



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

Date: November 21, 2003

## OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1000901 \***  
03EPC-01666 EPC Site Development Plan-  
Building Permit

Bosque School  
4000 Learning Road NW  
Albuq. NM 87120

LEGAL DESCRIPTION: for all or a portion of  
Lot 4A, **Bosque Preparatory School**, zoned  
SU-1 for School & Related Facilities, located on  
LEARNING ROAD NW, between COORS  
BLVD. and RIO GRANDE BOSQUE,  
containing approx. 23 acres. (F-12) Juanita Vigil  
Staff Planner

On November 20, 2003 the Environmental Planning Commission voted to approve Project 1000901/  
03EPC 01666, a Site Development Plan for Building Permit, for Lot 4A, Bosque Preparatory School,  
zoned SU-1 for School and Related Uses, based on the following Findings and subject to the following  
Conditions:

### FINDINGS:

1. This is a request for approval of a site plan for building permit for a 10,080 square foot modular building that will be utilized for classroom space at 4000 Learning Rd NW, Lot 4A, Bosque Preparatory School, zoned SU-1 for School and Related Uses, located on Learning Road between Montano Road and the Rio Grande Bosque.
2. The Site Development for Subdivision, which governs the development of the subject site, requires an amendment to reflect the actual number of lots on the site and the perimeter setback requirements for the subject site.
3. The submittal furthers Policy 3b of the *Comprehensive Plan* by proposing development that is compatible with the area's open, natural resources through control of a site development plan.

4. The submittal furthers Policy 3.12 of the *West Side Strategic Plan* by presenting proposed development that supports continued growth in the Taylor Ranch Community and which may also promote transit use along Coors Boulevard.
5. The submittal meets the applicable general policies, site planning and architecture policies, and view preservation policies contained in the Coors Corridor Sector Plan (Issues 2, 3 & 4).
6. The submitted site development plan for building permit will adhere to the site layout and design guidelines approved with the site's Master Plan and design guidelines (AX-98-9/Z-98-71).
7. The temporary building proposed to be located on the site is intended by the Bosque School to ultimately be replaced in approximately 5-10 years. Due to the temporary nature of the building the temporary encroachment into the 100 foot Bosque buffer is appropriate under the circumstances.
8. This site development plan for building permit will be adequate with some minor changes and additions.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
  2. The applicant must have an amendment to the site development for subdivision approved by the DRB. The amendments to the site development plan for subdivision include the accurate lot configuration for the site; a revision to the general notes section on page 1, which describes the accurate number of lots on the subject site; and revisions to the "Setbacks" section of the Design Guidelines, which eliminates the description of Lots 1-4 and correctly specifies perimeter setback requirements without changing the currently allowed building locations.
-

3. The placement of the modular building shall be moved approximately 20 feet to the east to avoid the existing fire and water line and shall be allowed to temporarily, for a period not to exceed five years without the EPC approval, protrude into the 100 foot buffer for this purpose only. The granting of this request shall not establish precedence for future development of school buildings.
4. The landscape plan shall be modified to reflect the exact location of the modular building, a required pedestrian walkway and modified landscaping.
5. The applicant shall specify the exact location of the revegetated seed mix on the submittal.
6. The applicant shall install a pedestrian walkway on the east of the building.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 5, 2003** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

OFFICIAL NOTICE OF DECISION  
NOVEMBER 20, 2003  
PROJECT #1000901  
PAGE 4 OF 4

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

Sincerely,  
  
For Victor J. Chavez  
Planning Director

VJC/JVac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102  
Eddie Costello, Taylor Ranch, 1111 Alameda NW, Ste J, Albuquerque, NM 87114  
Jolene Wolfley, Taylor Ranch, 6804 Staghorn Dr. NW, Albuquerque, NM 87120

**5. Project # 1000901 \***  
03EPC-01666 EPC Site  
Development Plan-Building Permit

CONSENSUS PLANNING, INC. agents for BOSQUE SCHOOL request the above action for all or a portion of Lot 4A, **Bosque Preparatory School**, zoned SU-1 for School & Related Facilities, located on LEARNING ROAD NW, between COORS BLVD. and RIO GRANDE BOSQUE, containing approx. 23 acres. (F-12) Juanita Vigil Staff Planner **(APPROVED WITH CONDITIONS)**

**STAFF PRESENT:**

Juanita Vigil, Planning Department

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

Jackie Fishman, 924 Park Ave. SW

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

MS. VIGIL: Reiterated comments made in the staff report in which approval was recommended.

**FINAL ACTION TAKEN**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1000901/ 03EPC 01666, a Site Development Plan for Building Permit, for Lot 4A, Bosque Preparatory School, zoned SU-1 for School and Related Uses, based on the following Findings and subject to the following Conditions:

**FINDINGS:**

1. This is a request for approval of a site plan for building permit for a 10,080 square foot modular building that will be utilized for classroom space at 4000 Learning Rd NW, Lot 4A, Bosque Preparatory School, zoned SU-1 for School and Related Uses, located on Learning Road between Montano Road and the Rio Grande Bosque.
2. The Site Development for Subdivision, which governs the development of the subject site, requires an amendment to reflect the actual number of lots on the site and the perimeter setback requirements for the subject site.
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5. The submittal meets the applicable general policies, site planning and architecture policies, and view preservation policies contained in the Coors Corridor Sector Plan (Issues 2, 3 & 4).
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7. The temporary building proposed to be located on the site is intended by the Bosque School to ultimately be replaced in approximately 5-10 years. Due to the temporary nature of the building the temporary encroachment into the 100 foot Bosque buffer is appropriate under the circumstances.
8. This site development plan for building permit will be adequate with some minor changes and additions.

**CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The applicant must have an amendment to the site development for subdivision approved by the DRB. The amendments to the site development plan for subdivision include the accurate lot configuration for the site; a revision to the general notes section on page 1, which describes the accurate number of lots on the subject site; and revisions to the "Setbacks" section of the Design Guidelines, which eliminates the description of Lots 1-4 and correctly specifies perimeter setback requirements without changing the currently allowed building locations.
3. The placement of the modular building shall be moved approximately 20 feet to the east to avoid the existing fire and water line and shall be allowed to temporarily, for a period not to exceed five years without the EPC approval, protrude into the 100 foot buffer for this purpose only. The granting of this request shall not establish precedence for future development of school buildings.
4. The landscape plan shall be modified to reflect the exact location of the modular building, a required pedestrian walkway and modified landscaping.
5. The applicant shall specify the exact location of the revegetated seed mix on the submittal.





6. The applicant shall install a pedestrian walkway on the east of the building.

MOVED BY COMMISSIONER OWENS  
SECONDED BY COMMISSIONER SERRANO

MOTION PASSED UNANIMOUSLY

**6. Project # 1000162 \***  
03EPC-01667 EPC Site  
Development Plan-Subdivision  
03EPC-01668 Zone Map  
Amendment

CONSENSUS PLANNING, INC. agents for TIM WHITE request the above actions for all or a portion of Tract A-2, **Luecking Park Complex**, a zone map amendment from R-3 to SU-1 for IP Permissive Uses, located on PATHWAY AVE. NE, between PAN AMERICAN HIGHWAY and NORTH DIVERSION CHANNEL, containing approximately 7 acres. (G-16) Simon Shima, Staff Planner **(CONTINUED TO DECEMBER 18, 2003)**

**STAFF PRESENT:**

Simon Shima, Planning Department

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

Jim Strozier, 924 Park Ave. SW

**PERSON PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:**

Inge Montgomery, 4300 Bryn Mawr Dr. NE

MR. SHIMA: Reiterated comments made in the staff report in which deferral was recommended for both actions.

**FINAL ACTION TAKEN**

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to continue Project 1000162/ 03EPC-01667 EPC Site Development Plan-Subdivision and 03EPC-01668 Zone Map Amendment to the Environmental Planning Commission Public Hearing on December 18, 2003.

MOVED BY COMMISSIONER DEICHMANN  
SECONDED BY COMMISSIONER STEELE

MOTION PASSED UNANIMOUSLY





## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Environmental Planning Commission will conduct informational site visits on November 13, 2003 beginning at 1:00 pm. The sites include only projects that have undergone full City approval and have been constructed or partially constructed. To participate in the site visits, or for more information, please contact April Candelaria at 924-3886.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Study Session on Thursday, November 13, 2003, 4:00 p.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

1. Introduction: Mixed Use Zoning concerns currently under study in the Planning Department.

2. Distribution & Review - Current Land Use Matters for the November 20, 2003 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, November 20, 2003, 8:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

**Project # 1000901**  
03EPC-01666 EPC Site Development Plan-Building Permit CONSENSUS PLANNING, INC. agents for BOSQUE SCHOOL request the above action for all or a portion of Lot 4A, Bosque Preparatory School, zoned SU-1 for School & Related Facilities, located on LEARNING ROAD NW, between COORS BLVD. NW and RIO GRANDE BOSQUE, containing approximately 23 acres. (F-12) Juanita Vigil, Staff Planner

**Project # 1000162**  
03EPC-01667 EPC Site Development Plan-Subdivision  
03EPC-01668 Zone Map Amendment-CONSENSUS PLANNING, INC. agents for TIM WHITE request the above actions for all or a portion of Tracts A-2, Luecking Park, Complex, a zone map amendment from R-3 to SU-1 for IP Permissive Uses, located on PATHWAY AVE. NE, between PAN AMERICAN HIGHWAY and NORTH DIVERSION CHANNEL, containing approximately 7 acres. (G-15) Simon Shima, Staff Planner

**Project # 1003010**  
03EPC-01669 Zone Map Amendment  
03EPC-01670 EPC Site Development Plan-Building Permit  
03EPC-01671 EPC Site Development Plan-Subdivision  
03EPC-01704 Sector Plan Amendment  
DECKER/PERICH/SABATINI agents for ALBUQUERQUE LITTLE THEATERS request the above actions for all or a portion of Tract(s) 135-B and Tracts 136-A, 135-B, 137 Plus Lots 5-7, Huning Castle Addition, 138-Section 18, T10N, R3E, NMP, Bern. Co., a zone map amendment from SU-2 SU-1 Albuq. Little Theater to SU-2 SU-1 Albuq. Little Theater & SU-2 CLD, located on SAN PASCUAL SW, between CENTRAL AVE. SW and CHURCH LACE SW, containing approximately 5 acres. (J-13) Makita Hill, Staff Planner

**Project # 1002798**  
03EPC-01673 Zone Map Amendment  
03EPC-01674 EPC Site Development Plan-Subdivision  
ADVANCED ENGINEERING AND CONSULTING agents for WIL- LANE request the above actions for all or a portion of Tracts A and Tract A-1, Lands of Conrado Garcia, 138-Section 18, T10N, R3E, NMP, Bern. Co., a zone map amendment from C-2, RA-2, SU-1 for PRD to SU-1 for PRD, located on CANDELARIA ROAD NW, between 12TH STREET NW and RIO GRANDE NW, containing approximately 2.5 acres. (G-13) Simon Shima, Staff Planner

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 6 times, the first publication being on the 29 day of Oct, 2003, and the subsequent consecutive publications on \_\_\_\_\_, 2003.

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this day of 29 October of 2003.

PRICE

94.51

Statement to come at end of month.

ACCOUNT NUMBER

C80583

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

OFFICIAL SEAL

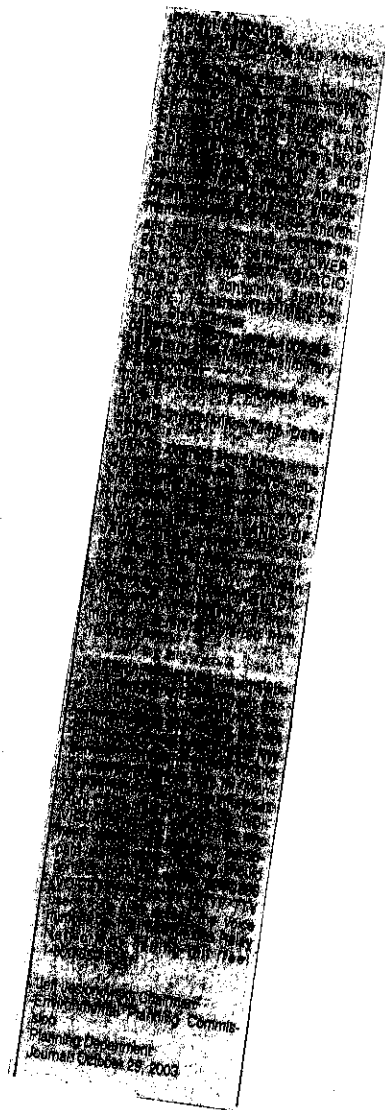
Samantha Wales

NOTARY PUBLIC

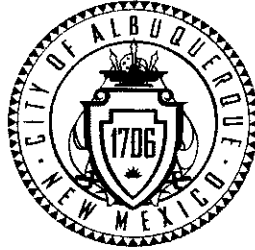
NEW MEXICO

10/2/03

Jul







## ENVIRONMENTAL PLANNING COMMISSION

### A G E N D A

Thursday, November 20, 2003, 8:30 a.m.

Plaza del Sol Hearing Room  
Lower Level

600 2nd Street NW

### MEMBERS

Jeffery Jesionowski, Chairman

Mick McMahan, Vice Chair

John Briscoe  
Camilla Serrano  
Jens Deichmann

Bevin Owens  
Larry Chavez  
David Steele

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

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

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.**

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

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

1. Call to Order.
  - A. Announcement of Changes and/or Additions to the Agenda
  - B. Approval of the Amended Agenda
  - C. Approval of the Minutes for September 18, 2003 and October 16, 2003.

2. **Project # 1002945 \***  
03EPC-01481 EPC Site Development  
Plan-Building Permit  
GEORGE RAINHART ARCHITECTS & ASSOC. agents for LA CUEVA TOWN CENTER LTD. request the above action for all or a portion of Lot 4B, Block 19, **La Cueva Town Center**, zoned C-2 (SC), located on WYOMING BLVD. NE, between WYOMING BLVD. NE and CARMEL AVE. NE, containing approximately 1 acre(s). (C-19) (Deborah Stover, Staff Planner) (**DEFERRED FROM OCTOBER 16, 2003**)
3. **Project # 1003009 \***  
03EPC-01665 EPC Site Development  
Plan-Building Permit  
TIERRA WEST LLC agents for SANDIA FOOD GROUP request the above action for all or a portion of Lot 2, **Jefferson Commons II**, zoned IP, located on PAN AMERICAN FRWY NE, between OFFICE BLVD. NE and JEFFERSON ST. NE, containing approximately 3 acres. (F-17) Carmen Marrone, Staff Planner
4. **Project # 1003008 \***  
03EPC-01664 EPC Site Development  
Plan-Building Permit  
MULLEN HELLER ARCHITECTURE PC agents for WRANGLER PROPERTIES request the above actions for all or a portion of Tracts C-1A1, **Seven Bar Ranch**, zoned SU-1 for IP Uses, located on THE AMERICAN ROAD NW, between ELLISON DRIVE NW and NM HIGHWAY 528, containing approximately 2 acres. (A-13) Debbie Stover, Staff Planner
5. **Project # 1000901 \***  
03EPC-01666 EPC Site Development  
Plan-Building Permit  
CONSENSUS PLANNING, INC. agents for BOSQUE SCHOOL request the above action for all or a portion of Lot 4A, **Bosque Preparatory School**, zoned SU-1 for School & Related Facilities, located on LEARNING ROAD NW, between COORS BLVD. and RIO GRANDE BOSQUE, containing approx. 23 acres. (F-12) Juanita Vigil Staff Planner
6. **Project # 1000162 \***  
03EPC-01667 EPC Site Development  
Plan-Subdivision  
03EPC-01668 Zone Map Amendment  
CONSENSUS PLANNING, INC. agents for TIM WHITE request the above actions for all or a portion of Tract A-2, **Luecking Park Complex**, a zone map amendment from R-3 to SU-1 for IP Permissive Uses, located on PATHWAY AVE. NE, between PAN AMERICAN HIGHWAY and NORTH DIVERSION CHANNEL, containing approximately 7 acres. (G-16) Simon Shima, Staff Planner

**7. Project # 1003010 \***

03EPC-01669 Zone Map Amendment  
03EPC-01670 EPC Site Development  
Plan-Building Permit  
03EPC-01671 EPC Site Development  
Plan-Subdivision  
03EPC-01704 Sector Plan Amendment

DEKKER/PERICH/SABATINI agents for  
ALBUQUERQUE LITTLE THEATER request the above  
actions for all or a portion of Tract(s) 135-B and Tracts 136-  
A, 135-B, 137 Plus Lots 5-7, Huning Castle Addition plus  
**Section 18, T10N, R3E, NMPM, Bern. Co.**, a zone map  
amendment from SU-2 SU-1 Albuquerque Little Theater to SU-2  
SU-1 Albuquerque Little Theater & SU-2 CLD, located on SAN  
PASQUALE SW, between CENTRAL AVE. SW and  
CHACOMA PLACE SW, containing approximately 5 acres.  
(J-13) Makita Hill, Staff Planner

**8. Project # 1002798 \***

03EPC-01673 Zone Map Amendment  
03EPC-01674 EPC Site Development  
Plan-Subdivision

ADVANCED ENGINEERING AND CONSULTING LLC  
agents for WILLIAM HOLLER request the above actions  
for all or a portion of Tracts A and Tract A-1, Lands of  
Conrado Garcia, **Rima Addition**, a zone map amendment  
from C-2, RA-2, SU-1 for PRD to SU-1 for PRD, located on  
CANDELARIA ROAD NW, between 12TH STREET NW  
and RIO GRANDE NW, containing approximately 3 acres.  
(G-13) Simon Shima, Staff Planner

**9. Project # 1003012 \***

03EPC-01675 Zone Map Amendment  
03EPC 01796 Sector Plan Amendment

TOWNER ENC. SERVICES agents for PERFORMANCE  
TOOL AND EQUIPMENT request the above actions for the  
Northerly 2/3' and Southerly 160' of Lot 430, **Atrisco  
Grant**, Unit 3 a zone map amendment from RD/R-1 to  
SU-1 for Church and Related Facilities, located on 86TH  
ROAD SW, between TOWER ROAD SW and SAN  
YGNACIO ROAD SW, containing approximately 1.75  
acres. (L-9) Mary Piscitelli, Staff Planner

**10. Project # 1000575**

03EPC-01661 EPC Site Development  
Plan-Amendment to Building Permit

DEKKER/PERICH/SABATINI agents for PRESBYTERIAN  
HEALTHCARE SERVICES request the above action(s) for  
all or a portion of Tract(s) 1-9, **Presbyterian Hospital  
Main Campus**, zoned SU-1 SU-2 Hospital & Related Uses,  
located on CENTRAL SE, between OAK SE and  
SYCAMORE SE, containing approximately 27 acres. (K-  
15) Carmen Marrone, Staff Planner

**11. Project # 1002948**

**03EPC- 01736**

03DRB-01485 Major-Preliminary Plat  
Approval  
03DRB-01486 Minor-Sidewalk Variance  
03DRB-01497 Minor-Temp Defer  
SDWK

Juan R. Alderete et al, appeals the Development Review  
Board's approval of the above action(s) for all or a portion  
of Tract(s) A-1, Lot(s) 1 & 2, Tract(s) 171a1b2, **LANDS OF  
JACK CULLY**, zoned RA-2 residential and agricultural zone,  
located on ADOBE RD NW, between MONTANO RD and  
GUADALUPE TR containing approximately 6 acre(s). (F-14)

- 12. Project # 1002941**  
03EPC-01467 EPC Sector Development Plan  
03EPC-01466 Zone Map Amendment
- CONSENSUS PLANNING INC. agent for SUNSTATE REALTY request the above actions for all of Tract H20, **Riverview Subdivision**, a zone map amendment from RO-1 to RA-2, located at the southwest corner of Eagle Ranch Rd. and Coors Blvd. NW, containing approximately 5 acres. (C-12) Carmen Marrone, Staff Planner **(DEFERRED FROM OCTOBER 16, 2003)**
- 13. Project # 1001712**  
03EPC-00323 Annexation  
03EPC-00325 Zone Map Amendment  
03EPC-00361 Site Development Plan for Subdivision
- TIERRA WEST LLC agent(s) for E. BLAUGRUND & ASSOC., C/O JOHN MYERS request the above action(s) for all or a portion of Lot(s) A, B, C, **Taylor Ranch**, zone map amendment from A-1 SU-Permit for C-1 & R-2 to R-T & SU-1 for C-1, located on LA ORILLA ROAD NW, between VIA CORTE DEL SUR NW and COORS BLVD. NW, containing approximately 16 acre(s). (E-12) Chris Hyer, Staff Planner **(DEFERRED FROM SEPTEMBER 18, 2003)**
- 14. Project # 1002371**  
03EPC-01285 Zone Map Amendment  
03EPC-01815 EPC Site Development Plan-Subdivision
- TIERRA WEST LLC, agent for HOFFMANTOWN CHURCH WEST, request the above action for all or a portion of Tracts 1A,1B & 1C, Block 15, Alban Hills Subdivision, Unit 1 and Tract A, Access Easement, Bosque Meadows, a zone map amendment from SU-1 for R-2 Uses and SU-1 for R-2 Uses with 175 DU Max to SU-1 for C-2 Uses and SU-1 for R-2 and Church and Related Uses, located on LA ORILLA NW, between COORS BLVD. NW and CORRALES DRAIN, containing approximately 17 acres. (D-12) Simon Shima, Staff Planner **(DEFERRED FROM OCTOBER 16, 2003)**
- 15. Project # 1001182**  
03EPC-01313 Zone Map Amendment
- CONSENSUS PLANNING, INC., agent for WESTERN SECURITY REAL ESTATE, INC., request the above action(s) for all or a portion of Tract(s) B, **Westridge Mobile Home Park -Phase 2**, a zone map amendment from SU-1 MH to R-LT, located on AVALON ROAD NW, west of 94<sup>th</sup> STREET NW, containing approximately 7 acres. (K-9) Simon Shima, Staff Planner **(DEFERRED FROM OCTOBER 16, 2003)**



**16. Project # 1002796**

03EPC-01100 EPC Site Development  
Plan-Building Permit  
03EPC-01101 Zone Map Amendment  
03EPC-01099 EPC Site Development  
Plan-Subdivision

RHODE MAY KELLER MCNAMARA ARCHITECTS agent(s) for ALBUQUERQUE FIRE DEPARTMENT request the above action(s) for all or a portion of Lots 7, 8 9 10, Block 4, Loma Verde Subdivision and Lots 7, 8, 9, 10, 11, Kay Addition, zoned C-2 and SU-1 Firestation, located on DALLAS NE, between CHARLESTON NE and DALLAS NE, containing approximately 2 acre(s). (K-19) Debbie Stover, Staff Planner **(DEFERRED FROM OCTOBER 16, 2003)**

**17. Project # 1000262**

03EPC-01476 EPC Site Development  
Plan-Subdivision  
03EPC-01477 EPC Site Development  
Plan-Building Permit  
03EPC-01478 Zone Map Amendment

CONSENSUS PLANNING, INC., agent for LONGFORD HOMES request the above actions for all or a portion of Tract B-1, **Costco Development, Manzano Mesa Addition**, a zone map amendment from SU-1 for C-2 Permissive Uses to SU-1 for PRD, located on SOUTHERN BLVD. SE, between EUBANK BLVD. SE and JUAN TABO SE, containing approximately 13 acres. (L-21) Simon Shima, Staff Planner **(CONTINUED FROM OCTOBER 16, 2003)**

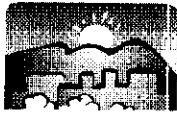
**18. Project # 1002717**

03EPC-01472 EPC Sector Development  
Plan  
03EPC-01474 EPC Site Development  
Plan-Subdivision  
03EPC-00924 Zone Map Amendment

TIMOTHY FLYNN-OBRIEN agent(s) for WEST BLUFF CENTER LLC, A NM LIABILITY CO request the above action(s) for all or a portion of Tract(s) 303 and Tracts 304, 305, and 306, **Town of Atrisco Grant**, a zone map amendment from SU-1/O-1/PRD to SU-1 for IP Uses, located on COORS BLVD. NW, between CORONA DRIVE NW and ALAMOGORDO DRIVE NW, containing approximately 7 acre(s). (H-11) Russell Brito, Staff Planner **(DEFERRED FROM OCTOBER 16, 2003)**

**19. OTHER MATTERS**





## Staff Report

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	Bosque School
<b>Request)</b>	Site Development Plan for Building Permit
<b>Legal Description</b>	Lot 4A, Bosque Preparatory School
<b>Location</b>	4000 Learning Road NW (Located between Namaste and Montano RD NW)
<b>Size</b>	Approximately 23 acres
<b>Existing Zoning</b>	SU-1 for School and Related Facilities
<b>Proposed Zoning</b>	No Change Proposed

### Staff Recommendation

**APPROVAL** of 03EPC 01666, based on the findings on page 10, and subject to the conditions of approval on page 11.

**Staff Planner**

*Juanita Vigil, CZO, Planner*

### Summary of Analysis

This request is for approval of a site development plan for building permit for the placement of a 10,080 square foot modular building, for Lot 4A, Bosque Preparatory School, zoned SU-1 for School and Related Uses, located at Learning Road between Montano Road and the Rio Grande Bosque, containing approximately 23 acres.

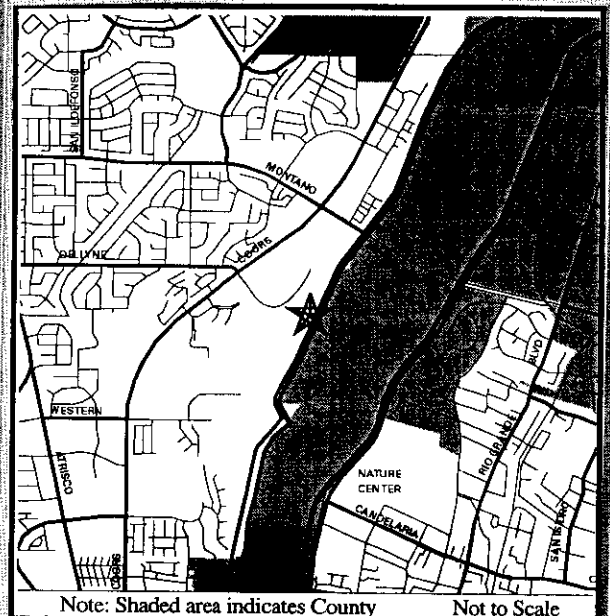
The modular building will be used for classroom space for Bosque School, which is a private High and Middle school campus.

In addition, the applicant is proposing to install landscaping around the placement of the modular building and new pedestrian walkways that will provide a connection to the existing pedestrian walkway system that exists on the campus.

With modifications, the submittal meets the applicable general policies, site planning and architectural policies contained in the *Coors Corridor Plan*.

The submitted site development plan for building permit, with some changes, will adhere to the site layout and design guidelines approved with the site's Master Plan.

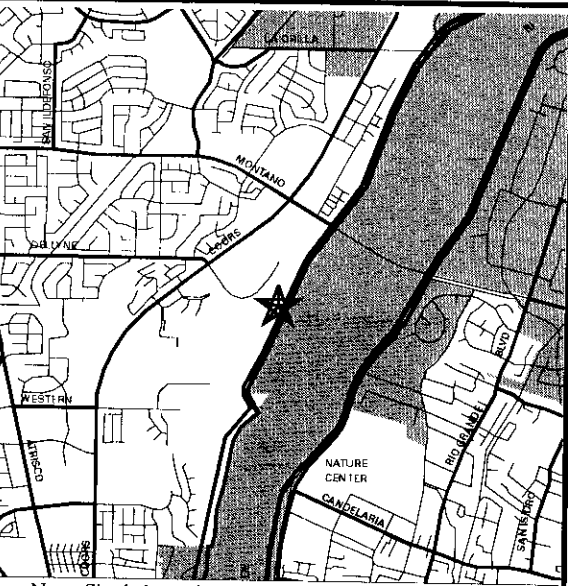
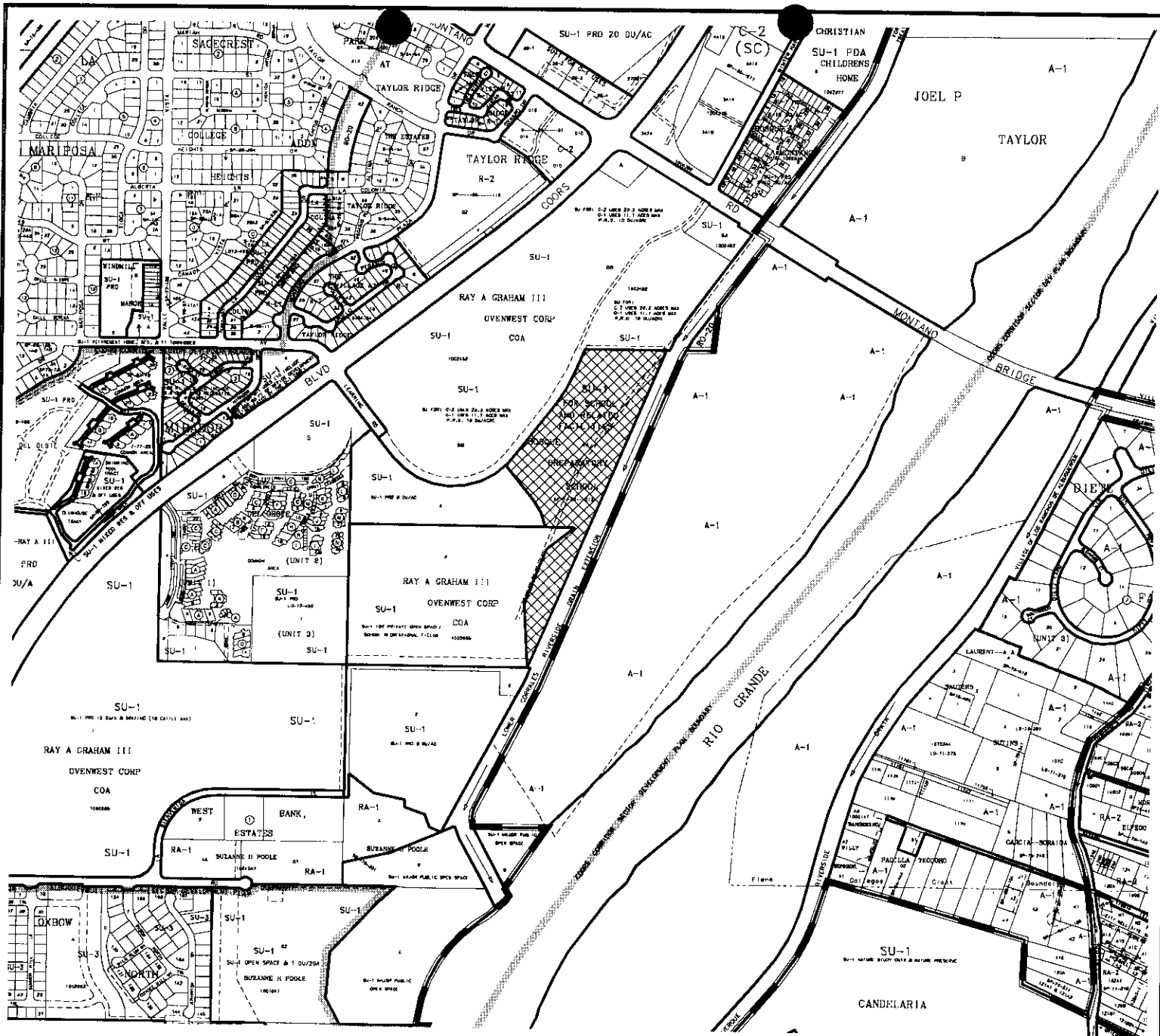
Staff is recommending approval with conditions.



Note: Shaded area indicates County Not to Scale

City Departments and other interested agencies reviewed this application from 10/06/03 to 10/17/03. Agency comments were used in the preparation of this report, and begin on page 13.





# ZONING MAP



Scale 1"= 1025'

PROJECT NO.  
1000901

HEARING DATE  
11-20-03

MAP NO.  
F-12

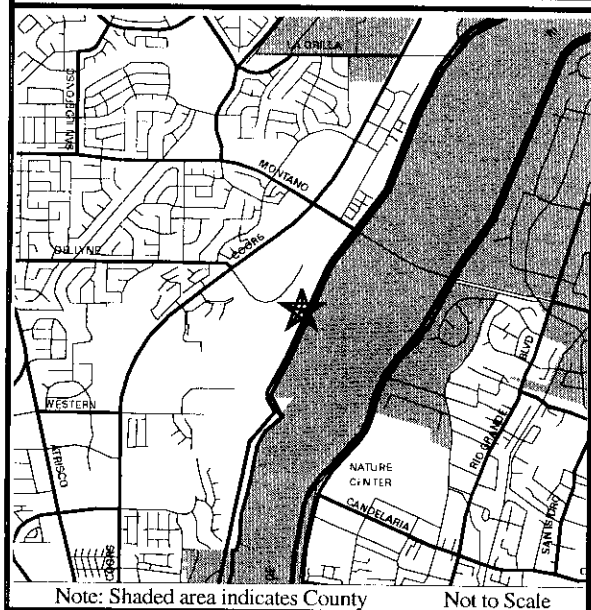
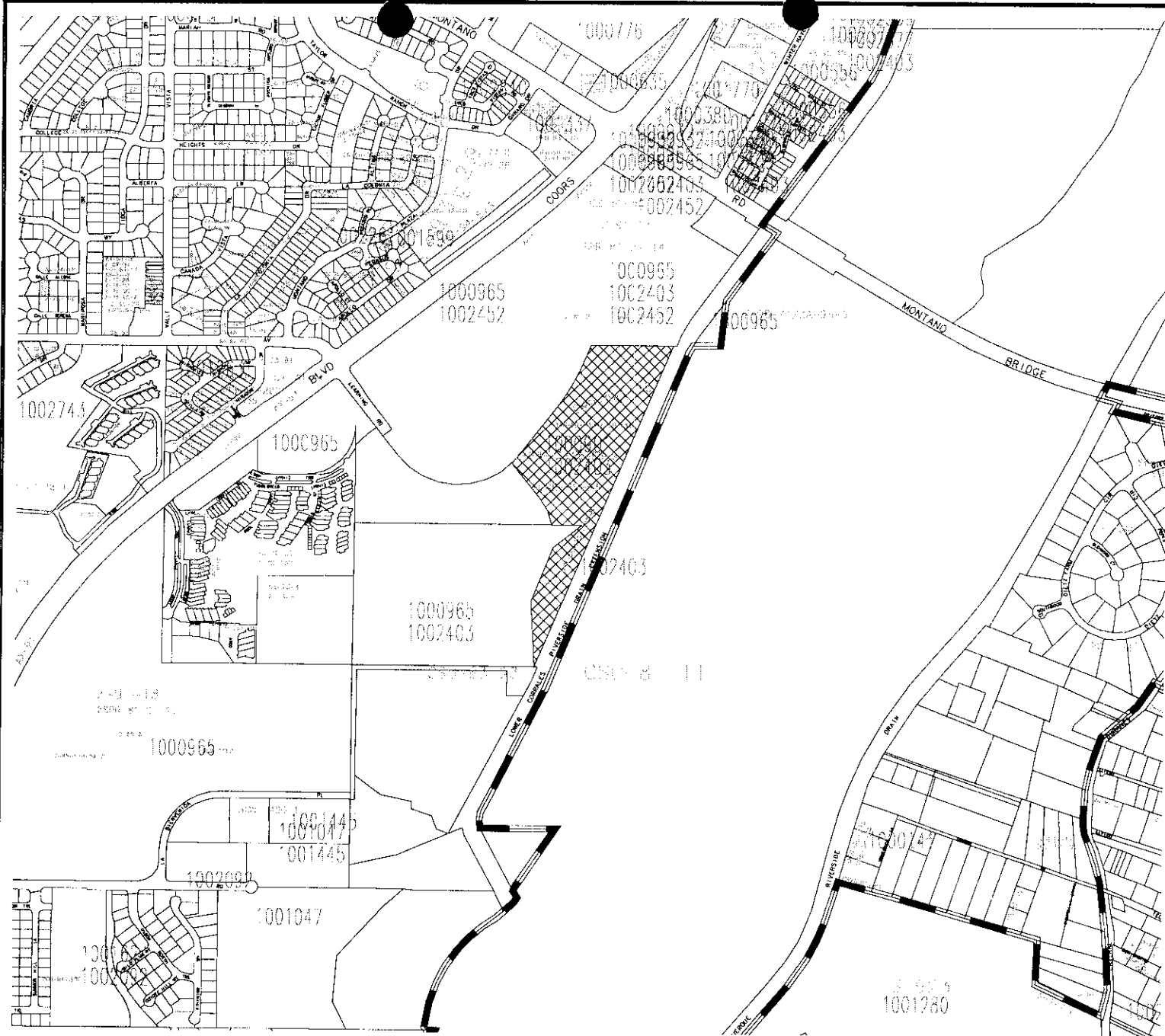
ADDITIONAL CASE NUMBER(S)  
03EPC-01666











## HISTORY MAP



Scale 1" = 1025'

PROJECT NO.

1000901

HEARING DATE

11-20-03

MAP NO.

F-12

ADDITIONAL CASE NUMBER(S)

03EPC-01666

Note: Shaded area indicates County

Not to Scale



*Development Services Report*

**SUMMARY OF REQUEST**

<b>Request</b>	Site Development Plan for Building Permit
<b>Location</b>	4000 Learning Road NW (Between Namaste and Montano RD NW)

**AREA CHARACTERISTICS AND ZONING HISTORY**

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

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1 for School and Related Uses	Rural	School
<b>North</b>	SU-1 C-2, O-1 Uses, PRD 10du/acre, Grazing 18 Cattle Max	West Side Strategic Plan	Undeveloped
<b>South</b>	A-1	Coors Corridor Sector Plan	Undeveloped
<b>East</b>	A-1		Corrales Riverside Drain, Rio Grande Bosque
<b>West</b>	A-1		La Luz Covenanted Open Space and undeveloped

**Background, History and Context**

This request is for approval of a site development plan for building permit for the placement of a 10,080 square foot modular building, for Lot 4A, Bosque Preparatory School, zoned SU-1 for School and Related Uses, located at Learning Road between Montano Road and the Rio Grande Bosque, containing approximately 23 acres. The modular building will be used for classroom space for Bosque School, which is a private High and Middle school campus.

The subject site was annexed and zoned SU-1 for School and Related Facilities in November 1998 (AX-98-9/Z-98-71). A Master Plan (site development plan for subdivision), which illustrates the entire site, including a public access easement from Coors Boulevard and contains detailed design guidelines, was approved along with the annexation and zoning.

A site development plan for building permit for the first phase of construction was approved in February 1999 (Z-98-140) for the main buildings of the subject school campus. Currently, the school is in operation as a private middle and high school.

Design Guidelines, although not required by the Zoning Code, were approved as part of the Master Plan and in conjunction with the first site plan for building permit. These guidelines were submitted as part of this submittal.

## **APPLICABLE PLANS AND POLICIES**

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

The subject site is located in the area designated Rural by the *Comprehensive Plan* with a Goal to "maintain the separate identity of rural areas as alternatives to urbanization by guiding development compatible with their open, natural resources, and traditional settlement patterns."

Applicable policies include:

Policy 3b: Development in rural areas shall be compatible with natural resource capacities including water availability and soil capacity, community and regional goals, and shall include trail corridors where appropriate.

Policy 3c: Development shall be carefully controlled in floodplains and valley areas where flood danger, high water table, soils and air inversions inhibit extensive urbanization.

### ***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.

The subject site is located in the Taylor Ranch Community. The Taylor Ranch Community is located entirely below, or east of, the Volcanic Escarpment, and extends to Paseo del Norte on the north, to the river on the east, and to the general vicinity of Western Trails on the south.

Applicable Policies include:

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.

The subject site is adjacent to the south of a designated Community Center Adjacent Area located near the intersection of Coors Boulevard and Montano Road, but it is not within the designated Community Adjacent Area.

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### ***Coors Corridor Sector Development Plan (Rank III)***

The *Coors Corridor Plan* was first adopted in 1984, and revised in 1989. The Plan generally encompasses properties all along Coors Boulevard NW between Central Avenue and Alameda Boulevard/NM 528; specific boundaries are shown on Figure 2 in the Plan. It includes applicable policies regarding Environmental Concerns and Related Improvements (Issue 2), Land Use and Intensity of Development (Issue 3), and Visual Impressions and Design Overlay Zone (Issue 4):

- *Issue 2, Policy 1, river lands access*, states that development shall be carefully designed to provide access to these lands while still preserving the natural wildlife habitat and maintaining essential flood control and drainage functions. (p.52)
- *Issue 2, Policy 2, bosque*, states that disturbance or removal of existing natural vegetations from the bosque shall be minimized. (p. 52)
- *Issue 2, Policy 4, floodplain*, states that cluster development on land above the flood level shall be encouraged and the floodplain shall be utilized as open space area (p. 54)
- *Issue 2, Policy 7, grading*, states that grading shall be minimized and that reconstruction and revegetation to a natural setting shall be encouraged. (p. 57)
- *Issue 2, Policy 11, distribution lines*, states that new power and telephones lines shall be installed underground. (p. 58)
- *Issue 3, Policy 5, development intensity*, states that intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines. (p.79)
- *Issue 3, Policy 7, cluster design*, states that cluster design for development of residential, commercial, and industrial structures shall be encouraged. (p.80)
- *Issue 3, Policy 8, Buffer Strip*, states that a 100-foot-wide buffer strip shall be established west of the Corrales Riverside Drain throughout Segment 3. The buffer strip shall remain in a natural condition and shall not be used for development. (p. 81)
- *Issue 4, visual impressions and urban design overlay zone*, includes general policies, site planning and architectural policies, and view preservation policies, and signage policies that affect this site and the submittal site development plan (p.82-115).

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

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

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

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## ANALYSIS

### *Conformance to Adopted Plans, Policies, and Ordinances*

This request is for approval of a site development plan for building permit for the placement of a 10,080 square foot modular building, for Lot 4A, Bosque Preparatory School, zoned SU-1 for School and Related Uses, located at Learning Road between Montano Road and the Rio Grande Bosque, containing approximately 23 acres. The modular building will be used for classroom space for Bosque School, which is a private High and Middle school campus.

In addition, the applicant is proposing to install landscaping around the placement of the modular building that will meet the intent of the landscape policy found in the design guidelines of the site development plan for subdivision, which is to "establish a framework that unifies the entire school property and is complementary to the Rio Grande Bosque." New pedestrian walkways are also proposed that provide a connection to the existing pedestrian walkway system that exists on the campus.

There appears to be a major discrepancy with the Site Development Plan for Subdivision, which governs the development of this site. The Site Development Plan for Subdivision was originally approved by EPC in 1998 and showed that there would be four separate lots. As demonstrated on the site development plan for building permit, the site only contains one lot. It appears that the site underwent platting action that amended the site development plan for subdivision. The only method of resolving this matter would to have the site development plan for subdivision amended to reflect that only one lot exists on the site and to make corrections to the setback segment of the submittal, which specifies what the building setbacks will be for each individual lot.

The Planning Department is recommending that the amendment to the site development plan for subdivision be delegated to the Development Review Board (DRB). With the approval from the Planning Commission, the applicant will be required to provide a site development plan for subdivision to the DRB which demonstrates one lot for the subject site, amend the general notes on sheet one of the submittal describing the number of lots on the subject site, and the setback segment found on page 2 of the submittal codifying the language which requires essentially the same setback requirements as shown currently shown on the submittal. Currently, the setback requirement requires buildings to maintain a distance from the edges of the site with no building setbacks for the interior lot lines (See page 2 of the site development plan for subdivision). A recommended condition of approval will require the applicant to provide the amendment.

The submittal furthers the applicable Policy 3b of the *Comprehensive Plan* by proposing development that is compatible with the area's open, natural resources through control of a site development plan.

The submittal furthers Policy 3.12 of the *West Side Strategic Plan* by presenting proposed development that supports continued growth in the Taylor Ranch Community and which may also promote transit use along Coors Boulevard.

The submittal meets the applicable general policies, site planning and architectural policies, view preservation policies, and signage policies contained in the *Coors Corridor Plan* (Issues 2, 3 & 4).