



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

Date: January 18, 2002

### OFFICIAL NOTIFICATION OF DECISION

Bosque School  
4000 Learning Road, NW  
Albuquerque, NM 87120

FILE: 01128 01748 (Project 1000901)

LEGAL DESCRIPTION: Request approval of a Site Development Plan for Building Permit for a Gymnasium for Lot 4A, Bosque Preparatory School, zoned SU-1 for School & Related Uses and located on Learning Road NW between Montano Road NW and Namaste Road NW, containing approximately 23 acres. (F-12) Juanita Vigil, Staff Planner

On January 17, 2002, the Environmental Planning Commission voted to approve 01128 01748, a site development plan for building permit, 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 gymnasium on 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 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, and view preservation policies contained in the Coors Corridor Sector Plan.
5. 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).
6. This site development plan for building permit will be adequate with some minor changes and additions.

**OFFICIAL NOTIFICATION OF DECISION**

**01128 01748 (Project 1000901)**

**January 17, 2002**

**Page 2**

CONDITION:

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.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **FEBRUARY 1, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR 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).

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/JV/nat

cc: Consensus Planning, Inc., 924 Park Avenue SW, Albuquerque, NM 87102  
Virginia M. Klebesadel, Taylor Ranch N.A., 4416 Gooseberry Road NW, Abq., NM 87120  
Jolene Wolfley, Taylor Ranch N.A., 6804 Staghorn Drive NW, Abq., NM 87120-4806

11. Public Works Department Transportation Conditions:

- a. All the requirements of previous actions taken by the EPC and the DRB must be completed and/or provided for. Completion of the required TIS mitigation measures, per Transportation Development Staff, for the adjacent sites must be completed if assumed to be in place for the current TIS for this site.
- b. Dedication of additional right-of-way on NM528 to provide a 78' half width (total right-of-way for 28 is designated as 156'). Easement is okay. Sign or anything in the easement requires an encroachment agreement.
- c. Provide common access agreements.
- d. Dimension drive aisles at 24' per DPM.
- e. Label all site radii per DPM.
- f. Reference City Standard Drawings for curb, curb & gutter, sidewalk, etc.
- g. Dimension all parking spaces (standard, small car, handicap/standard & van accessible) per DPM.
- h. Provide details for handicap parking (both standard and van accessible), signing and striping.
- i. Check with Solid Waste for dumpster location.
- j. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

12. The Phase II development of 10,000 square feet of offices be delegated to the DRB.

MOVED BY COMMISSIONER BEGAY  
SECONDED BY COMMISSIONER McMAHAN

MOTION CARRIED UNANIMOUSLY  
(Commissioners Johnson & Serrano were  
absent)

**(NOTE: COMMISSIONER JOHNSON RETURNED; COMMISSIONER CHAVEZ LEFT THE HEARING AT THIS TIME)**

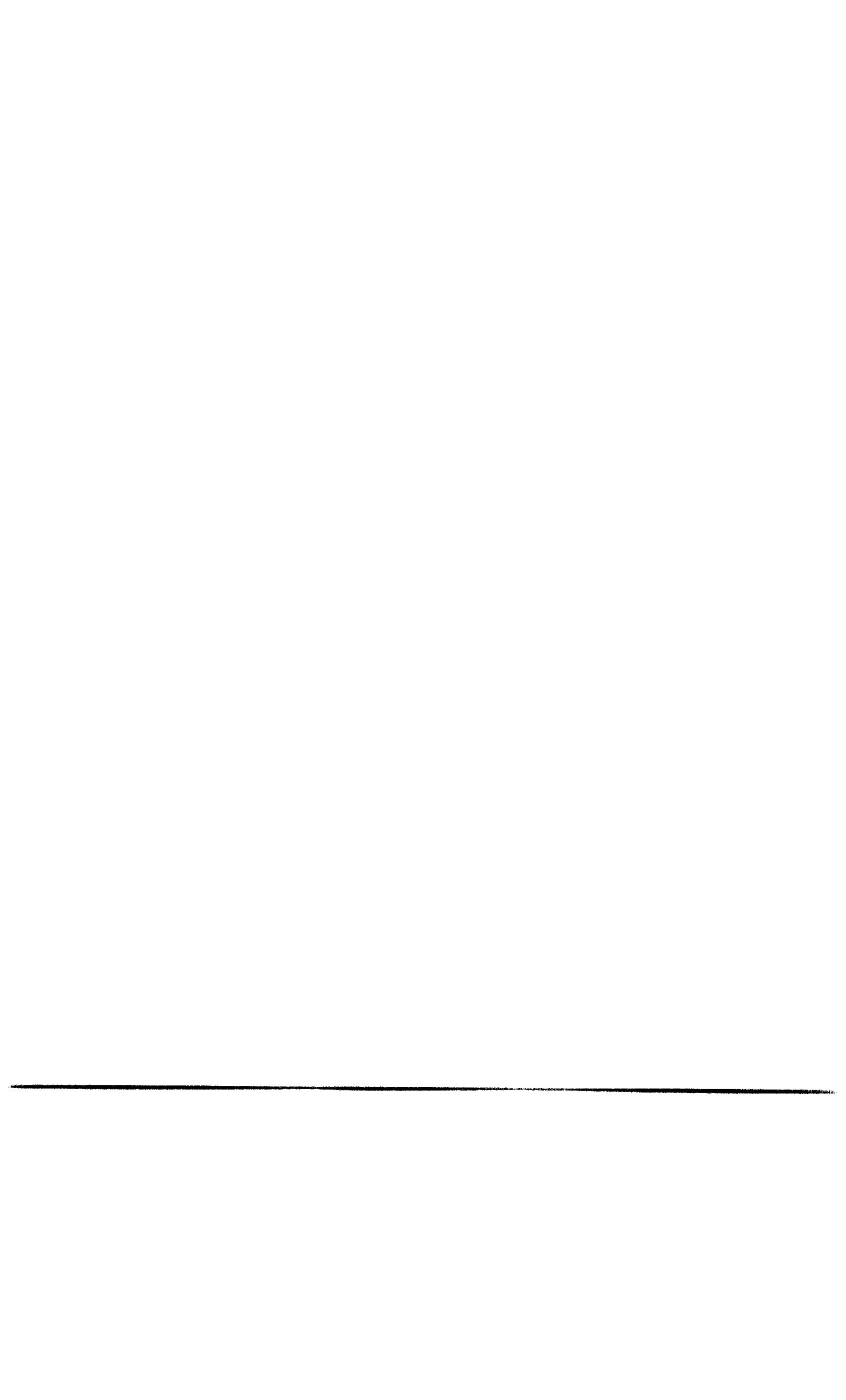
15. 01128-01748      Consensus Planning Inc., agents for Bosque School, request approval of a Site  
Project 1000901      Development Plan for Building Permit for a Gymnasium for Lot 4A, Bosque  
Preparatory School, zoned SU-1 for School & Related Uses and located on  
Learning Road NW between Montano Road NW and Namaste Road NW,  
containing approximately 23 acres. (F-12) Juanita Vigil, Staff Planner

STAFF PRESENT:

Juanita Vigil, Planner

PERSONS WHO SPOKE IN SUPPORT OF REQUEST:

Jim Strozier, 924 Park, SW



NO ONE SPOKE IN OPPOSITION TO THE REQUEST:

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 01748, a site development plan for building permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

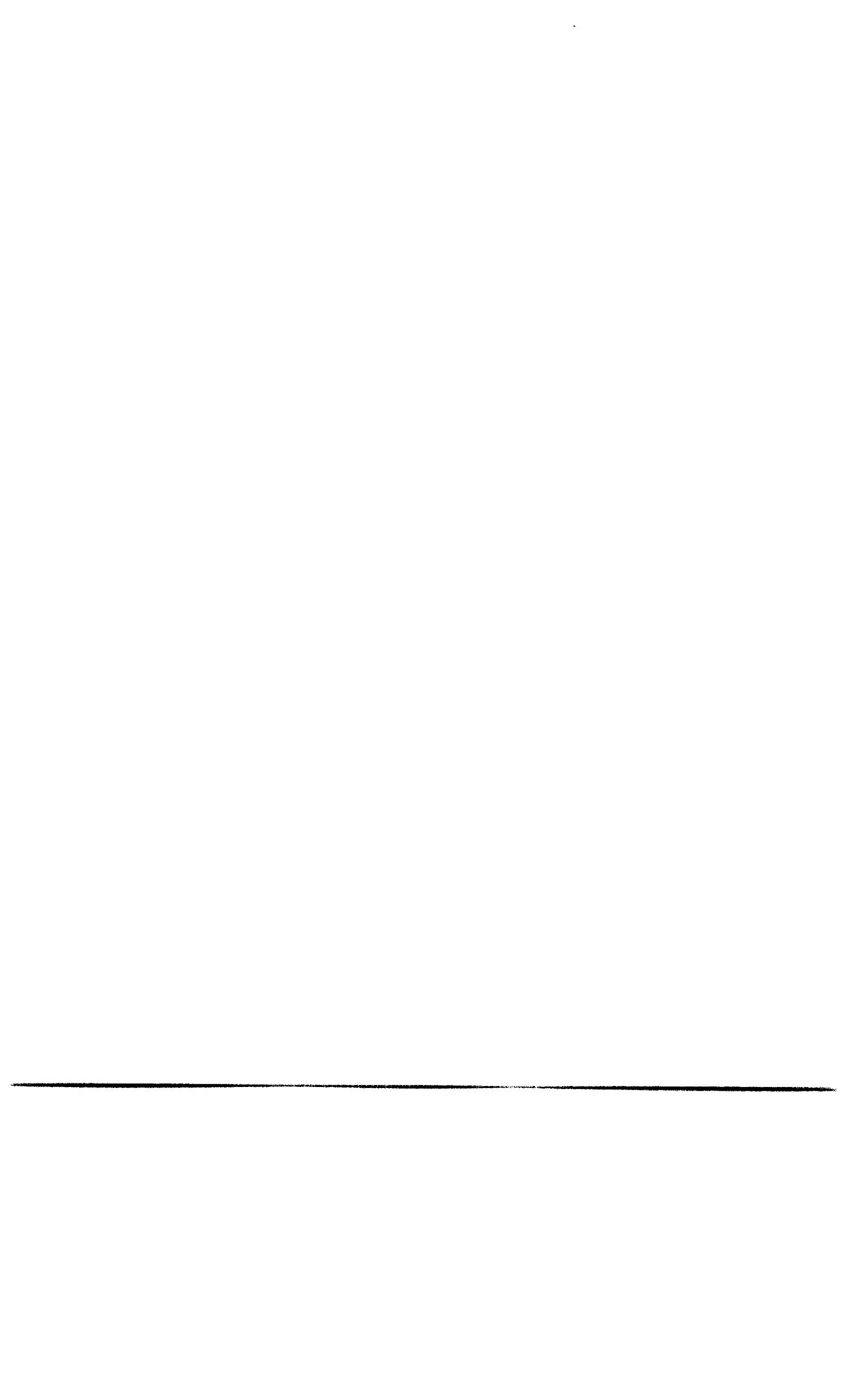
1. This is a request for approval of a site plan for building permit for a gymnasium on 4000 Learning Rd NW, Lot 4A, Bosque Preparatory School, zoned SU-1 for School and Related Uses, located on Learning Road between Montano Road and the Rio Grande Bosque.
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CONDITION:

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.

MOVED BY COMMISSIONER BRISCOE  
SECONDED BY COMMISSIONER BEGAY

MOTION CARRIED UNANIMOUSLY  
(Commissioners Chavez & Serrano were  
absent)





## ENVIRONMENTAL PLANNING COMMISSION

### A G E N D A

Thursday, January 17, 2002, 8:30 a.m.

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

### MEMBERS

Elizabeth Begay, Chair  
Alan Schwartz, Vice Chair

Larry Chavez  
John Briscoe  
Susan Johnson

Mick McMahan  
Camilla Serrano

\*\*\*\*\*  
**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 before the floor is closed for the agenda item of interest. 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 requested by the speaker and granted by the Commission Chair: Staff - 5 minutes; Applicant - 10 minutes; Public speakers - 2 minutes each.**

**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.

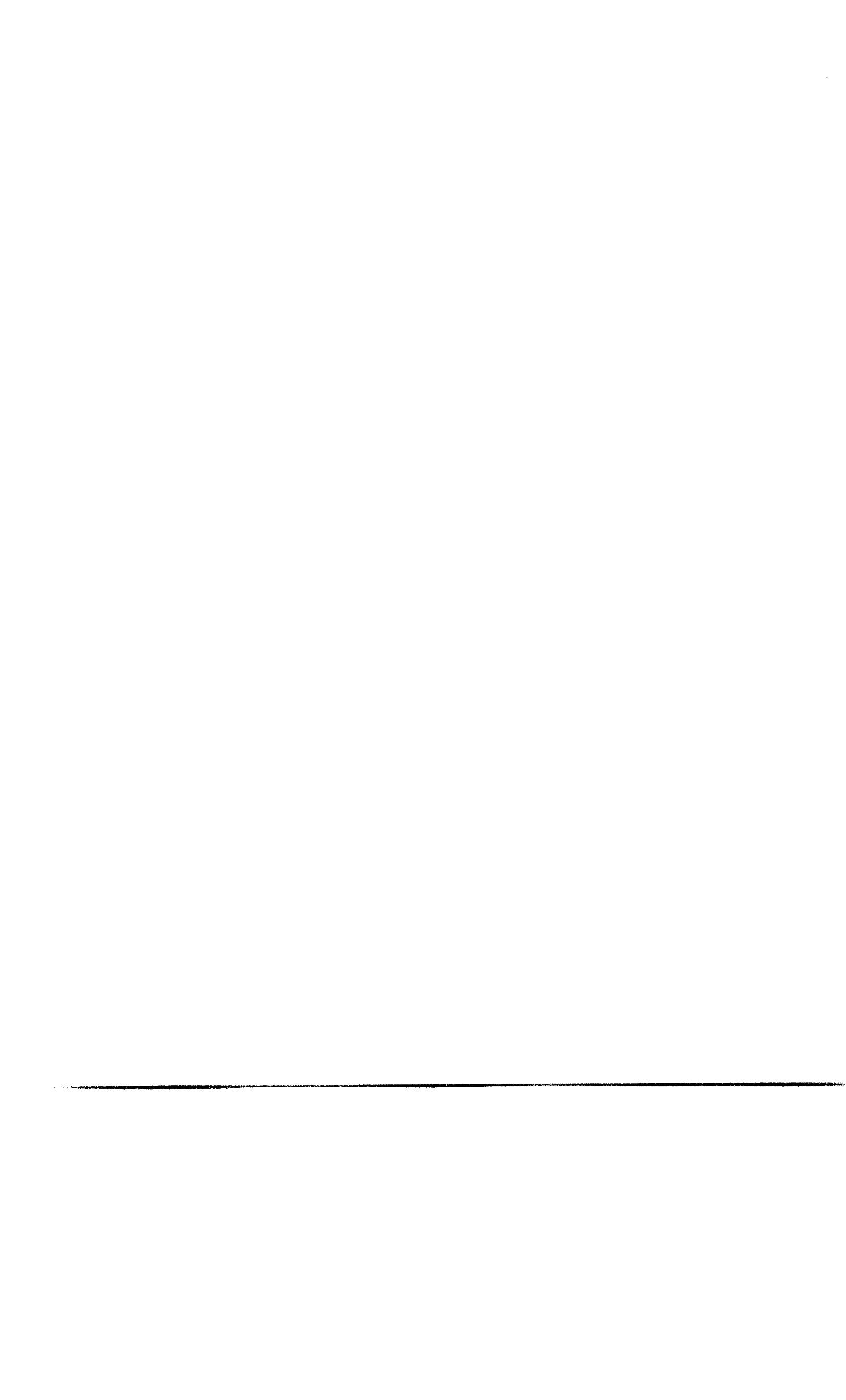
- A. Election of EPC Officers for 2002.
- B. Announcement of changes and/or Additions to the Agenda.
- C. Approval of the Amended Agenda.

2. 01114 01071  
01110 01107  
Project #1001370  
Consensus Planning, Inc., agents for HAT, Inc., request annexation and establishment of RD zoning for Tract E 1/2 , SE 1/4, NE ¼, Section 33, Township 10 North, Range 4 East, located on Juan Tabo right-of-way between Four Hills and Eubank Boulevard, containing approximately 21.4 acres. (M-21) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**
  
  3. 01110 01075  
01128 001076  
Project #1001372  
Consensus Planning, Inc., agents for Sandia Properties request a zone map amendment from SU-1 to R-LT plus approval of a site development plan for subdivision purposes and approval of a site development plan for building permit for Tract 18A, Ventana Ranch, located on Rainbow Boulevard between Ventana Village and AMAFCA Channel, containing approximately 7.53 acres. (B-9) Mary Piscitelli, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**
  
  4. 01128 01088  
01128 01089  
Project #1001182  
Tierra West LLC, agents for West Ridge Limited Partnership request approval of a site development plan for subdivision purposes plus approval of a site development plan for building permit for Tract B, Westridge Mobile Home Park, Phase 2, zoned SU-1 MH, located on 94<sup>th</sup> Street NW between Bluewater Road NW and Avalon Road NW, containing approximately 7.5 acres. (K-9) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**
  
  5. 01110 01402  
Project #1001521  
Patrick Bingham, Attorney, agent for Orlando Garcia request a zone map amendment from O-1 to C-2 for Lots 16 & 17, Block 1, Mayflower Heights subdivision, located on Churchill SW between 55<sup>th</sup> Street and Old Coors SW, containing approximately 0.25 acres. (K-11) Juanita Vigil, Staff Planner **(CONTINUED FROM NOVEMBER 15, 2001)**
  
  6. 01110 01414  
Project #1001527  
Randall Risinger, agent for Christopher Gallegos request a zone map amendment from RA-2 to R-T, for Lot 57, MRGCD Map 35, located on Rio Grande Boulevard NW between Los Anayas Road NW and Zickert Road NW, containing approximately 0.2907 acre. (H-12 & 13) Deborah Stover, Staff Planner **(DEFERRED FROM NOVEMBER 15, 2001)**
  
  7. 01114-01753  
01110-01754  
01138-01755  
Project 1001627  
Mark Goodwin & Associates, PA, agents for TS McNaney & Assoc., request Annexation, Zone Establishment of RD/9du acre, and an amendment to the Tower/Unser Sector Development Plan for Unplatted Tracts in NE/4 Section, Section 27, T10N R2E Unit #6, Board of Education Property, located on Stinson Street, SW between Bridge Boulevard and Eucariz Avenue SW, containing approximately 9.63 acres. (L-10) Loretta Naranjo Lopez, Staff Planner
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8. 01110-01668  
Project 1000893 Consensus Planning, Inc., agent for Bob Kunath, request approval of a Zone Map Amendment from R-T to SU-1 for C-1 uses for Tract A-2, Lands of Zolin/Kunath, Tres Esquinas, LLC and Curb, Inc., located west of Unser Boulevard NW, north of McMahon NW, containing approximately .73 acres. (A-11) Russell Brito, Staff Planner
  
9. 01110-01613  
01138-01614  
Project 1001579 Greater Albuquerque Housing Partnership request approval of a Zone Map Amendment from SU-1 for Church and Related Facilities to R-2, for Lots 21, 22, 23 and 24, Block 13, Emil-Mann Addition, located on Bell Avenue SE between Zuni and Trumbull SE, containing approximately .62 acre. (L-19) Loretta Naranjo Lopez, Staff Planner
  
10. 01110-01682  
Project 1001593 Raymond and/or Ronald Benavidez, agents for Steven Yi, request approval of a Zone Map Amendment from C-1 to C-2 for a portion of Lot 30, Block 30, Virginia Place Addition, located on Valencia SE near Gibson SE between San Pedro SE and San Mateo SE, containing approximately 0.25 acres. (L-18) Lola Bird, Staff Planner
  
11. 01221-01737  
Project 1001620 The City of Albuquerque Planning Department, agent for the Albuquerque City Council, requests approval of a text amendment to the Comprehensive City Zoning Code, Section 14-16-1-5, R.O.A.1994, to revise the definition of "premises". (City Wide) Simon Shima, Staff Planner
  
12. 01110-01741  
Project 1001141 Rick Bennett Architects, agent for Louis Herrera, request approval of a Zone Map Amendment from P, Parking Zone, to C-2, Community Commercial Zone, for Lots 3 & 20, Block 7, Mesa Village Subdivision, located at 1200 Wyoming Boulevard NE between Summer Avenue NE and Mountain Road NE, containing approximately 0.33 acres. (J-19) Debbie Stover, Staff Planner
  
13. 01138-01744  
Project 1001624 Consensus Planning, Inc., agents for Commercial Interest Group, request approval of an amendment to the University of Albuquerque Sector Development Plan for Lot B1, Oxbow Park and Lot B1, Archdiocese of Santa Fe, zoned SU-3 and located on Coors Boulevard, NW between St. Joseph's, NW and Western Trail, NW. (G-11 & F-11) Mary Piscitelli, Staff Planner
  
14. 01128-01743  
Project 1001623 Nick Nellos of Thomsen Nellos Engineering, agents for Connie Nellos of Nellos Bros., Inc., request approval of a Site Development Plan for Building Permit for Tract G-2A-1, Seven Bar Ranch, zoned SU-1 for IP uses and located on Ellison Drive NW between New Mexico 528 and Cottonwood Drive, NW, containing approximately 6 acres. (A-14) Debbie Stover, Staff Planner

15. [REDACTED] Consensus Planning Inc., agents for Bosque School, request approval of a Site Development Plan for Building Permit for a Gymnasium for Lot 4A, Bosque Preparatory School, zoned SU-1 for School & Related Uses and located on Learning Road NW between Montano Road NW and Namaste Road NW, containing approximately 23 acres. (F-12) Juanita Vigil, Staff Planner
  
  16. 01128-01749 Rodey Law Firm/Consensus Planning, agents for Presbyterian Healthcare  
01128-01750 Services, request approval of a Site Development Plan for Subdivision, plus  
Project 1001206 approval of a Site Development Plan for Building Permit for Tract 3C, Black  
Ranch, zoned SU-1 for C-1 uses and located on Coors Boulevard NW between  
Paseo del Norte NW and Irving NW, containing approximately 1.2 acres. (C-13)  
Debbie Stover, Staff Planner
  
  17. 01128-01751 Garrett Smith Ltd., agents for New Life Homes, Inc., request approval of a Site  
Project 1001626 Development Plan for Building Permit for the westerly portion of Tract III, Town  
of Atrisco Grant Unit 6, zoned SU-1/PRD and located on Gwin SW and Delia SW  
between 69<sup>th</sup> Street SW and Airport Drive SW, containing approximately 1.07  
acres. (K-10) Lola Bird, Staff Planner
  
  18. 01128-01757 DCSW Inc. Architects, agents for Sandia Tech Center LLC, request approval of a  
01110-01758 Zone Map Amendment from SU-1/C-2 Permissive to SU-1/C-2 Permissive with  
Project 1000262 IP Permissive Uses, plus approval of a Site Development Plan for Subdivision for  
Tract 2, Costco Development, Manzano Mesa Addition, located on Southern  
Boulevard SE between Eubank Boulevard SE and Elizabeth Street SE, containing  
approximately 13.1696 acres. (L-21) Debbie Stover, Staff Planner
  
  19. 01110-01759 Consensus Planning, Inc., agents for Jude Baca, request approval of a Zone Map  
01128-01760 Amendment from SU-1 for Equestrian Center to SU-1 for PRD/43 single family  
01128-01761 du, plus approval of a Site Development Plan for Subdivision, plus approval of a  
Project 1001628 Site Development Plan for Building Permit for Lot Z1, Unit 2, Saddle Ridge,  
located on Montano NW between Unser Boulevard NW and Coors Boulevard  
NW, containing approximately 8 acres. (E-11) Lola Bird, Staff Planner
  
  20. 01128-01763 Tierra West LLC, agents for The Home Depot, request approval of a Site  
Project 1000262 Development Plan for Building Permit for Tract 2-B-1, Renaissance Center,  
zoned SU-1 for C-2 uses and located at 1220 Renaissance Boulevard NE between  
Montano Road NE and Alexander Boulevard NE, containing approximately 11.63  
acres. (F-16) Juanita Vigil, Staff Planner
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21. 01110-01769      John R. Sena, agent for Sena Properties, Inc., request approval of a Zone Map  
Project 1001630      Amendment from O-1 to C-1 for Tracts A & B, Grevey Addition, located on  
Lomas Boulevard NE between Eubank NE and Wyoming NE, containing  
approximately 1.1 acres. (J-20) Makita Hill, Staff Planner
  
22. 01110-01745      Consensus Planning, agents for S.T. Development LLC, request approval of a  
01138-01746      Zone Map Amendment from R-T to SU-1 for C-1 Including Package Liquor Sales  
01128-01747      Ancillary to a Grocery Store, an amendment to the Tower/Unser Sector  
Project 1001625      Development Plan, and approval of a Site Development Plan for Subdivision for  
Lot 1-B, Block 11, Lands of Atrisco Grant, located on 98<sup>th</sup> Street SW between  
Eucariz Avenue and Tower Road SW, containing approximately 11.58 acres.  
(L-9) Loretta Naranjo Lopez, Staff Planner
  
23. 01128-01765      Tierra West LLC, agents for Union Pension Transaction Trust NM 93-2, request  
01128-01767      approval of a Zone Map Amendment from SU-1 for R-3 and C-1 uses to SU-1 for  
01110-01768      Auto Sales and C-1 uses, plus approval of a Site Development Plan for  
Project 1000419      Subdivision, plus approval of a Site Development Plan for Building Permit for  
Tract 1B1A and 1B1B and 1B1C, Renaissance Center, located on Renaissance  
Boulevard NE between Montano Road NE and Union Way Road NE, containing  
approximately 2 acres. (F-16) Lola Bird, Staff Planner
  
24. 01110-01777      John A. Myers, Esq., agent for Sheilah Garcia, request approval of a Zone Map  
01128-01778      Amendment from R-1 to SU-1/Automobile Storage, plus approval of a Site  
Project 1000190      Development Plan for Building Permit for Lot 7 and the north ten feet of Lot 8,  
Block 24, East End Addition, located on Vermont Street NE between Lomas  
Boulevard NE and Marble Avenue NE, containing approximately 0.2066 acres.  
(J-19) Juanita Vigil, Staff Planner
  
25. Other Matters.
  
26. Adjourn.





**Staff Report**

<b>Agent</b>	Consensus Planning, Inc.
<b>Applicant</b>	Bosque School
<b>Request</b>	<b>Site Plan for Building Permit for Gymnasium</b>
<b>Legal Description</b>	Lot 4A, Bosque Preparatory School
<b>Location</b>	Learning Road between Montano Road and the Rio Grande Bosque
<b>Size</b>	Approximately 23 acres
<b>Existing Zoning</b>	SU-1 for School & Related Uses
<b>Proposed Zoning</b>	No Change

**Staff Recommendation**

*APPROVAL of 01128 01748 based on the findings on page 8, and subject to the conditions of approval on page 8.*

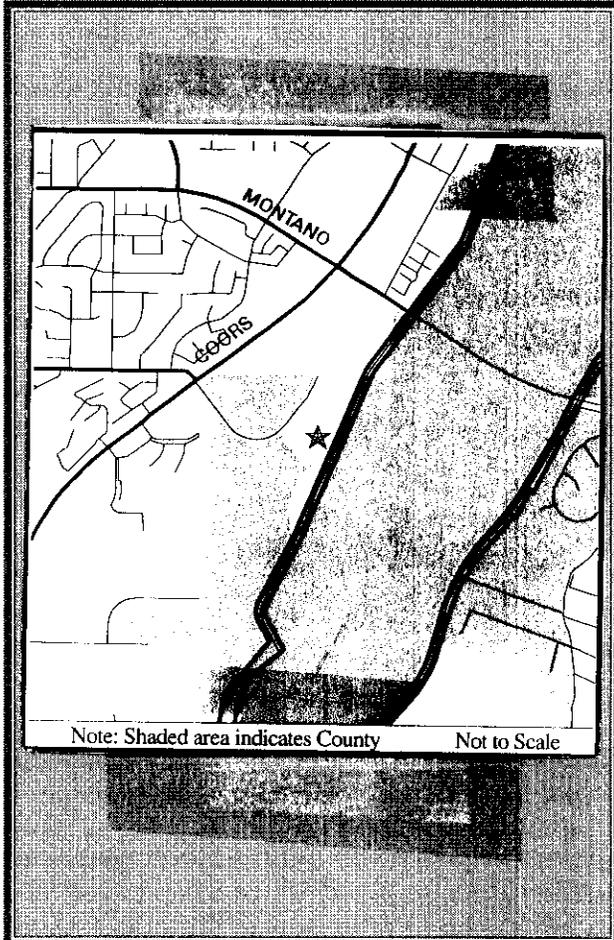
**Staff Planner**  
*Juanita Vigil, Planner*

**Summary of Analysis**

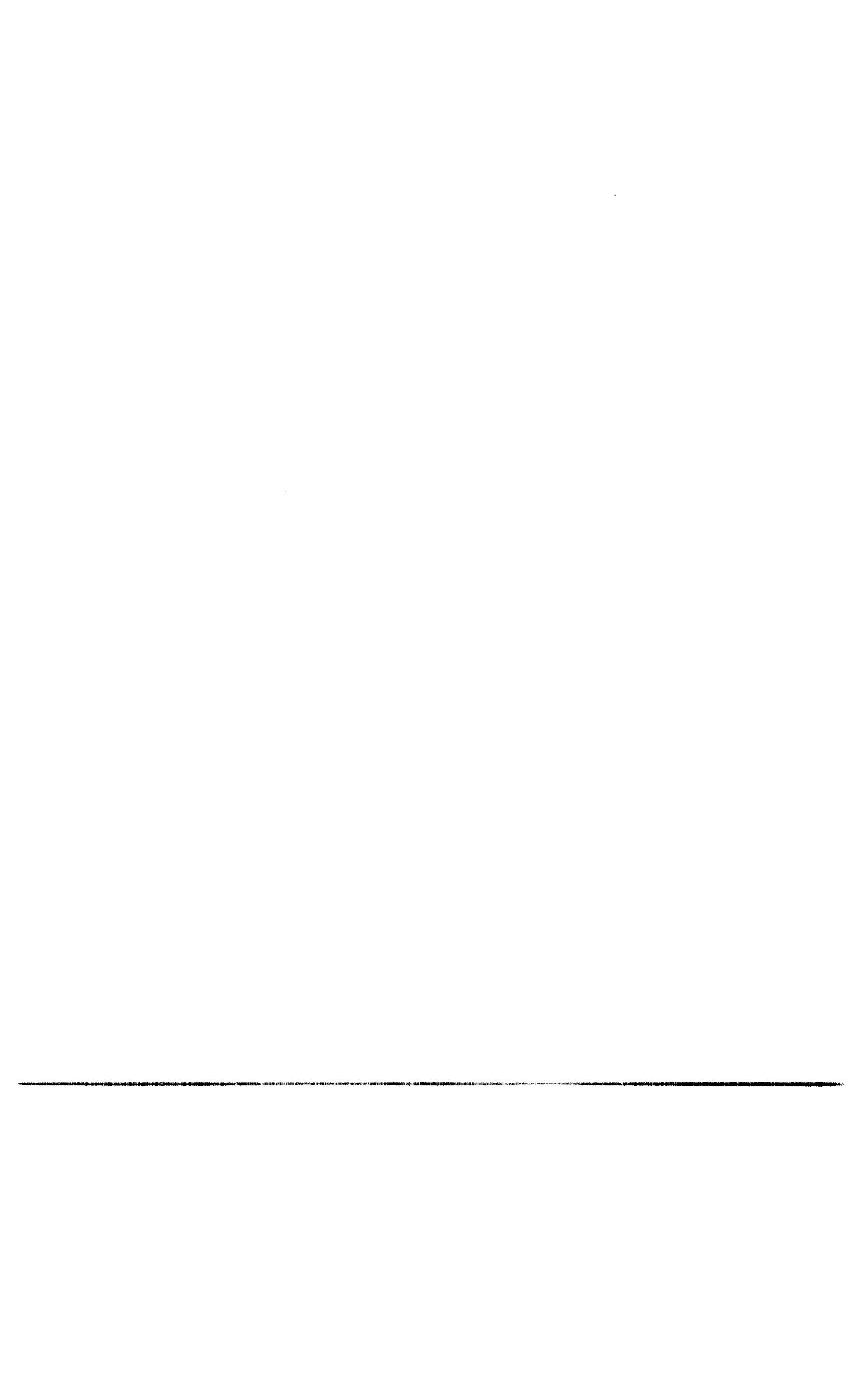
This is a request for subdivision for building permit for a gymnasium for 4000 Learning Rd NW, Lot 4A, Bosque Preparatory School, zoned SU-1 for School and Related Uses, located at Learning Road between Montano Road and the Rio Grande Bosque.

Currently, Bosque School has a temporary gymnasium and is requesting approval of a permanent structure that meets the needs of the school. This request also includes an extension of the existing parking lot that includes 42 additional off-street parking spaces. Extensive landscaping and open space amenities have also been included as part of this request. The applicant is requesting to encroach four feet into a required street side 25' landscape buffer. With some modifications, this request for building permit will meet the design guidelines and master plan of Bosque School.

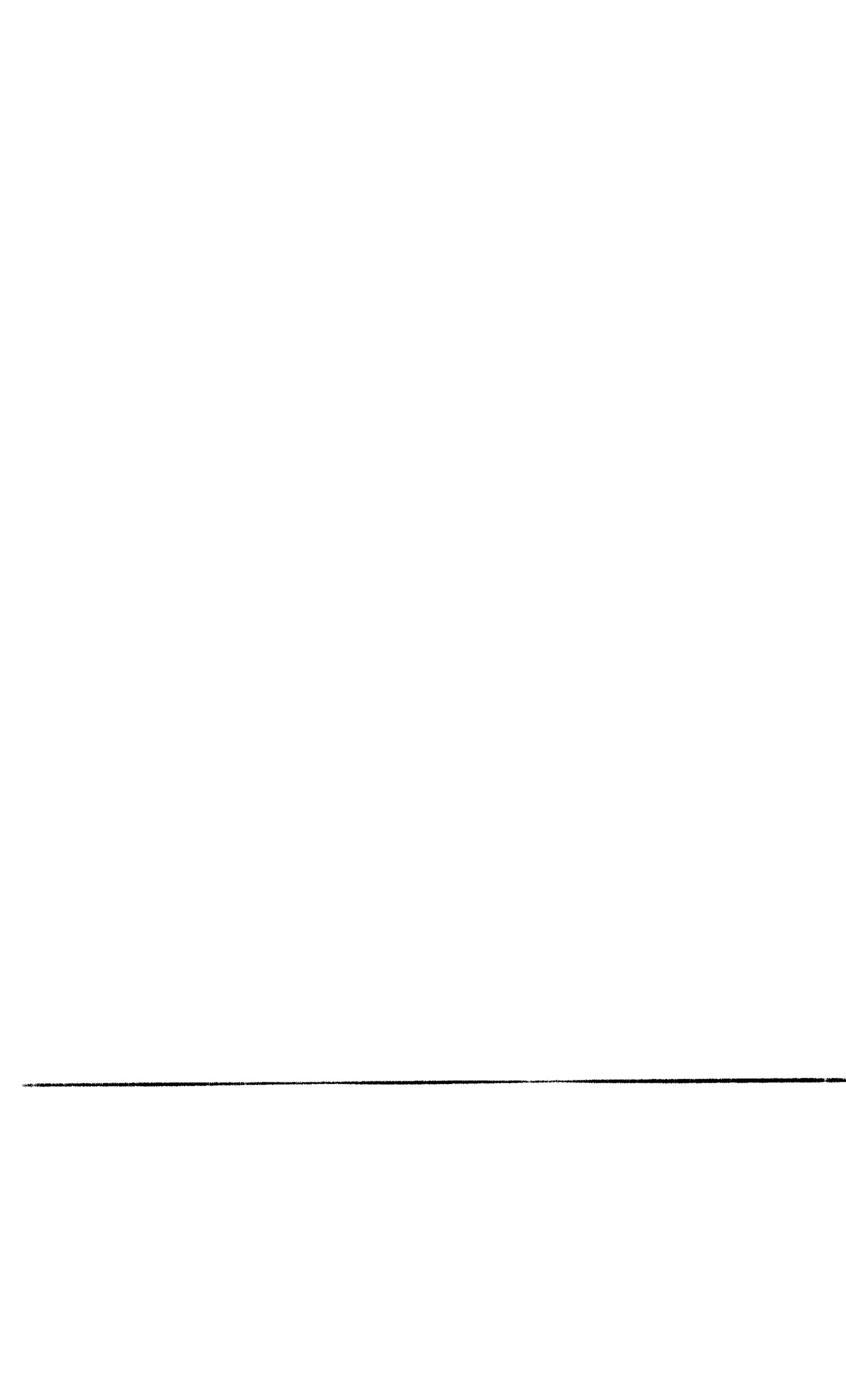
With some changes and additions, staff is recommending approval.

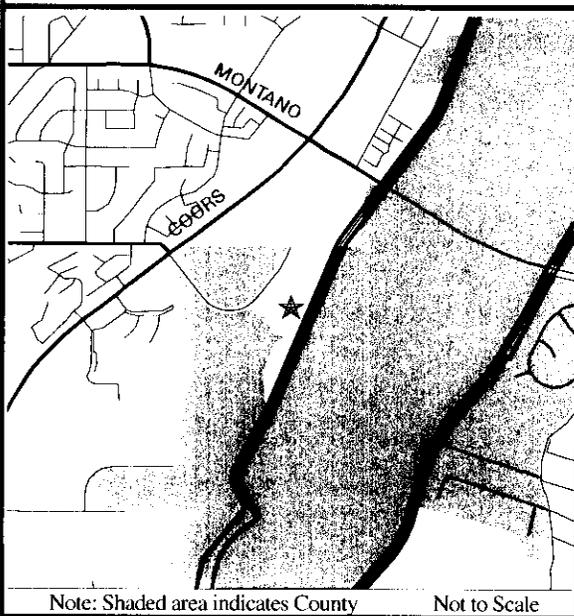
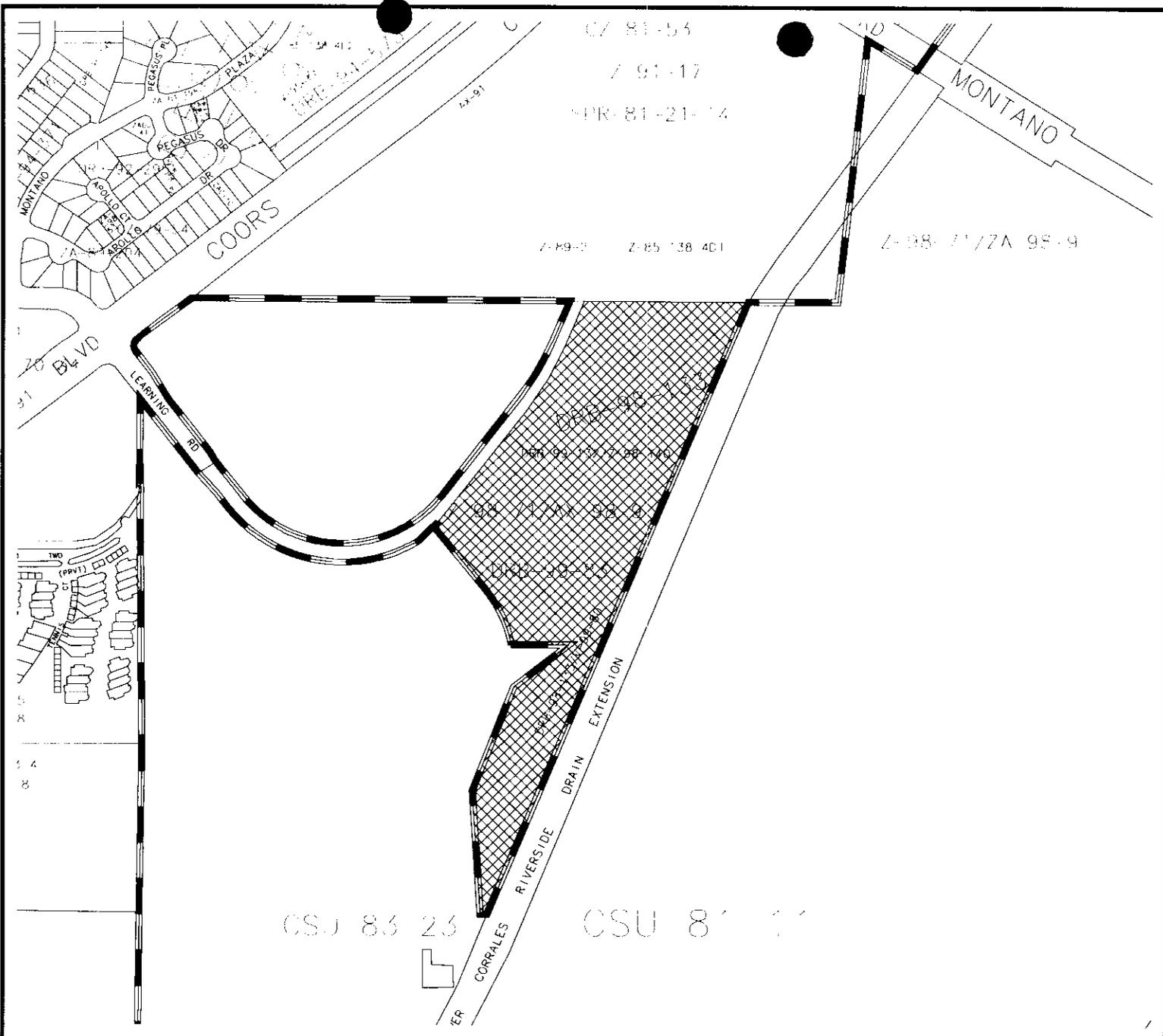


City Departments and other interested agencies reviewed this application from 12/07/01 to 12/21/01. Agency comments were used in the preparation of this report, and begin on page 10.









### HISTORY MAP



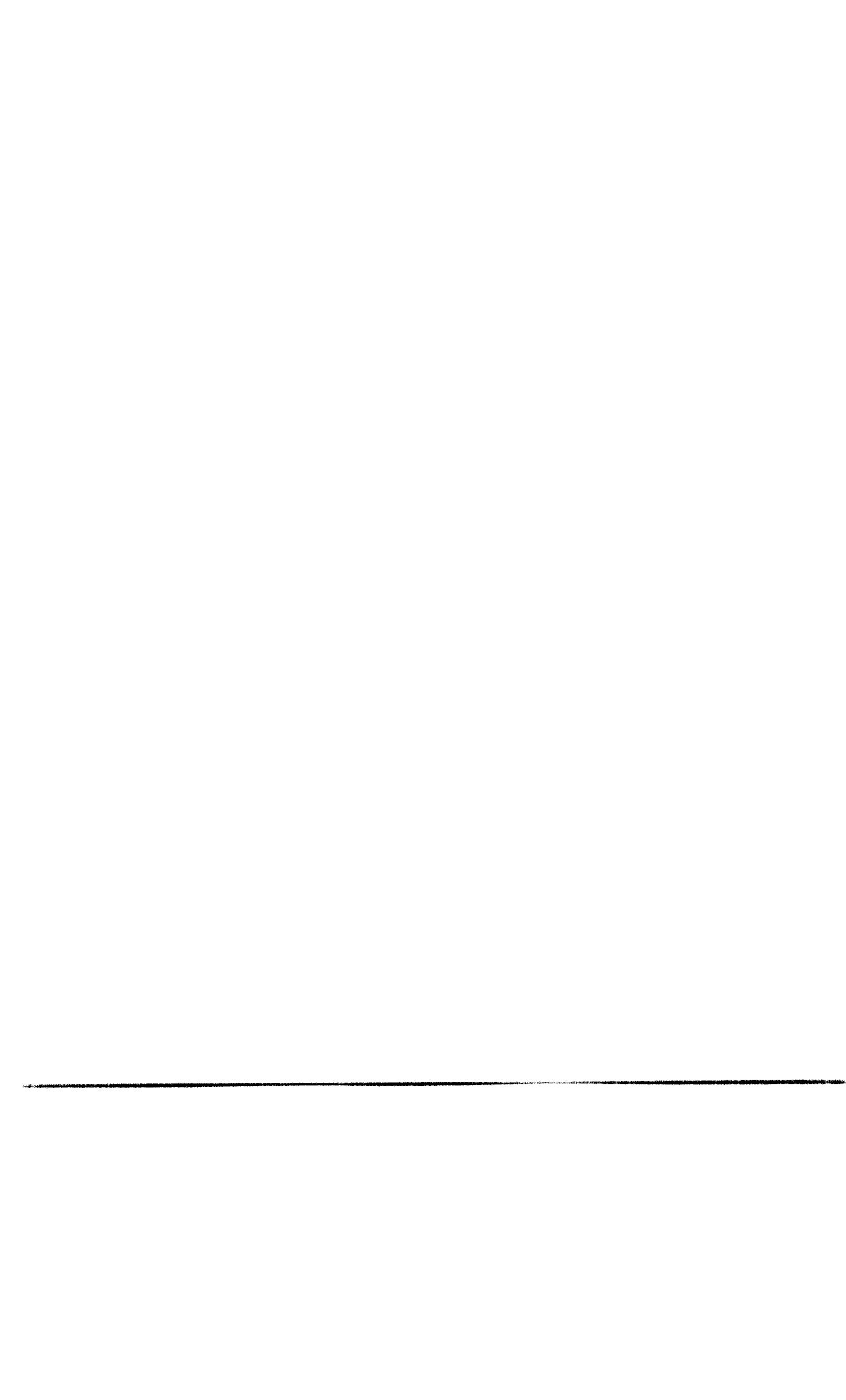
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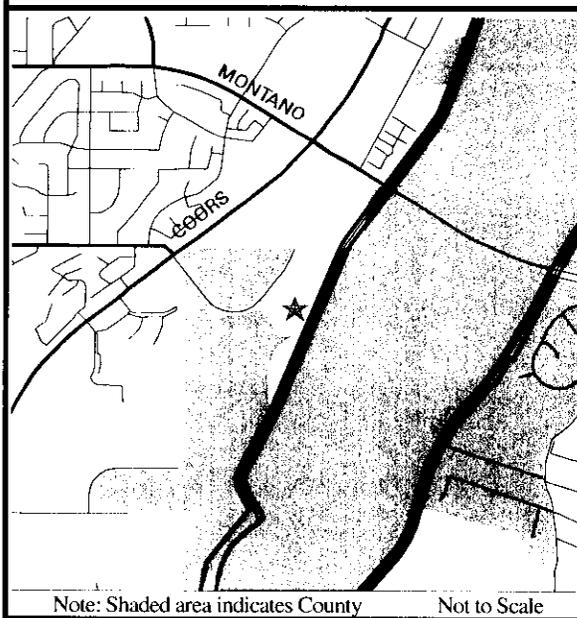
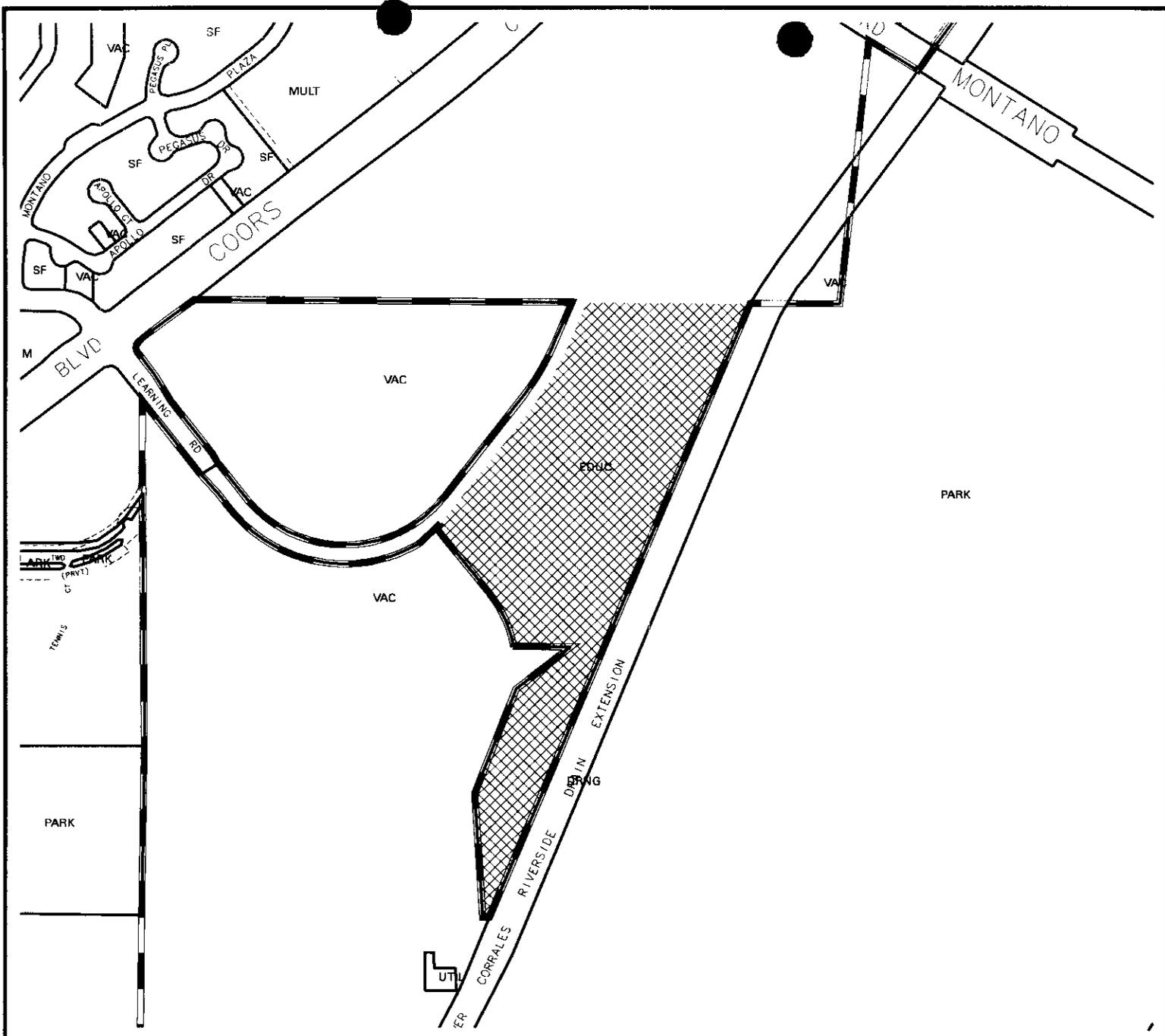
PROJECT NO.  
1000901

HEARING DATE  
1-17-02

MAP NO.  
F-12

APPLICATION NO.  
01128-00000-01748





### 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



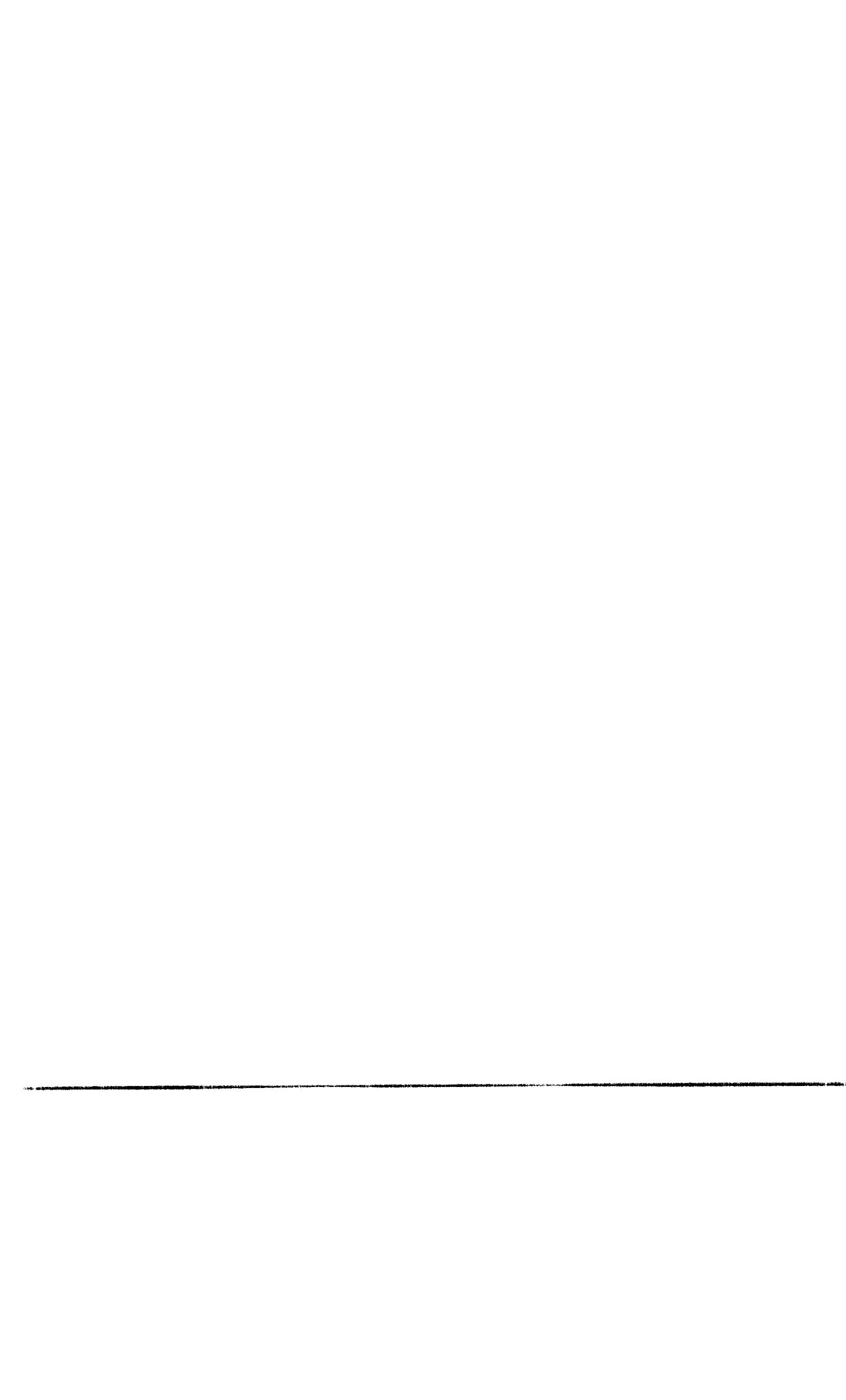
Scale 1" = 532'

**PROJECT NO.**  
**1000901**

**HEARING DATE**  
**1-17-02**

**MAP NO.**  
**F-12**

**APPLICATION NO.**  
**01128-00000-01748**



**Development Services Report**

**SUMMARY OF REQUEST**

<b>Request</b>	Site Plan for Building Permit for Gymnasium
<b>Location</b>	4000 Learning Road NW, Between Montano NW and The Rio Grand Bosque

**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	Albuquerque/Bernalillo County Comprehensive Plan – Rural	School
<b>North</b>	SU-1 C-2, O-1 Uses, PRD 10du/acre, Grazing 18 Cattle Max	Coors Corridor Sector Plan	Undeveloped
<b>South</b>	A-1	West Side Strategic Plan	Undeveloped
<b>East</b>	A-1		Corrales Riverside Drain, Rio Grande Bosque
<b>West</b>	A-1		La Luz Convenanted Open Space and undeveloped

**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.

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.

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## 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.

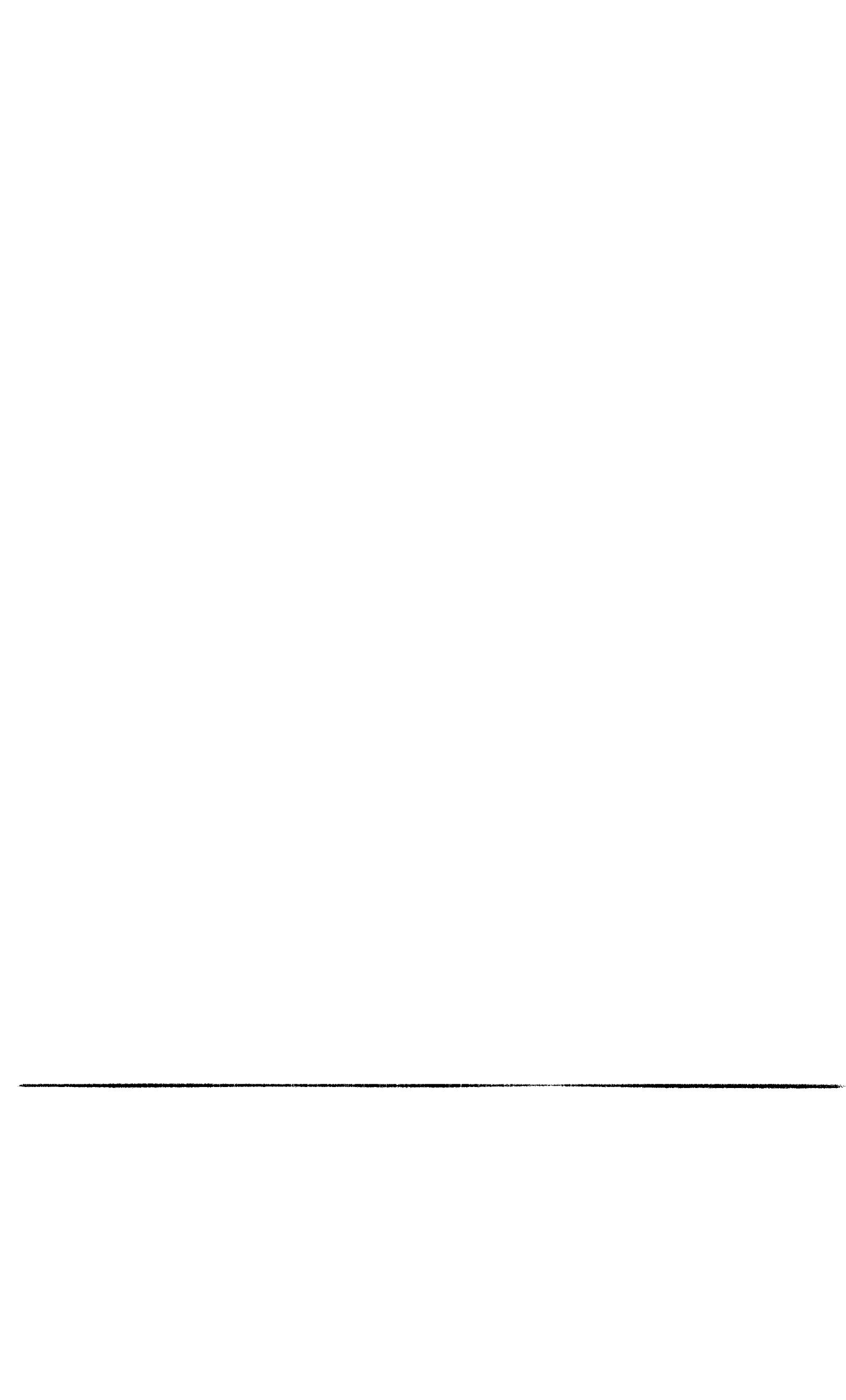
Applicable Policies include:

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.

### *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



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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 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).

**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

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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.

#### ***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'.

### ***ANALYSIS***

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

This is a request for approval of a site development plan for building permit for a gymnasium on an approximately 23 acres 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 architectural policies, view preservation policies, and signage 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.

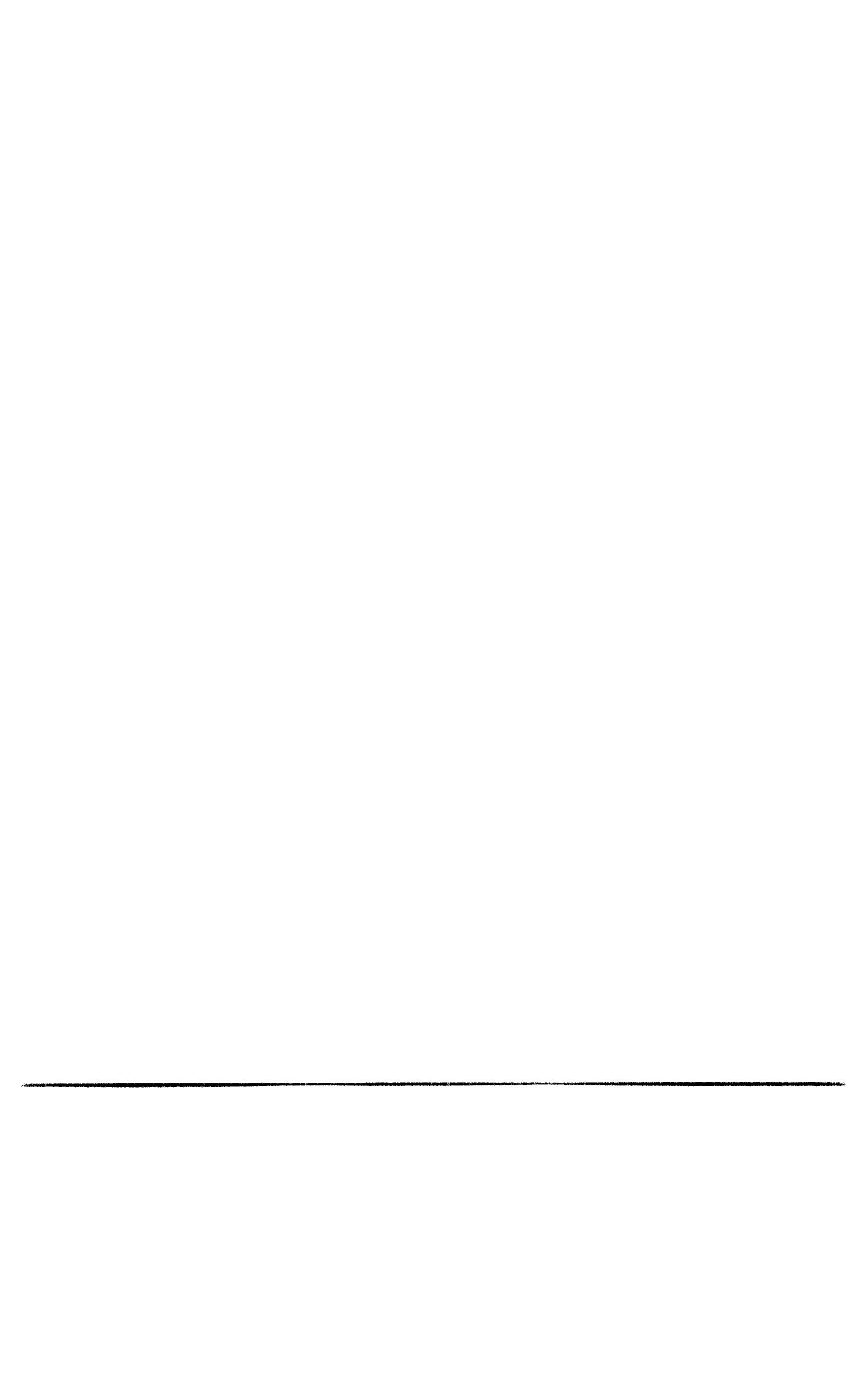
#### ***Site Plan Layout / Configuration***

The subject submittal is specifically for a gymnasium, offices, restrooms and changing rooms that are proposed to be located in accordance with the guidelines at the northern end of the site. This request will also include a parking area to the north and west of the building. The submittal meets the setback requirements as shown on the Design Guidelines.

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

Vehicular access, new parking circulation and off-street parking spaces will accompany the current proposal and will mostly involve the area to the west and north of the proposed gymnasium. Parking calculations approved on the Master Plan were calculated as follows:

- High School (1 space for every 2 desks)



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- Middle School (0 spaces required)
  - Faculty (1 space per person)
  - Administration (1 space per person)

The anticipated number of parking spaces required at total build out is:

• High School	88
• Middle School	0
• Faculty	42
• Administration	16
Total	146

The total number of off-street parking spaces at this location, with approval of this proposal, will be 156. The number of high school students, faculty and administration staff was requested and this information was provide by the agent to determine if the number of parking spaces are meeting the needs of this entire site.

There are 10 handicap spaces throughout the site conveniently located near the entrances of the buildings. The parking spaces meet the minimum size requirements for standard and handicap parking spaces. The total number of bicycle spaces provided is 15, and they too are strategically located throughout the site.

Per the design guidelines, a 25' landscape buffer is required between the eastern edge of Learning Rd and any off-street parking. The applicant is requesting an encroachment of as much as four feet.

The approved design guidelines of Bosque School indicate that screening areas are to be placed between off-street parking and adjacent streets. This proposal includes a parking area that is adjacent to Learning Rd without a screening area. There are trees and landscaping proposed in the screening area, but do not clearly meet the intent of the design guidelines.

This site maintains storage of school buses and is required to be screened from adjacent streets and properties.

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

Pedestrian access and circulation is shown as three six foot wide sidewalks in front of the parking spaces, and to the main walkway of the gymnasium area. Two eight foot sidewalks are shown along the south and north portions of the building. The submittal illustrates one four foot sidewalk on the south portion of the building for the service door and a large exposed aggregate concrete area around the main entrance of the gymnasium on the east portion of the building. These proposed sidewalks are linked to the existing sidewalks that connect the gymnasium to the existing buildings.

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

Low-level path lighting fixtures are proposed along sidewalks to match the existing lighting pattern. A shielded fixture with high-pressure sodium, at approximately 150 watts is what has been reviewed and approved in the past. Single-light, freestanding fixtures are also proposed around the parking lot, and will be consistent with existing light standards. A shielded fixture, cut off type, 14'-16' in height to bottom of lamp, with high-pressure sodium, at approximately 150 watts is what has been reviewed and approved for free standing lights.

No additional security measures will take place with this project.

### ***Landscaping***

The site in general far exceeds the amount of landscaping that is typically required (15%). The site maintains landscaping that is drought resistant and while complimenting the existing landscaping that surrounds the Rio Grande Bosque. The landscaping, in general, surrounding and adjacent to the proposed gymnasium is in accordance with the Master Plan and Design Guidelines for the school campus; with the only exception being the 25' landscape buffer that has a minor parking space encroachment.

Shade and ornamental trees are proposed around the perimeter of the gymnasium and shade trees are proposed as a buffer from Learning Rd. There are numerous shrubs and flowering plants also proposed to compliment the trees. Turf grasses and revegetative seed mix is proposed in areas that accommodate open spaces for congregation.

Santa Ana Tan Cobble is proposed in areas that require dry streambeds. An approximate size of 2,900 square feet of "sand play area" is proposed on the north side of the building. The proposed landscape plan will meet the standards of the Street Tree Ordinance and the Waste Water Conservation Ordinance.

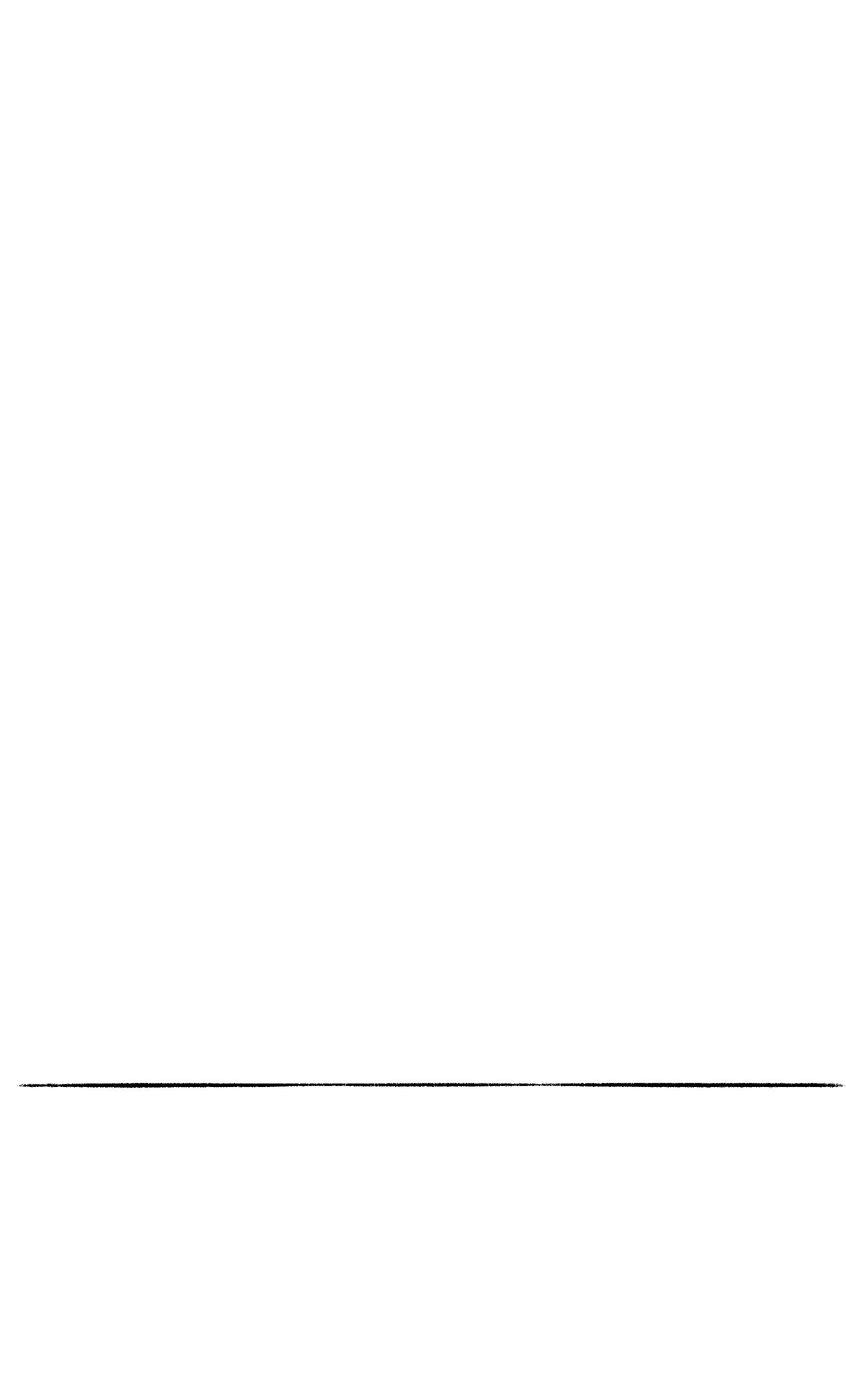
### ***Grading, Drainage, Utility Plans***

A grading and drainage plan has been included with the submittal for review by the Hydrology Division, Public Works Department.

### ***Architecture and Signage***

The gymnasium building shown on the elevations has a similar design to the existing Arts Center on the campus that was approved on December 21, 2000. In many ways, the design and colors of the Arts Center and of the Gymnasium are not consistent with the other buildings. The design and colors of these two buildings were designed to create a different look to the campus that will compliment the Rio Grande Bosque. The Design Guidelines do not specify the designs and colors of the main buildings and how they would relate to each other.

The gym's flat and sloping roofs are topped with a metal seam roof that is consistent with all of the buildings. Windows and doors are shown with aluminum frames and clear glass. The overall maximum building height is 35.5'. The Design Guidelines typically restrict structures within this project to a maximum height of 30', except for special uses such as a performing arts



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center or a gymnasium, which is restricted to 45' in height to remain in compliance with the Coors Corridor Sector Plan.

The exterior facades are of split faced concrete block in forms that reflect the interior uses of the building. In relation to building architecture, under Site Planning Objectives of the Design Guidelines, the design of the building does not comply with the portion that states: "Buildings should be attractively designed on all sides of the structure, rather than placing all emphasis on the front elevation. Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides."

The south façade of the building has split faced concrete block, with the exception of window and door openings. The majority of the finish material on the east façade is split faced concrete block with some stucco. The facades on the north and west sides of the building is predominately a gray stucco finish with some appearance of split faced block that will be extended from the south and east facades.

Staff's concern with this issue has been presented to the agent, who has since spoken with members representing the applicant. The agent has indicated that a possible future expansion of the gymnasium on the north and west side of the building would become difficult and expensive to accomplish if split faced blocks were installed on these sides of the building. A recommendation to apply bands of stucco color consistent with the bands of split faced block color was made to the agent. The agent discussed this recommendation with the architect and the applicant but was not in agreement with this recommendation or the interpretation of this policy.

Staff is recommending an alternative building finish to the north and west façade that would compliment the entire finish of the building.

There are downspouts proposed along the north façade that are without a color specification and type of block to be used around the dumpster needs to be indicated on the submittal.

#### ***Concerns of Reviewing Agencies / Pre-Hearing Discussion***

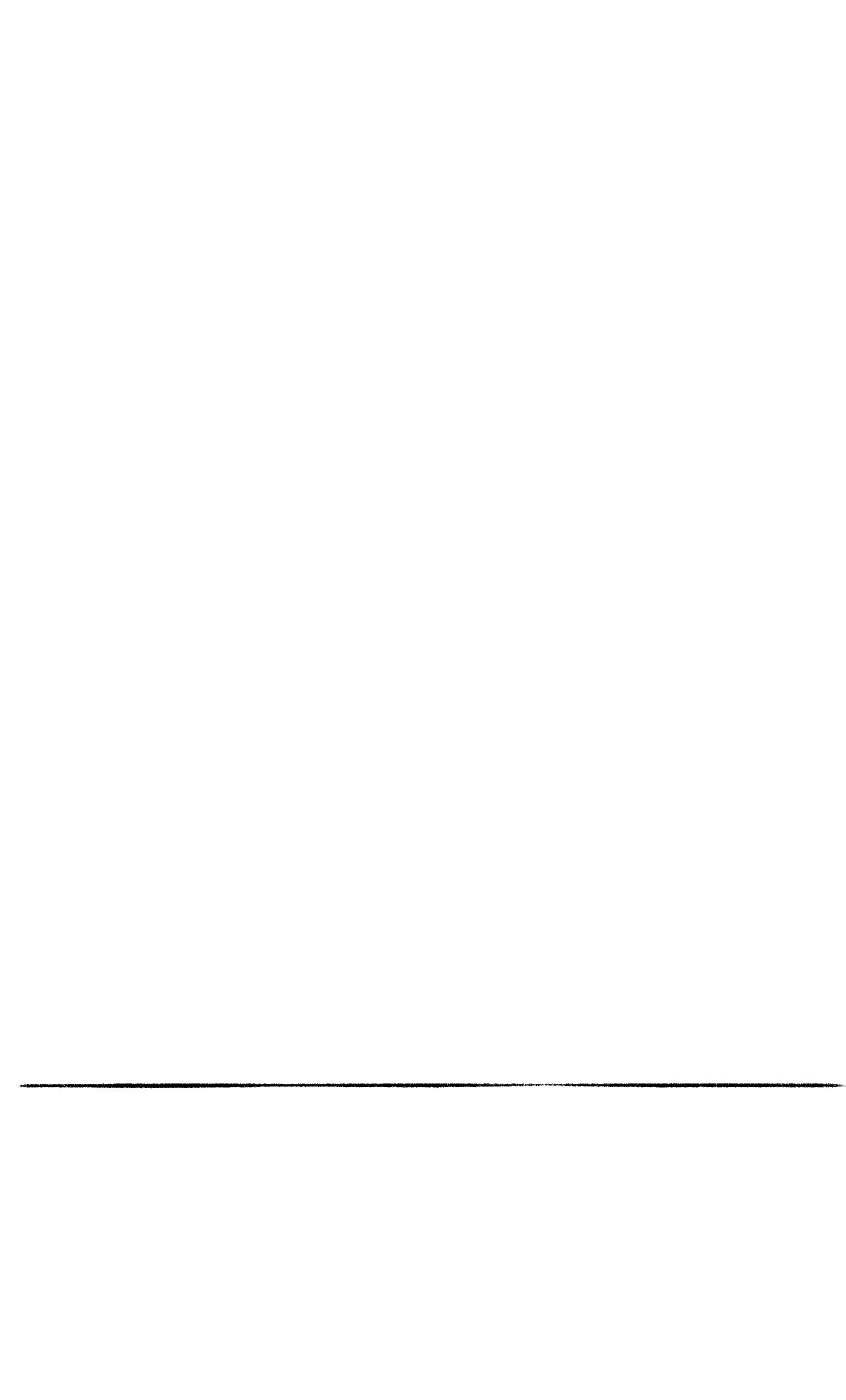
The Solid Waste Department has concerns with the access to the refuse container. The agent has been in continuous contact with Solid Waste with the anticipation that this issue will be resolved prior to the hearing.

#### ***Neighborhood Concerns***

A letter from the La Luz Landowners Association submitted a letter showing approval of this request.

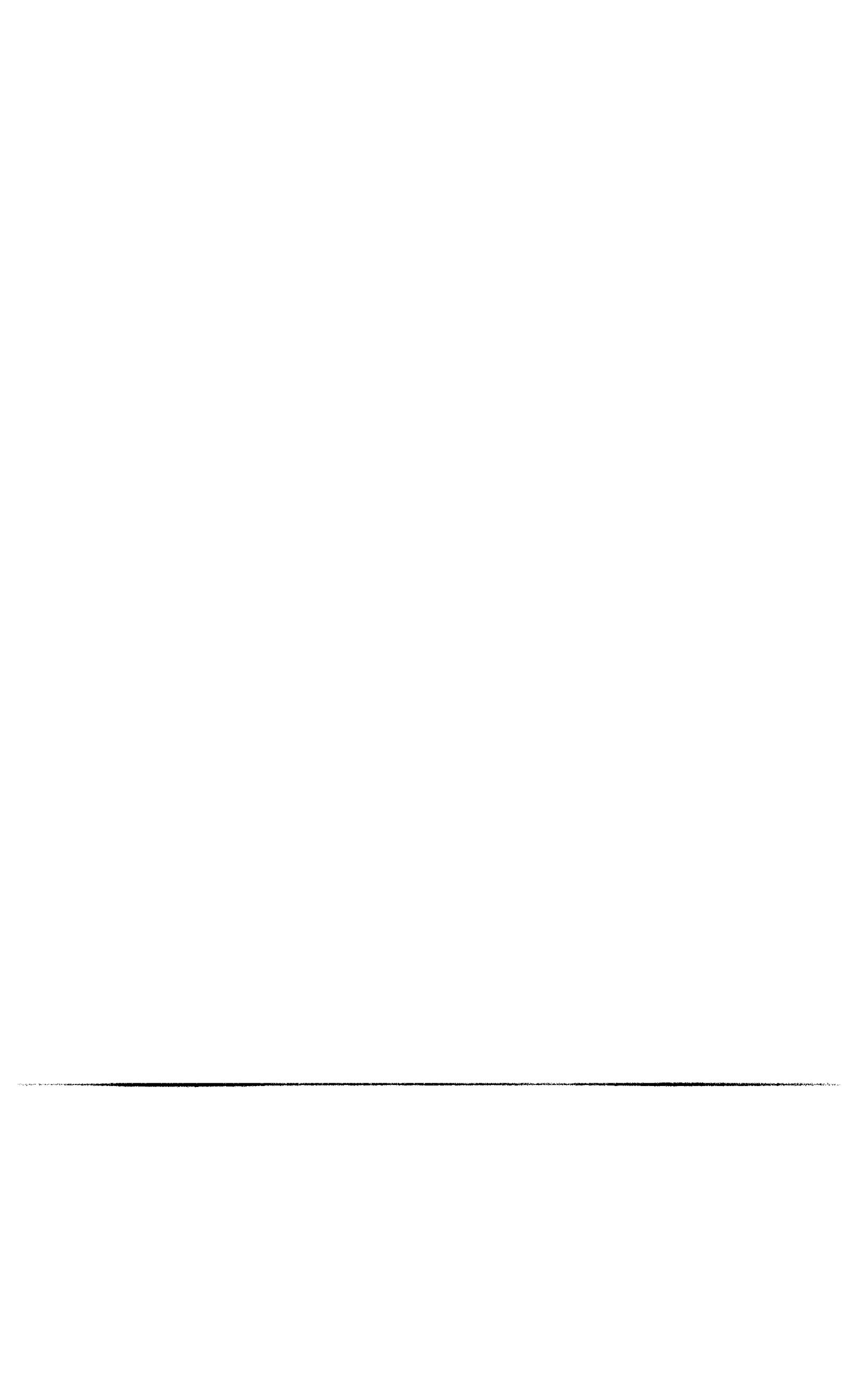
#### ***Conclusions***

This request, site plan for building permit, is necessary to create a permanent appearance to the overall design of the site. The design and colors of the building will compliment the Arts center that was recently built and will emphasize the distinction on the phasing of the project. The landscaping, including the encroachment in the required landscape buffer, compliments the building and the surround site and activity.



The areas of concern is the lack of a 3' wall and/or berm that separates parking from Learning Rd and the design of the building on the north and west side of the façade. The façades are not consistent around the entire building and the reasoning has been explained in detailed.

With some changes and additions, staff is recommending approval.



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***FINDINGS – 01128-01748 January 17, 2002***

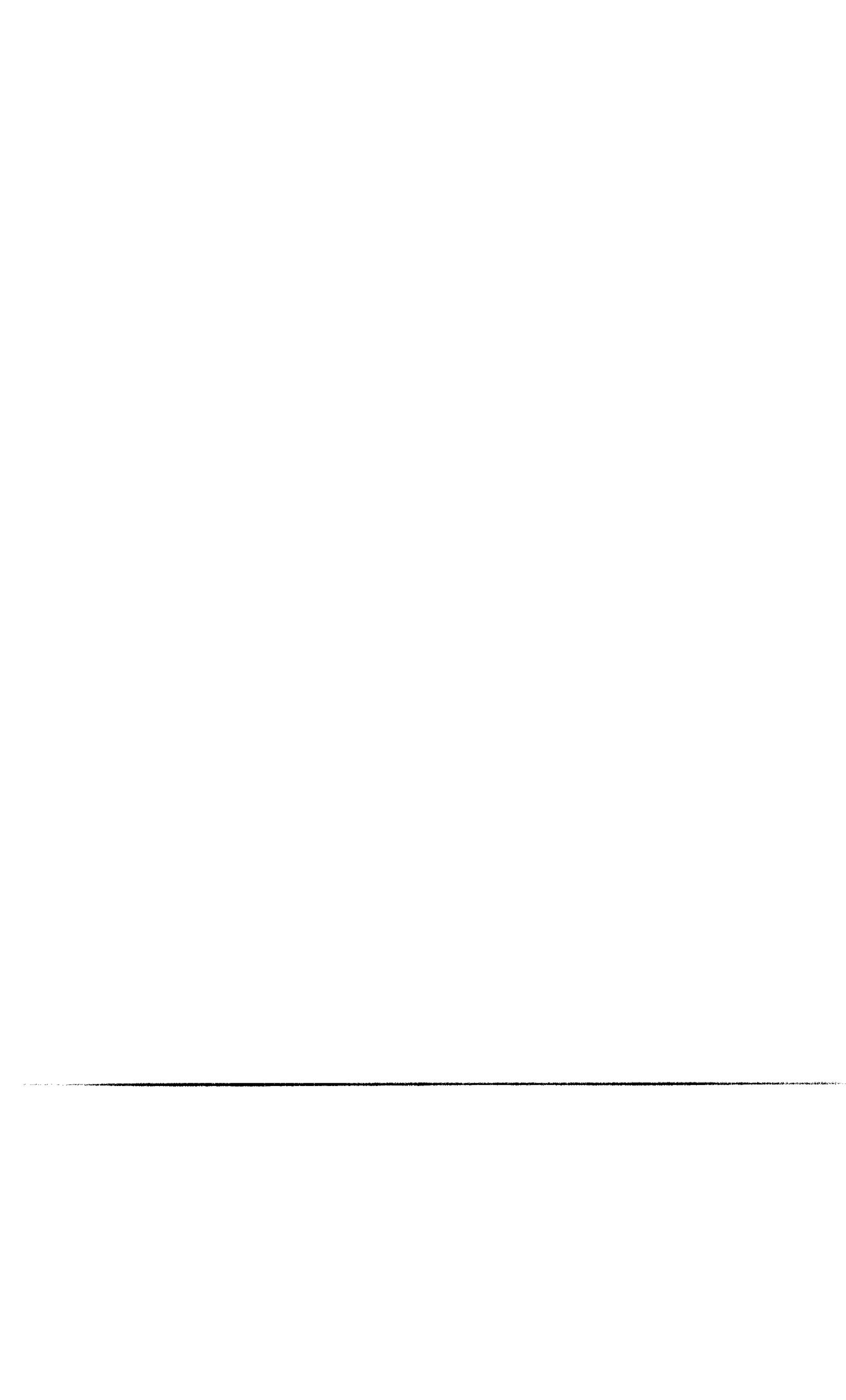
1. This is a request for approval of a site plan for building permit for a gymnasium on 4000 Learning Rd NW, Lot 4A, Bosque Preparatory School, zoned SU-1 for School and Related Uses, located on Learning Road between Montano Road and the Rio Grande Bosque.
2. The submittal furthers the applicable goals 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, and view preservation policies contained in the Coors Corridor Sector Plan.
5. 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).
6. This site development plan for building permit will be adequate with some minor changes and additions.

***RECOMMENDATION – 01128-01748 January 17, 2002***

**APPROVAL of 01128-01748, a site plan for building permit, for Lot 4A, Bosque Preparatory School, zoned SU-1 for School and Related Uses, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 01128-01748 January 17, 2002***

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



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

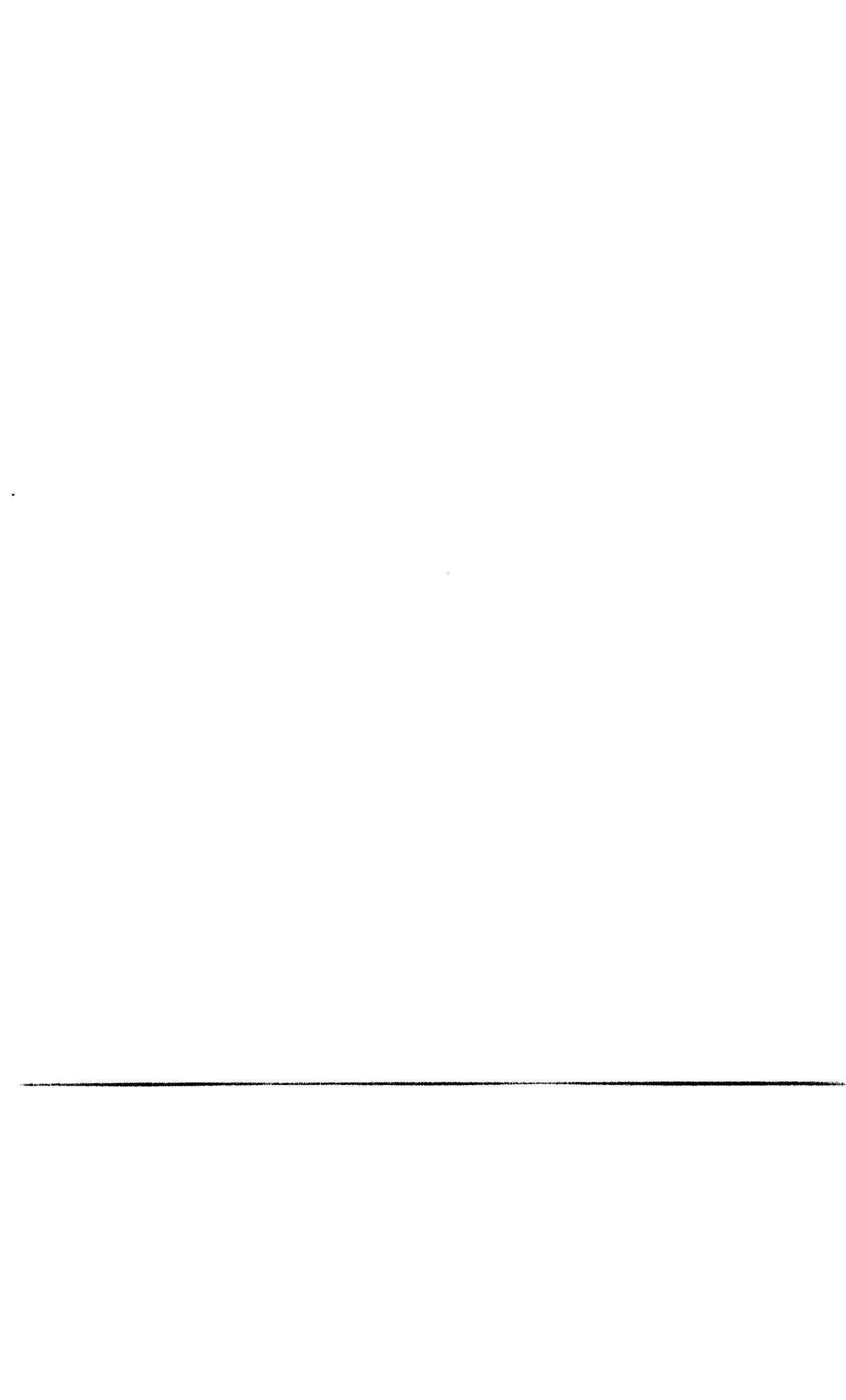
2. A three-foot high wall that is of similar design and material of the gymnasium or an earthen berming at least three feet in height shall be installed in the screening area between Learning Rd and the off-street parking area.
3. Storage of school buses shall be screened from adjacent streets and properties.
4. Building materials on the north and west façade shall be enhanced to remain consistent with the intent of the Site Planning Objectives of the Design Guidelines which states: "Buildings should be attractively designed on all sides of the structure, rather than placing all emphasis on the front elevation. Finished building materials shall be applied to all exterior sides of buildings and structures and shall be consistent on all sides".

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**Juanita Vigil**  
**Planner**

cc: Bosque School, 4000 Learning Road NW, Albuquerque, NM 87120  
Consensus Planning, Inc., 924 Park Avenue SW, Albuquerque, NM 87102  
Virginia M. Klebesadel, Taylor Ranch N.A., 4416 Gooseberry Road NW, Abq., NM 87120  
Jolene Wolfley, Taylor Ranch N.A., 6804 Staghorn Drive NW, Abq., NM 87120-4806

***Attachments***



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

### ***PLANNING DEPARTMENT***

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

"Reviewed, no comments."

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

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

#### ***Transportation Development Services***

1. Provide handicap sign detail and reference.
2. Provide handicap ramp detail.
3. Check with Solid Waste for dumpster location.

#### ***Utility Development***

Fire protection must be from an expansion of the on-site private systems. The conceptual utility plan shows only one hydrant with no vehicular access to the structure. This would not be adequate. The number and location of required hydrants must be established by the Fire Marshals office prior to DRB action.

#### ***Traffic Engineering Operations***

Prefer no direct access onto Montano.

#### ***Hydrology***

An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer. Approval required prior to placement on DRB agenda.

***Transportation Planning***

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