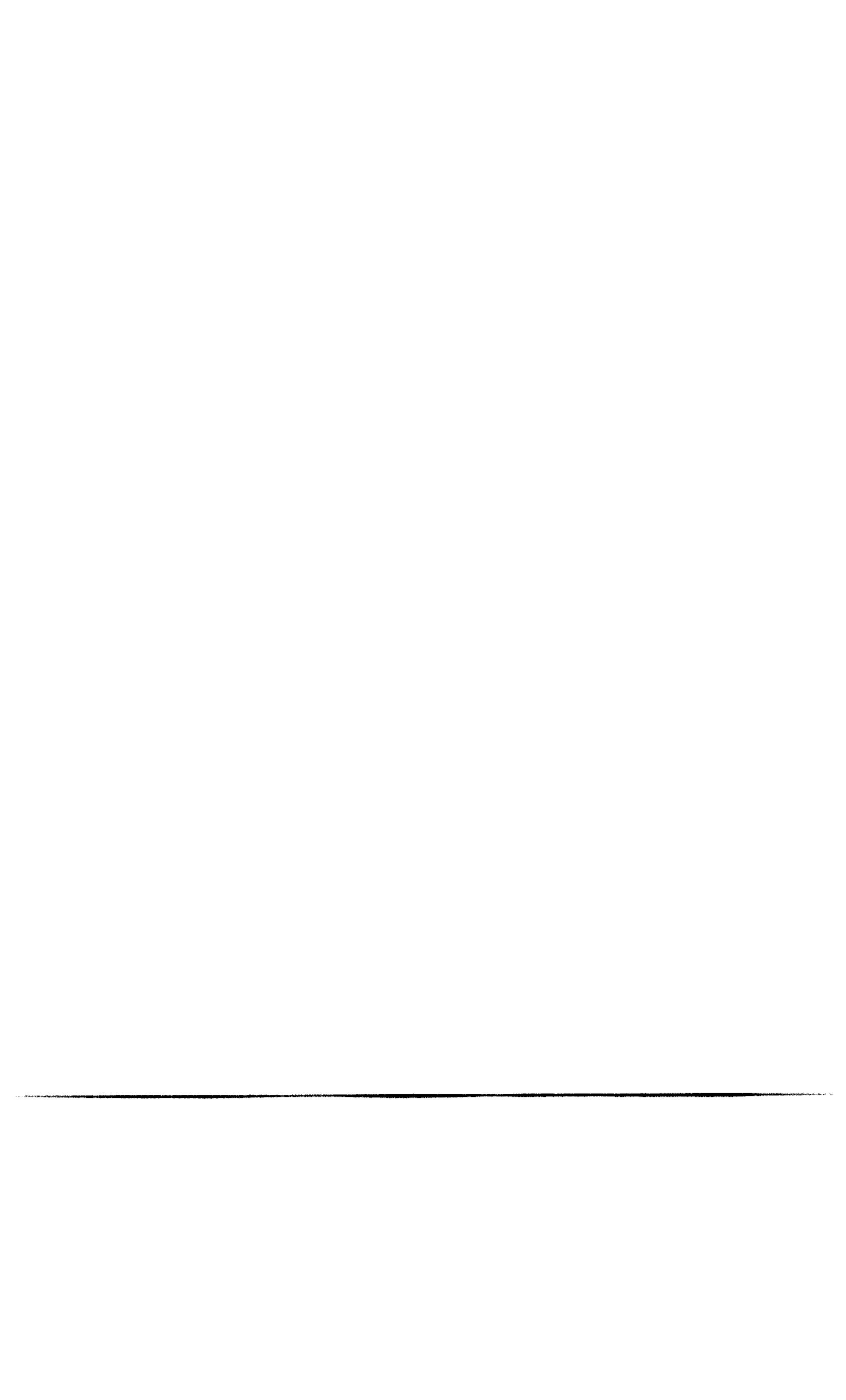
MOVED BY COMMISSIONER BEGAY
SECONDED BY COMMISSIONER JOHNSON

MOTION CARRIED UNANIMOUSLY
(COMMISSIONER J CHAVEZ DID NOT
VOTE)

00114 00000 01184
00138 00000 01185
Project # 1000 766

Mark Goodwin & Associates, PA, agents for Unite-Us, LLC, request annexation and establishment of RD zoning plus an amendment to the Tower-Unser Sector Development Plan for Tracts 3-7, Unit 2, Town of Atrisco Grant, located on Tower Road NW between Unser Boulevard and 75th Street, containing approximately 20 acres. (L-10) Debbie Stover, Staff Planner **(DEFERRED TO FEBRUARY 15, 2001)**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00114 000000 01184/00138 000000 01185 to the Environmental Planning Commission Public Hearing on February 15, 2001. There is a \$75.00 fee when a deferral is made at the request of an applicant/agent. Payment is due by January 5, 2001 and may be paid at the Land Development Coordination counter at the Plaza del Sol Building.



4. The request is in conformance with Resolution 270-1980. First, the applicant has not provided the justification for rezoning as required by the Resolution.
5. No adverse comments on the request have been received from reviewing agencies, nor from the South San Pedro Neighborhood Association, a recognized association.
6. R-3 zone is the most urban residential zone in the Zoning Code and many of the conditional uses in the R-3 are permissible in O-1.

MOVED BY COMMISSISONER JOHNSON
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED 5-2
(COMMISSIONERS SCHWARTZ AND
McMAHAN VOTED NO.
COMMISSIONER J CHAVEZ STEPPED
AWAY AND DID NOT VOTE)

11. 00128 00000 01178 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
Project 1000762
(DEFERRED TO DECEMBER 21, 2000)

STAFF PRESENT:

Russell Brito, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

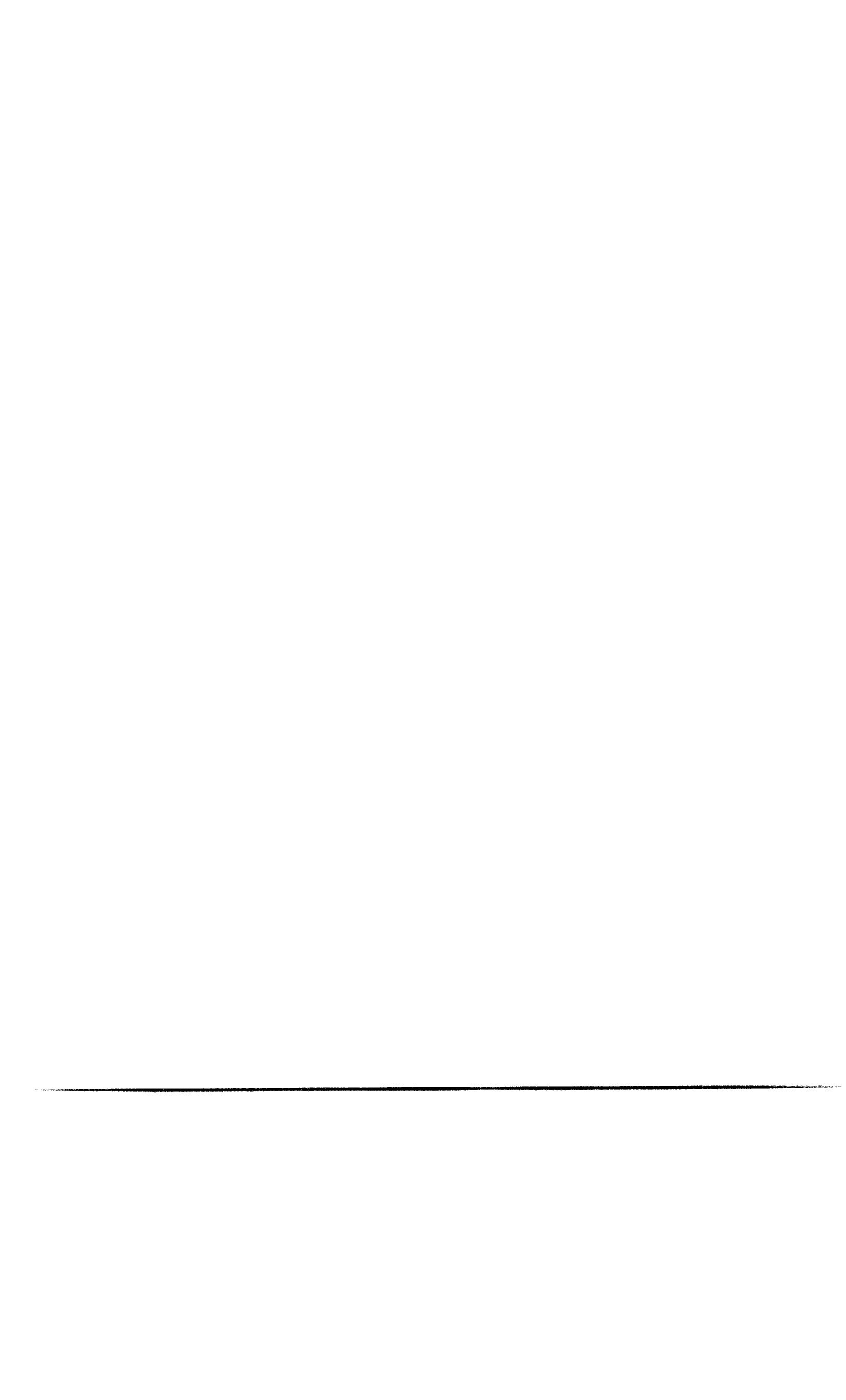
Lawrence Kline, P.O. Box 2001

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

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

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 01178 to the Environmental Planning Commission public hearing on December 21, 2000.





ENVIRONMENTAL PLANNING COMMISSION
A G E N D A

Thursday, December 21, 2000, 8:00 a.m.

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

MEMBERS

Chuck Gara, Chairman
Robert Heiser, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez
Camilla Serrano

Susan Johnson
Mick McMahan
Alan Schwartz

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

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

1. Call to Order.

- A. Barber Shop Quartet – Herb Denish & Assoc.,
- B. Presentation of Plaques to Commissioners
- C. Announcement of changes and/or Additions to the Agenda.
- D. Approval of the Amended Agenda.
- E. Approval of Minutes for November 16, 2000

2. Z-00-11
AX-00-3
Tierra West LLC, agents for Development Services LTD Co., requests Annexation and Establishment of SU-1 for MH zoning plus approval of a Site Plan for Subdivision and approval of a Site Plan for Building Permit for Tracts 1, 2 and A-1, Lands of Chapman, plus the adjacent portion of the MRGCD lateral, plus Tract 22A, MRGCD Map 29; along with annexation and establishment of SU-1 for IP zoning and approval of a site plan for building permit for Tract B, Lands of Chapman, plus Tract 22, MRGCD Map 29, located on Edith Avenue NE between Osuna Boulevard and Sin Nombre Ct. for a total of approximately 23.697 acres. (E-15) Bob Paulsen, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**

3. 00110 00000 01362
00138 00000 01363
Project # 1000834
Crawford Development Services, agents for Brookside Holdings, LLC request a zone map amendment from O-1 to R-T plus an amendment to the West Route 66 Sector Development Plan for Lots 11 & 12, Barrett –VE Subdivision, located on the south side of Bridge Boulevard SW between Unser Boulevard and 82nd Street SW, containing approximately 15.7 acres. (L-10) Russell Brito, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**

4. 00221 00000 01407
Project # 1000846
The City of Albuquerque, City Council Office requests an amendment to the Zoning Code, Section 14-16-3-5(B) ROA 1994, a portion of the Zoning Code to prohibit off-premise signs within a certain distance from the interstate highway right-of-way between the Carlisle and the 6th Street freeway interchange along Interstate-40 and between the Dr. Martin Luther King Jr. Interchange and Comanche Interchange along Interstate-25. Simon Shima, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**

5. 00128 00000 01178
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 **(DEFERRED FROM OCTOBER 19, 2000)**

6. 00110 00000 001026
Project # 1000697
Garcia/Kraemer & Associates, agents for John Kinzer request a zone map amendment from R-T to C-2 for Lot 37, Block 4, La Mesa Addition, located on Mesilla Street NE between Central Avenue and Domingo Road, containing approximately 0.16 acre. (K-19) Carmen Marrone, Staff Planner **(DEFERRED FROM OCTOBER 19, 2000)**

7. 00110 00000 01366
00128 00000 01367
Project #1000836
Rol & Sarah Dolk request a zone map amendment from R-1 to SU-1 plus approval of a site development plan for building permit for Lot 2B & 2C, Major Acres Subdivision, located on Major Avenue NW between Candelaria Road NW and Griegos Lateral, and east of 12th Street NW, containing approximately .23 acres. (G-14) Simon Shima, Staff Planner

8. 00110 00000 01040
Project # 1000704
Guadalupe Architects, agents for Walter Sanchez, request a zone map amendment from R-2 to SU-1 for an Upholstery Shop for Lots 3 & 4, Block 25, Playa del Sol Addition located on the east side of Florida Street SE between Zuni Road SE and Bell Avenue, containing approximately .475 acre. (L-18) Jon P. Messier, Staff Planner **(DEFERRED FROM SEPTEMBER 21, 2000)**

9. 00110 00000 01503
Project #1000893
Consensus Planning, Inc., agents for Curb, Inc., request a zone map amendment from R-1 to R-T for Section 2, R2E, T11N exclusive of Unser Boulevard ROW, located on the northwest corner of Unser and McMahon intersection, containing approximately 19.3 acres. (A-11) Lenora Chavez, Staff Planner

10. 00114 00000 01184
00138 00000 01185
Project # 1000 766
Mark Goodwin & Associates, PA, agents for Unite-Us, LLC, request annexation and establishment of RD zoning plus an amendment to the Tower-Unser Sector Development Plan for Tracts 3-7, Unit 2, Town of Atrisco Grant, located on Tower Road NW between Unser Boulevard and 75th Street, containing approximately 20 acres. (L-10) Debbie Stover, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2000)**

11. 00128 00000 01508
Project #1000896
HDR Engineering, agents for the City of Albuquerque, Southside Water Reclamation Plant request approval of a site development plan for building permit for Tract 168/ABQ Chlorine 5TN, Tapia Meadows, MRGCD Map 42, Tapia Meadows Subdivision, zoned R-T, located west of Goff Boulevard SW between Tapia Boulevard and Gabriel Road SW, containing approximately 0.21 acres. (L-12) Makita Hill, Staff Planner

12. 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

13. 00128 00000 01517
Project # 1000900
Consensus Planning, agents for Matthew Ahern request approval of a site development plan for building permit for Lot 12-B, Questa del Rio, zoned SU-1 for IP, located on Coors Boulevard between Seven Bar Loop and Coors By-Pass, containing approximately 2.54 acres. (B-14) Debbie Stover, Staff Planner
14. 00128 00000 01518
Project # 1000901
Consensus Planning, Inc., agents for Bosque School request approval of a site development plan for building permit for Lot 4A, Bosque Preparatory School, zoned SU-1 for School and Related Facilities, located on Learning Road NW, containing approximately 23 acres. (F-12) Russell Brito, Staff Planner
15. 00128 00000 01521
Project # 1000272
Gregory Hicks & Assoc., agents for Dr. Alfred Lovato request approval of a site development plan for building permit for Lot 24-A, Crossan-Kennedy Addition, zoned SU-2, MC, located on Martin Luther King Jr. Avenue NE between Oak Street NE and Mulberry Street NE, containing approximately 1.1068 acre. (K-15) Debbie Stover, Staff Planner
16. 00110 00000 01498
00128 00000 01499
Project # 1000891
Ernest Castillo, agent for Michael Castillo request a zone map amendment from R-1 to SU-1 to include mini-warehouse storage, RV Parking, On-Site Management Residence, Sales/Rental Office (Truck Rental) and Storage, for Lot 3A, San Jose Arenal Addition, located on Arenal between Coors SW and Unser SW, containing approximately 4.934 acres. (M-10 & M-11) Cynthia Borrego-Archuleta, Staff Planner
17. 00110 00000 01504
Project # 1000894
Garcia/Kraemer & Associates, agents for Bernie & Juanita Sanchez request a zone map amendment from R-1 to O-1 for Lot 3, a portion of Lot 4, Block 3, and Lot 7, Anayas Duranes Addition, located on Rio Grande Boulevard at the west end of San Venito Place and Alameda Drain between San Francisco Road and Rice Avenue, containing approximately .28 acre. (H-13) Loretta Naranjo-Lopez, Staff Planner
18. 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
19. 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, C & portions of Lots B & F, 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 27.3 acres
Existing Zoning	SU-1 for IP Uses with Exceptions & SU-1 for C-3 Uses with Exceptions

Staff Recommendation

WITHDRAWAL of 00128 00000 01178.

Staff Planner

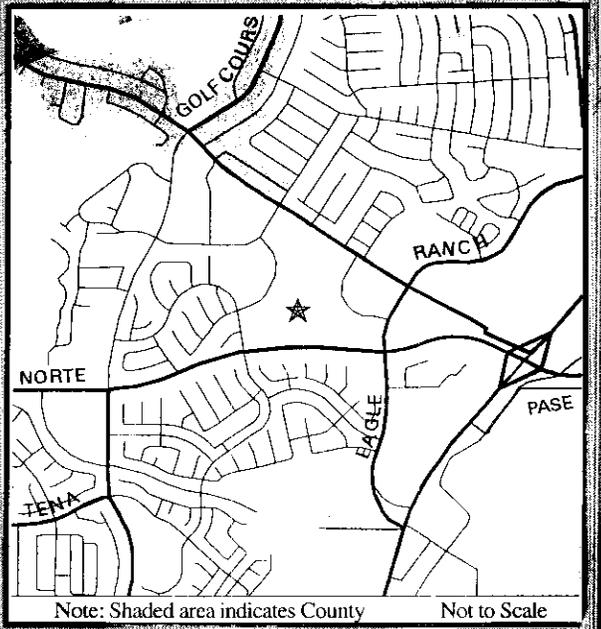
Russell Brito, Planner

Summary of Analysis

The applicant is requesting withdrawal of this request.

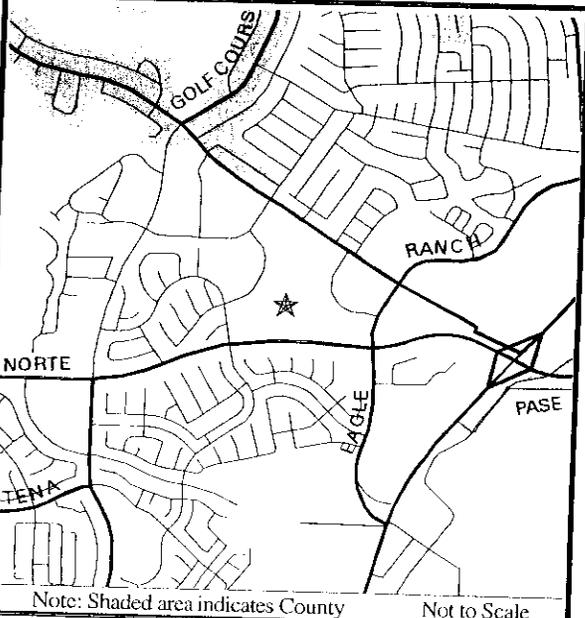
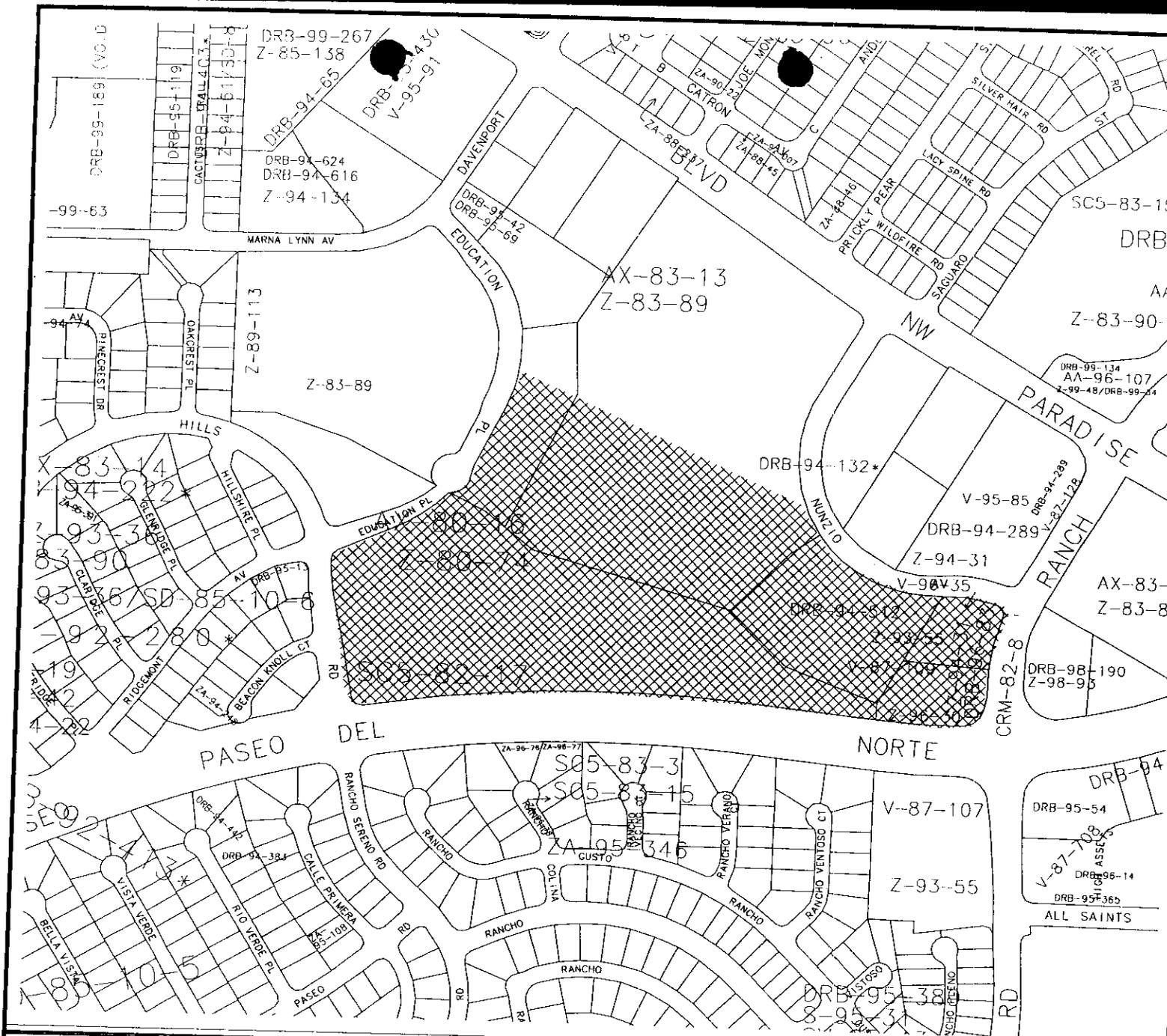
The applicant has submitted a revised request under a different case number for EPC review and action at the 18 January 2000 EPC hearing.

Planning staff supports the applicant's withdrawal request.



City Departments and other interested agencies review this application from 1 September 2000 to 22 September 2000. Agency comments were used in the preparation of this report, and begin on page 17.





Note: Shaded area indicates County Not to Scale

HISTORY MAP



Scale 1" = 436'

PROJECT NO.
1000762

HEARING DATE
10-19-00

MAP NO.
C-12

APPLICATION NO.
00128-00000-01178

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

Date: October 20, 2000

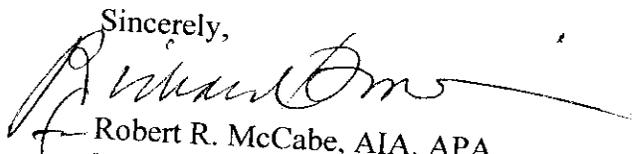
Newfoundland Investment Co.
LLC, 16550 Fitzpatrick Lane
Occidental, CA 95465

OFFICIAL NOTIFICATION OF DECISION

FILE: 00128 00000 01178
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 October 19, 2000, the Environmental Planning Commission voted to defer 00128 00000 01178 to the
Environmental Planning Commission public hearing on December 21, 2000.

Sincerely,



Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Herbert Denish & Assoc., P.O. Box 2001, Albuquerque, NM 87103
Joylyn Mora, Eagle Ranch Neigh. Assoc., 4633 Carl Hatch Pl. NW, Albuquerque, NM 87114
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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

MOVED BY COMMISSIONER HEISER
SECONDED BY COMMISSIOENR BEGAY

MOTION CARRIED UNANIMOUSLY

12. 00128 00000 01182 Tierra West LLC, agents for Wal-Mart Stores Inc., requests
Project # 1000508 approvals of amendments to site development plans for subdivision purposes plus approval of a site development plan for building permit for Tract B1A, Towne Park Plaza & Lots 1 & 5, Lenkurt Properties, located on Eubank Boulevard NE between I-40 East and Chico Road, containing approximately 100 acres. (K-21) Russell Brito, Staff Planner **(DEFERRED TO DECEMBER 14, 2000)**

STAFF PRESENT:

Russell Brito, Planning Department

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Ron Bohannon, 8509 Jefferson NE

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

MR. BRITO: Reiterated comments made in the staff report in which approval was recommended for the amendment to site plan, site plan for building permit and site plan for subdivision purposes.

FINAL ACTION TAKEN

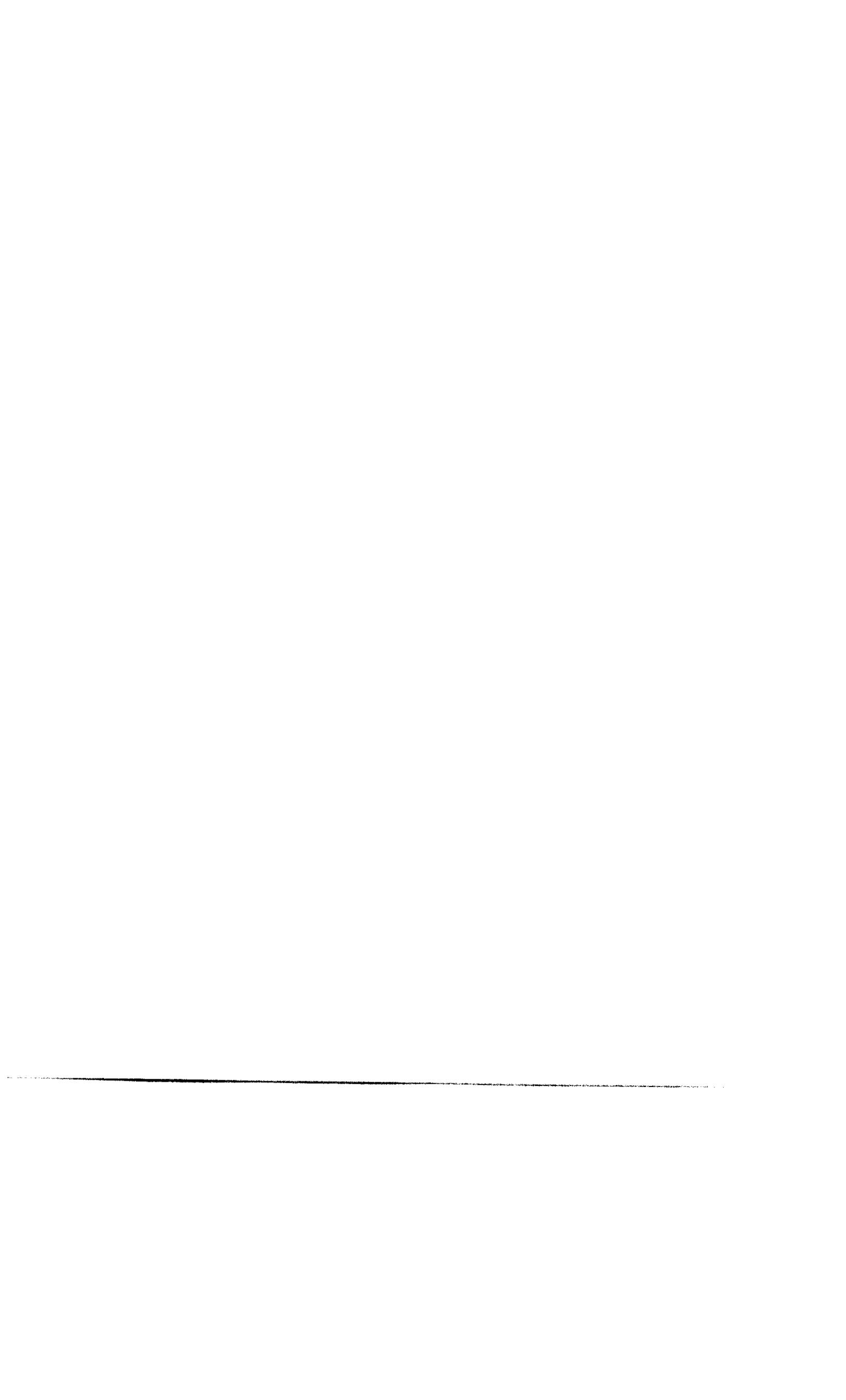
NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer 00128 00000 01182 to the Environmental Planning Commission Public Hearing on December 14, 2000.

MOVED BY COMMISSIONER HEISER
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY

13. 011128 00000 01186 Tierra West LLC, agents for Brinker Restaurant Corporation request
Project #1000163 approval of a site development plan for building permit for Lot 5, La Cueva Town Center, located on Wyoming Boulevard NE between Carmel Avenue and Paseo del Norte, containing approximately 1.53 acres. (C-19) Carmen Marrone, Staff Planner **(APPROVED WITH CONDITIONS)**

STAFF PRESENT:





ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, October 19, 2000, 8:00 a.m.

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

MEMBERS

Chuck Gara, Chairman
Robert Heiser, Vice Chairman

Elizabeth Begay
Joe Chavez
Larry Chavez

Susan Johnson
Mick McMahan
Alan Schwartz

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

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

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

1. Call to Order.

- A. Announcement of changes and/or Additions to the Agenda.
- B. Approval of the Amended Agenda.
- C. Approval of Minutes for August 17, 2000

2. 00138 00000 01307
00110 00000 01306
Project # 1000690 WM Duran & Assoc., agents for Josephine Jensen, request a zone map amendment from SU-1/ TH (12 du's/ac) to R-2 plus an amendment to the La Cuesta Sector Development Plan for Lots 22 & 23, Block A, La Cuesta Subdivision, located on Zia Road NE between Juan Tabo Boulevard NE and Zena Lona Street NE, containing approximately .404 acres. (K-22) Debbie Stover, Staff Planner
3. 00128 00000 00294 Resource Technology Inc., agents for 5 B Management, request approval of a site development plan for building permit for the westerly portion of Lot 4, Jefferson Commons II, zoned IP, located on Office Boulevard NE between Singer Boulevard and I-25 Frontage Road, containing approximately 3.52 acres. (F-17) Debbie Stover, Staff Planner **(DEFERRED FROM FROM JULY 20, 2000)**
4. 00114 00000 01055
00138 0000001056
Project # 1000711 Tierra West LLC, agents for Paradise West Inc., request annexation and establishment of R-D zoning, plus an amendment the La Cueva Sector Development Plan, located on Modesto between Ventura and Holbrook, containing approximately 13 acres. (B-20) Carmen Marrone, Staff Planner **(CONTINUED FROM SEPTEMBER 21, 2000)**
5. 00138 00000 00911
00114 00000 00576
Project # 1000488 Tierra West LLC, agents for Mock Homes, request annexation and establishment of R-D zoning plus an amendment to the La Cueva Sector Development Plan for Lots 1-5 and 28-32, Block 12, Tract 3, Unit 3, North Albuquerque Acres located on Ventura Avenue NE between Eagle Rock Avenue and Oakland Avenue, containing approximately 10 acres. (C-20) Carmen Marrone, Staff Planner **(CONTINUED FROM SEPTEMBER 21, 2000)**
6. 00128 00000 01017
Project # 1000692 James W. Green, Architect, agent for Desert Sky Development, request approval of a site development plan for building permit for Tract A-1A, Academy Acres Subdivision, zoned SU-1/C-1, located on the corner of Wyoming Boulevard NE & Burlison, containing approximately 4.08 acres. (E-19) Debbie Stover, Staff Planner **(CONTINUED FROM SEPTEMBER 21, 2000)**
7. 00128 00000 01181
Project # 1000692 Tom Couch, agent for Desert Sky Development LLC, request approval of a site development plan for building permit for Lot A1A, Academy Acres, located on Wyoming Boulevard NE between Academy Boulevard and San Antonio, containing approximately 4 acres. (E-19) Debbie Stover, Staff Planner

8. 00110 00000 01028
Project # 1000699 Garcia/Kraemer & Associates, agents for Dr. Sharon Holland, request a zone map amendment from R-1 & C-1 to C-2 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) Russell Brito, Staff Planner **(DEFERRED FROM SEPTEMBER 21, 2000)**
9. 00110 00000 001026
Project # 1000697 Garcia/Kraemer & Associates, agents for John Kinzer request a zone map amendment from R-T to C-2 for Lot 37, Block 4, La Mesa Addition, located on Mesilla Street NE between Central Avenue and Domingo Road, containing approximately 0.16 acre. (K-19) Carmen Marrone, Staff Planner **(DEFERRED FROM SEPTEMBER 21, 2000)**
10. 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 AUGUST 17, 2000)**
11. 00110 00000 00140 Garcia/Kraemer & Associates, agents for C. James Schomburg, request a zone map amendment from M-2 to SU-1/C-2 for Lot A, Lands of Helen E. Saunders, located on Montano Road NW between I-25 and Culture Drive, containing approximately .56 acre. (F-16) Elisa Paster, Staff Planner **(DEFERRED FROM SEPTEMBER 21, 2000)**
12. Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc. and James Schomburg, request a zone map amendment from M-2 and SU-1/IP to SU-1/C-2 Permissive Uses (2.6 acres) and Amendment to a Site Development Plan for Subdivision (25.5 acres) plus approval of a Site Development Plan for Building Permit (2.6 acres) for Lot A, Lands of Helen E. Saunders, Tracts B & C, Renaissance Center III (zoned SU-1 for IP Uses & Recreation Facility) located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 25.5 total acres. (F-16) Bob Paulsen, Staff Planner
13. 00110 00000 01170
Project # 1000757 Eva & Marisol Encinias request a zone map amendment from R-1 to R-2 for Lot A-3, Jarvis Subdivision, located on Poblana NW between 12th Street and 16th Street, containing approximately 0.76 acres. (H-13) Makita Hill, Staff Planner

14. 00110 00000 01180
Project # 1000764 Mitchell Turbov requests a zone map amendment from SU-1 Church & Related Facilities to O-1 for Lot 6, Block 7, Baron Burg Heights, located on Madeira Drive SE between Zuni Road and Bell Avenue, containing approximately 0.20 acres. (L-18) Simon Shima, Staff Planner
15. 00128 00000 01178
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
16. 00128 00000 01182
Project # 1000508 Tierra West LLC, agents for Wal-Mart Stores Inc., requests approvals of amendments to site development plans for subdivision purposes plus approval of a site development plan for building permit for Tract B1A, Towne Park Plaza & Lots 1 & 5, Lenkurt Properties, located on Eubank Boulevard NE between I-40 East and Chico Road, containing approximately 100 acres. (K-21) Russell Brito, Staff Planner
17. 011128 00000 01186
Project #1000163 Tierra West LLC, agents for Brinker Restaurant Corporation request approval of a site development plan for building permit for Lot 5, La Cueva Town Center, located on Wyoming Boulevard NE between Carmel Avenue and Paseo del Norte, containing approximately 1.53 acres. (C-19) Carmen Marrone, Staff Planner
18. 00136-00000-01279
Project #1000493
440-00-1140 Michael Cadigan, agent for Coors Trail Neighborhood Association, appeals the Development Review Board's approval of a request for Subdivision Design Variance for portion of Tract E-1, Marion Rocco Subdivision, zoned SU-1/PRD (City) and located on Coors Tr NW between Montano Road NW and Paseo del Norte NW containing approximately 16.51 acres. [REF: Z-87-166, Z-98-597, AX-98-6, DRB-93-437, DRB-95-213] [FIRST TIME ON THE AGENDA 1995] (D-13)
19. 00128 00000 00586
00128 00000 00587
(Project #1000493) Consensus Planning, agents for Garrett Group, Inc., request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for a portion of Tract E-1, Marian Rocco Subdivision, zoned SU-1 PRD, located on Coors Boulevard NW between Montano Road and Paseo del Norte, containing approximately 16.51 acres. (D-13) Russell Brito, Staff Planner **(CONTINUED FROM SEPTEMBER 21, 2000)**

20. 00128 00000 01195
Project # 1000769 Herbert M. Denish & Associates, Inc., agents for Lowe's Companies, request approval of a site development plan for building permit for Tracts 1 and A, Tinnin Shopping Center, zoned C-2, located on Juan Tabo Boulevard NE between Candelaria Road and Golden Gate Avenue, containing approximately 15.35 acres. (G-22) Debbie Stover, Staff Planner
21. Z-99-31 James R. Achen, agent for Bandelier Equities/McMahon Equities LC, requests a zone map amendment from R-1 to R-2, C-1 and O-1 for an unplatted piece of property located on McMahon Boulevard NW at the intersection of Bandelier Drive (west of Paradise Heights -Unit 1), containing approximately 17.2 acres. (A-12) Bob Torres, Staff Planner
(DEFERRED FROM AUGUES 17, 2000)
22. 00110 00000 01196
00128 00000 01192
Project # 1000444 Bohannan Huston, Inc., agents for Bandelier Equities/McMahon Equities L.C., request a zone map amendment from R-1 to SU-1 for C-2, SU-1 for R-2/O-1 and SU-1 for C-2/O-1, plus approval of a site development plan for subdivision purposes for an unplatted 17.2 acre tract, Paradise Hills, located on McMahon Boulevard NW between Dover Street and Stonebridge Drive at Bandelier Drive, containing approximately 17.2 acres. (A-12) Russell Brito, Staff Planner
23. 00128 00000 01199
00128 00000 01200
Project # 1000771 Consensus Planning, Inc., agents for American Realcorp, requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tracts E, F, and G, Adobe Wells Addition, zoned SU-1 for IP, C-2/R-2 Uses, located on Eagle Ranch Road NW and Irving Boulevard, containing approximately 38.1 acres. (B-13) Russell Brito, Staff Planner
24. 00114 00000 01184
00138 00000 01185
Project # 1000 766 Mark Goodwin & Associates, PA, agents for Unite-Us, LLC, request annexation and establishment of RD zoning plus an amendment to the Tower-Unser Sector Development Plan for Tracts 3-7, Unit 2, Town of Atrisco Grant, located on Tower Road NW between Unser Boulevard and 75th Street, containing approximately 20 acres. (L-10) Debbie Stover, Staff Planner
25. 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, C & portions of Lots B & F, 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 27.3 acres
Existing Zoning	SU-1 for IP Uses with Exceptions & SU-1 for C-3 Uses with Exceptions

Staff Recommendation
 DEFERRAL OF 00128 00000 01178, based on the findings on page 15.

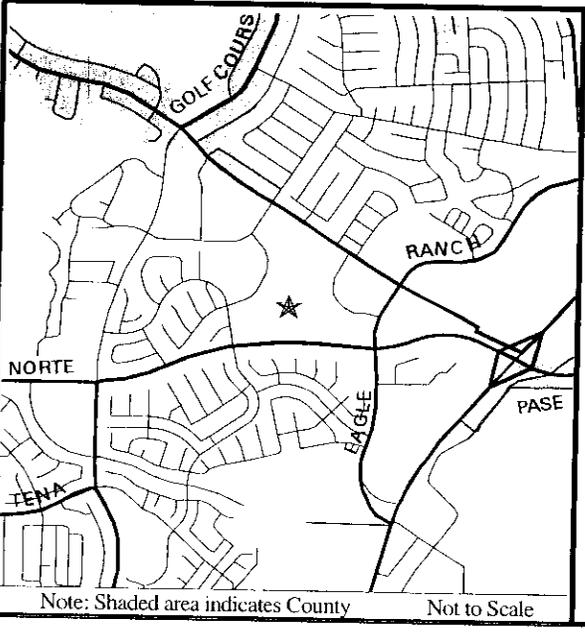
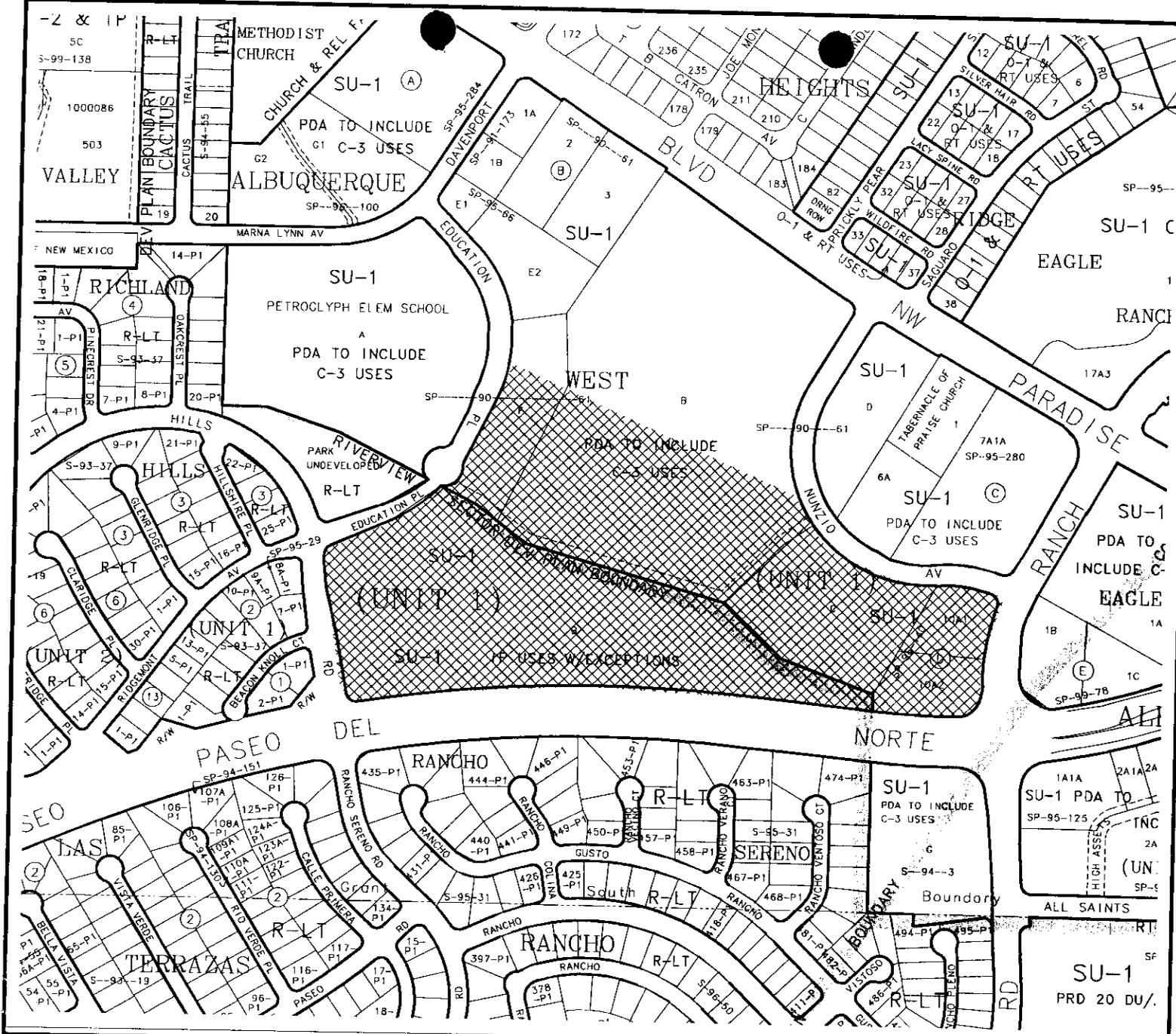
Staff Planner
 Russell Brito, Planner

Summary of Analysis

The submittal proposes to create fifteen lots that are essentially isolated pad sites. The "probable scheme of development" illustrates mostly individual buildings surrounded by parking and is not pedestrian friendly. The submittal does not meet all of the requirements of the *Zoning Code* by not specifying all of the elements of a site plan for subdivision. The submittal is not in compliance with the existing and adopted *West Side Strategic Plan*, its policies and intent. Based on the provided, it appears to be a strip commercial development that is prohibited by the *West Side Strategic Plan*. The proposal does not go far enough to create a pedestrian oriented development such as the plaza model. Vehicular considerations appear to be foremost with pedestrian connections as an afterthought. Design guidelines should be included that create a quality urban environment that is pedestrian oriented.

Location Map (3" x 3")

City Departments and other interested agencies review this application from 1 September 2000 to 22 September 2000. Agency comments were used in the preparation of this report, and begin on page 17.



ZONING MAP



Scale 1"=436'

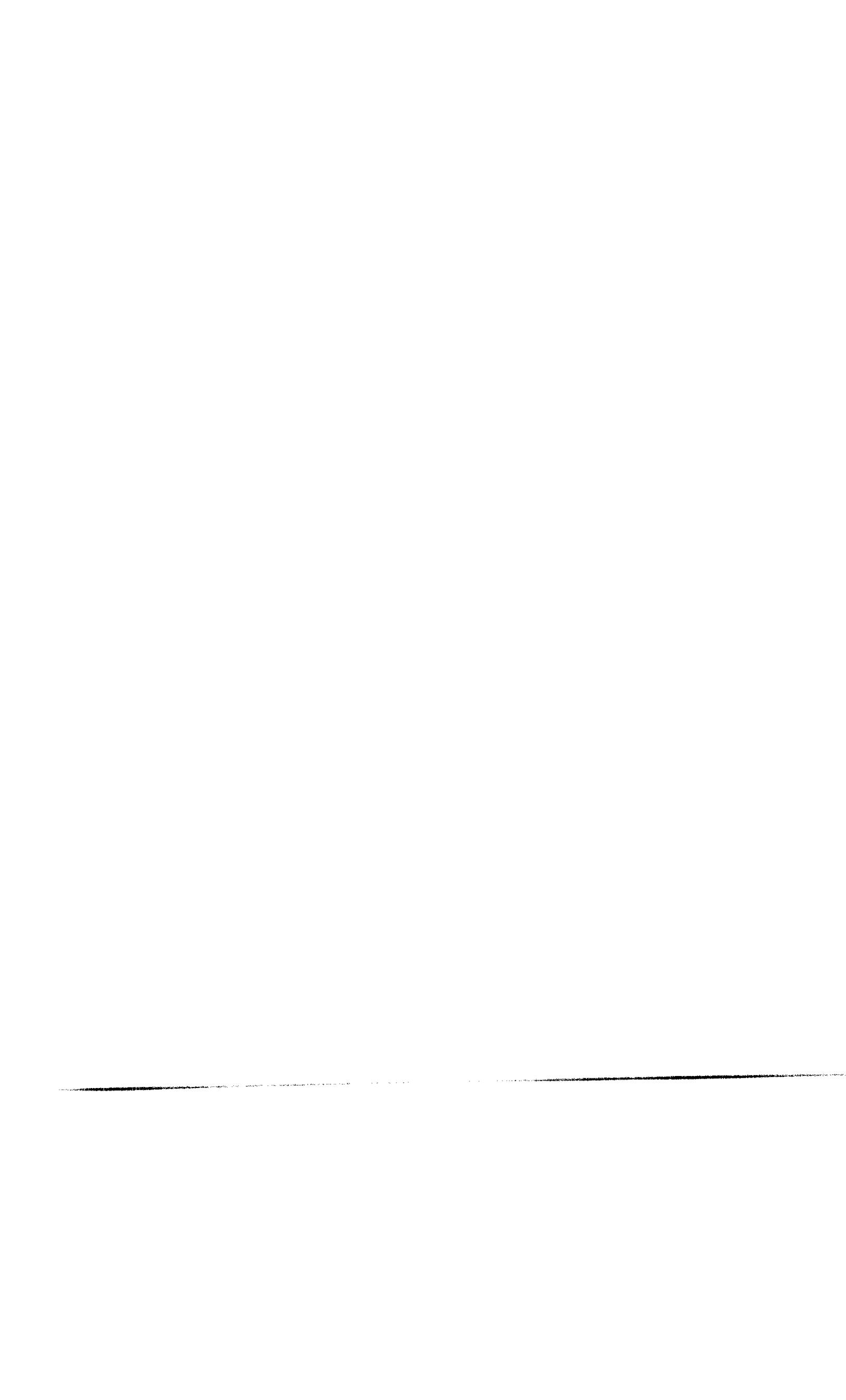
PROJECT NO.
1000762

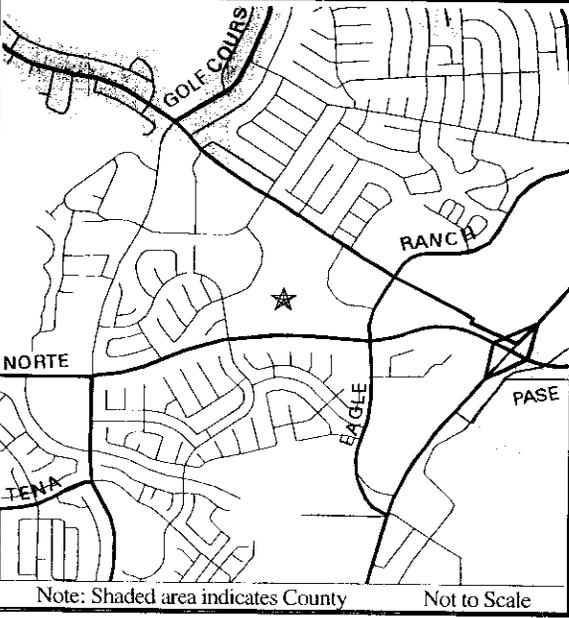
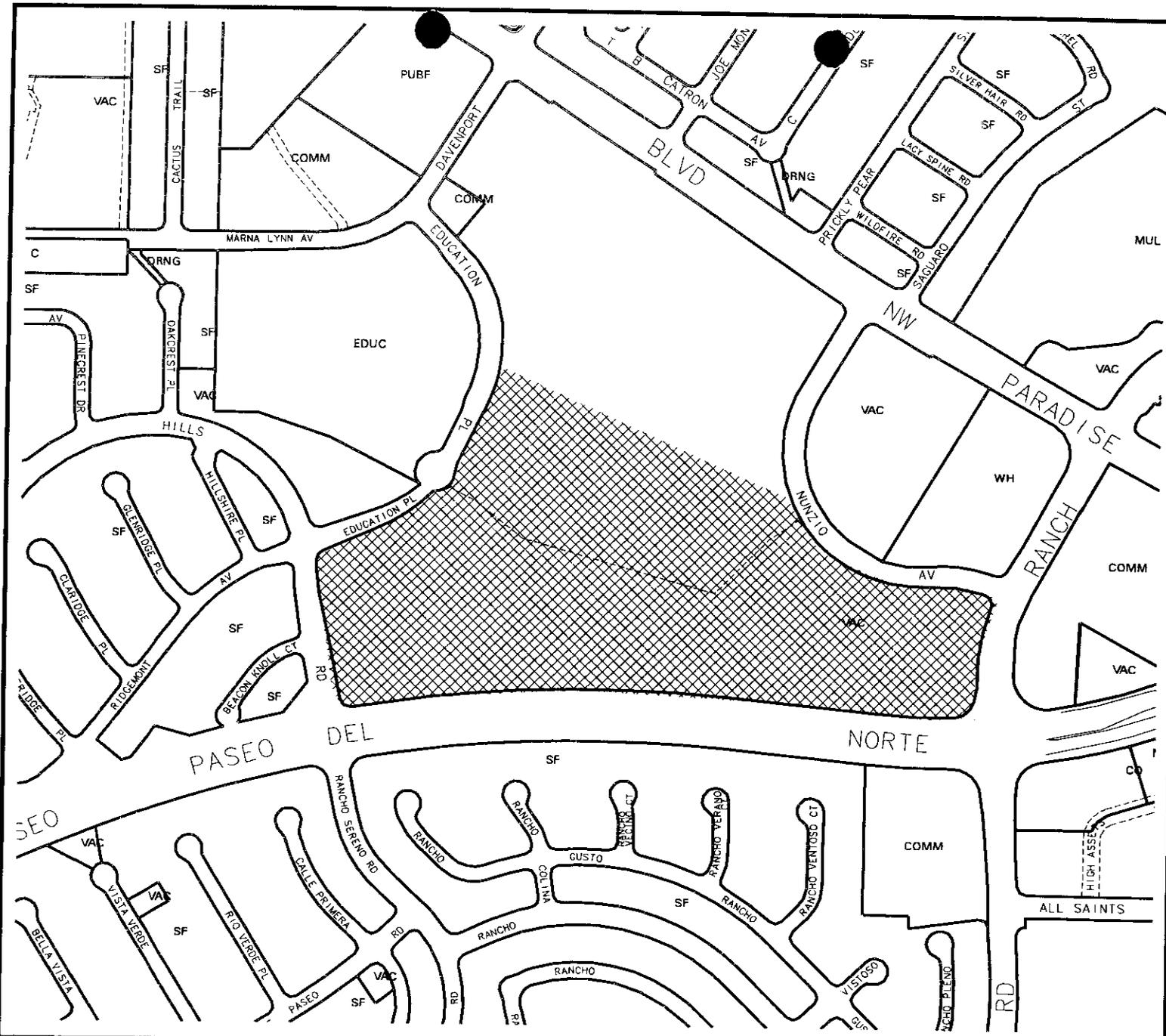
HEARING DATE
10-19-00

MAP NO.
C-12

APPLICATION NO.
00128-00000-01178

Note: Shaded area indicates County Not to Scale





LAND USE MAP

KEY to Land Use Abbreviations

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



Scale 1" = 436'

PROJECT NO.
1000762

HEARING DATE
10-19-00

MAP NO.
C-12

APPLICATION NO.
00128-00000-01178

Development Services Report

SUMMARY OF REQUEST

Request	Approval of a site development plan for subdivision
Location	Lots 10A1, 10A2, C & portions of Lots B & F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1 located on Paseo del Norte NW between Eagle Ranch and Richland Hills Roads

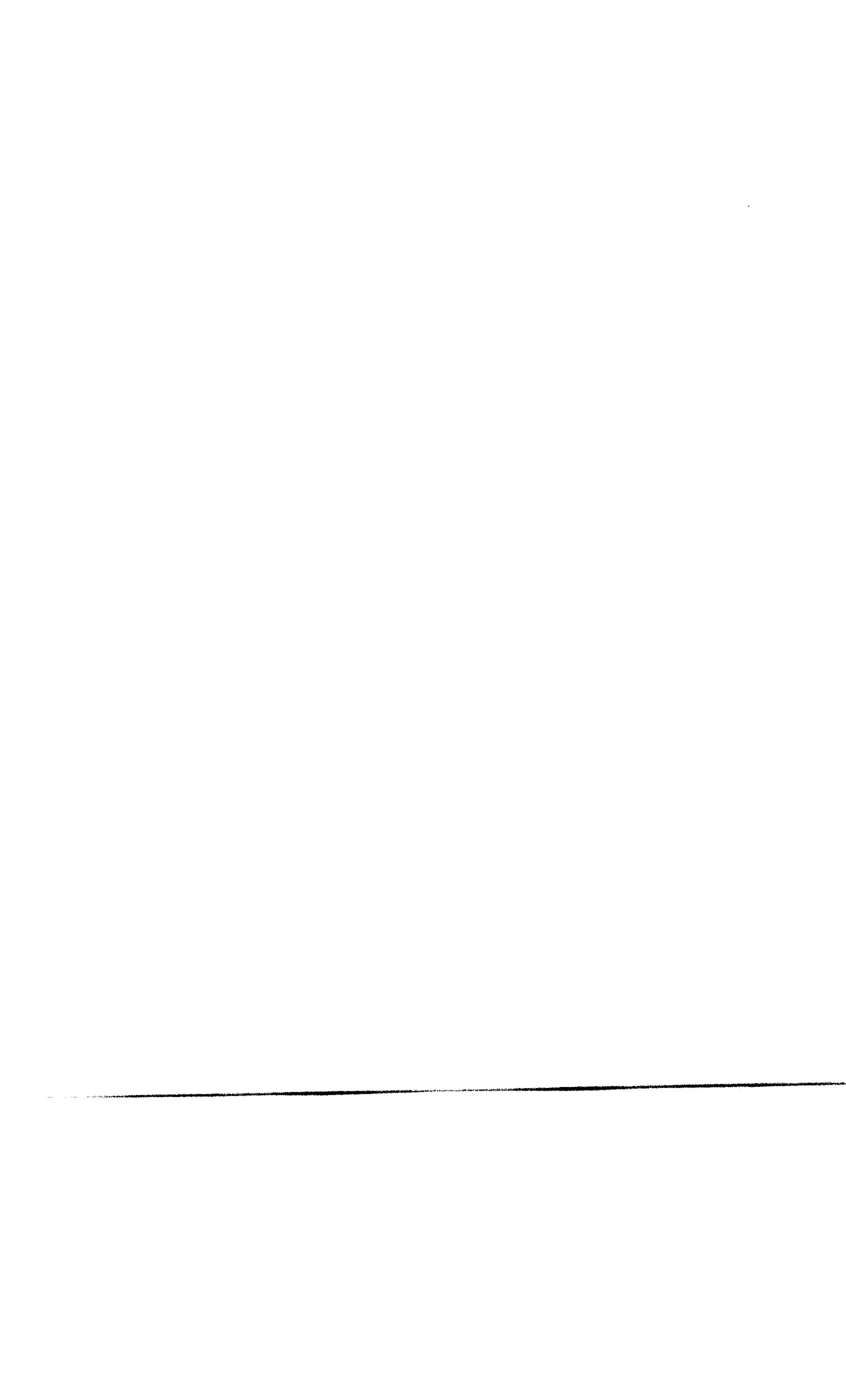
AREA CHARACTERISTICS AND ZONING HISTORY
 Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for IP Uses with Exceptions & SU-1 for PDA to include C-3 Uses	Established Urban; West Side Strategic Plan; Northwest Mesa Escarpment Plan; Riverview Sector Development Plan	undeveloped
South	R-LT	"	Single family homes (across Paseo del Norte)
West	R-LT and SU-1 for PDA to include C-3 Uses	"	Single family homes, undeveloped, and Petroglyph Elementary School
North	SU-1 for PDA to include C-3 Uses	Established Urban; West Side Strategic Plan; Northwest Mesa Escarpment Plan	undeveloped
East	SU-1 for PDA to include C-3 Uses	"	Self-storage, gas station, and catalogue call center

Background

The applicant intends to subdivide the subject site and "desires to construct a 'horizontal mixed-use' development." (Applicant's Request for Approval letter, August 25, 2000) The applicant's request letter accompanying the site plan submittal does not expound on what a "horizontal mixed-use" development would entail. The northeastern and southwestern portions of the subject site were annexed and zoned separately at two different times by two different actions.

The northeastern portion of the site (Lots 10A1, 10A2, C & portions of Lots B & F, Albuquerque West Subdivision) was annexed and zoned *SU-1 for PDA to include C-3 Uses* as part of a larger 93-acre



annexation in 1985 (Enactment No. 33-1985). The annexation and zoning ordinance includes an Exhibit "A" which outlines development parameters such as excluded uses and delegation of site development plans for building permit to the Development Review Board. Further discussion of delegation of approval authority is contained in the Analysis section of this staff report.

The southwestern portion of the site (Lot B, Richland Hills Unit 1) was zoned *SU-1 for IP Uses with Exceptions* as part of the *Riverview Sector Development Plan* in 1985 (Enactment 217-1985). This Sector Plan established zoning for the applicable area, but does not contain any design guidelines or similar direction for specific development. The subject site is located at the northeastern edge of the unusually shaped sector plan boundary.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

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

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

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

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

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

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

Policy j Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- in small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- in larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- in free-standing retailing and contiguous storefronts along streets in older neighborhoods.

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

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

Policy m Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

West Side Strategic Plan (Rank II)

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

The WSSP identifies seven communities in established areas of the West Side that are partially developed and describes how Community and Village concepts can be applied in each of these communities. A Community is comprised of Villages, each with Village Centers, and the Plan outlines uses that should occur in core areas of a Community and a Village, as well as uses that should occur in areas adjacent to the core areas. Applicable policies are:

Policy 1.1: Thirteen distinct Communities, as shown on the Community Plan (see page 33) and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community Core Areas and Village Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community Core Areas and Village Centers. Low-density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivision) shall not be approved within the Core Areas and Village Centers.

Policy 1.3: Strip commercial development shall not be approved on the West Side. Commercial developments shall occur in concentrated clustered areas rather than new strip developments to reinforce the Village Centers and Community Core Areas. This policy is mean to impact the design and layout of commercial areas and their connections to adjacent development. It is not intended to affect the uses allowed in commercial zones or to alter the current zoning of any properties. It shall be left to a future planning effort related to the implementation of the Community Centers and Village Centers to insure the compatibility of these two statements.

The subject site is located in the Paradise Community, which has boundaries just beyond Rainbow Boulevard on the west, the Calabacillas Arroyo on the north, the Rio Grande to the east, and the southern boundary is the Town of Alameda Grant line, currently consistent with the alignment of Paseo del Norte at its river crossing. This community encompasses approximately

3,100 acres capable of supporting a population of approximately 21,700. The 1994 population of this community was approximately 7,600. An applicable policy is:

Policy 3.8: The largest mix of land uses and the highest density shall develop in the Community Core Area and in Village Centers. Multifamily housing, public facilities, educational and employment facilities, and other non-single family residential uses are appropriate along with commercial services in these areas.

The subject site lies within a currently designated Community Adjacent Area next to the primary Paradise community retail center located along Coors Boulevard and Paseo del Norte. This Community Adjacent Area encompasses the entire subject site as well as Petroglyph Elementary School, a nearby church and commercial uses on either side of Eagle Ranch Road. The WSSP lists Community Adjacent uses as: recreation and open space (park, water features, amphitheater, etc.), medium to high density residential, middle or high school, large religious institutions.

Northwest Mesa Escarpment Plan (Rank II)

The City adopted the Northwest Mesa Escarpment Plan in 1987, establishing "governing concepts which recognize the importance of the escarpment and adjacent areas to both this and the world-wide community." Four areas are mapped and established: the Escarpment Face (the area within the nine percent slope), the Conservation Area which includes the Escarpment Face and the immediately surrounding land, the Impact Area and the View Area. The subject site is not within any of these established areas and is not subject to the design overlay policies for these areas.

Riverview Sector Development Plan (Rank III)

The *Riverview Sector Development Plan* was first adopted in December 1985. The Plan generally encompasses approximately 804 acres of land on the Northwest Mesa. The Plan area is bordered on the east by Coors Road and the Alban Hills subdivision; on the south and west by the Taylor Ranch subdivision; and on the north by portions of Paradise Valley and Paradise Boulevard. Only the southern portion of the subject site lies within the Riverview Sector Plan with the SU-1 for IP Uses zoning established with the Plan's adoption by the City Council. The northern portion of the site lies outside of the Plan boundaries. Attached to this staff report are two tables that outline the proposed zoning (Table 10), and a non-residential zoning summary (Table 14).

The uses that are excluded from the subject site's *SU-1 for IP Uses with Exceptions* zoning are: bottling plant, cold storage, golf course or golf driving range, railroad r/w, gasoline or oil sales, auto washing or repair.

Resolution 91-1998 (R-70)

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

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in



activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.

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

Comprehensive City Zoning Code

The Zoning Code defines a site development plan for subdivision as:

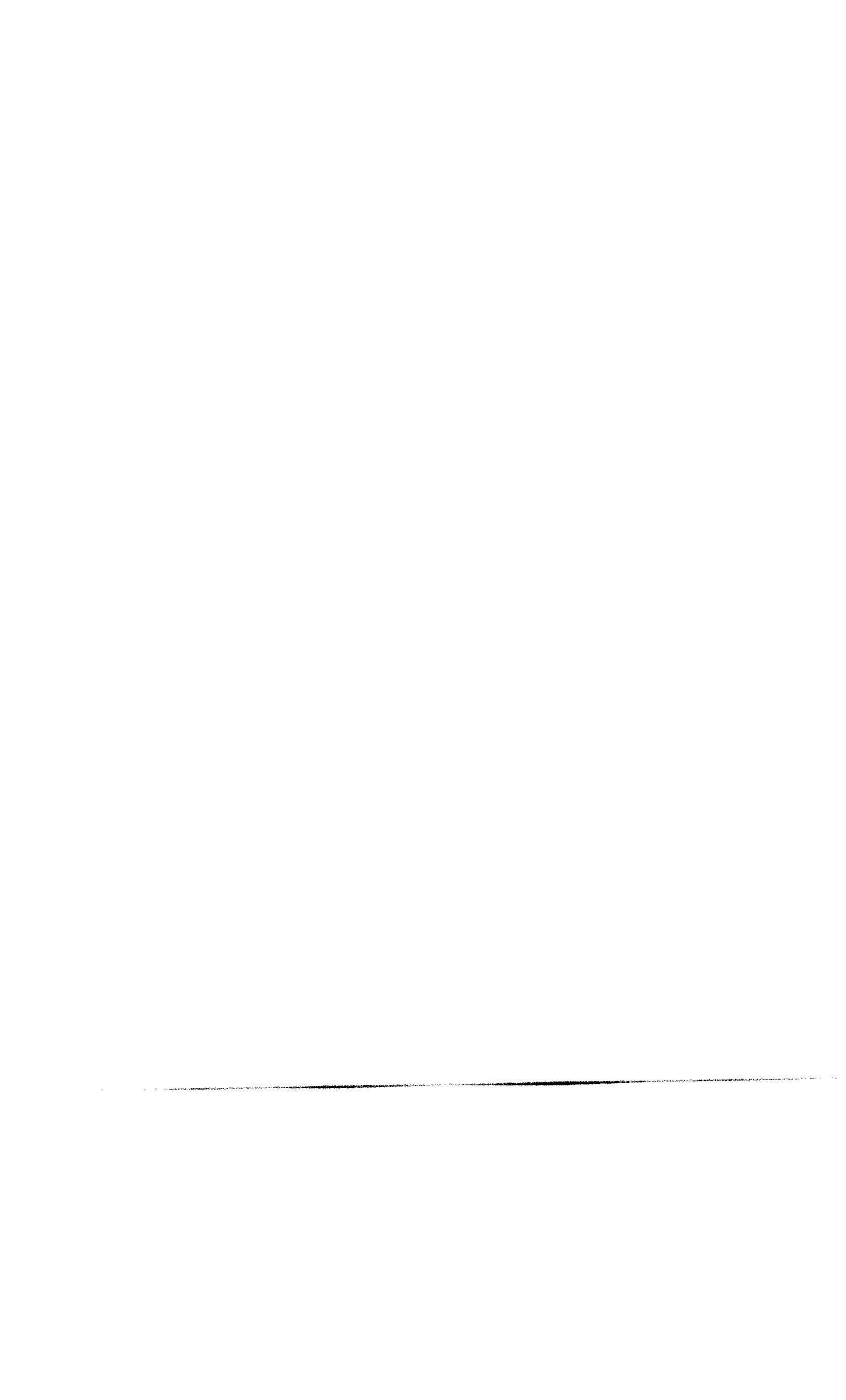
“SITE DEVELOPMENT PLAN.

(1) An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies:

(a) For Subdivision. The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio.” (§14-16-1-5 DEFINITIONS)

Long Range Roadway System

The Long Range Roadway System designates Paseo del Norte as a limited access principal arterial which requires 156 feet of right-of-way, Paradise Boulevard as a minor arterial which requires 124 feet, Eagle Ranch Road as a collector which requires 86 feet, and Richland Hills Road as a collector which requires 68 feet. In addition, the Long Range Bikeway System proposes a bike trail on Eagle Ranch.



ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for subdivision for an approximately 27.3 acre site located on Paseo del Norte NW between Eagle Ranch and Richland Hills Roads. The applicant proposes to create fifteen lots ranging in size from 0.72 acre to 6.55 acres with a variety of uses including: a grocery store with liquor sales, a gas station with liquor sales, retail sales, fast food restaurant with a drive through, restaurants with full service liquor, and offices.

Comprehensive Plan

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 these existing neighborhoods.

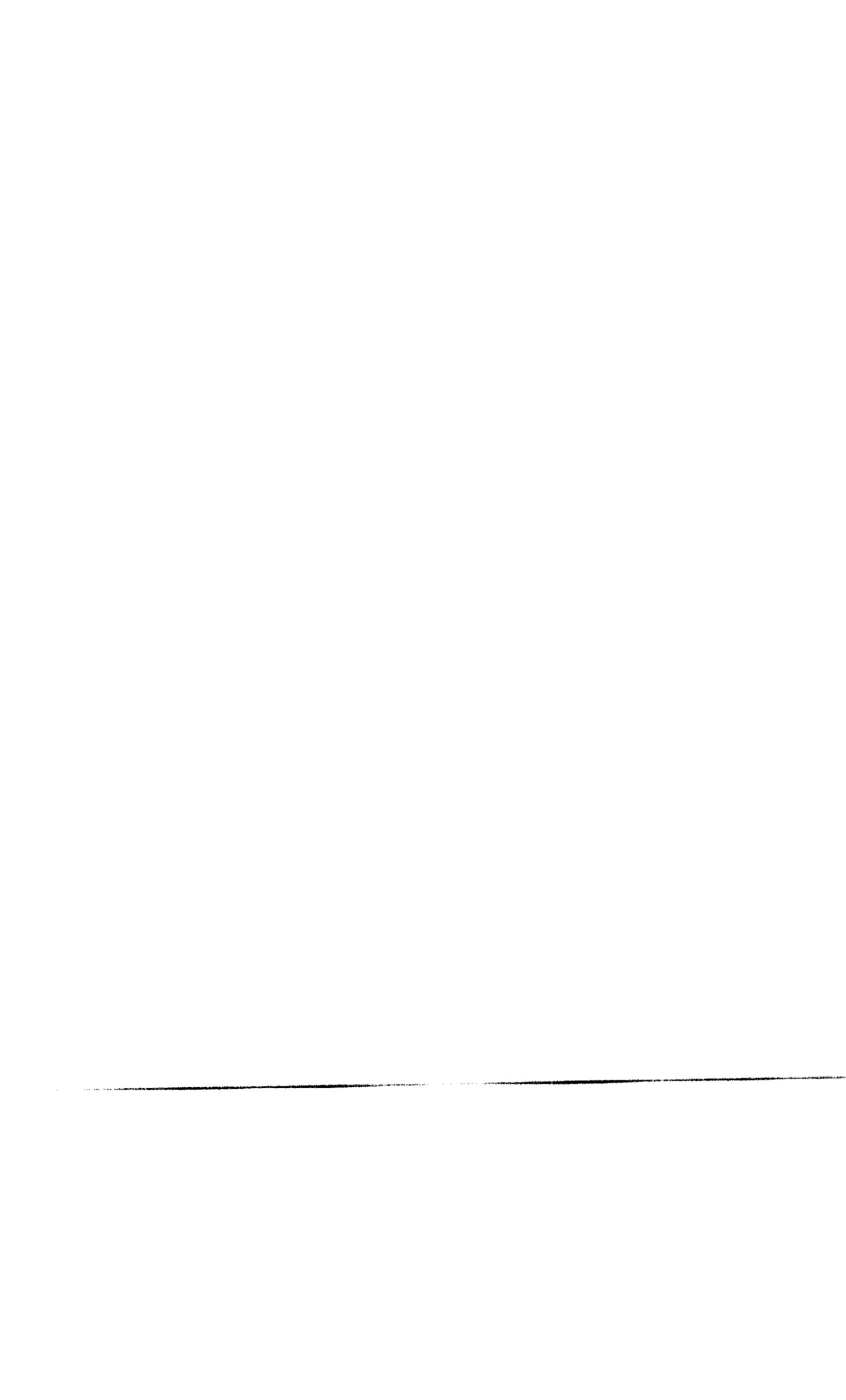
Zoning Code

The site plan for subdivision currently does not meet all of the requirements of the *Zoning Code* by not specifying all of the elements of a site development plan for subdivision. The site is clearly shown and proposed uses are listed for each proposed parcel. The vehicular ingress and egress for each lot is illustrated by the site plan and noted in the land use concept for each parcel. The internal circulation requirements are illustrated by the site plan and noted in the land use concept for each parcel.

Regarding maximum building heights, the site plan notes that the specific, applicable zone requirements for each zone from the *Zoning Code* shall regulate them. The submittal language should add: "Where a lot has two zoning designations, the more restrictive height requirements shall take precedence." Minimum building setbacks for each lot need to be added the "Site Statistics" table. The maximum floor area ratio for each lot is expressed as a "Building/Lot Ratio" in the "Site Statistics" table.

West Side Strategic Plan

The applicant fails to show adequate compliance with the existing and adopted *West Side Strategic Plan (WSSP)*, its policies and intent. The Plan's intent is to create a series of communities and villages with areas of higher density and more intense uses (in Community Core Areas and Village Centers), surrounded by areas of lower density and less intense uses. The Plan directs the County and City Planning Commissions to require that high density and non-residential development occur within Community Core Areas and Village Centers. The Plan also states that strip commercial development shall not be approved on the West Side. Commercial developments shall occur in concentrated clustered areas rather than new strip developments to reinforce the Village Centers and Community Core Areas. This intent and direction are clearly expressed in Policies 1.1 and 1.3 of the Plan on page 42.



The subject site currently lies within a Plan designated Community Center Adjacent Area, which is a suitable location for institutional, commercial and service uses, given the site's zoning and the policies of the *West Side Strategic Plan*. The site's narrow dimensions along Paseo Del Norte and the parallel, proposed internal drive create a strong potential for strip commercial development that is prohibited by the *West Side Strategic Plan*.

The applicant's request for approval, dated August 25, 2000, states a desire "to construct a 'horizontal mixed-use' development." This descriptive euphemism could easily be called strip commercial development, as illustrated by the site's proposed lot layout and the half-tone building footprints and parking elements that "indicate a probable scheme of development." (applicant's request for approval, August 25, 2000)

Even though the proposed lots and the half-tone buildings and parking elements do not front on a public roadway, most of the lots and half-tone buildings are oriented toward the internal drive that parallels Paseo Del Norte. Additional analysis of the proposed site layout and "probable scheme of development" can be found in the following sections.

Resolution 91-1998 (R-70)

The submittal proposes a subdivision that appears to address the needs of the automobile and driver first and the pedestrian second. As previously discussed and in the following sections, this development does little to decrease nearby residents' dependence on automobiles other than locating services closer to their homes and employment. The proposed subdivision also does little to improve pedestrian mobility and the character of the pedestrian environment. The "probable scheme of development" shows buildings separated by large parking areas and pedestrian circulation and connections that appear to be an afterthought.

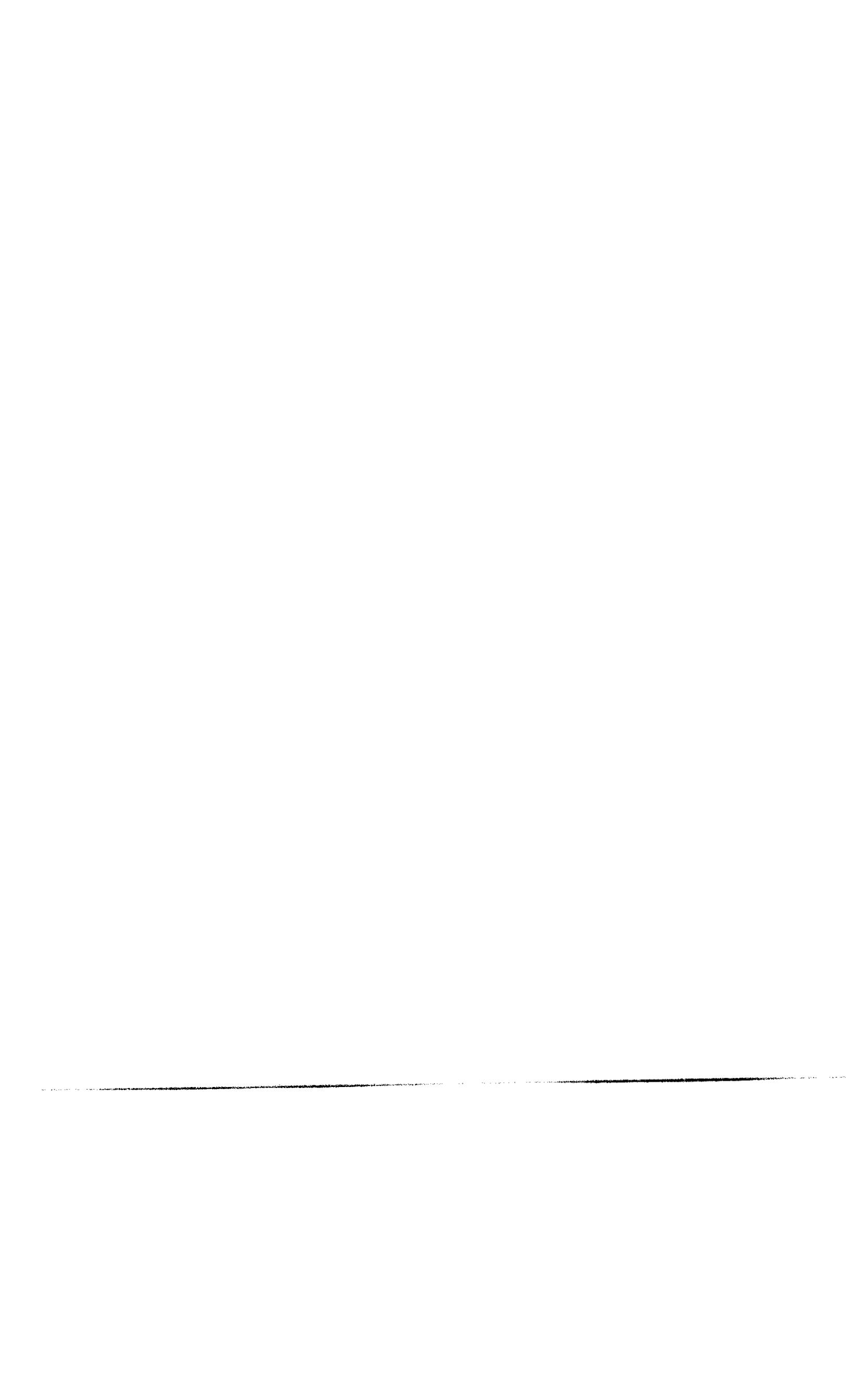
Site Plan Layout / Configuration

The lot layout of the subdivision would create fifteen lots ranging in size from 0.72 acre to 6.55 acres. The proposed layout creates a situation where the existing zone boundary line between the *SU-1 for IP Uses with Exceptions* and the *SU-1 for C-3 uses with Exceptions* zones would cross five of the lots, including three of the probable building footprints. The applicant has obtained concurrence from the Zoning Enforcement Manager that:

1. These zone designations mean that any permissive or conditional use of the basic zone i.e., C-3 or I-P, other than those specifically excepted, is an allowed use; and,
2. It is not necessary to unify the sites under one zoning category to construct a mixed use project even though some of the building structures may straddle a zoning boundary."

(applicant's letter to Robert Romero, Zoning Enforcement Manager, October 9, 2000)

The applicant's request for approval states that the project "divides itself into three 'pods'" located at the eastern, western, and central areas of the site. These "pods" are segregated by related uses and relative locations on the site plan, but there is no significant clustering of buildings or design guidelines that require clustering of buildings, which would make the overall site or individual "pods" pedestrian oriented or even pedestrian friendly.



The parcels within each pod have the potential to develop as pedestrian oriented, plaza models, fulfilling the policies and intent of the *West Side Strategic Plan*. But unfortunately, when the "probable scheme of development" represented by the half-tone building footprints and parking elements are also considered, the buildings are separated by parking areas and do not relate to one another, especially in the easternmost pod.

The central pod, with the anchor, shops, junior anchor, and two free-standing pad buildings has the potential to develop as a pedestrian friendly plaza model, but even the three half-tone building footprints that are shown as physically connected do not relate to one another. These three buildings are laid out in such a manner that the loading areas located at the rear of the buildings have a better relation to each other than the front of the buildings.

The western pod also has the potential to develop as a pedestrian friendly plaza model, but the buildings stand apart, facing each other across a large parking area. For example, the proposed bank footprint on Parcel 12 is closer to and has a better connection to the Junior Anchor on Parcel 9, than to the other buildings in its own "pod."

Furthermore, the geometries of several of the lots are unusual in and of themselves, particularly Parcels 8, 9 and 12. When the half-tone building footprints and parking elements are considered as well, these lot geometries create situations where some parking areas are not located adjacent to and are not easily accessible from the buildings. This creates deficient pedestrian connections and circulation systems for drivers that become pedestrians once their cars are parked. For example, the majority of the parking area for the building on Parcel 9 is located to the south of the building and to the south of the internal drive, requiring patrons who park in this area to walk over 200 feet and across the internal drive to reach the building.

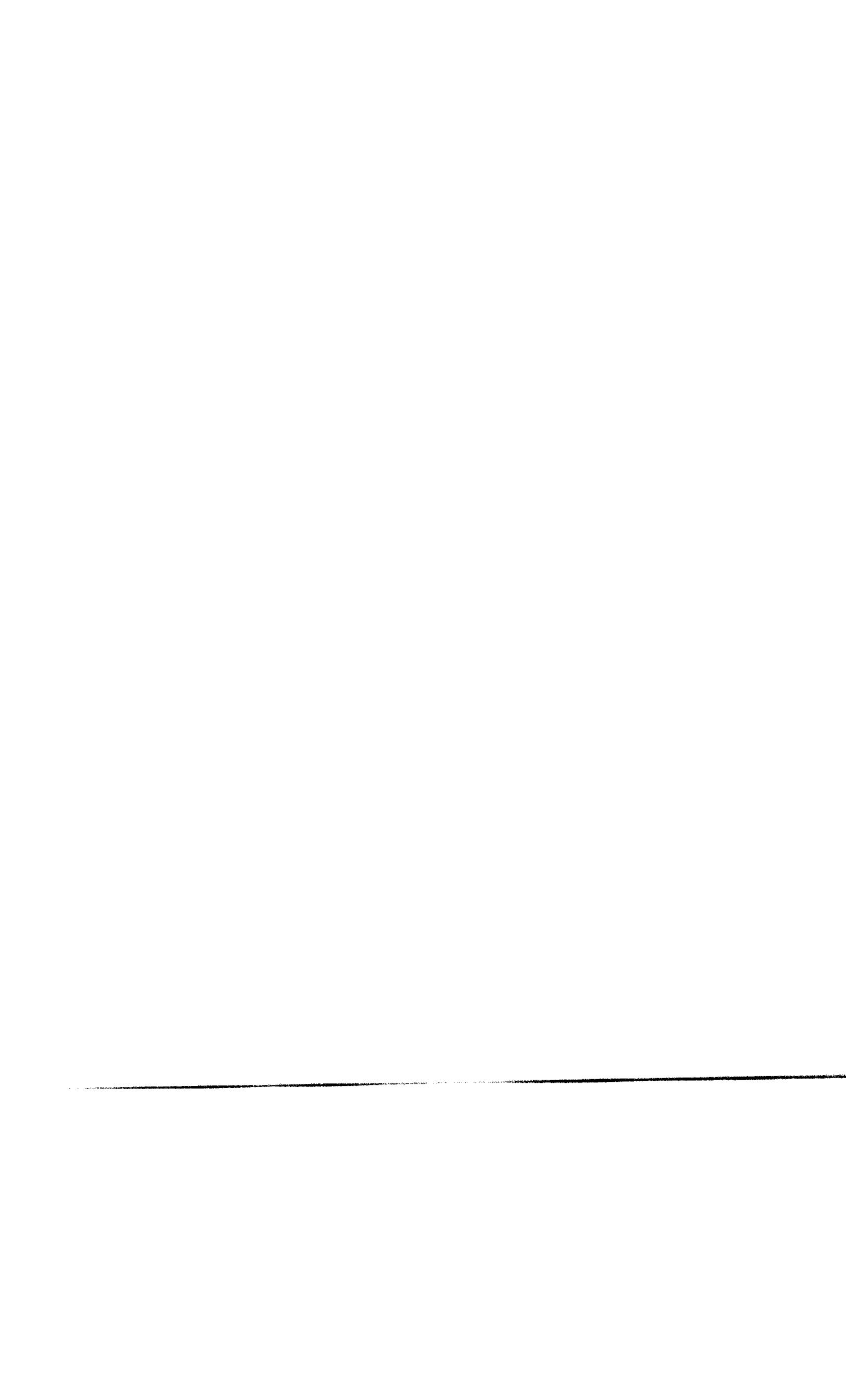
The applicant has made an attempt to create a subdivision with "a probable scheme of development" that begins to address the policies and intent of the *West Side Strategic Plan*, but does not go far enough to create a pedestrian oriented or pedestrian friendly development such as the plaza model. Vehicular considerations appear to be foremost in this design with pedestrian connections added as an afterthought.

Vehicular Access, Circulation and Parking

Vehicular access to this site is from Richland Hills Road and Education Place on the west, Nunzio Avenue on the north, and Eagle Ranch Road on the east. Access from Paseo Del Norte, a controlled access roadway, is not available to the subject site.

Internal vehicular circulation is proposed as an internal drive that runs east-west with a midway connection to Nunzio Avenue.

The applicant states in the request for approval letter "that some of the floor-area ratio and parking ratio figures seen far afield on an individual basis." The parking ratio figures are not required for a site development plan for subdivision, but the applicant has chosen to provide these, in addition to other non-required information. A more in depth analysis of parking would take place during possible, future reviews of site development plans for building permit.



Pedestrian and Bicycle Access and Circulation

Pedestrian and bicycle access to this site is poor. Sheet 1.2 of the submittal, Site Circulation Plan with Aerial Overlay, shows only three pedestrian access points to this site from the adjacent rights of way. One is located along the vehicular access from Richland Hills Road; a second along the proposed Nunzio Avenue from Education Place; and the third is located along the vehicular access from Nunzio Avenue.

Ideally, there should be separate vehicular and pedestrian access points to a site in order to minimize vehicular and pedestrian conflicts. As previously stated, vehicular considerations appear to be foremost in this design with pedestrian access, connections, and circulation added as an afterthought.

Lighting

The submittal includes a note describing and a typical drawing illustrating site lighting that is shielded with cut-off equipment.

Landscaping

The submittal includes notation describing the overall landscape design for the center. The submittal also contains typical drawings of specific landscape elements associated with off-street parking sections, a typical landscape island, and pedestrian crossing.

Grading, Drainage, Utility Plans

The applicant provides some select cross sections of the site and a sheet showing the topography of the site, and a conceptual utility plan. These items are not required for a site development plan for subdivision, but design guidelines that address these issues would be welcome.

Architecture and Signage

In lieu of general design guidelines for future site development plans for building permit, the applicant has submitted a sheet of "Preliminary Exterior Elevations." This sheet presents the front elevation and a perspective view for the Anchor building on Parcel 1 and part of the Shops building on Parcel 8. This hypothetical design is a flat roofed building with what appears to be metal roofed portals on either side of an entrance that has a pitched metal roof element. Colors, materials and dimensions are not known at this time.

Design Guidelines

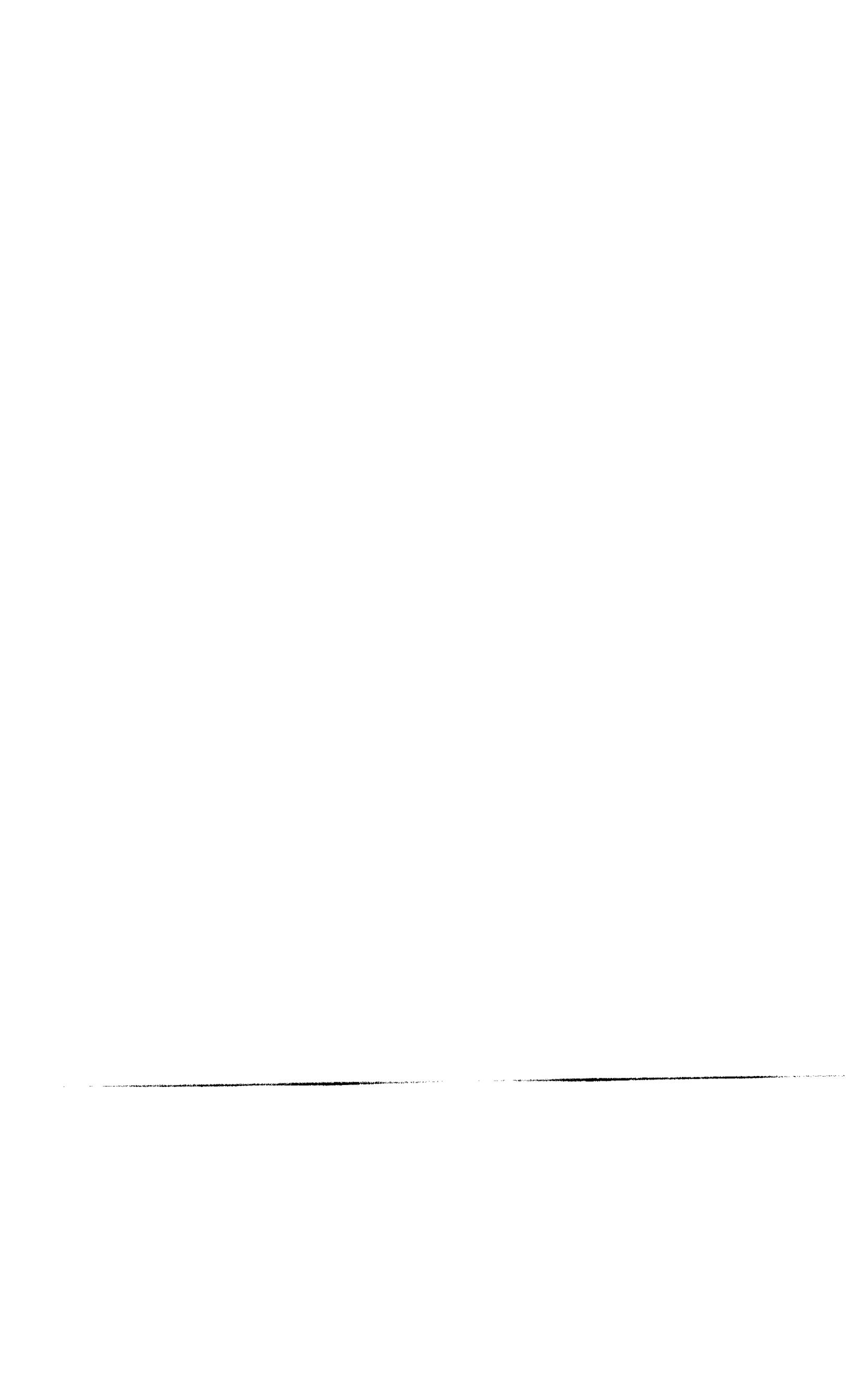
The following recommendations take into consideration that "the applicant hesitates to become too much more concrete at this level simply because they have as yet no firm tenants." (applicant's request for approval) This submittal for a site development plan for subdivision would benefit from a set of design guidelines for future site development plans for building permit. The current lot arrangement is dominated by individual buildings surrounded by parking and is not pedestrian oriented or pedestrian friendly. Substantive design guidelines will provide direction for a development that is geared toward pedestrians, bicyclists, automobiles and their drivers that become pedestrians after parking their vehicles. Design guidelines should 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. Potential guidelines include:

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.
- 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. This will further establish the parameters for the development of this-acre site; subsequent site plans for building permit are be delegated to the DRB.
- 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 which 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. Street frontages should not be dominated by large parking areas; 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.
- Signage shall conform to Shopping Center regulations, and building mounted signage should be limited to channelized letters and/or signs without internal illumination.
- Building mounted signage shall not be permitted on any elevations adjacent to or facing R-1 zoning.
- This is a designated shopping center site therefore off-premise signs shall not be permitted.



-
- Commercial and office uses shall be located adjacent to streets with minimal parking between the entry facade and the street.

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

Pedestrian Amenities

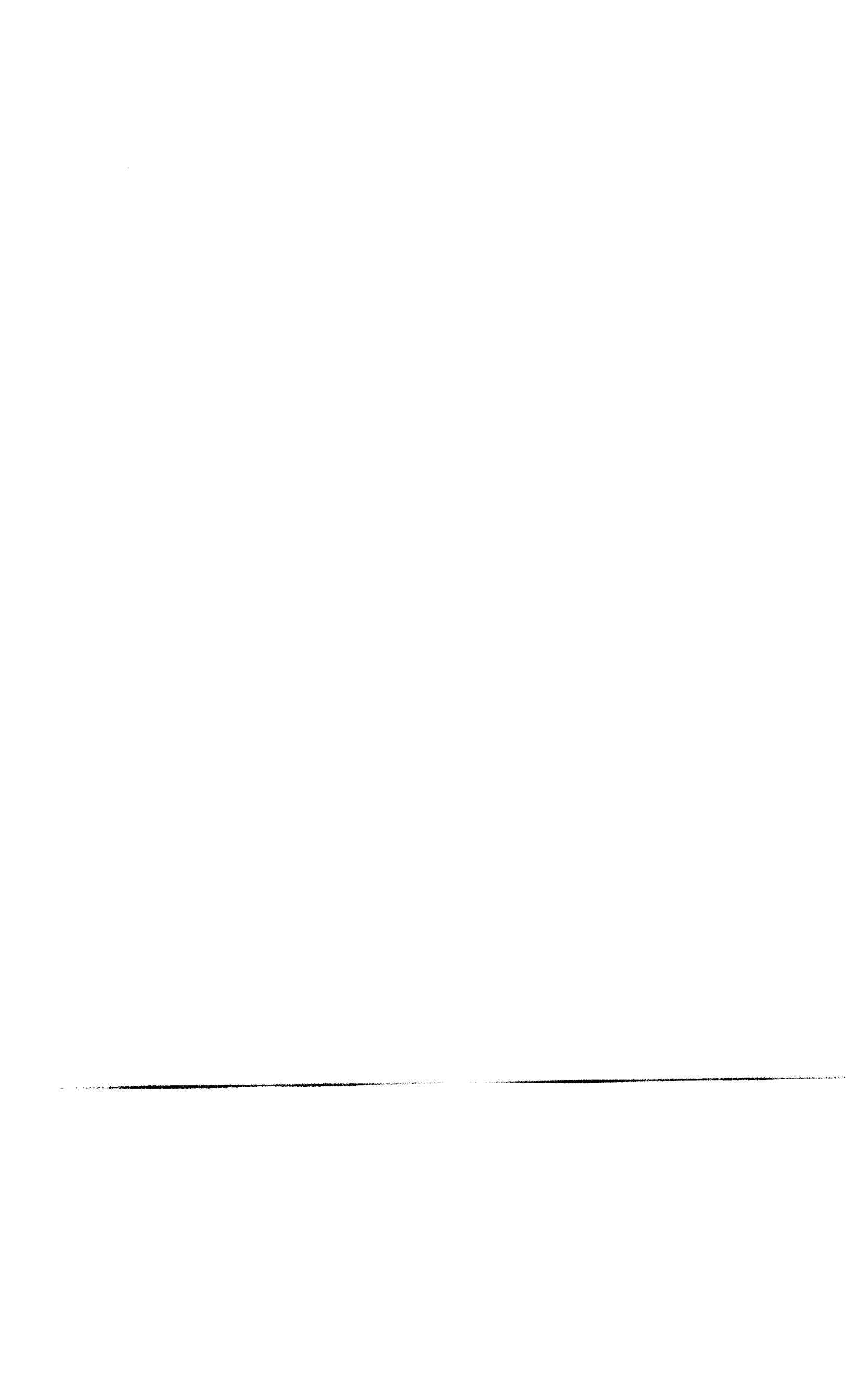
- The required outdoor patio area shall have shade trees spaced at intervals of 20 feet on center to provide shade for outdoor dining. Trees shall be planted in planters that are a minimum of 5 feet by 5 feet.
- Parking fields of 50 cars or more shall have a tree-lined pedestrian way connection to the 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 width 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.

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.

Architecture

- All rooftop equipment shall be below parapet height and screened from view from nearby properties. All ground mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
- 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.
 - 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.

Signage

- The signage shall be limited to two, freestanding monument signs, not higher than 14 feet high, 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 shall not be located on a facade which faces a residential area. The size of the building mounted signage shall not be increased from what is depicted on the plan
- Signage shall be limited to two 10 foot high monument signs with 75' per face area per sign. Building mounted signage shall not exceed 6% of the facade on which it is placed; building mounted signage shall consist of individual channel letters or neon letters not to exceed 2 feet in height; raceways are not allowed and no signage shall face abutting residential properties..
- 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 3 feet.



Site Development Plan for Building Permit Delegation

The applicant has submitted a copy of the annexation and zoning ordinance for the northeastern portion of the site (Enactment No. 33-1985). This ordinance includes an Exhibit "A" which outlines development parameters such as excluded uses and delegation of site development plans for building permit to the Development Review Board. The language that is contained in section 3.b. on page 3 of Exhibit A states that "if a Site Development Plan for Subdivision is approved by the E.P.C., all subsequent site development plans for building permit shall be delegated to the Development Review Board."

Planning staff met with the Zoning Enforcement Manager to clarify the status of this language as it pertains to the subject site, given that the subdivision request contains two different zone categories with different development parameters. The Zoning Enforcement Manager made it clear that since this subdivision contains two different zones with different development parameters, then the more stringent review process of the two zones applies to every lot in the subdivision. Essentially, if the EPC approves a site development plan for subdivision for the subject site, then every site development plan for building permit must be reviewed by the EPC unless approval authority is delegated by the EPC with the approval of a site development plan for subdivision.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Transit Department proposes using some spaces for a Park and Ride during the non-peak hours of the development. The Transit Department would also like to see the development of a transportation demand management program (TDM) for the subject site.

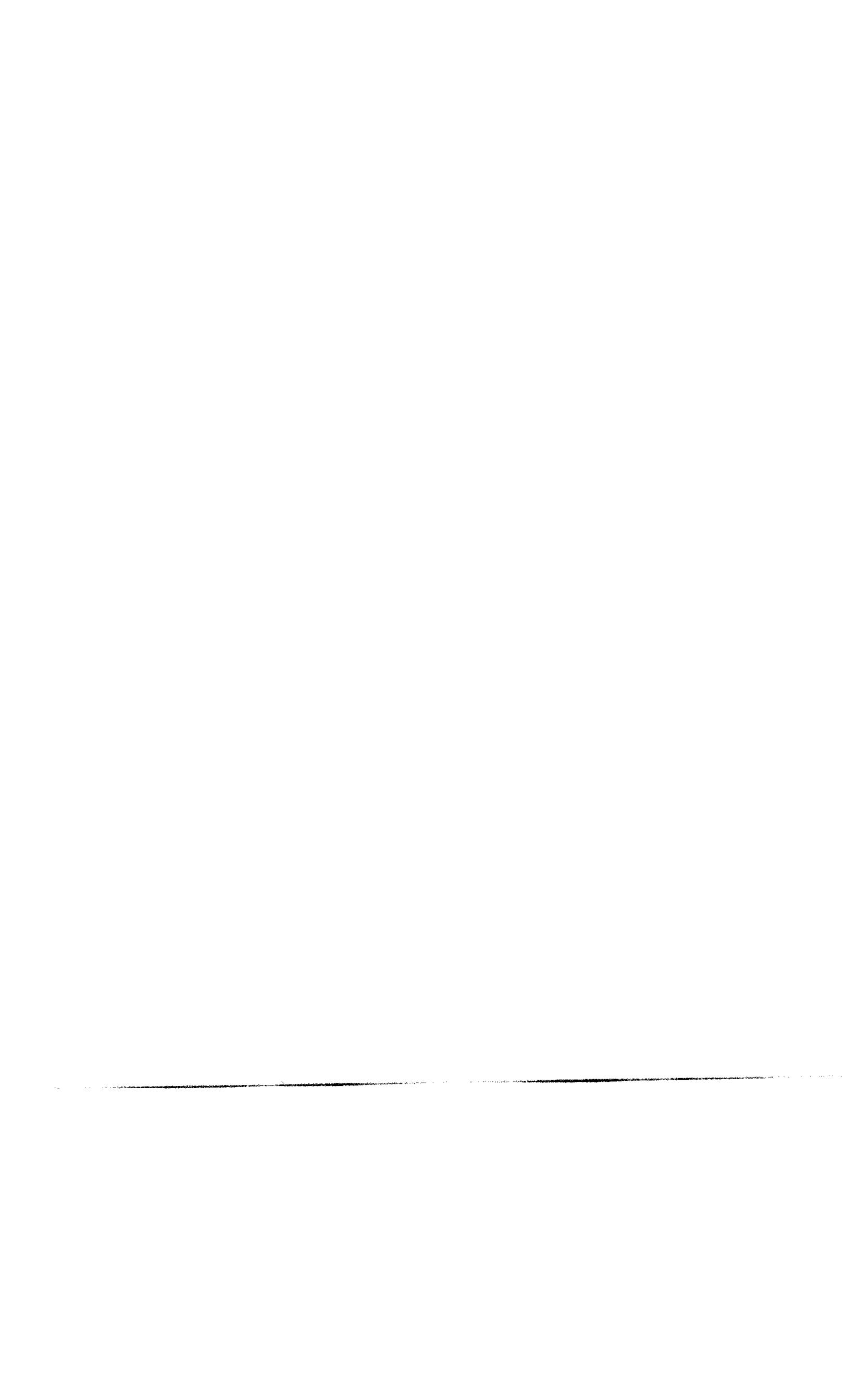
The comments from the Middle Rio Grande Council of Governments points out a need for bike access to the proposed development since a major bike facility is proposed along Eagle Ranch Road. Also, MRGCOG Transportation staff is especially concerned with the intersection of Eagle Ranch and Nunzio. Traffic is currently using Paseo del Norte to Eagle Ranch to Paradise as a commuter route and this is causing more traffic and congestion on Eagle Ranch than might otherwise be expected. MRGCOG recommends that the segment of Nunzio to Paradise be completed as part of the first phase of this project.

The final paragraph of comments from MRGCOG is best left as a direct quote:

"The design of this development with individual buildings surrounded by parking does not appear friendly to either bicyclists or pedestrians. MRGCOG staff would encourage the developer to reconsider the design of this development. The development appears to be piecemeal, our staff would encourage integrating the various elements."

Neighborhood Concerns

The Planning Department has not received any correspondence from any interested party regarding this case as of the writing of this staff report.



Conclusions

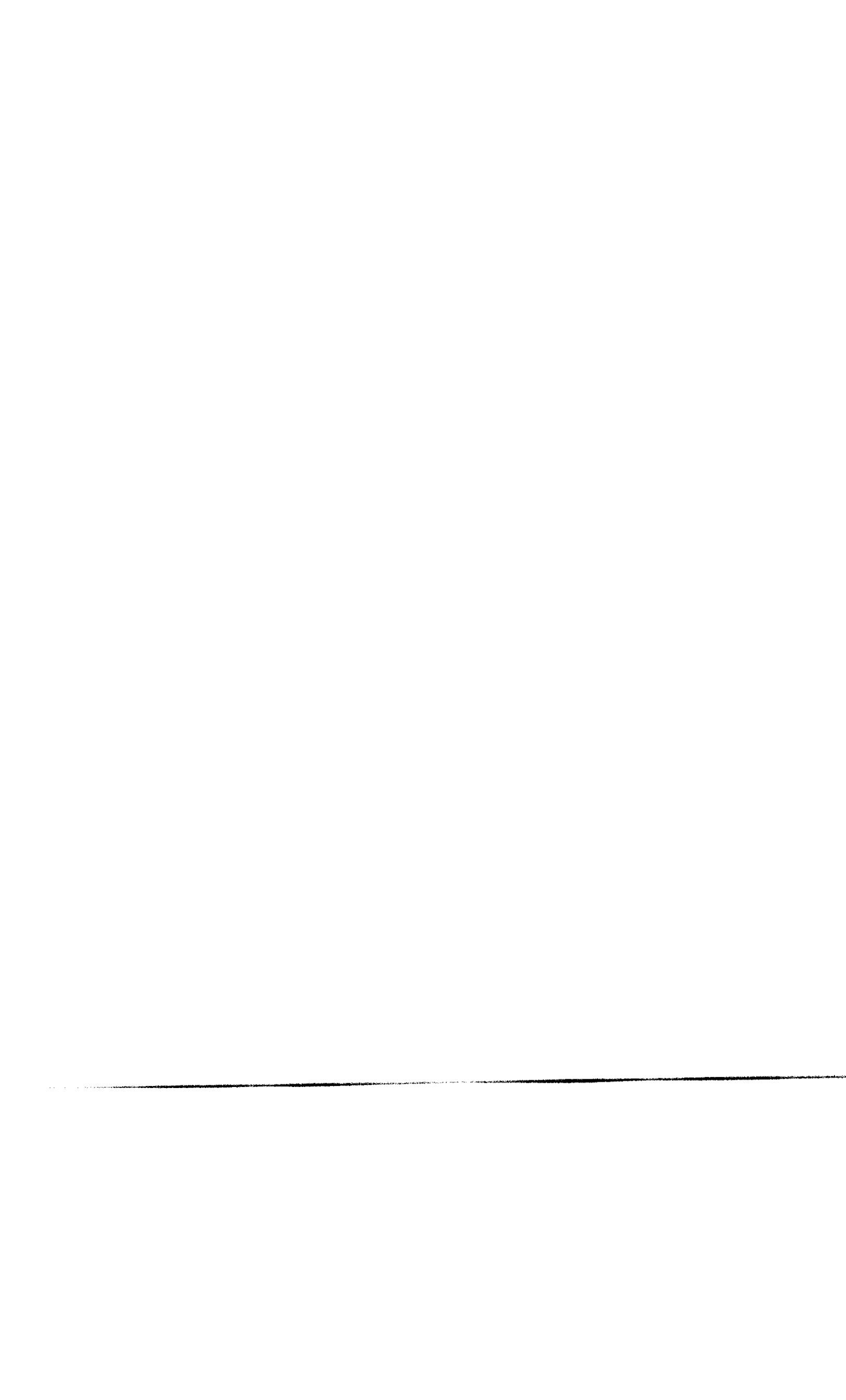
The submitted site development plan for subdivision proposes to create fifteen lots that are essentially isolated pad sites. The "probable scheme of development" illustrates mostly individual buildings surrounded by parking and is not pedestrian oriented or pedestrian friendly.

The submittal does not meet all of the requirements of the *Zoning Code* by not specifying all of the elements of a site development plan for subdivision. The submittal is not in compliance with the existing and adopted *West Side Strategic Plan*, its policies and intent.

The applicant states a desire "to construct a 'horizontal mixed-use' development." Based on the information provided in the submittal, this appears to be a strip commercial development that is prohibited by the *West Side Strategic Plan*. As submitted, the subdivision proposal does not go far enough to create a pedestrian oriented or pedestrian friendly development such as the plaza model. Vehicular considerations appear to be foremost in this design with pedestrian connections added as an afterthought.

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.

Staff is recommending deferral of this request to allow the applicant to revise the submittal to address the issues and concerns expressed in the preceding analysis.



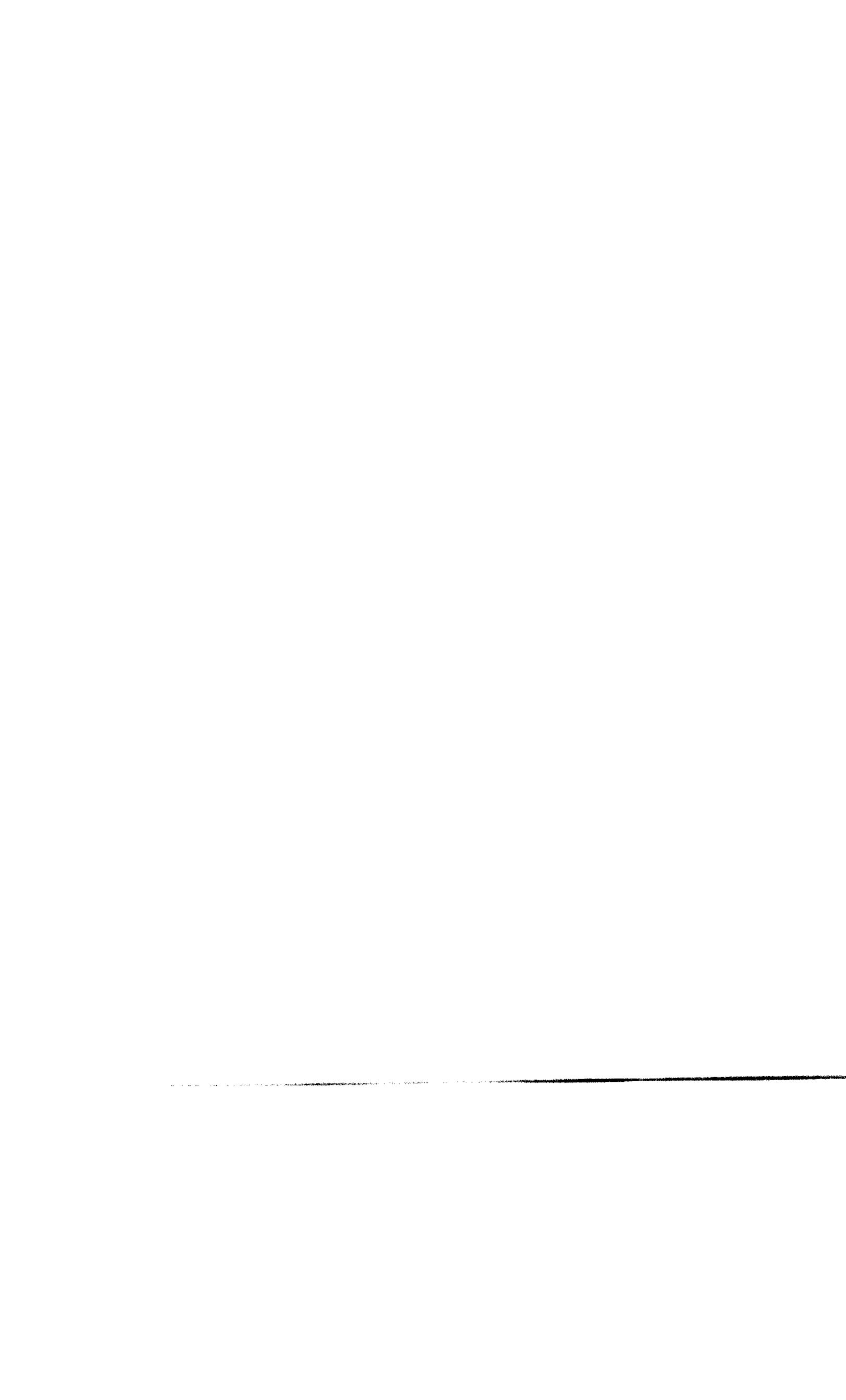
FINDINGS – 19 October 2000

1. This is a request for approval of a site development plan for subdivision for an approximately 27.3 acre site located on Paseo del Norte NW between Eagle Ranch and Richland Hills Roads.
2. The site plan for subdivision currently does not meet all of the requirements of the *Zoning Code* by not specifying all of the elements of a site development plan for subdivision.
3. The applicant fails to show adequate compliance with the existing and adopted *West Side Strategic Plan (WSSP)*, its policies and intent. The proposal appears to be a strip commercial development that is prohibited by the *Plan*.
4. As submitted, the subdivision proposal does not go far enough to create a pedestrian oriented or pedestrian friendly development such as the plaza model. Vehicular considerations appear to be foremost in the design with pedestrian connections added as an afterthought.
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. A deferral will allow the applicant to revise the submittal and to address any deficiencies of the submittal.

RECOMMENDATION – 19 October 2000

DEFERRAL of 00128 00000 01178, a site development plan for subdivision for Lots 10A1, 10A2, C & portions of Lots B & F, Albuquerque West Subdivision and Lot B, Richland Hills Unit 1, zoned SU-1 for IP Uses with Exceptions and SU-1 for PDA to include C-3 Uses, for sixty days to 21 December 2000, based on the preceding Findings.


Russell Brito
Planner



cc: Newfoundland Investment Co., LLC, 16550 Fitzpatrick Lane, Occidental, CA 95465
Herbert Denish & Assoc., P.O. Box 2001, Albuquerque, NM 87103
Joylyn Mora, Eagle Ranch Neigh. Assoc., 4633 Carl Hatch Pl. NW, Albuquerque, NM 87114
Jason Vargas, Eagle Ranch Neigh. Assoc., 4625 Carl Hatch Pl. NW, Albuquerque, NM 87114
Kathy Kerbyson, Las Terrazas Neigh. Assoc., Albuquerque, NM 87114
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

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

“Reviewed, no Comment.”

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

Comments to be transmitted under separate cover.

Utility Development:

The land is within the New Mexico Utilities Inc. franchise area. Water, sanitary sewer and fire protection services will depend on their system capabilities. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.

Traffic Engineering Operations:

It appears the intersection of Eagle Ranch and Paseo del Norte is well done. The intersection of Paradise and Eagle Ranch appears not to be built to City Standards, very rough on Eagle Ranch northbound and southbound alignment is awkward to maneuver. Perhaps this project could help.

Hydrology:

Comments to be transmitted under separate cover.

Transportation Planning:

FINDINGS:

- Paseo del Norte is designated a limited access, principal arterial on the Long Range Roadway System map with a minimum right-of-way requirement of 156 feet.
- Access to Paseo del Norte is limited to Richland Hills Road and Eagle Ranch Road.
- Eagle Ranch Road is designated a collector street on the Long Range Roadway System map with a minimum right-of-way requirement of 86 feet. Such a right-of-way will accommodate bike lanes, which are recommended for this part of Eagle Ranch Road by the Albuquerque Comprehensive On-Street Bicycle Plan presently before the City Council.

CONDITIONS of approval for “site plan for subdivision” should include:

- Dedication of right-of-way is required for Paseo del Norte, 78 feet from the street centerline.
 - C Automobile access to and from the site to Paseo del Norte is limited to Richland Hills Road and Eagle Ranch Road.
- Dedication of right-of-way is required for Eagle Ranch Road, 43 feet from the street centerline.



ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"No Comment."

Environmental Services Division

NEIGHBORHOOD SERVICES

"Eagle Ranch, Las Terrazas, Paradise Hills ®, Piedras Marcadas, and Taylor Ranch (all recognized associations) were notified.)

PARKS AND RECREATION

Design & Development

Eagle Ranch is proposed as a Primary Trail on the Trails & Bikeways Facility Plan. Construction of a bike facility (trail or lane) will be required as a condition of approval.

OPEN SPACE DIVISION

"No Adverse Comment."

POLICE DEPARTMENT/Planning

Traffic volume

Traffic control devices

Maintenance of landscaping

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition will coordinate with the SWMD for refuses locations, enclosures, etc. Call T.L. Baca 761-8142

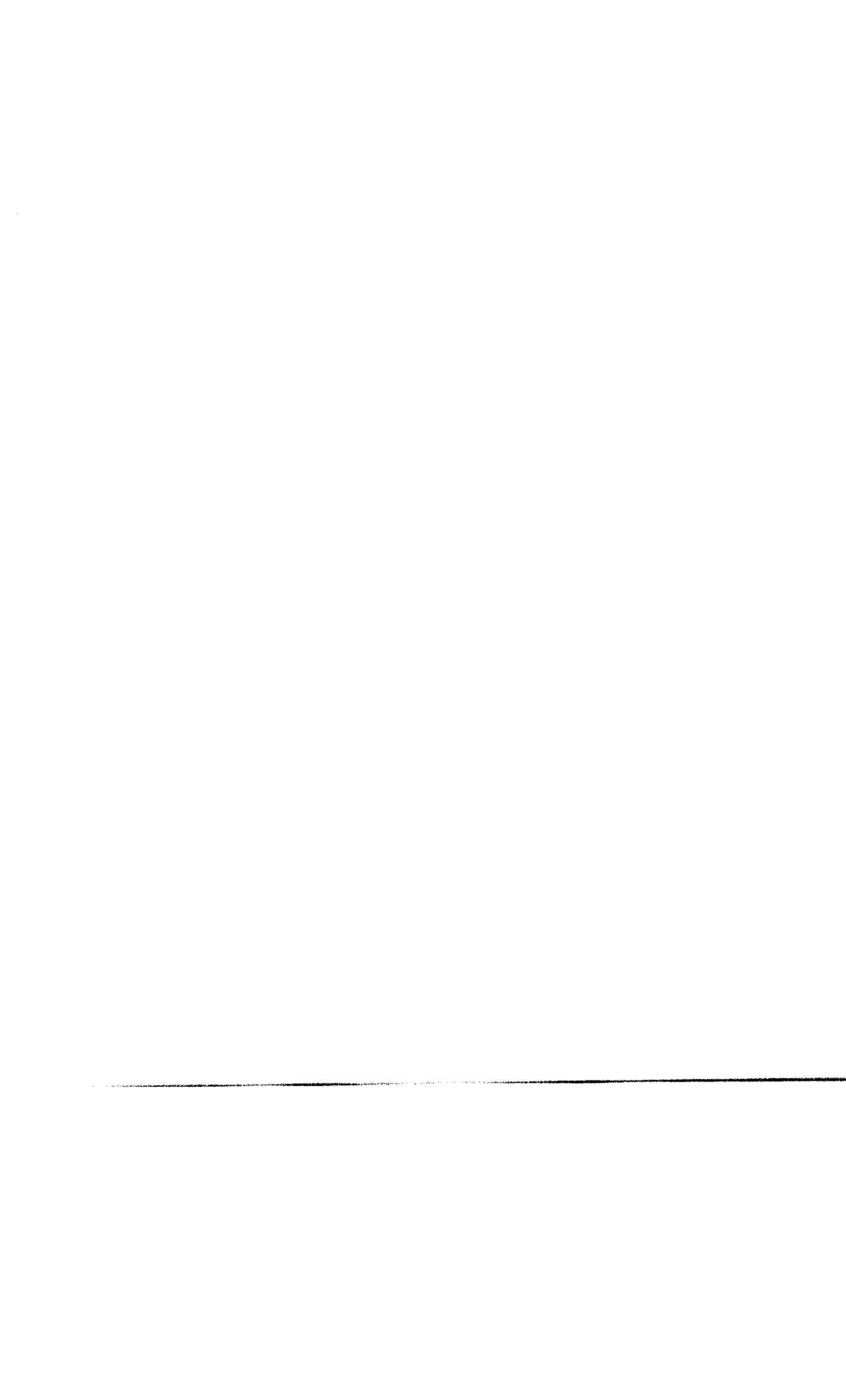
FIRE DEPARTMENT/Planning

Unpaved construction roads shall be capable to maintain the load of any emergency apparatus. All new fire hydrant(s) shall be installed and operating prior to this construction project. **Our office, upon permit stage will conduct its normal plan review for fire department access and structures.**

TRANSIT DEPARTMENT

Route 94, the Unser Commuter runs adjacent to this site with express service provide to downtown. The Transit Department proposes using some spaces for a Park and Ride during the non-peak hours of the development.

This development presents a good opportunity to promote alternative transportation through transportation demand management programs (TDM). TDM strategies seek to reduce vehicle demand on the transportation system by increasing the number of persons in vehicles, effect the type of mode used in travel and influence the time or need to travel. Applicants for Site Development Plan approval should be encouraged to consult with the Transit Department in developing a TDM.



**COMMENTS FROM OTHER AGENCIES:
BERNALILLO COUNTY**

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

The proposed detention facility on Lot 6A is on AMAFCA property and coordination with AMAFCA will be required.

ALBUQUERQUE PUBLIC SCHOOLS

"No Adverse Comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

The Long Range Roadway System designates Paseo del Norte as a limited access principal arterial which requires 156 feet of right-of-way, Paradise Boulevard as a minor arterial which requires 124 feet, Eagle Ranch Road as a collector which requires 86 feet, and Richland Hills Road as a collector which requires 68 feet. In addition, the Long Range Bikeway System proposes a bike trail on Eagle Ranch.

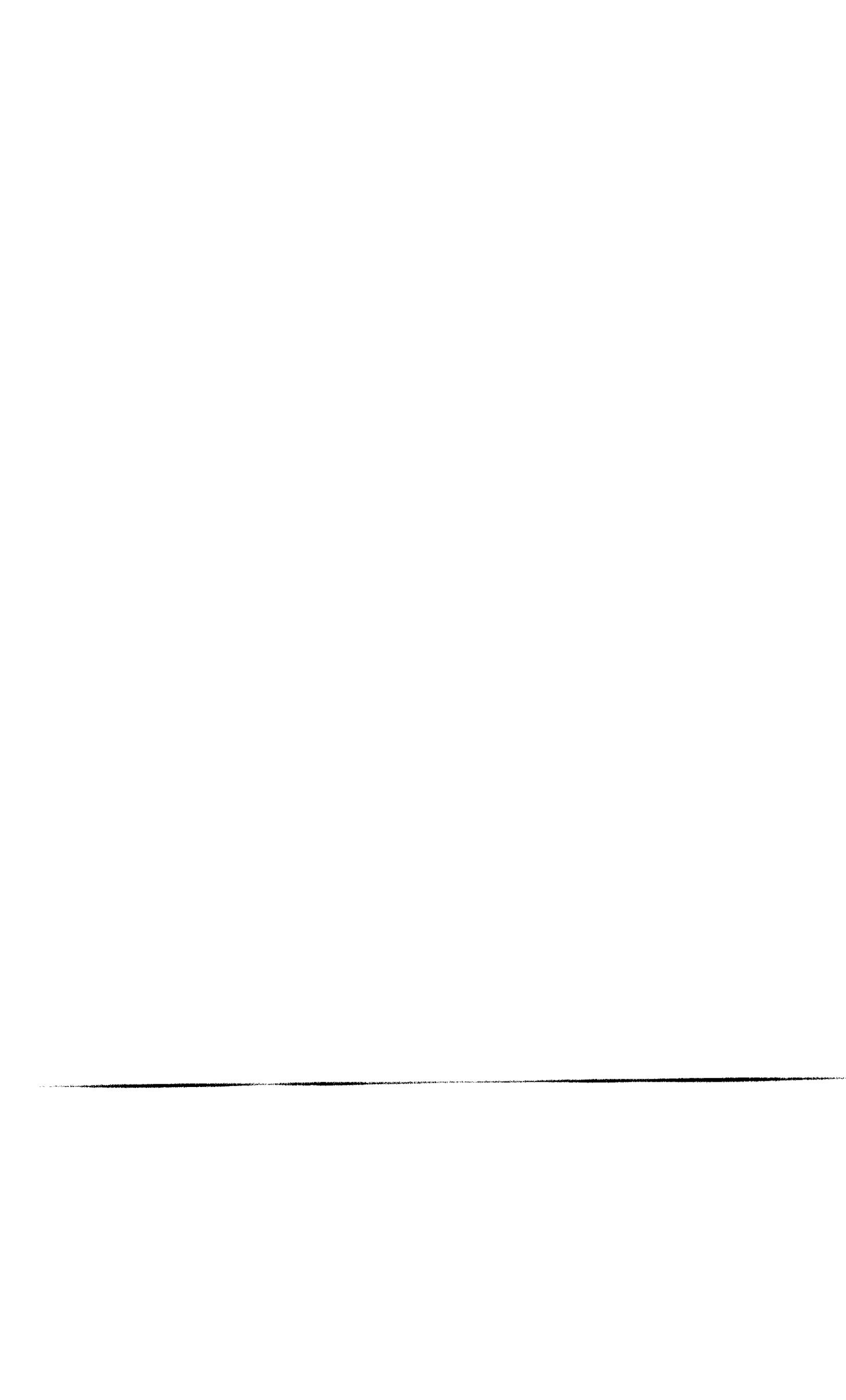
The plan we received does not indicate the existing rights-of-way for Paseo del Norte, Paradise Eagle Ranch, or Richland Hills. The developer should verify that there is at least the minimum required right-of-way for each of these facilities.

Since a major bike facility is proposed along Eagle Ranch Road, there should be some provision made for bike access to the proposed development.

MRGCOG Transportation staff is especially concerned with the intersection of Eagle Ranch and Nunzio. Our data indicates that traffic is currently using Paseo del Norte to Eagle Ranch to Paradise as a commuter route. This is causing more traffic and congestion on Eagle Ranch than might otherwise be expected. There are also some concerns that topography and sight distances on Eagle Ranch may create safety issues for persons attempting a left turn off of Eagle Ranch onto Nunzio.

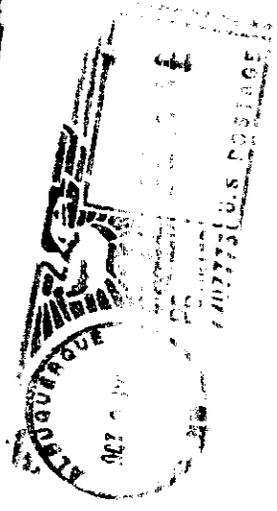
Our Transportation staff also recommends a condition of approval that the segment of Nunzio to Paradise be completed as part of the first phase of this project.

The design of this development with individual buildings surrounded by parking does not appear friendly to either bicyclists or pedestrians. MRGCOG staff would encourage the developer to reconsider the design of this development. The development appears to be piecemeal, our staff would encourage integrating the various elements.





City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PLANNING DEPARTMENT

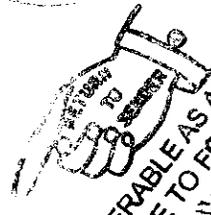


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KINDERCARE REAL ESTATE CORP
2400 PRESIDENTS DR
MONTGOMERY AL 36116

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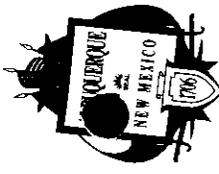


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City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PLANNING DEPARTMENT



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IN THE
UNITED STATES



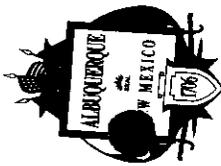
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Kathy Kerbyson
Las Terrazas Neigh. Assoc.
Albuq. NM 87114

87103/1293







City of Albuquerque

P.O. BOX 1289 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

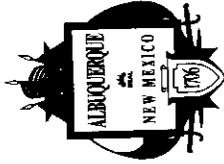


101400430/30211/09

LANDRUM GARY E & PAULETTE E
4204 RIDGEMONT AV NW
ALBUQUERQUE NM 87114

101400430/30211/09





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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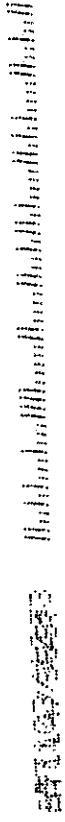
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INSUFFICIENT ADDRESS

Kathy Kerbyson
Las Terrazas Neigh. Assoc.
Albuq. NM 87114





City of Albuquerque

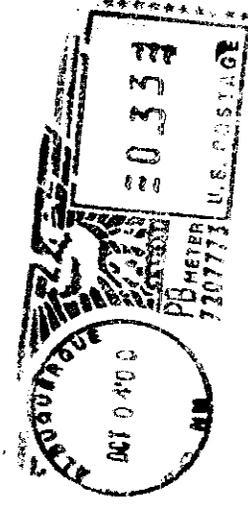
P.O. BOX 1298 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT

101200440822940947

VOORHEES IV JOSEPH P
8423 RANCHO VENTOSO CT NW
ALBUQUERQUE NM 87120

101200440822940947



VOORHEES IV JOSEPH P
8423 RANCHO VENTOSO CT NW
ALBUQUERQUE NM 87120
FORWARD TIME EXP 10/07/00
RTN TO SEND
904 LEMMON CV
SAN ANTONIO TX 78256-2912

87103/1298



City of Albuquerque
Planning Department
P.O. Box 1293
Albuquerque, NM 87103

Kathy Kerbyson
Las Terrazas Neigh. Assoc.
Albuq. NM 87114



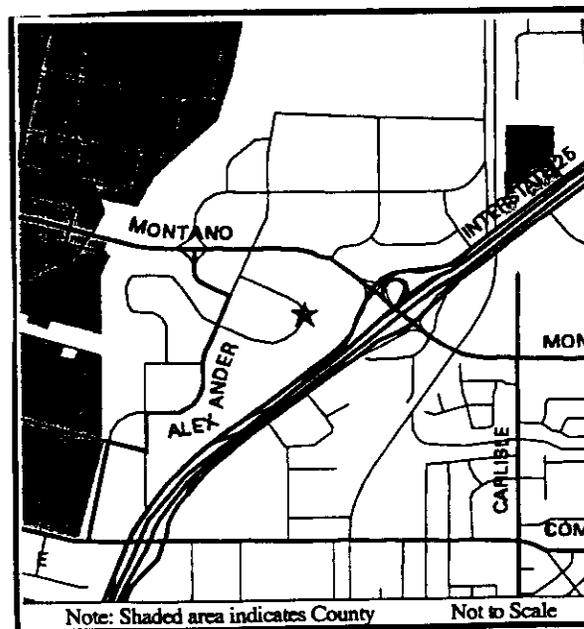


NOTICE OF PUBLIC HEARING

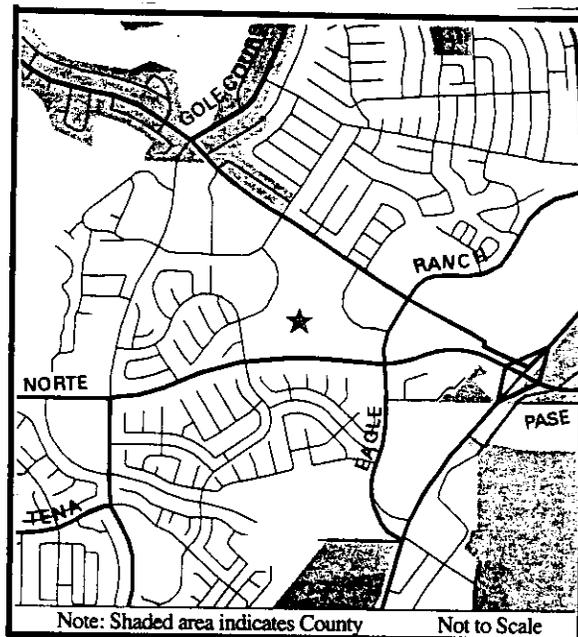
Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, October 19, 2000 at 8:00 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

00128 00000 01015 WM Duran & Assoc., agents for Josephine Jensen, request a zone map amendment from SU-1/ TH (12 du's/ac) to R-2 plus an amendment to the La Cuesta Sector Development Plan for Lots 22 & 23, Block A, La Cuesta Subdivision, located on Zia Road NE between Juan Tabo Boulevard NE and Zena Lona Street NE, containing approximately .404 acres. (K-22) Debbie Stover, Staff Planner

Z-99-116 Tierra West LLC, agents for Beach Water Park, Inc. and James Schomburg, request a zone map amendment from M-2 and SU-1/IP to SU-1/C-2 Permissive Uses (2.6 acres) and Amendment to a Site Development Plan for Subdivision (25.5 acres) plus approval of a Site Development Plan for Building Permit (2.6 acres) for Lot A, Lands of Helen E. Saunders, Tracts B & C, Renaissance Center III (zoned SU-1 for IP Uses & Recreation Facility) located on Montano Road NW between Interstate 25 and Alexander Boulevard, containing approximately 25.5 total acres. (F-16) Bob Paulsen, Staff Planner



00128 00000 01178 Herbert M. Denish & Associates, Inc., agents for Newfoundland
Project # 1000762 Investment Company, LLC, request approval of a site development plan
for subdivision purposes for Lots 10A1, 10A2, B, and portions of Lots D
and F, Albuquerque West Subdivision; and Lot B, Riverview
Subdivision, 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



001128 00000 01181 Tom Couch, agent for Desert Sky Development LLC, request approval
Project # 1000692 of a site development plan for building permit for Lot A1A, Academy
Acres, located on Wyoming Boulevard NE between Academy
Boulevard and San Antonio, containing approximately 4 acres. (E-19)
Debbie Stover, Staff Planner

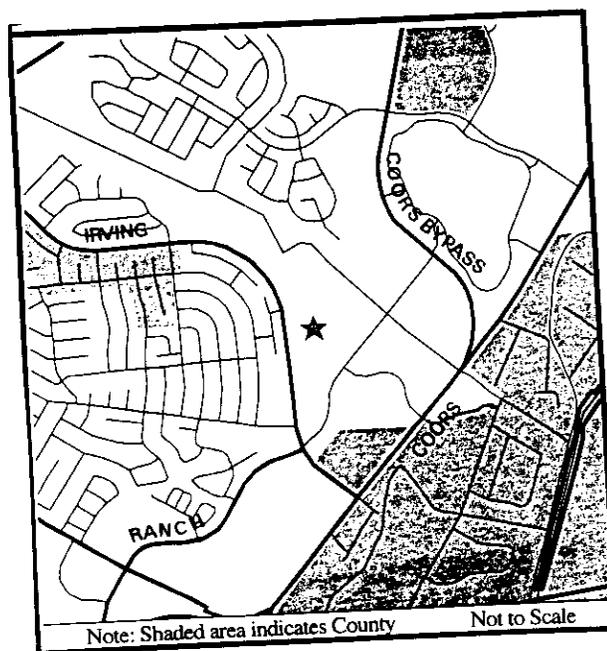
00128 00000 01182 Tierra West LLC, agents for Wal-Mart Stores Inc., requests approvals of
Project # 1000508 amendments to site development plans for subdivision purposes plus
approval of a site development plan for building permit for Tract B1A,
Towne Park Plaza & Lots 1 & 5, Lenkurt Properties, located on Eubank
Boulevard NE between I-40 East and Chico Road, containing
approximately 100 acres. (K-21) Russell Brito, Staff Planner

011128 00000 01186 Tierra West LLC, agents for Brinker Restaurant Corporation request approval of a site development plan for building permit for Lot 5, La Cueva Town Center, located on Wyoming Boulevard NE between Carmel Avenue and Paseo del Norte, containing approximately 1.53 acres. (C-19) Carmen Marrone, Staff Planner

00128 00000 01195 Herbert M. Denish & Associates, Inc., agents for Lowe's Companies, request approval of a site development plan for building permit for Tracts 1 and A, Tinnin Shopping Center, zoned C-2, located on Juan Tabo Boulevard NE between Candelaria Road and Golden Gate Avenue, containing approximately 15.35 acres. (G-22) Debbie Stover, Staff Planner

00110 00000 01196 Bohannon Huston, Inc., agents for Bandelier Equities/McMahon Equities L.C., request a zone map amendment from R-1 to SU-1 for C-2, SU-1 for R-2/O-1 and SU-1 for C-2/O-1, plus approval of a site development plan for subdivision purposes for an unplatted 17.2 acre tract, Paradise Hills, located on McMahon Boulevard NW between Dover Street and Stonebridge Drive at Bandelier Drive, containing approximately 17.2 acres. (A-12) Russell Brito, Staff Planner

00128 00000 01199 Consensus Planning, Inc., agents for American Realcorp, requests approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tracts E, F, and G, Adobe Wells Addition, zoned SU-1 for IP, C-2/R-2 Uses, located on Eagle Ranch Road NW and Irving Boulevard, containing approximately 38.1 acres. (B-13) Russell Brito, Staff Planner



- 00110 00000 01170 Eva & Marisol Encinias request a zone map amendment from R-1 to R-2
Project # 1000757 for Lot A-3, Jarvis Subdivision, located on Poblana NW between 12th
Street and 16th Street, containing approximately 0.76 acres. (H-13)
Makita Hill, Staff Planner
- 00110 00000 01180 Mitchell Turbov requests a zone map amendment from SU-1 Church &
Project # 1000764 Related Facilities to O-1 for Lot 6, Block 7, Baron Burg Heights, located
on Madeira Drive SE between Zuni Road and Bell Avenue, containing
approximately 0.20 acres. (L-18) Simon Shima, Staff Planner
- 00114 00000 01184 Mark Goodwin & Associates, PA, agents for Unite-Us, LLC, request
00138 00000 01185 annexation and establishment of RD zoning plus an amendment to the
Project # 1000 766 Tower-Unser Sector Development Plan for Tracts 3-7, Unit 2, Town of
Atrisco Grant, located on Tower Road NW between Unser Boulevard
and 75th Street, containing approximately 20 acres. (L-10) Debbie
Stover, Staff Planner

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

Chuck Gara, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL OCTOBER 4, 2000.

APPROVED



Richard Dineen, Manager
Development Services Division, Planning Department

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

Meeting Date: Oct. 19, 2000

Zone Atlas Page: C-12-Z

Notification Radius: 100 Ft.

Cross Reference and Location:

App#	00128-00000-01178
Proj#	1000762
Other#	

Applicant: Newfoundland Investment CO., LLC ✓

Address: 16550 Fitzpatrick Ln., Occidental CA 95465

Agent: Herbert M. Danish & Associates ✓

Address: P.O. Box 2001, Albuq. NM 87103

SPECIAL INSTRUCTIONS

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

Date Mailed: 10/3/00

Signature: K. [Signature]



App# _____
 Proj# _____

PROPERTY OWNERSHIP / LEGAL LIST

Date: _____

Zone Atlas Page	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address			
C-12	1012064	394-287	119-01	✓			
		511-220	101-20	✓	290-319	116	17 ✓
		513-291	20	✓	301-280	117	04 ✓
		472-290	14	✓ mp	305-285		05 ✓
		424-354	106-02	✓ mp	311-290		06 ✓
		483-352	107-03	✓ mp	318-293		07 ✓
		491-324	04	✓	315-305		08 ✓
		525-325	05	✓	307-302		09 ✓
		504-320	06	✓	304-298		10 ✓
		384-394	106-06	✓	299-293		11 ✓
		401-410	08	✓ mp	320-270	118	01 ✓
		389-420	09	✓ mp	313-268		02 ✓
		328-323	101-10	✓	309-237	460	53 ✓
		324-332	49	✓ CoA	315-242		54 ✓
		300-332	120-23	✓	325-244		55 ✓
		310-320	24	✓	329-238		56 ✓
		313-320	25	✓	330-230		57 ✓
		291-307	110-15	✓	343-218	409	09 ✓
		300-313	10	✓	344-210		10 ✓
					355-231		11 ✓



1012064

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

101206439428711901

LEGAL: TR B VAC ATION AND REPLAT OF RIVERVIEW PARCELS H-3, LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SIVAGE THOMAS HOMES INC
OWNER ADDR: 05141 MASTHEAD

ST NE ALBUQUERQUE NM 87109

101206451127010120

LEGAL: LT 1 0-A- 2 BLK D PLAT FOR ALBUQUERQUE WEST LTS 10-A LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: AMERICAN EAGLE INVESTORS LTD
OWNER ADDR: 00000 PO BOX 14708

ALBUQUERQUE NM 87191

101206451329110126

LEGAL: LT 1 0-A- 1 BLK D PLAT FOR ALBUQUERQUE WEST LTS 10-A LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CIRCLE K PROPERTIES INC
OWNER ADDR: 03003 NORTH CENTRAL

AV PHOENIX AZ 85012

101206447229010114

LEGAL: TRAC T C PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 3.920 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GRAND ALLIANCE II JNT VENTURE
OWNER ADDR: 00000 PO BOX 14708

ALBUQUERQUE NM 87191

101206442935410607

LEGAL: TRAC T B PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 19.00 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GRAND ALLIANCE II JNT VENTURE
OWNER ADDR: 00000 PO BOX 14708

ALBUQUERQUE NM 87191

101206448335210703

LEGAL: TRAC T D PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 108,1 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GRAND ALLIANCE II JNT VENTURE
OWNER ADDR: 00000 PO BOX 14708

ALBUQUERQUE NM 87191

101206449132410704

LEGAL: LOT 6A P LAT OF ALBUQUERQUE WEST UNIT 1 CONT 59,211 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: AMAFCA
OWNER ADDR: 02600 PROSPECT

NE ALBUQUERQUE NM 87107

101206452532510705

LEGAL: LT 7 -A-1 -A BLK C PLAT OF ALBUQUERQUE WEST CONT 4.2 LAND USE:
PROPERTY ADDR: 00000 9221 EAGLE RANCH RD NW
OWNER NAME: GUARDIAN STORAGE
OWNER ADDR: 06463 FOURTH

ST NW ALBUQUERQUE NM 87107

101206450435010706

LEGAL: * 1 OF P LAT OF LANDS OF TABERNACLE OF PRAISE CHURC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: BIN LILLIAN
OWNER ADDR: 00000 PO BOX 571027

TARZANA CA 91357

101206438439410606

LEGAL: TR E -2 P LAT FOR TRS E-1 & E-2 ALBUQUERQUE WEST UNI LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: R J SCHAEFER REAL ESTATE &
OWNER ADDR: 00000 PO BOX 14708

ALBUQUERQUE NM 87191

101206440141610608

LEGAL: * 3 B AL BUQUERQUE WEST SUB'D CONT 1.4771 AC
PROPERTY ADDR: 00000 N/A
OWNER NAME: GRAND ALLIANCE I JOINT VENTURE
OWNER ADDR: 00000 PO BOX 14708

ALBUQUERQUE NM 87191



101206438942610609 LEGAL: * 2 B ALBUQUERQUE WEST SUB'D CONT 1.4689 AC LAND USE:
PROPERTY ADDR: 00000 N/A ALBUQUERQUE NM 87191
OWNER NAME: GRAND ALLIANCE I JOINT VENTURE
OWNER ADDR: 00000 PO BOX 14708

101206432837310110 LEGAL: TRAC T A PLAT OF ALBUQUERQUE WEST UNIT 1 CONT 10.00 LAND USE:
PROPERTY ADDR: 00000 5100 MARNA LYNN DR NW ALBUQUERQUE NM 87125
OWNER NAME: BOARD OF EDUCATION OF THE CITY
OWNER ADDR: 00000 PO BOX 25704

101206432433210149 LEGAL: PARK VACATION AND REPLAT OF RIVERVIEW PARCELS H-3, LAND USE:
PROPERTY ADDR: 00000 N/A ALBUQUERQUE NM 87103
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: 00000 PO BOX 1293

101206430633212023 LEGAL: LT 2 3-P1 BLK 3 VACATION AND REPLAT OF RIVERVIEW PA LAND USE:
PROPERTY ADDR: 00000 8608 HILLSHIRE PL NW
OWNER NAME: MOULD DAVID J
OWNER ADDR: 08608 HILLSHIRE PL NW ALBUQUERQUE NM 87114

101206431032612024 LEGAL: LT 2 4-P1 BLK 3 VACATION AND REPLAT OF RIVERVIEW PA LAND USE:
PROPERTY ADDR: 00000 8604 HILLSHIRE PL NW
OWNER NAME: PESCE RALPH R II & THERESA M
OWNER ADDR: 08604 HILLSHIRE PL NW ALBUQUERQUE NM 87114

101206431332012025 LEGAL: LT 2 5-P1 BLK 3 VACATION AND REPLAT OF RIVERVIEW PA LAND USE:
PROPERTY ADDR: 00000 8600 HILLSHIRE PL NW
OWNER NAME: SHAW JOYCE L
OWNER ADDR: 08600 HILLSHIRE PL NW ALBUQUERQUE NM 87114

101206429130711615 LEGAL: LT 1 5-P1 BLK 3 VACATION AND REPLAT OF RIVERVIEW PA LAND USE:
PROPERTY ADDR: 00000 8600 GLENRIDGE PL NW
OWNER NAME: LUPTON ROBERT A & SALLY B
OWNER ADDR: 08600 GLENRIDGE PL NW ALBUQUERQUE NM 87120

101206430031311616 LEGAL: LT 1 6-P1 BLK 3 VACATION AND REPLAT OF RIVERVIEW PA LAND USE:
PROPERTY ADDR: 00000 8601 HILLSHIRE PL NW
OWNER NAME: HAM RONALD L
OWNER ADDR: 08601 HILLSHIRE PL NW ALBUQUERQUE NM 87114

101206429631911617 LEGAL: LT 1 7-P1 BLK 3 VACATION AND REPLAT OF RIVERVIEW PA LAND USE:
PROPERTY ADDR: 00000 8605 HILLSHIRE PL NW
OWNER NAME: SLOGGETT CRAIG L & ANNETTE J
OWNER ADDR: 08605 HILLSHIRE PL NW ALBUQUERQUE NM 87114

101206430128011704 LEGAL: LT 4 -P1 BLK 2 VACATION AND REPLAT OF RIVERVIEW PAR LAND USE:
PROPERTY ADDR: 00000 4215 BEACON KNOLL CT NW
OWNER NAME: VOTH THOMAS E
OWNER ADDR: 04215 BEACON KNOLL CT NW ALBUQUERQUE NM 87114

101206430528511705 LEGAL: LT 5 -P1 BLK 2 VACATION AND REPLAT OF RIVERVIEW PAR LAND USE:
PROPERTY ADDR: 00000 4209 BEACON KNOLL CT NW
OWNER NAME: VONADA DANNY L
OWNER ADDR: 04209 BEACON KNOLL CT NW ALBUQUERQUE NM 87114



101206431129011706 LEGAL: LT 6 -P1 BLK 2 VACATION AND REPLAT OF RIVERVIEW PAR LAND USE:
PROPERTY ADDR: 00000 4205 BEACON KNOLL CT NW
OWNER NAME: WODARZ JACOB ALIX & VICKY J
OWNER ADDR: 04205 BEACON KNOLL
CT NW ALBUQUERQUE NM 87114

101206431829311707 LEGAL: LT 7 -P1 BLK 2 VACATION AND REPLAT OF RIVERVIEW PAR LAND USE:
PROPERTY ADDR: 00000 4201 BEACON KNOLL CT NW
OWNER NAME: NIGHTLINGER FLOYD A JR & ELANA
OWNER ADDR: 04201 BEACON KNOLL
CT NW ALBUQUERQUE NM 87114

101206431530511708 LEGAL: LT 8 A-P1 REPL OF LOT 8-P1 & 9-P1 BLK 2 RICHLAND HI LAND USE:
PROPERTY ADDR: 00000 4200 RIDGEMONT AVE NW
OWNER NAME: LEVY STUART D & EVELYN R
OWNER ADDR: 04200 RIDGEMONT
AV NW ALBUQUERQUE NM 87114

101206430730211709 LEGAL: LT 9 A-P1 REPL OF LOT 8-P1 & 9-P1 BLK 2 RICHLAND HI LAND USE:
PROPERTY ADDR: 00000 4204 RIDGEMONT AVE NW
OWNER NAME: LANDRUM GARY E & PAULETTE E
OWNER ADDR: 04204 RIDGEMONT
AV NW ALBUQUERQUE NM 87114

101206430429811710 LEGAL: LT 1 0-P1 BLK 2 VACATION AND REPLAT OF RIVERVIEW PA LAND USE:
PROPERTY ADDR: 00000 4208 RIDGEMONT AVE NW
OWNER NAME: DANNENBERG JACK H & LINDA K
OWNER ADDR: 04208 RIDGEMONT
AV NW ALBUQUERQUE NM 87114

101206429929311711 LEGAL: LT 1 1-P1 BLK 2 VACATION AND REPLAT OF RIVERVIEW PA LAND USE:
PROPERTY ADDR: 00000 4212 RIDGEMONT AVE NW
OWNER NAME: MUNOZ JOHN P
OWNER ADDR: 04212 RIDGEMONT
AV NW ALBUQUERQUE NM 87114

101206432027611801 LEGAL: LT 1 -P1 BLK 1 VACATION AND REPLAT OF RIVERVIEW PAR LAND USE:
PROPERTY ADDR: 00000 4204 BEACON KNOLL CT NW
OWNER NAME: ABEYTA IRENE
OWNER ADDR: 03016 CORONA
NW ALBUQUERQUE NM 87120

101206431326811802 LEGAL: LT 2 -P1 BLK 1 VACATION AND REPLAT OF RIVERVIEW PAR LAND USE:
PROPERTY ADDR: 00000 4216 BEACON KNOLL CT NW
OWNER NAME: HARKESS ZACHARIAH J & INEZ H
OWNER ADDR: 04216 BEACON KNOLL
CT NW ALBUQUERQUE NM 87114

101206430923740653 LEGAL: LT 1 25-P -1 BLK 2 PLAT FOR LAS TERRAZAS SUBD UNIT 2 LAND USE:
PROPERTY ADDR: 00000 8435 CALLE PRIMERA NW
OWNER NAME: SCIRONE JOSEPH & LINDA S
OWNER ADDR: 08435 CALLE PRIMERA
NW ALBUQUERQUE NM 87120

101206431524340654 LEGAL: LT 1 26-P -1 BLK 2 PLAT FOR LAS TERRAZAS SUBD UNIT 2 LAND USE:
PROPERTY ADDR: 00000 8440 CALLE PRIMERA NW
OWNER NAME: BRAY JEFFREY F
OWNER ADDR: 08440 CALLE PRIMERA
NW ALBUQUERQUE NM 87120

101206432524440655 LEGAL: LT 1 27-P -1 BLK 2 PLAT FOR LAS TERRAZAS SUBD UNIT 2 LAND USE:
PROPERTY ADDR: 00000 8436 CALLE PRIMERA NW
OWNER NAME: KIM THOMAS D & SOON YOUNG PAIK
OWNER ADDR: 00801 LOCUST
PL NE ALBUQUERQUE NM 87102



101206432923840656 LEGAL: LT 1 28-P -1 BLK 2 PLAT FOR LAS TERRAZAS SUBD UNIT 2 LAND USE:
PROPERTY ADDR: 00000 8432 CALLE PRIMERA NW
OWNER NAME: HAYES D CRAIG & MICHELLE O
OWNER ADDR: 08432 CALLE PRIMERA

NW ALBUQUERQUE NM 87120

101206433023040657