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

Date: December 22, 2000

OFFICIAL NOTIFICATION OF DECISION

Bosque School
4000 Learning Rd. NW
Albuq. NM 87120

FILE: 00128 00000 01518
LEGAL DESCRIPTION: 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

On December 21, 2000, the Environmental Planning Commission voted to approvef 00128 00000 01518, a site development plan for building permit, for Lot 4A, Bosque Preparatory School, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for a further phase of development of an approximately 23 acre site on Learning Road NW, between Coors Boulevard and the Rio Grande Bosque.

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

3. The submittal furthers the applicable policy 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.

4. The submittal meets the applicable general policies, site planning and architecture policies, view preservation policies, and signage policies contained in the *Coors Corridor Plan.*

5. The submitted site development plan for building permit adheres to the site layout and design guidelines approved with the site's Master Plan (site development plan for subdivision).

6. This site development plan for building permit will be adequate with some minor changes and additions.

7. The existing landscaping in the parking lot appears not to meet the requirements of the landscape plan submitted and approved.

8. All HVAC units are highly visible and not screened on existing building. Screening was required in the original site development plan for building permit.

CONDITIONS:

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

2. All site elements, including but not limited to buildings, sidewalks, planting areas and patios, shall be explicitly dimensioned with specific measurements.

3. Public Works Department Conditions:
   a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
   b. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
   c. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
   d. Provision of adequate surfaced parking must be demonstrated prior to EPC approval.
   e. The utility plan will require revision. The preferred alternative would be to connect sanitary sewer service(s) to existing on-site private systems. The public 48-inch interceptor is generally not available for service connection. Also, the existing water system as shown does not appear to met City standards / requirements. An updated water / sewer availability statement must be requested and completed prior to Development Review Board 'DRB' action.
   f. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer/AMAFCA.

4. All HVAC shall be screened at the top of any HVAC shall be below the top of any parapet or screen wall.

5. All landscaping areas shall have a minimum 75% organic coverage maturity. The tree canopies are not included in that percentage.

6. Replace the metal coiling door on the west side of the Performing Arts Center with a sectional glass overhead door.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **JANUARY 5, 2000** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF $50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

Russell Brito

for Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuq. NM 87102
N. Lynn Perls, La Luz Landowners Assoc., 18 Berm St. NW, Albuq. NM 87120
Tom Singleton, La Luz Landowners Assoc., 16 Berm St. NW, Albuq. NM 87120
E.A. Swenson, La Luz Del Sol Neigh. Assoc., 30 Mill NW, Albuq. NM 87120
Ray Graham III, La Luz Del Sol Neigh. Assoc., 1 Wind Rd. NW, Albuq. NM 87120
Rick Lackey, Taylor Ranch Neigh. Assoc., 2001 Carlisle NE, Albuq. NM 87110
Jerry Beck, 8201 Golf Course Rd. NW, Ste. D-3, Albuq. NM 87120

11. Transportation Planning conditions of approval of the proposed site plan for building permit request include:
    A) The TIS has been performed for this request. The implementation of and/or monetary contributions for mitigation measures as required by the ***TIS negotiations*** between the developer and the City must be completed, if any are outstanding.
    B) All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
    C) Provision of cross-access and reciprocal parking easements, between the proposed parcels, and with the adjacent parcels is needed.
    E) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.
    F) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets. The pathway on the west side of the structure needs attention.
    G) Proposed circulation drives and internal parking areas must be paved as per DPM standards.
    H) The site plan must identify surrounding uses and provide dimensions where appropriate, i.e., structures, streets, medians, drive aisles, parking spaces, walls, signs, etc.
    I) Location of refuse enclosures, walls, fences and signs must meet the clear sight distance requirements.
    J) Location and dimension of proposed fire lanes must meet Fire Code requirements as per the DPM.
    K) Coordination with the Solid Waste Department with regard to refuse container location and access.
    L) Street Trees are required along Coors Boulevard and Seven Bar Loop.

MOVED BY COMMISSIONER BEGAY
SECONDED BY COMMISSIONER JOHNSON MOTION CARRIED UNANIMOUSLY

12. 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 **(APPROVED WITH CONDITIONS)**

STAFF PRESENT:

Russell Brito, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park SW

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

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

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 00128 00000 01518, a site development plan for building permit, for Lot 4A, Bosque Preparatory School, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for a further phase of development of an approximately 23 acre site on Learning Road NW, between Coors Boulevard and the Rio Grande Bosque.

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

3. The submittal furthers the applicable policy 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.

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5. The submitted site development plan for building permit adheres to the site layout and design guidelines approved with the site's Master Plan (site development plan for subdivision).

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7. The existing landscaping in the parking lot appears not to meet the requirements of the landscape plan submitted and approved.

8. All HVAC units are highly visible and not screened on existing building. Screening was required in the original site development plan for building permit.

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   c. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.
   d. Provision of adequate surfaced parking must be demonstrated prior to EPC approval.
   e. The utility plan will require revision. The preferred alternative would be to connect sanitary sewer service(s) to existing on-site private systems. The public 48-inch interceptor is generally not available for service connection. Also, the existing water system as shown does not appear to met City standards / requirements. An updated water / sewer availability statement must be requested and completed prior to Development Review Board 'DRB' action.
   f. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer/AMAFCA.

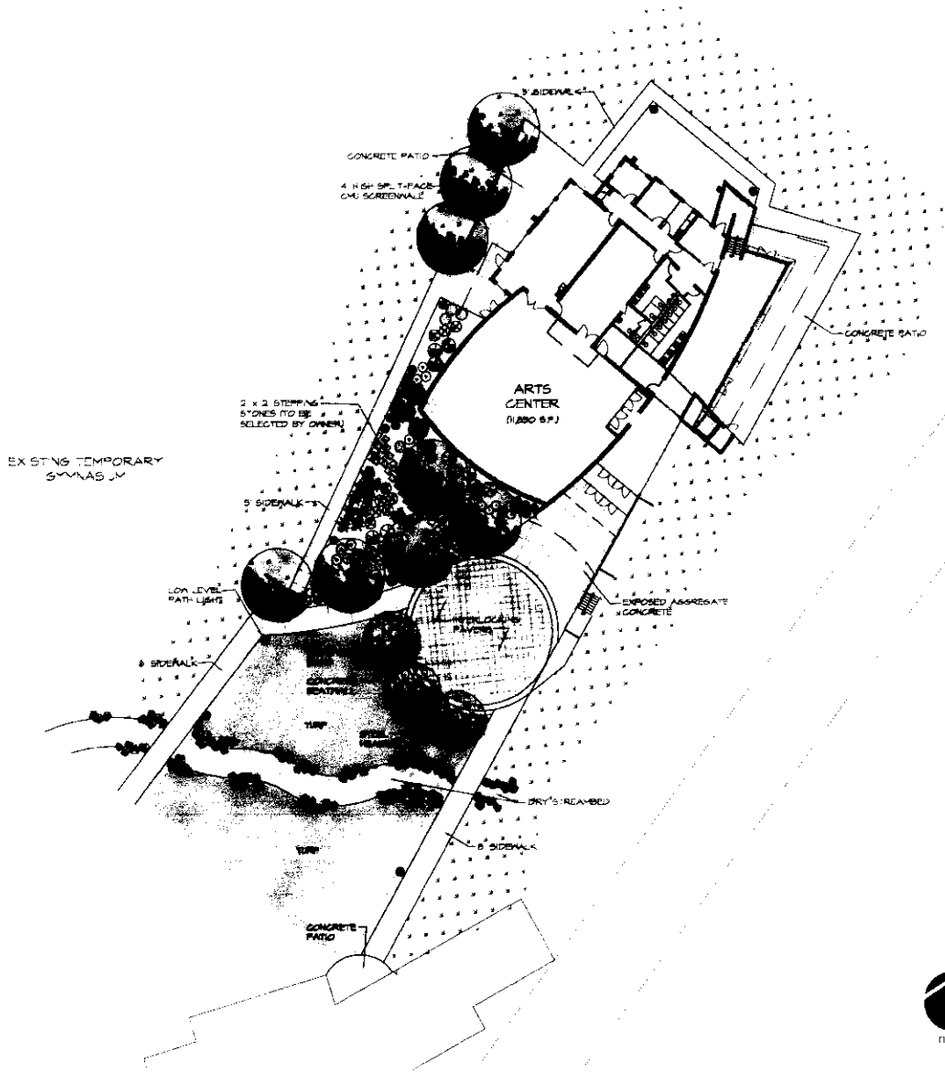
4. All HVAC shall be screened at the top of any HVAC shall be below the top of any parapet or screen wall.

5. All landscaping areas shall have a minimum 75% organic coverage maturity. The tree canopies are not included in that percentage.

6. Replace the metal coiling door on the west side of the Performing Arts Center with a sectional glass overhead door.

MOVED BY COMMISSIONER BEGAY
SECONDED BY COMMISSIONER HEISER MOTION CARRIED UNANIMOUSLY

Submitted to EPC
12/21/00
00125 00000 01518



PLANT PALETTE

Symbol	Scientific Name	Common Name	Size
	Platanus wrightii	Arizona Sycamore	2-1/2" B & B
	Pyrus calleryana 'Bradford'	Bradford Pear	2" B & B
	Caryopteris clandonensis	Blue Mist	5 gal
	Fallugia paradoxa	Apache Plume	5 gal
	Genista tinctoria	Vancouver Gold Genista	1 gal
	Hymenoxys acaulis	Angelita Daisy	1 gal
	Juniperus communis	Common Juniper	5 gal
	Potentilla fruticosa	Goldfinger Potentilla	1 gal
	Psorothamnus scoparius	Broom Dalea	5 gal
	Ribes aureum	Golden Currant	5 gal
	Rhus trilobata	Threeleaf Sumac	5 gal

Turf Grass
Kentucky Bluegrass/Fescue Mix

Native Seed Mix

Bouteloua gracilis	Blue Grama
Bouteloua curtipendula	Sideoats Grama
Gaura coccinea	Scarlet Gaura
Anemopsis californica	Yerba Mansa
Aster commutatus	White Aster
Penstemon pinifolius	Pine-Leaf Penstemon
Sphaeralcea coccinea	Scarlet Globe Mallow

LANDSCAPE NOTES

1. Disturbed, undeveloped areas shall be top dressed with either bark mulch or gravel mulch to a 3-inch depth.
2. Landscaping shown on this plan shall be developed in conjunction with the Drama Building. Additional landscaping will be provided in the adjacent area in association with future building development.
3. Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be utilized to irrigate turf and tree, shrub, and groundcover planting areas.
4. Maintenance of the landscaping and irrigation system shall be the responsibility of Bosque School.

north

Scale 1" = 20'-0"
10 0 20 40

MAZRIA RISKIN ODEMS, P.C.

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
924 Park Avenue SW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com

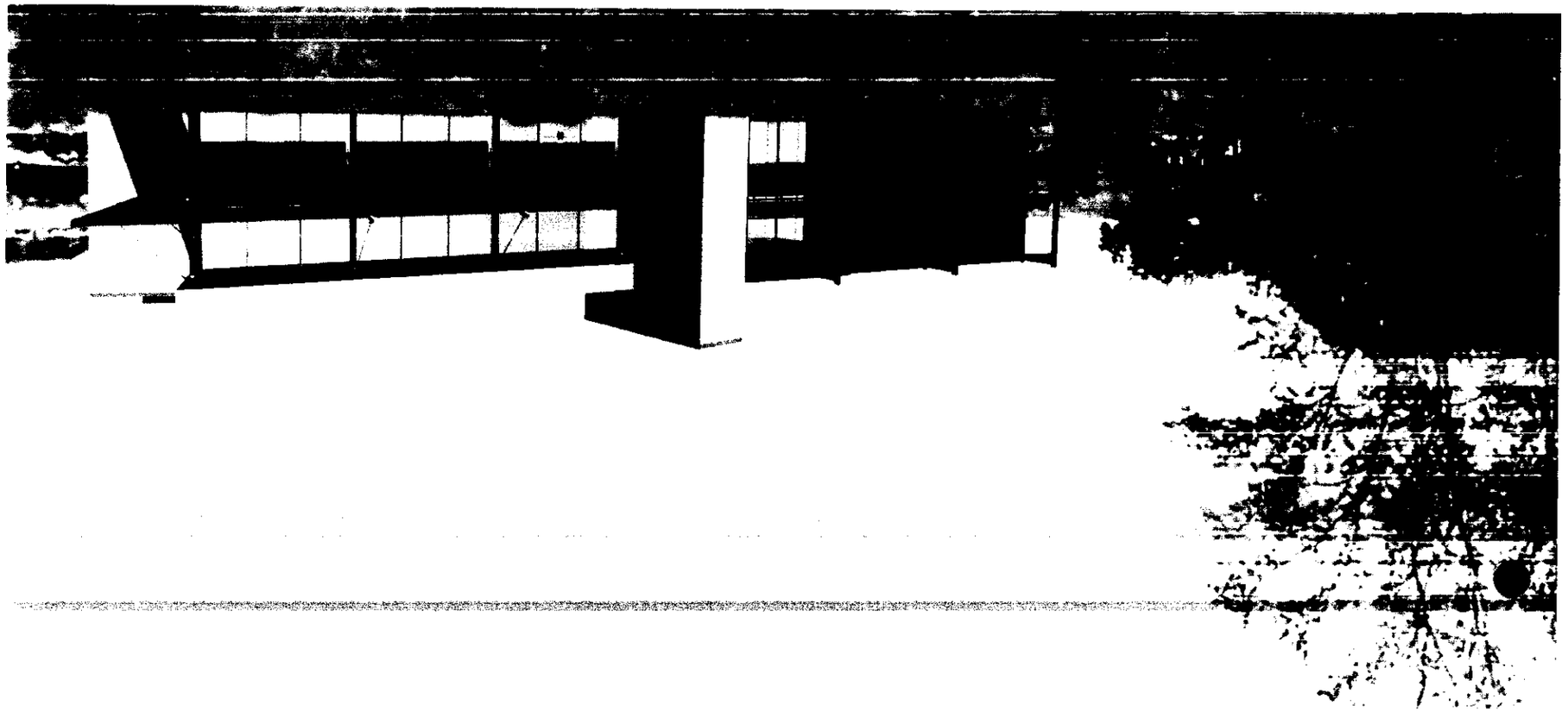
BOSQUE SCHOOL
ALBUQUERQUE, NEW MEXICO

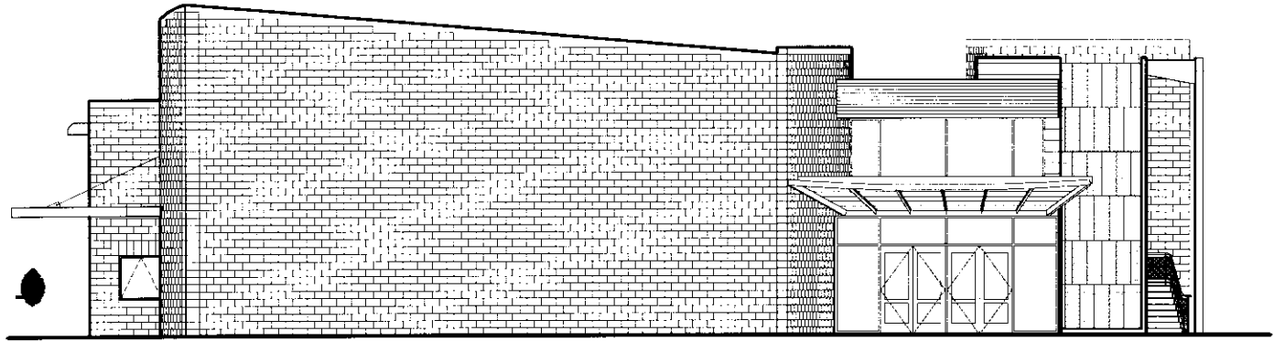
LANDSCAPE PLAN

PHASE 4
DRAMA BUILDING

12/18/00

3 of 7



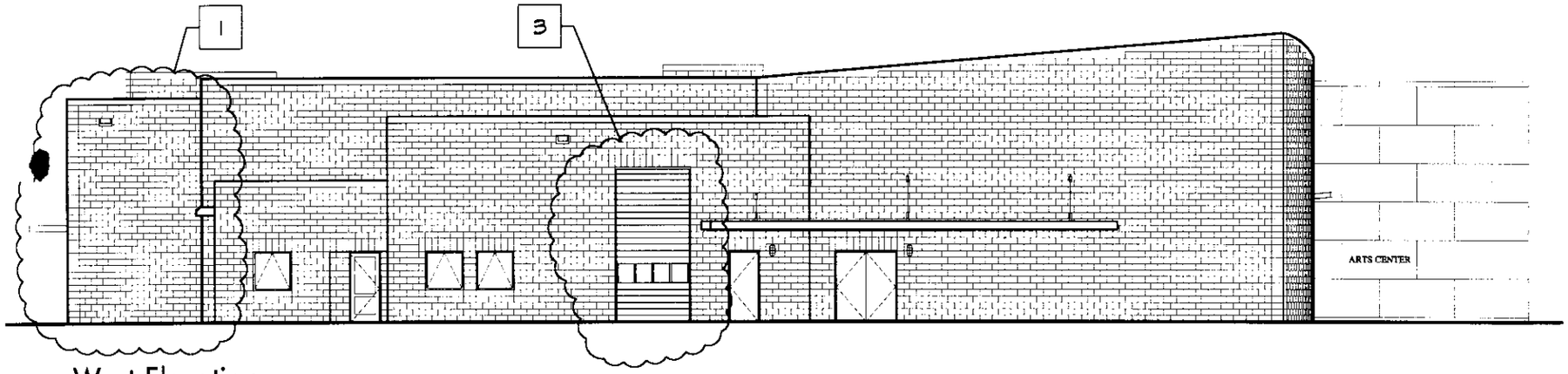


South Elevation

1. Aluminum storefront and metal walls panels deleted in lieu of 8" burnished CMU with scoria aggreagate.

2. Doors deleted.

3. Full-view sectional roll-up door replaced with partial-view sectional roll-up door.



West Elevation
EPC Submittal Revisions 12-19-00

Scale: 1/16" = 1'-0"

ENVIRONMENTAL PLANNING COMMISSION

AGENDA

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

CITY OF ALBUQUERQUE

EPC

ENVIRONMENTAL PLANNING COMMISSION

ALBUQUERQUE NEW MEXICO 1706

Agenda Number: 14
Case Number: 00128 00000 01518
December 21, 2000

Staff Report

Agent	Consensus Planning, Inc.
Applicant	Bosque School
Request	**Approval of a site development plan for building permit**
Legal Description	Lot 4A, Bosque Preparatory School
Location	On Learning Road NW, between Coors Boulevard and the Rio Grande
Size	Approximately 23 acres
Existing Zoning	SU-1 for School & Related Facilities

Staff Recommendation

APPROVAL of 00128 00000 01518, based on the findings on page 6, and subject to the conditions of approval on pages 6 - 7.

Staff Planner

Russell Brito, Planner

Summary of Analysis

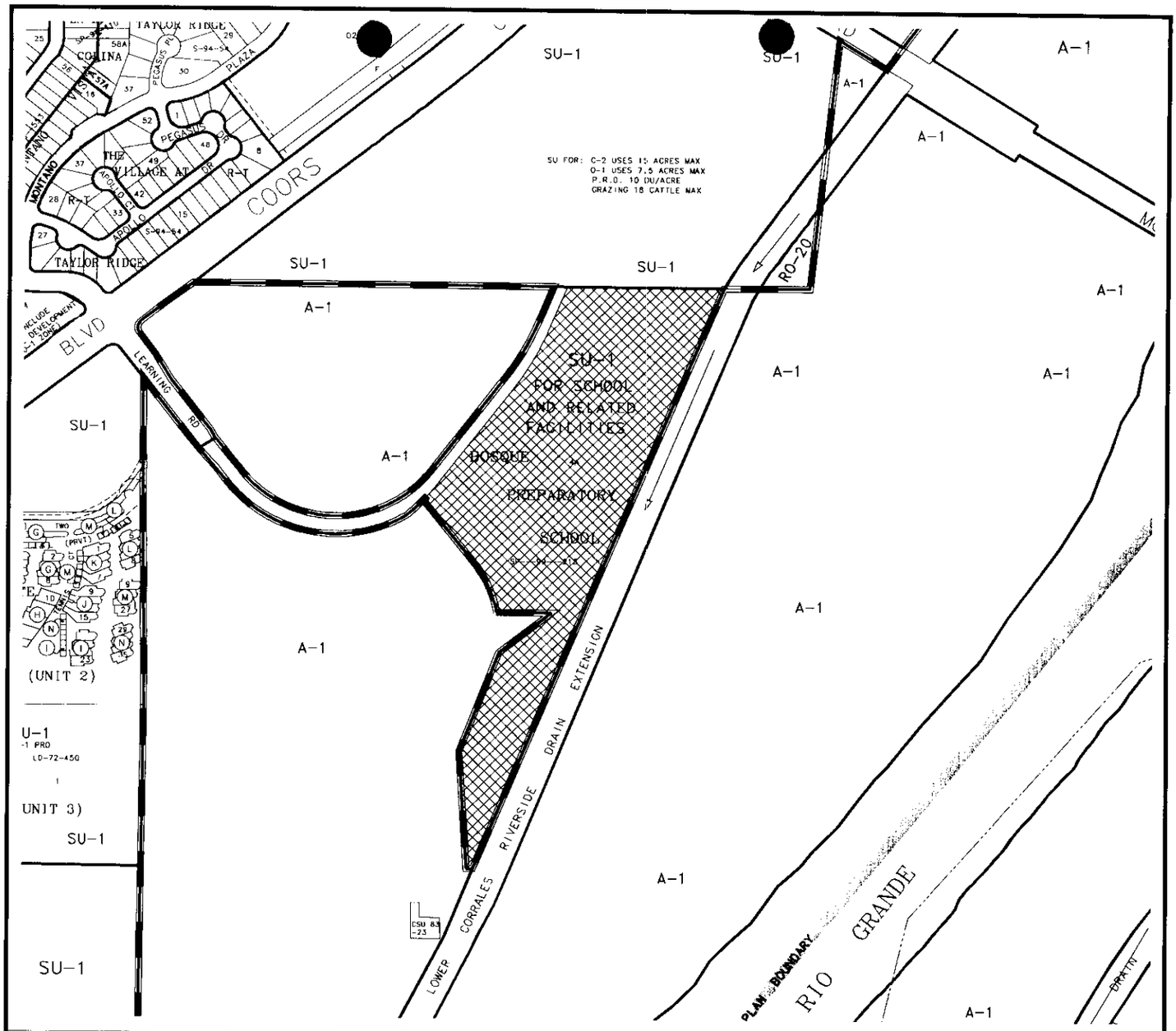
The submitted site development plan for a further phase of development of the Bosque School campus furthers the applicable goals, policies and guidelines of the *Comprehensive Plan*, the *West Side Strategic Plan* and the *Coors Corridor Plan*.

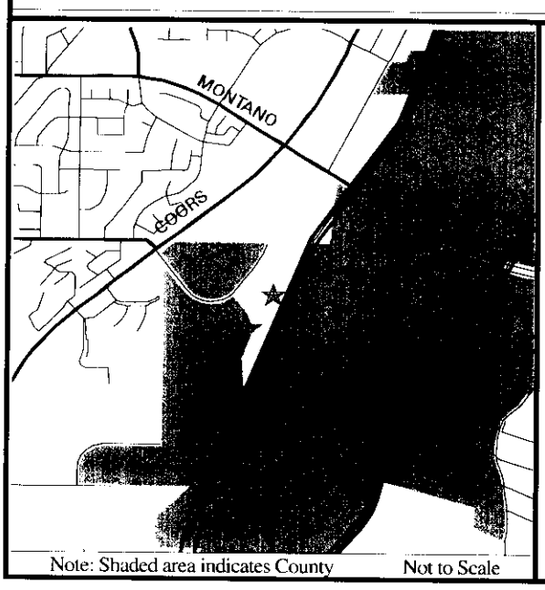
The submitted site development plan for building permit adheres to the site layout and design guidelines approved with the site's Master Plan (site development plan for subdivision).

This site development plan for building permit will be adequate with some minor changes and additions.

Note: Shaded area indicates County Not to Scale

City Departments and other interested agencies reviewed this application from 3 November 2000 to 17 November 2000. Agency comments were used in the preparation of this report, and begin on page 9.





Note: Shaded area indicates County Not to Scale

ZONING MAP

AGIS

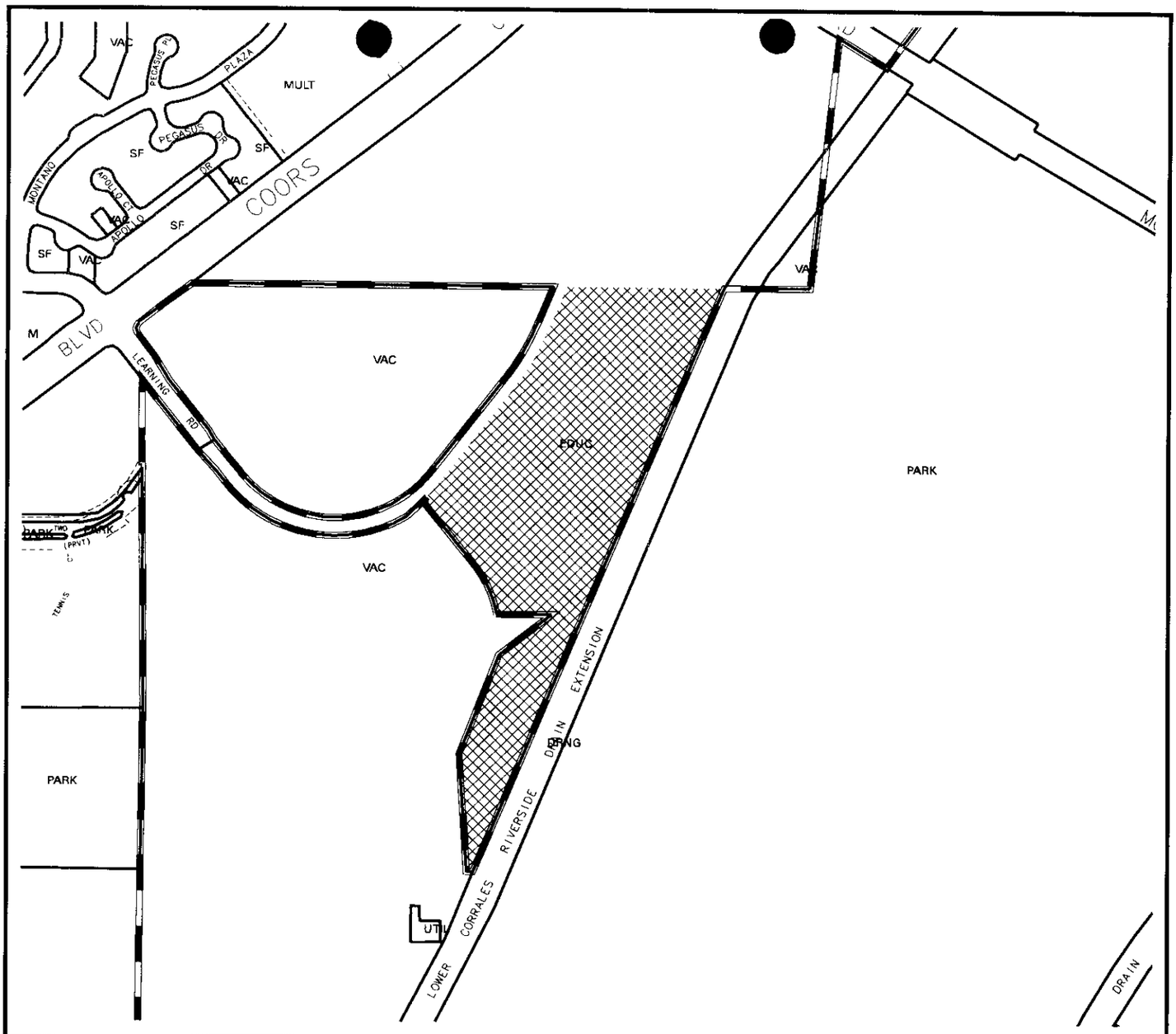
Scale 1"= 555 '

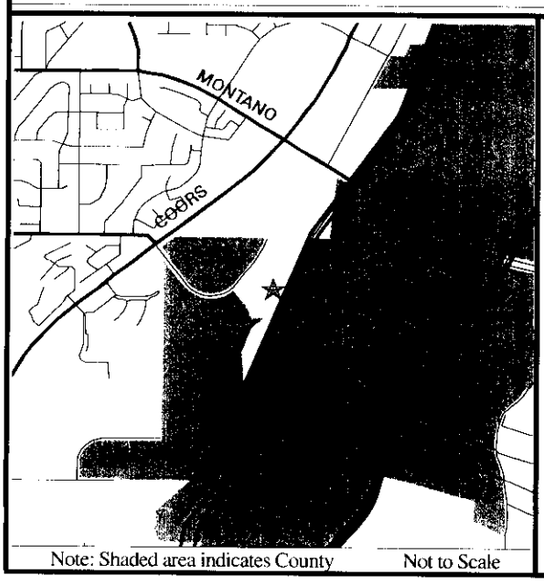
PROJECT NO.
1000901

HEARING DATE
12-21-00

MAP NO.
F-12

APPLICATION NO.
00128-00000-01518





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

AGIS

Scale 1"= 555 '

PROJECT NO.
1000901

HEARING DATE
12-21-00

MAP NO.
F-12

APPLICATION NO.
00128-00000-01518

Development Services Report

SUMMARY OF REQUEST

Request	*Approval of a site development plan for building permit*
Location	Lot 4A, Bosque Preparatory School, located on Learning Road NW, between Coors Boulevard and the Rio Grande

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 School and Related Facilities	Rural; West Side Strategic Plan; Coors Corridor Plan	Bosque School
North	SU-1 for C-2 Uses, O-1 Uses, PRD 10 du/ac and cattle grazing; and County A-1	"	Undeveloped
South	County A-1	"	"
West	County A-1	"	"
East	County A-1	Rural and Rio Grande; West Side Strategic Plan; Coors Corridor Plan	Undeveloped, Lower Corrales Riverside Drain and Rio Grande Bosque

Background, History and Context

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.

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 b 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 c 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 first adopted in 1987. The Plan generally encompasses properties between 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 Avenue, and Coors Boulevard on the east for areas south of Central Avenue; specific boundaries are shown on the Plan Boundary Map in the Plan. It includes and applicable policy regarding land use in the Taylor Ranch Community (Policy 3.12):

> 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 Montaño Road, but it is not within the designated Community Adjacent Area.

Coors Corridor 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 vegetation 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 telephone 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 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 submitted site development plan. (p. 82 – 115).

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.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for approval of a site development plan for building permit for a further phase of development of an approximately 23 acre site on Learning Road NW, between Coors Boulevard and the Rio Grande Bosque.

The submittal furthers the applicable Goals and policies 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 the applicable policy 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 architecture policies, view preservation policies, and signage policies contained in the *Coors Corridor Plan.*

The submitted site development plan for building permit adheres to the site layout and design guidelines approved with the site's Master Plan (site development plan for subdivision).

Site Plan Layout / Configuration

The subject submittal is specifically for a drama building that is proposed to be located in accordance with the Master Plan at the northern end of the site. All site elements, including but not limited to buildings, sidewalks, planting areas and patios, need to be explicitly dimensioned with specific measurements.

Vehicular Access, Circulation and Parking

Vehicular access, circulation and parking will remain unchanged with the current proposal. The Master Plan will require additional parking with the future construction of additional classrooms. The existing parking should be adequate for the proposed drama building phase of development.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access and circulation is shown as two eight foot wide sidewalks from the existing high school building and the parking lot to the proposed drama building. A large, circular, brick patio is located in front of the building.

Lighting and Security

Lighting is noted to "be consistent with previous phases of development." The lighting detail is shown as a cut off fixture mounted on a 16'-0" pole. The locations of these pole lights are along the pedestrian access to the building.

Landscaping

The landscaping surrounding and adjacent to the proposed drama building is in accordance with the Master Plan for the school campus. Shade and ornamental trees are located along the front of the building and along the pedestrian path and patio area in front of the building. All of the

groundcover is shown as living except for a "dry streambed w/boulders" located between the drama building and the existing high school building. No significant cottonwood trees are located in the immediate area of the proposed drama building.

Grading, Drainage, Utility Plans

The development of the drama building will not noticeably change the existing site conditions. Runoff from impervious areas will be directed to a retention area to the east and adjacent to the lower Corrales Riverside Drain.

As per the Public Works Department comments, the utility plan will have to be altered.

Architecture and Signage

The drama building shown on the elevations has a similar design to the existing buildings on the campus. The exterior facades are of split faced concrete block with shapes and forms that reflect the interior uses of building. The building's flat and sloping roofs are topped with concrete parapet caps. The corners of the buildings are shown as "stack bond" concrete block. Windows and doors are shown with aluminum frames and clear glass. The overall maximum building height is thirty feet, as allowed by the site's Master Plan.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

Comments from the Public Works Department are addressed as conditions of approval.

Neighborhood Concerns

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

Conclusions

The submitted site development plan for a further phase of development of the Bosque School campus furthers the applicable goals, policies and guidelines of the *Comprehensive Plan*, the *West Side Strategic Plan* and the *Coors Corridor Plan*. The submitted site development plan for building permit adheres to the site layout and design guidelines approved with the site's Master Plan (site development plan for subdivision).

FINDINGS

1. This is a request for approval of a site development plan for building permit for a further phase of development of an approximately 23 acre site on Learning Road NW, between Coors Boulevard and the Rio Grande Bosque.

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

3. The submittal furthers the applicable policy 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.

4. The submittal meets the applicable general policies, site planning and architecture policies, view preservation policies, and signage policies contained in the *Coors Corridor Plan.*

5. The submitted site development plan for building permit adheres to the site layout and design guidelines approved with the site's Master Plan (site development plan for subdivision).

6. This site development plan for building permit will be adequate with some minor changes and additions.

RECOMMENDATION

APPROVAL of 00128 00000 01518, a site development plan for building permit, for Lot 4A, Bosque Preparatory School, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC

conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. All site elements, including but not limited to buildings, sidewalks, planting areas and patios, shall be explicitly dimensioned with specific measurements.

3. Public Works Department Conditions:

   a. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

   b. The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.

   c. Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.

   d. Provision of adequate surfaced parking must be demonstrated prior to EPC approval.

   e. The utility plan will require revision. The preferred alternative would be to connect sanitary sewer service(s) to existing on-site private systems. The public 48-inch interceptor is generally not available for service connection. Also, the existing water system as shown does not appear to met City standards / requirements. An updated water / sewer availability statement must be requested and completed prior to Development Review Board 'DRB' action.

   f. An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer/AMAFCA.

Russell Brito

Russell Brito
Planner

cc: Bosque School, 4000 Learning Rd. NW, Albuq. NM 87120
Consensus Planning, 924 Park Ave. SW, Albuq. NM 87102
N. Lynn Perls, La Luz Landowners Assoc., 18 Berm St. NW, Albuq. NM 87120

Tom Singleton, La Luz Landowners Assoc., 16 Berm St. NW, Albuq. NM 87120
E.A. Swenson, La Luz Del Sol Neigh. Assoc., 30 Mill NW, Albuq. NM 87120
Ray Graham III, La Luz Del Sol Neigh. Assoc., 1 Wind Rd. NW, Albuq. NM 87120
Rick Lackey, Taylor Ranch Neigh. Assoc., 2001 Carlisle NE, Albuq. NM 87110
Jerry Beck, 8201 Golf Course Rd. NW, Ste. D-3, Albuq. NM 87120

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

Conditions of approval of the proposed site plan for building permit request should include:

A) All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.

B) The site access, circulation patterns, structure orientation / configurations must be constructed to the satisfaction of the Traffic Engineer.

C) Provision of adequate pedestrian circulation with handicapped features within the site and to the adjacent streets.

D) Provision of adequate surfaced parking must be demonstrated prior to EPC approval.

Utility Development:

No Comment on use or site plan. The utility plan will require revision. The preferred alternative would be to connect sanitary sewer service(s) to existing on-site private systems. The public 48-inch interceptor is generally not available for service connection. Also, the existing water system as shown does not appear to met City standards / requirements. An updated water / sewer availability statement must be requested and completed prior to Development Review Board 'DRB' action.

Traffic Engineering Operations:

We prefer the connection to La Luz be public right-of-way.

Hydrology:

An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer/AMAFCA.

Transportation Planning:

This request should have no adverse effect on the arterial street system or on the bikeway system.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

"No Comment."

Environmental Services Division

"No known landfills in the immediate vicinity."

NEIGHBORHOOD SERVICES

"La Luz landowners,La Luz del Sol & Taylor Ranch (All recognized associations) were notified."

PARKS AND RECREATION

Planning and Design
"No Adverse Comment."

OPEN SPACE DIVISION

POLICE DEPARTMENT/Planning

Lighting issues

Maintenance of landscaping

A higher probability of crimes during evenings/weekend hours

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

"Approved-T.L. Baca 761-8142."

FIRE DEPARTMENT/Planning

"Our office upon permit stage will conduct its normal plan review."

TRANSIT DEPARTMENT

"No Comment."

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

No objection. Prior to development, an approved Grading and Drainage Plan will be required. MRGCD approval will be required for the pedestrian bridge across the Lower Corrales Riverside Dr

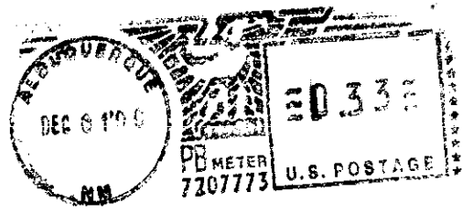
ALBUQUERQUE PUBLIC SCHOOLS
"No Adverse Comment."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS
"No Adverse Comment."

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PLANNING DEPARTMENT



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KOURY KAREN A
5232 APOLLO DR NW
ALBUQUERQUE NM 87120

KOUR232 871203027 1807 14 12/05/00
FORWARD TIME EXP RTN TO SEND
KOURY KAREN A
PO BOX 67306
ALBUQUERQUE NM 87193-7306

RETURN TO SENDER

87120-5708 96

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a public hearing on Thursday, December 21, 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]

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
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
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
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

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
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
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
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
00110 00000 01504	Goreja/Kraemer & Associates, agents for [illegible]