

STATE OF NEW MEXICO
County of Bernalillo SS

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of The Albuquerque Journal, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 1 times, the first publication being on the 24 day of May, 2006 and the subsequent consecutive publications on _____, 20_____

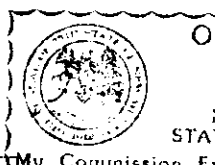
Bill Tafoya

Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 24 day of May of 2006

PRICE \$ 175.16

Statement to come at end of month.

ACCOUNT NUMBER C80583



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



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Study Session on Thursday, June 8, 2006, 3:00 p.m. in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM to consider the following:

Distribution & Review - Current Land Use Matters for the June 15, 2006 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a Public Hearing on Thursday, June 15, 2006, 8:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM to consider the following items. (Note: these items are not in the order they will be heard)

Project # 1003812
06EPC-00600 EPC Site Development Plan-Amendment to Building Permit WILLIAM A. MCCONNELL, ARCHITECT agent(s) for TOWER ROAD BAPTIST CHURCH request the above action(s) for all or a portion of Tract(s) 430-A, Airisco Grant, zoned SU-1 Church Facility, located on 867H ST SW, between TOWER ROAD SW and SAN YGNACIO RD. SW, containing approximately 2 acres. (L-18) Petra Morris, Staff Planner

Project # 1003816
06EPC-00612 EPC Site Development Plan-Subdivision
06EPC-00613 EPC Site Development Plan-Building Permit
06EPC-00614 Zone Map Amendment YOGEL, CAMPBELL & BLUEHER PC, agent for CENTEX HOMES, requests the above actions for all or a portion of Blocks 18 & 19, Tract A, North Albuquerque Acres, 10-A, zoned SU-1 for Mobile Home Park, located on the west side of LOUISIANA BLVD., NE, between DERICKSON, NE and SANTA MONICA, NE, containing approximately 60 acres. (D-18) David Stalworth, Staff Planner

Project # 1003818
06EPC-00615 EPC Site Development Plan-Amendment to Site Plan for Building Permit for Temporary Signage THE DESIGN GROUP, agent for Lovelace Medical Center, Downtown requests the above action for all or a portion of Lot 1A, St. Joseph Hospital Complex, zoned SU-1 for Hospital & Related Uses & Hotel, located on MARTIN LUTHER KING BLVD., between ELM and WALTER, (K-14) Carmen Marrone, Staff Planner

Project # 1004870
06EPC-00616 EPC Site Development Plan-Building Permit
06EPC-00619 Zone Map Amendment CONSENSUS PLANNING agent(s) for DOS PIEDRAS LLC request the above action(s) for all or a portion of Tract(s) B, Lands of Hugh B. Woodward, zoned C-1, located on GIBSON SE, between UNIVERSITY BLVD. SE and MULBERRY SE, containing approximately 2 acres. (M-15) Maggie Gould, Staff Planner

Project # 1004871
06EPC-00617 EPC Site Development Plan-Building Permit THOMAS E. ROBSON, agent for ALBUQ. INN-KEEPERS, LLC, requests the above action for all or a portion of Tracts 1A & 2A, Cavan Support Centre, zoned SU-1 for Permissive O-1, C-2 & IP uses, located on the east side of YALE BLVD. SE, between ROSS AVE., SE and INTERNATIONAL AVE., SE, containing approximately 4 acres. (L-15) David Stalworth, Staff Planner

Project # 1004880
06EPC-00619 EPC Site Development Plan-Building Permit
06EPC-00620 Zone Map Amendment CONSENSUS PLANNING agent(s) for DOS PIEDRAS LLC request the above action(s) for all or a portion of Lot(s) 9, Kirtland Addition, zoned C-1, located on GIBSON BLVD. SE, between UNIVERSITY BLVD. SE and YALE BLVD. SE, containing approximately 4 acres. (M-15) Petra Morris, Staff Planner

Project # 1004872
06EPC-00621 EPC Site Development Plan-Building Permit DENISH + KLINE ASSOC. agents for FOREST CITY COVINGTON NM request the above action for Tracts within the NW 1/4 of the NW 1/4 of Section 28, T9N, R3E, NMPM, Mesa del Sol Employment Center Phase 1, zoned SU-1/EP Uses, located on the UNIVERSITY BLVD. EXTENSION, between STREET D and UNIVERSITY BLVD., containing approximately 12 acres. (R-16) Catalina Lehner, Staff Planner

Project # 1004873
06EPC-00622 EPC Site Development Plan-Building Permit DENISH + KLINE ASSOC. agents for FOREST CITY COVINGTON NM request the above action for Tracts within the south 1/2 of Section 22 T9N, R3E, NMPM, Mesa del Sol Community Center, zoned SU-2/PC, located between UNIVERSITY BLVD. (north bound) and UNIVERSITY BLVD. (south bound), containing approximately 4.5 acres. (R-16) Catalina Lehner, Staff Planner

- Project # 1004874
06EPC-00623 EPC Site Development Plan-Building Permit
06EPC-00702 Zone Map Amendment KENNETH ANDERSON agent for KENNETH ANDERSON SR. request the above actions for all or a portion of Lots 17-19, Monkbridge Addition, zoned SU-1 to SU-1 for Sales of Building Material and Outside Storage, located on CANDELARIA NW, between 2ND ST. NW and 4TH ST. NW, containing approximately 1 acre. (G-14) Maggie Gould, Staff Planner
- Project # 1001150
06EPC-00624 EPC Site Development Plan-Building Permit
06EPC-00625 EPC Site Development Plan-Subdivision TIERRA WEST LLC agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request the above action(s) for all or a portion of Lot(s) M-1, Vista del Norte Subdivision, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off-Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner
- Project # 1004875
06EPC-00627 EPC Site Development Plan-Building Permit
06EPC-00628 Zone Map Amendment SMPK ARCHITECTS agent(s) for ALBUQUERQUE MONTHLY MEETING of the RELIGIOUS SOCIETY OF FRIENDS (QUAKERS), Inc. request the above action(s) for all or a portion of Lots 19-25, Ives Addition, zoned S-R, located on 5TH ST. NW, between BELAMAH AVE. NW and Aspen Ave. NW, containing approximately 1 acre. (J-14) Catalina Lehner, Staff Planner
- Project # 1004564
05EPC-01808 EPC Site Development Plan-Building Permit
David Campbell, agent for Colson & Colson Construction Company, requests the above action for Lots 19-22, Block 21, Tract A, Unita A, North Albuquerque Acres, located on Paseo del Norte between Wyoming and Barstow NE, containing approximately 3.5 acres. (D-19) REMANDED FROM CITY COUNCIL IN ORDER TO PERFORM AND FULLY EVALUATE A VIEW ANALYSIS AS REQUIRED BY THE LA CUEVA SECTOR DEVELOPMENT PLAN Carmen Marrone, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886.

Jeff Jesionowski, Chairman
Environmental Planning Commission
APPROVED
Carmen Marrone, Senior Planner
Planning Department
Journal, May 24, 2006

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: JUNE 15, 2006
Zone Atlas Page: D-16-Z & E-16-Z
Notification Radius: 100 Ft.

**Project# 1001150
App#06EPC-00624
App#06EPC-00625**

Cross Reference and Location: OSUNA ROAD NE BETWEEN VISTA DEL NORTE
DRIVE NE AND CHAPPELL ROAD NE

Applicant: VISTA DEL NORTE DEVELOPMENT LLC
Address: 3804 CARLISLE NE
ALBUQUERQUE, NM 87107

Agent: TIERRA WEST LLC
8509 JEFFERSON ST NE
ALBUQUERQUE, NM 87113

Special Instructions:

**Notice must be mailed from the
City's 21 day's prior to the meeting.**

Date Mailed: MAY 24, 2006
Signature: YVONNE SAAVEDRA



mainframe@coa1mp3.ca
bq.gov
05/15/2006 08:57 AM

To
cc
bcc
Subject

1 RECORDS WITH LABELS PAGE
1
01016062 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101606238532010104 LEGAL: TR M -1 P LAT FOR TRACTS J-1-A, J-1-B, J-1-C &
M-1 LAND USE: PROPERTY ADDR: 00000 OSUNA
OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL
OWNER ADDR: PO BOX 26685
85726
TUCSON AZ
0101606238438611602 LEGAL: SW'L Y PO R OF TR J-1-A PLAT FOR TRACTS J-1-A,
J-1-B LAND USE: PROPERTY ADDR: 00000 VISTA DEL NORTE
OWNER NAME: RANCHO MIRAGE LLC
OWNER ADDR: PO BOX 7400
87194
ALBUQUERQUE NM
0101606238443111601 LEGAL: TR J -1-A PLAT FOR TRACTS J-1-A, J-1-B, J-1-C &
M-1 LAND USE: PROPERTY ADDR: 00000 VISTA DEL NORTE
OWNER NAME: RANCHO MIRAGE LLC
OWNER ADDR: PO BOX 7400
87194
ALBUQUERQUE NM
0101606243934810115 LEGAL: LOT 4-A1 PLAT FOR SEGO-COX SUBDIVISION LTS 2-A1
& LAND USE: PROPERTY ADDR: 00000 OSUNA
OWNER NAME: LINEBERRY E C
OWNER ADDR: PO BOX 1957
87571
TAOS NM
0101606246837010109 LEGAL: LT 5 A PL AT FOR SEGO-COX SUBDIVISION LOTS 5A &
6A LAND USE: PROPERTY ADDR: 00000 OSUNA
OWNER NAME: SEGO WILLIAM A & IRENE
OWNER ADDR: 04808 JEFFERSON NE
87109
ALBUQUERQUE NM
0101606246037510116 LEGAL: TR J -1-B PLAT FOR TRACTS J-1-A, J-1-B, J-1-C &
M-1 LAND USE: PROPERTY ADDR: 00000
OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL
OWNER ADDR: PO BOX 26685
85726
TUCSON AZ
0101606243931210114 LEGAL: LT 1 -A P LAT FOR LOT 1-A SEGO-COX SUBDIVISION
CONT LAND USE: PROPERTY ADDR: 00000 OSUNA
OWNER NAME: ASPEN PROPERTY LLC
OWNER ADDR: 04808 JEFFERSON NE
87109
ALBUQUERQUE NM
0101606246834010110 LEGAL: LT 6 A PL AT FOR SEGO-COX SUBDIVISION LOTS 5A &
6A LAND USE: PROPERTY ADDR: 00000 OSUNA
OWNER NAME: HOSPITAL SERVICES CORPORATION
OWNER ADDR: PO BOX 92200
87199
ALBUQUERQUE NM

0101606246830910111 REPLA LAND USE: LEGAL: 7 SE GO-C OX SUBDIVISION LOTS 1 THRU 7 BEING A
 PROPERTY ADDR: 00000 OSUNA
 OWNER NAME: OSUNA CORPORATE CENTER PTNS
 OWNER ADDR: 01717 LOUISIANA BL NE
 ALBUQUERQUE NM 87110
 0101606249044011433 M-1 LAND USE: LEGAL: TR J -1-C PLAT FOR TRACTS J-1-A, J-1-B, J-1-C &
 PROPERTY ADDR: 00000
 OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL
 OWNER ADDR: PO BOX 26685
 TUCSON AZ 85726
 0101606237011040124 6,4 LAND USE: LEGAL: LT 4 B-1 UNIVERSAL INDUSTRIAL PARK EXC THE NWLY
 PROPERTY ADDR: 00000 CHAPPELL
 OWNER NAME: OSUNA LLC BL NE
 OWNER ADDR: 08500 MENAUL
 ALBUQUERQUE NM 87112
 0101606238622340123 4-A LAND USE: LEGAL: NORT HERL Y PORTION OF LOT 4-A-1 REPLAT OF LOTS
 PROPERTY ADDR: 00000 OSUNA
 OWNER NAME: J H SUPPLY CO RD NE
 OWNER ADDR: 02132 OSUNA
 ALBUQUERQUE NM 87113
 010160624052464C103 PARCEL LAND USE: LEGAL: 4-A AMEN DED PLAT OF LTS 4-A & 4-B A REPL OF
 PROPERTY ADDR: 00000 OSUNA
 OWNER NAME: LIVELY EQUIPMENT CO INC
 OWNER ADDR: PO BOX 784
 ALBUQUERQUE NM 87103
 0101606241923440104 PARCEL LAND USE: LEGAL: 4-B AMEN DED PLAT OF LTS 4-A & 4-B A REPL OF
 PROPERTY ADDR: 00000 OSUNA
 OWNER NAME: LIVELY EQUIPMENT CO INC
 OWNER ADDR: PO BOX 784
 ALBUQUERQUE NM 87103
 0101606245226140110 65,20 LAND USE: LEGAL: LOT 1A LANDS OF LIVELY EQUIPMENT CO INC CONT
 PROPERTY ADDR: 00000 OSUNA
 OWNER NAME: BARNHOUSE NORWOOD E &
 OWNER ADDR: 05811 PADRE ROBERTO NW
 ALBUQUERQUE NM 87107
 010160624572394C108 83,08 LAND USE: LEGAL: LOT 1B LANDS OF LIVELY EQUIPMENT CO INC CONT
 PROPERTY ADDR: 00000 CHAPPELL
 OWNER NAME: PRP INC BL SE
 OWNER ADDR: 03200 BROADWAY
 ALBUQUERQUE NM 87105
 0101606247726440112 39,09 LAND USE: LEGAL: LOT 1C LANDS OF LIVELY EQUIPMENT CO INC CONT
 PROPERTY ADDR: 00000 OSUNA
 OWNER NAME: INTEGRATED FINANCIAL & INSUR S DR NE
 OWNER ADDR: 10021 MASTERS
 ALBUQUERQUE NM 87111

PAGE 3

0101606228526410301 TRA LAND USE:	LEGAL: TRAC T L- 1 PLAT FOR VISTA DEL NORTE SUBDIVISION
ALBUQUERQUE NM	87113
0101606229233410323 TRA LAND USE:	PROPERTY ADDR: 00000 OSUNA OWNER NAME: DESERT SPRINGS CHURCH OWNER ADDR: 00705 OSUNA RD NE
ALBUQUERQUE NM	87113
0101606229233410323 TRA LAND USE:	LEGAL: TRAC T L- 2 PLAT FOR VISTA DEL NORTE SUBDIVISION
TUCSON AZ	85726
0101606230138710316 UN LAND USE:	PROPERTY ADDR: 00000 OSUNA OWNER NAME: VISTA DEL NORTE DEVELOPMENT LL OWNER ADDR: 04101 E IRVINGTON RD
ALBUQUERQUE NM	87113
0101606230738710317 UN LAND USE:	LEGAL: LOT 7 P- 1 PLAT OF LA SALA DEL NORTE SUBDIVISION
ALBUQUERQUE NM	87113
0101606230738710317 UN LAND USE:	PROPERTY ADDR: 00000 CALLE SANTIAGO OWNER NAME: RHODES DORIS OWNER ADDR: 06716 CALLE SANTIAGO NE
ALBUQUERQUE NM	87113
0101606231339110318 UN LAND USE:	LEGAL: LOT 6 P- 1 PLAT OF LA SALA DEL NORTE SUBDIVISION
ALBUQUERQUE NM	87113
0101606231339110318 UN LAND USE:	PROPERTY ADDR: 00000 CALLE SANTIAGO OWNER NAME: ROMERO HENRY C & KATHY L OWNER ADDR: 06720 CALLE SANTIAGO NE
ALBUQUERQUE NM	87113
0101606231740210319 UN LAND USE:	LEGAL: LOT 5 P- 1 PLAT OF LA SALA DEL NORTE SUBDIVISION
ALBUQUERQUE NM	87113
0101606231740210319 UN LAND USE:	PROPERTY ADDR: 00000 CALLE SANTIAGO OWNER NAME: MONTANO KARL R OWNER ADDR: 06724 CALLE SANTIAGO NE
ALBUQUERQUE NM	87113
0101606231539710319 UN LAND USE:	LEGAL: LOT 4 P- 1 PLAT OF LA SALA DEL NORTE SUBDIVISION
ALBUQUERQUE NM	87113
0101606231539710319 UN LAND USE:	PROPERTY ADDR: 00000 CALLE SANTIAGO OWNER NAME: WARE WILLIAM L & TAMMY L OWNER ADDR: 06728 CALLE SANTIAGO NE
ALBUQUERQUE NM	87113
0101606231740210320 UN LAND USE:	LEGAL: LOT 3 P- 1 PLAT OF LA SALA DEL NORTE SUBDIVISION
ALBUQUERQUE NM	87113
0101606231740210320 UN LAND USE:	PROPERTY ADDR: 00000 CALLE SANTIAGO OWNER NAME: ABEYTA MARK J OWNER ADDR: 06732 CALLE SANTIAGO NE
ALBUQUERQUE NM	87113
0101606231840710321 UN LAND USE:	LEGAL: LOT 2 P- 1 PLAT OF LA SALA DEL NORTE SUBDIVISION
ALBUQUERQUE NM	87113
0101606231840710321 UN LAND USE:	PROPERTY ADDR: 00000 CALLE SANTIAGO OWNER NAME: VIGIL NORMAN D & ROSALIE E OWNER ADDR: 06736 CALLE SANTIAGO NE
ALBUQUERQUE NM	87113
0101606232041210322 UN LAND USE:	LEGAL: LOT 1 P- 1 PLAT OF LA SALA DEL NORTE SUBDIVISION
ALBUQUERQUE NM	87113
0101606232041210322 UN LAND USE:	PROPERTY ADDR: 00000 CALLE SANTIAGO OWNER NAME: SCOTT JOSEPH A OWNER ADDR: 06740 CALLE SANTIAGO NE
ALBUQUERQUE NM	87113

PAGE 4

0101606232642510501 LEGAL: LOT 52 P -1 PLAT OF LA SALA DEL NORTE
SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 CALLE SANTIAGO
OWNER NAME: MORRIS-SIGLER JUDY A
OWNER ADDR: 06800 CALLE SANTIAGO NE
ALBUQUERQUE NM 87113

0101606233043210502 LEGAL: LOT 51 P -1 PLAT OF LA SALA DEL NORTE
SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 CALLE SANTIAGO
OWNER NAME: ROREBECK WARREN
OWNER ADDR: 06804 CALLE SANTIAGO NE
ALBUQUERQUE NM 87113

0101606233343910503 LEGAL: LOT 50 P -1 PLAT OF LA SALA DEL NORTE
SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 CALLE SANTIAGO
OWNER NAME: SIVAGE WAYNE H
OWNER ADDR: 06808 CALLE SANTIAGO NE
ALBUQUERQUE NM 87109

0101606234144710512 LEGAL: LOT 41 P -1 PLAT OF LA SALA DEL NORTE
SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 CALLE ELENA
OWNER NAME: NUANES RANDY L & LORETTA
OWNER ADDR: 06801 CALLE ELENA NE
ALBUQUERQUE NM 87113

0101606235046610603 LEGAL: LOT 40 P -1 PLAT OF LA SALA DEL NORTE
SUBDIVISION U LAND USE:
PROPERTY ADDR: 00000 CALLE ELENA
OWNER NAME: GOLDMAN SANDRA TRUSTEE GOLDMAN
OWNER ADDR: 06712 CALLE SANTIAGO NE
ALBUQUERQUE NM 87113

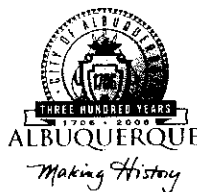
.
QUIT

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST**

PROJECT # 1001150
APPLICATION # _____

PAGE 1 OF 2

ZONE ATLAS PAGE #	ZONE ATLAS #	GRID LOCATIONS	PARCEL SEQUENCES	NAME AND ADDRESS
F-16	1016062	385-320	101-04	✓ Dup
		384-386	116-02	✓
		384-431	01	✓ No ownership In Sonata
		439-348	101-15	✓
		468-370	09	✓
		460-375	16	✓ Dup 2
		439-312	14	✓
		468-340	10	✓
		468-309	11	✓
		490-440	114-33	✓ Dup 2
		370-110	401-24	✓
		386-223	23	✓
		405-246	03	✓ Dup
		419-234	04	✓ Dup 02
		452-261	10	✓
		457-239	08	✓



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

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

May 2, 2006

Keli Krueger
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkrueger@tierrawestllc.com

Dear Keli:

Thank you for your inquiry of **May 2, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT M-1, VISTA DEL NORTE LOCATED ON OSUNA ROAD NE BETWEEN VISTA DEL NORTE DRIVE NE AND CHAPPELL ROAD NE** zone map E-16.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

ALAMEDA NORTH VALLEY ASSN. (ANV) "R"

***Steve Wentworth**

8919 Boe Ln. NE/87113-2328 897-3052 (h)

Leroy Gurule

713 Alameda Blvd. NW, Alameda/87114 890-1845 (h)

VISTA DEL NORTE ALLIANCE (VDN) "R"

***Eddie Kurtz**

7101 Casa Elena Dr. NE/87113 292-9436 (h) 977-3916 (c)

Richard Hix

905 Bosque NE/87113 821-5086 (h) 250-1655 (c)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

May 3, 2006

Hand Delivered

City of Albuquerque
Planning Department
600 Second Street, NW
Suite 200
Albuquerque, New Mexico 87103

Re: Tract M-1, Vista del Norte Subdivision
±21.2 acres

Ladies and Gentlemen:

The undersigned is the owner of the above referenced Property, the subject of a site plan for subdivision and building permit. Wal-Mart Stores East, Limited Partnership is the contract purchaser for the Property and is hereby authorized to retain Tierra West, LLC, as its agent in its application to the Environmental Planning Commission for a site plan for subdivision and building permit. Tierra West, LLC, is further authorized to remain as its agent through any appeals process, if any.

VISTA DEL NORTE DEVELOPMENT,
L.L.C., a New Mexico limited
liability company

By: _____

John A. Myers
Assistant Manager Pro Tem

Project # 1001150

VISTA DEL NORTE DEVELOPMENT LLC
3804 CARLISLE NE
ALBUQUERQUE, NM 87107

Project # 1001150
EDDIE KURTZ
Vista Del Norte Alliance
7101 CASA ELENA DR NE
ALBUQUERQUE, NM 87113

101606238438611602

RANCHO MIRAGE LLC
PO BOX 7400
ALBUQUERQUE, NM 87194

101606243931210114

ASPEN PROPERTY LLC
4808 JEFFERSON NE
ALBUQUERQUE NM 87109

101606237011040124

OSUNA LLC
8500 MENAUL BL NE
ALBUQUERQUE NM 87112

101606245226140110

BARNHOUSE NORWOOD E &
5811 PADRE ROBERTO NW
ALBUQUERQUE NM 87107

101606228526410301

DESERT SPRINGS CHURCH
705 OSUNA RD NE
ALBUQUERQUE NM 87113

101606230738710317

ROMERO HENRY C & KATHY L
6720 CALLE SANTIAGO NE
ALBUQUERQUE NM 87113

101606231740210320

ABEYTA MARK J
6732 CALLE SANTIAGO NE
ALBUQUERQUE NM 87113

101606232642510501

MORRIS-SIGLER JUDY A
6800 CALLE SANTIAGO NE
ALBUQUERQUE NM 87113

Project # 1001150
STEVE WENTWORTH
Alameda North Valley Assn.
8919 BOE LN NE
ALBUQUERQUE, NM 87113

Project # 1001150
RICHARD HIX
Vista Del Norte Alliance
905 BOSQUE NE
ALBUQUERQUE, NM 87113

101606243934810115

LINEBERRY E C
PO BOX 1957
TAOS, NM 87571

101606246834010110

HOSPITAL SERVICES CORPORATION
PO BOX 92200
ALBUQUERQUE, NM 87199

101606238622340123

JH SUPPLY CO
2132 OSUNA RD NE
ALBUQUERQUE NM 87113

101606245723940108

PRP INC
3200 BROADWAY BL SE
ALBUQUERQUE NM 87105

101606229233410323

VISTA DEL NORTE DEVELOPMENT L
4101 E IRVINGTON RD
TUCSON AZ 85726

101606231339110318

MONTANO KARL R
6724 CALLE SANTIAGO NE
ALBUQUERQUE NM 87113

101606231840710321

VIGIL NORMAN D & ROSALIE E
6736 CALLE SANTIAGO NE
ALBUQUERQUE NM 87113

101606233043210502

ROREBECK WARREN
6804 CALLE SANTIAGO NE
ALBUQUERQUE NM 87113

Project # 1001150
LEROY GURULE
Alameda North Valley Assn.
713 ALAMEDA BLVD NW
ALBUQUERQUE, NM 87114

101606238532010104

VISTA DEL NORTE DEVELOPMENT L
PO BOX 26685
TUCSON, AZ 85726

101606246837010109

SEGO WILLIAM A & IRENE
4808 JEFFERSON NE
ALBUQUERQUE NM 87109

101606246830910111

OSUNA CORPORATE CENTER PTNS
1717 LOUISIANA BL NE
ALBUQUERQUE NM 87110

101606240524640103

LIVELY EQUIPMENT CO INC
PO BOX 784
ALBUQUERQUE, NM 87103

101606247726440112

INTEGRATED FINANCIAL & INSUR
10021 MASTERS DR NE
ALBUQUERQUE NM 87111

101606230138710316

RHODES DORIS
6716 CALLE SANTIAGO NE
ALBUQUERQUE NM 87113

101606231539710319

WARE WILLIAM L & TAMMY L
6728 CALLE SANTIAGO NE
ALBUQUERQUE NM 87113

101606232041210322

SCOTT JOSEPH A
6740 CALLE SANTIAGO NE
ALBUQUERQUE NM 87113

101606233343910503

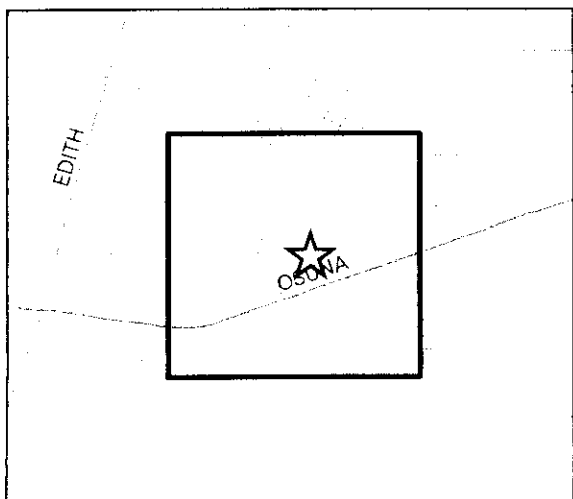
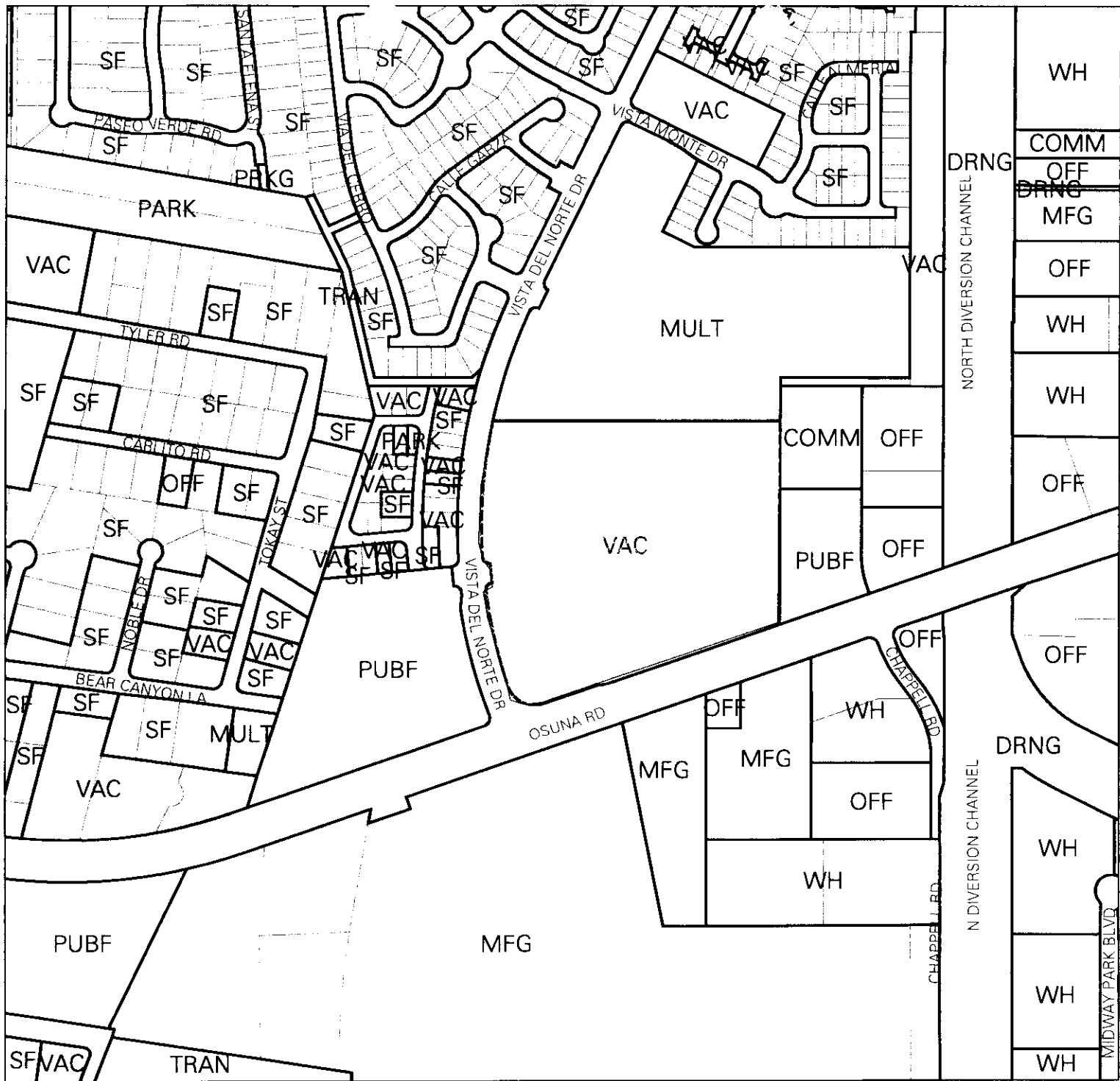
SIVAGE WAYNE H
6808 CALLE SANTIAGO NE
ALBUQUERQUE NM 87109

101606234144710512

NUANES RANDY L & LORETTA
6801 CALLE ELENA NE
ALBUQUERQUE NM 87113

101606235046610603

GOLDMAN SANDRA TRUSTEE GOLDMA
6712 CALLE SANTIAGO NE
ALBUQUERQUE NM 87113



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



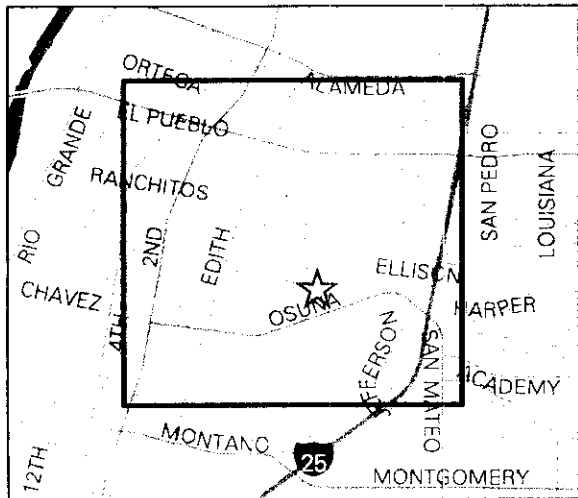
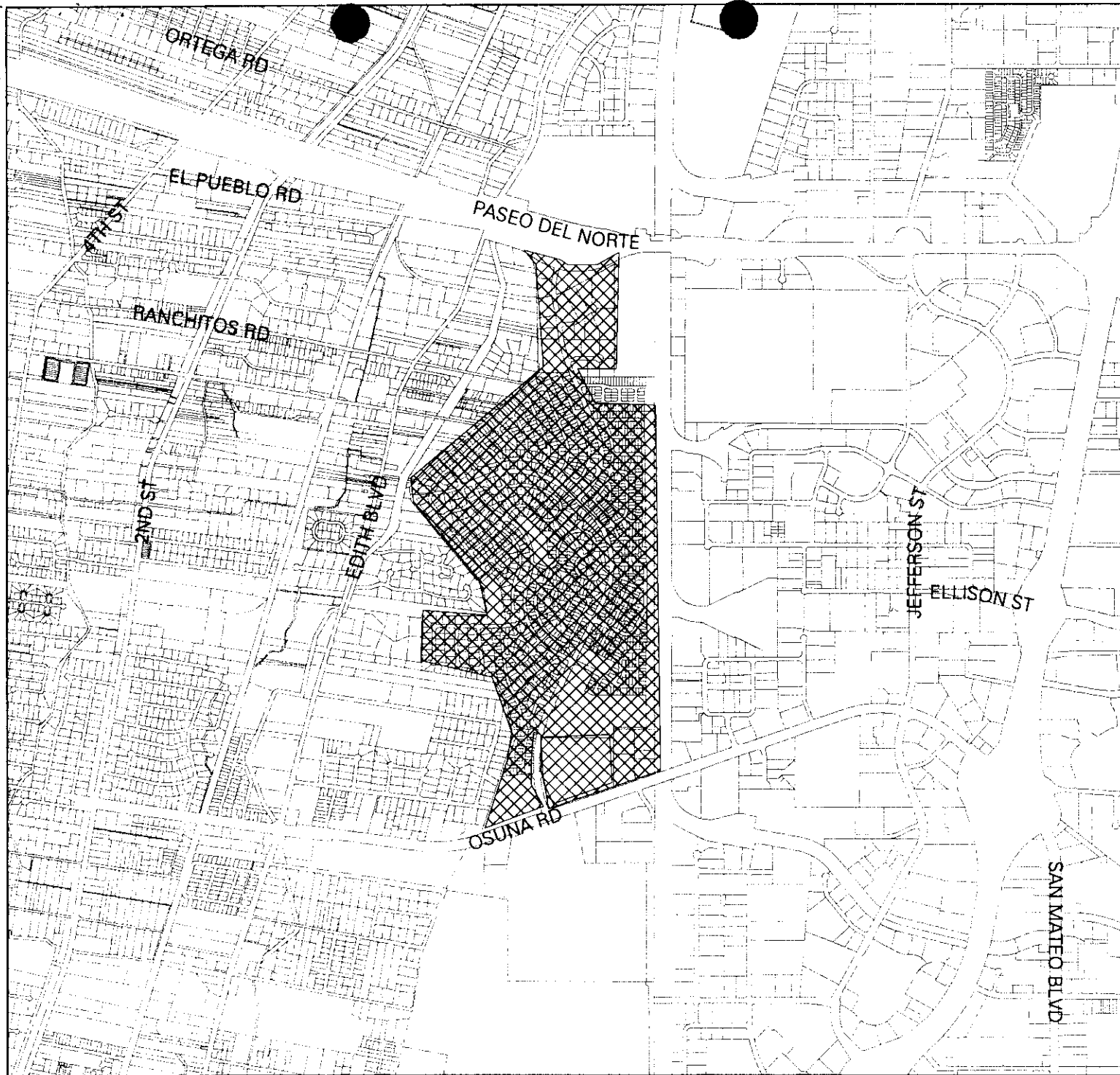
1 inch equals 500 feet

Project Number:
1001150

Hearing Date:
6/15/06

Zone Map Page:
D-16 E-16

Additional Case Numbers:
06EPC-00615



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
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- WH Warehousing & Storage



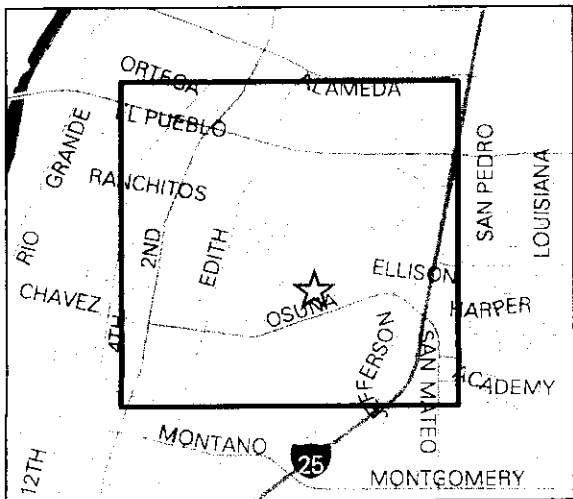
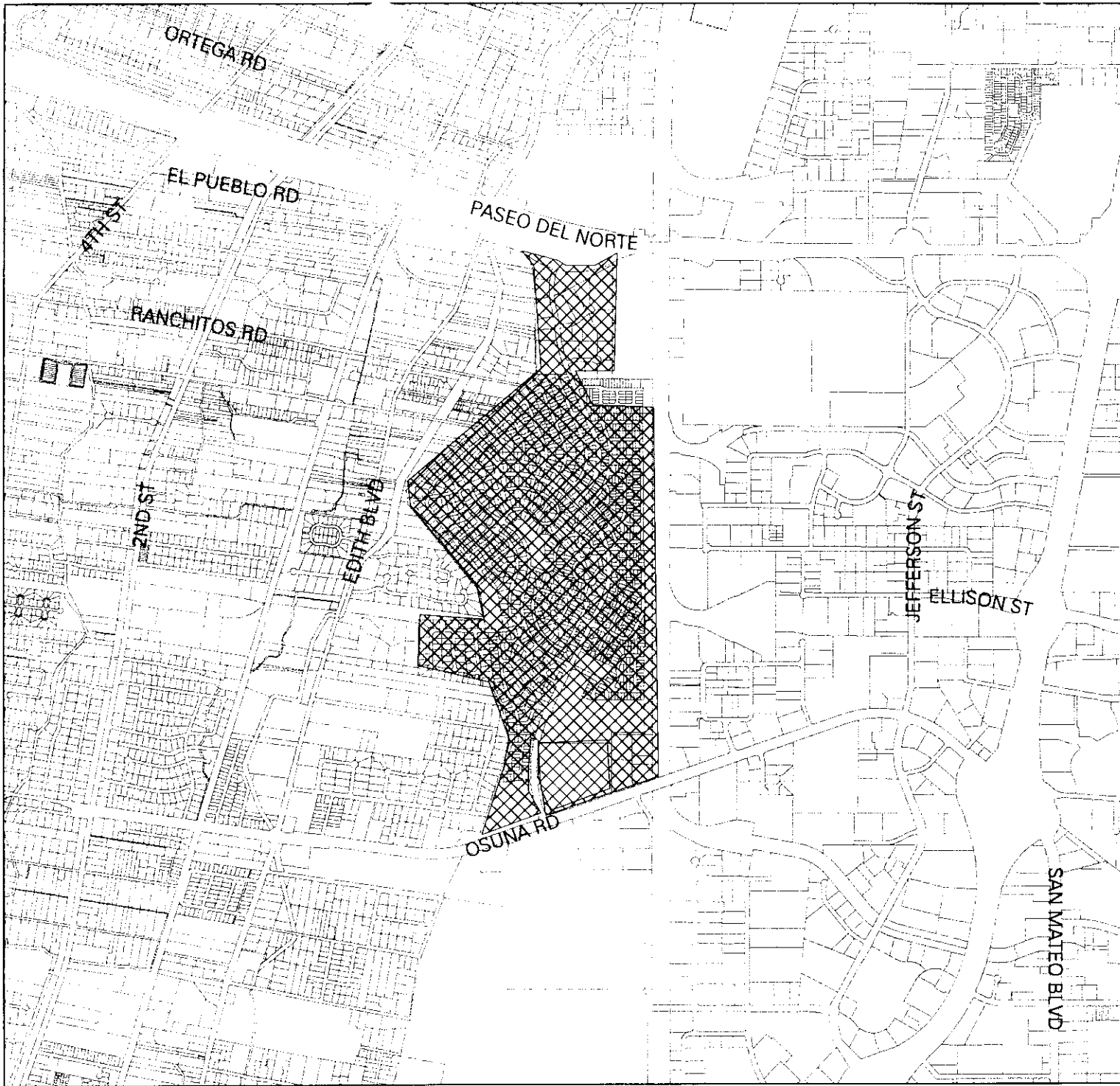
1 inch equals 2,000 feet

Project Number:
1001150

Hearing Date:
6/15/06

Zone Map Page:
D-16 E-16

Additional Case Numbers:
06EPC-00624 06EPC-00625

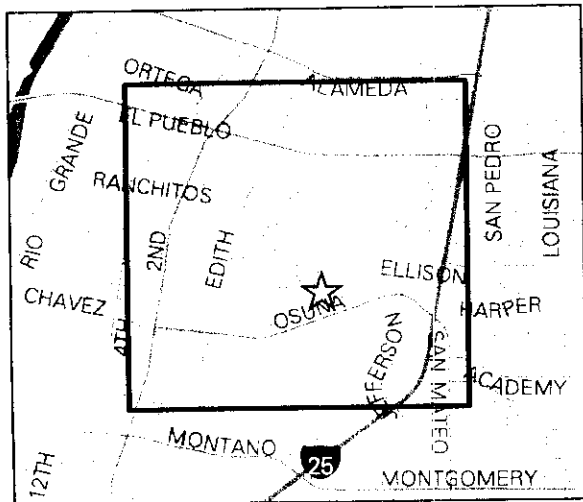


HISTORY MAP

Note: Grey shading indicates County.



1 inch equals 2,000 feet
Project Number:
 1001150
Hearing Date:
 6/15/06
Zone Map Page:
 D-16 E-16
Additional Case Numbers:
 06EPC-00624 06EPC-00625



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 2,000 feet

Project Number:

1001150

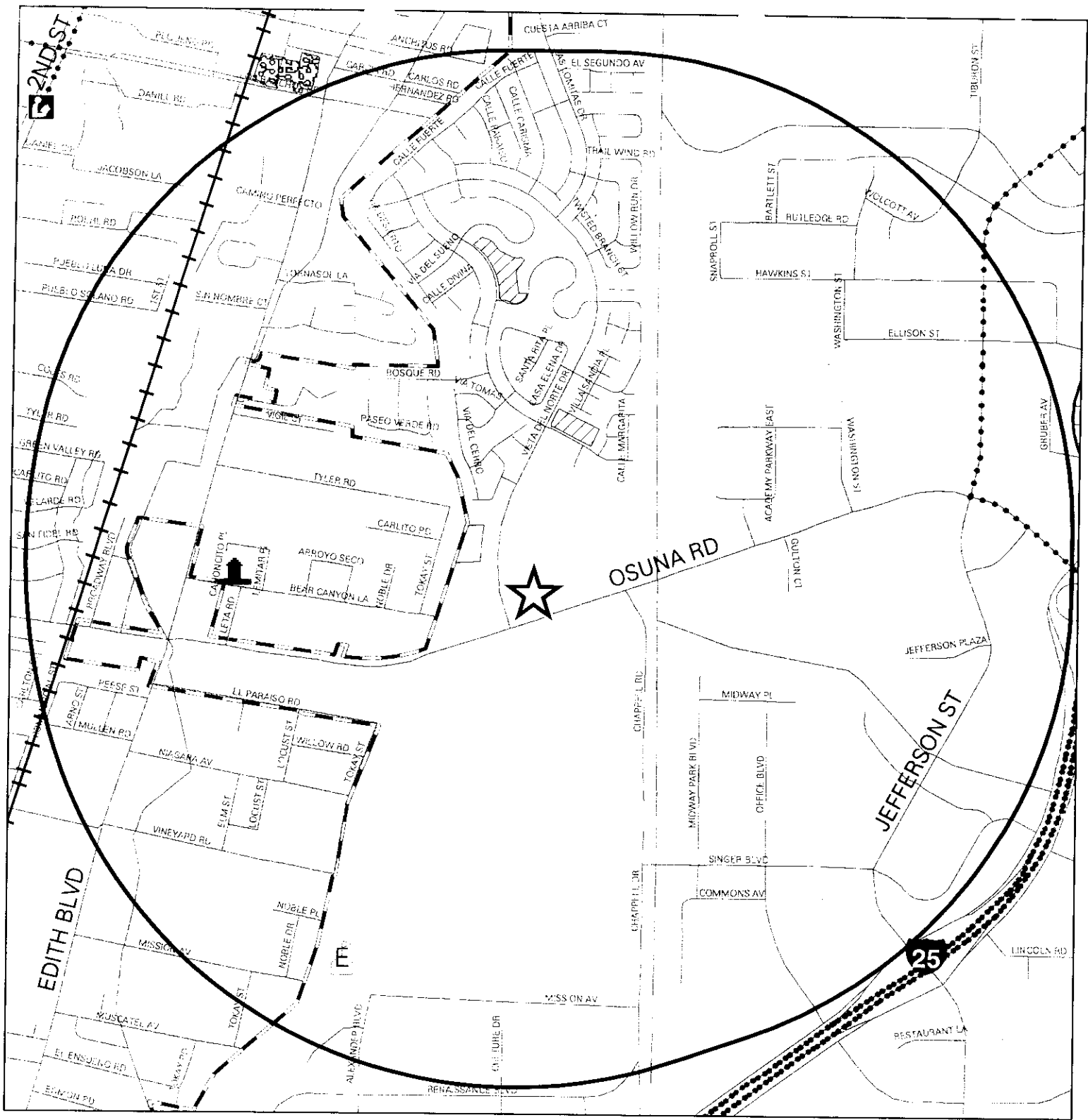
Hearing Date:

6/15/06



















Zone Map Page:

D-16 E-16

Additional Case Numbers:
06EPC-00624 06EPC-00625

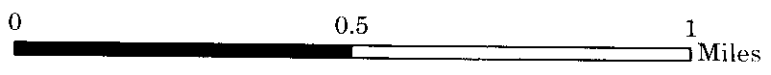


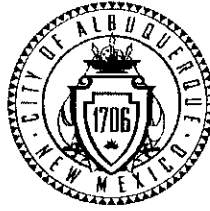
Public Facilities Map with One-Mile Site Buffer

- | | | | |
|--|---|---|---|
|  COMMUNITY CENTER |  FIRE |  APS Schools |  Developed County Park |
|  MULTI-SERVICE CENTER |  POLICE |  ABQ Ride Routes |  Undeveloped County Park |
|  SENIOR CENTER |  SHERIFF |  Developed City Park |  AGIS Jurisdiction |
|  LIBRARY |  SOLID WASTE |  Undeveloped City Park |  Landfill Buffer (1000 feet) |
|  MUSEUM | | |  Landfills designated by EHD |



Project Number: 1001150





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

Date: June 15, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150**
06EPC-00624 EPC Site Development Plan-
Building Permit
06EPC-00625 EPC Site Development Plan-
Subdivision

Vista del Norte Development LLC
3804 Carlisle NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner

On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00625, a request for approval of a site development plan for subdivision, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permissive, based on the following Findings:

FINDINGS:

1. This request is for a site development plan for subdivision to subdivide the approximately 22-acre Lot M-1 into three new Lots (M-1, M-1A, and M-1B). The subject site is located on Osuna Road between the North Diversion Channel and Vista del Norte Drive.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.

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3. This request is accompanied by a site development plan for building permit to allow for the construction of an 156,600 square foot building for a large retail facility on the newly created 13.32-acre, Lot M-1 (06EPC-00624). Future retail uses are proposed for Lots M-1A and M-1B (34,180 sf each).
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and includes site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for subdivision does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.
 - f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.

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- o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:
- a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.

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PROJECT #1150
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- h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.

- 8. The Comprehensive Plan’s Activity Center goal and policies a, c, and f are not furthered because:
 - a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.

- 9. The Comprehensive Plan’s Noise goal and policies a and b are not furthered because:
 - a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.

- 10. The Comprehensive Plan’s Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.

- 11. The Comprehensive Plan’s Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.

- 12. The Comprehensive Plan’s Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.
14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.
15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.
16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principles of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.

17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
 18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
 19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
 20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
 21. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.
 22. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.
-

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JUNE 14, 2007

PROJECT #1150

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On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00624, a request for approval of a site development plan for building permit, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permitted, based on the preceding Findings.

FINDINGS:

1. This request is for a site development plan for building permit for an approximately 14-acre site located on Osuna Road between the North Diversion Channel and Vista del Norte Drive. The request is to construct an approximately 156,600 square foot large retail facility on newly created Tract M-1.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.
3. This request is accompanied by a site development plan for subdivision (06EPC-00625) to subdivide an approximately 22-acre parcel into three separate tracts (M-1, M-1A, and M-1B). Retail development is planned for each of the three tracts with approximately 224,960 square feet of retail space at full build out.
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and included site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for building permit does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.

- f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.
 - o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:

- a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.
 - h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.
8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
- a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.
9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
- a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.

10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.

11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.

12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.

14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.

15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.

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PROJECT #1150

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16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.
17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
23. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.

21. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 29, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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

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JUNE 14, 2007
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Sincerely,


for Richard Dineen
Planning Director

RD/SS/ac

cc: Vista del Norte Development LLC, 3804 Carlisle NE, Albuquerque, NM 87107
Tierra West LLC, 8509 Jefferson St. NE, Albuquerque, NM 87113
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley Assoc., 713 Alameda Blvd. NW, Albuquerque, NM 87114
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr NE, Albuquerque, NM 87113
Richard Hix, Vista del Norte Alliance, 905 Bosque NE, Albuquerque, NM 87113
Claude Morelli, North Valley Coalition, 7 Garden Park Circle NW, Albuquerque, NM 87107
Ryan Turner, 6800 Vista del Norte Rd. NE, Apt 422, Albuquerque, NM 87113
Katherine Morgan, 7527 Jackrabbit St. NE, Albuquerque, NM 87113
Joseph Johnson, 6931 Calle Almeria NE, Albuquerque, NM 87113
Luana Espinosa, 6931 Calle Almeria NE, Albuquerque, NM 87113
Heather Brenner, 1404 Villa Los Ranchos NE, Albuquerque, NM 87113
Dr. Jamie McClaughlin, 7715 Calle Comodo NE, Albuquerque, NM 87113
Terry Jordan, 808 Via del Sueno NE, Albuquerque, NM 87113
C.J. McCoy, 7205 Villa Corrales NE, Albuquerque, NM 87113
John Ryan, New Mexico State Senate, 020 Salamanca NW, Albuquerque, NM 87107
Francis Cheever, 6800 Vista del Norte Dr. #422, Albuquerque, NM 87113
Susan Larson, 112 Carlito NW, Albuquerque, NM 87107
Herbert Plum, 7715 Chris Armania Ne, Albuquerque, NM 87113
Christine Frank, 1408 Villa Los Ranchos, Albuquerque, NM 87113
Blair Kaufman, 715 Amherst SE, Albuquerque, NM 87106
Rod Crawley, 7331 Sidewinder, Albuquerque, NM 87113
Richard Hix, 905 Bosque Rd. NE, Albuquerque, NM 87113
Laurie Ebel, 6901 Calle Almeria NE, Albuquerque, NM 87113
Victor Raigoza, 911 Copperhead Ct. NE, Albuquerque, NM 87113
Sue Schmuck, 213 Las Colinas NE, Albuquerque, NM 87113
Fred Harsany, 1119 Casa Tomas, Albuquerque, NM 87113
Chris Weller,
John Ryan, 1020 Salamanca NW, Albuquerque, NM 87107
Bill Chappell, 6001 Indian School Rd. NE, Albuquerque, NM 87110
Jose Martinez, 7515 Via Desierto NE, Albuquerque, NM 87113
Keiko Lambert, 7736 Armania, Albuquerque, NM 87113
Polly Schmidt, 7636 Calle Comodo NE, Albuquerque, NM 87113
Ray O'Coonor, 7600 Callo Comodo NE, Albuquerque, NM 87113

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Bruce Fenske, 7204 Villa Clavel NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista Del Norte, #2723, Albuquerque, NM 87113
George Hutton, 1820 Indian School Rd. NW, Albuquerque, NM 87104
Kurt Schmeltzer, 8416 Springcroft Rd. NW, Albuquerque, NM 87120
Emily Gomez, 613 James Ave. NW, Albuquerque, NM 87107
March Almendarez,
Albert Alvare, 3700 Aspen, Albuquerque, NM
Monica Garcia, 425 52nd St. SW, Albuquerque, NM 87105
Maybelline Perez, 5022 Hobbs SW, Albuquerque, NM 87144
Sophie Benally, 201 Mica, Rio Rancho, NM 87124
Davin Benally, 201 Mica, Rio Rancho, NM 87124
Victoria Steele, 10400 University Blvd. NW, Albuquerque, NM 87114
Cindy Rivera, 2010 Punn Cali, Rio Rancho, NM 87124
Tina Flores
Stephanie Romero, 94 Pecos Ln., Rio Rancho, NM 87124
Mike Voorhees, 1217 Pinnacle View Dr., Albuquerque, NM 87112
David Pennington, 7640 Via Sereno SW, Albuquerque, NM 87121
Caren Cocchiola, 7212 Sidewinder Dr. Albuquerque, NM 87113
Margaret Barela, 6723 Blvd. SE, Albuquerque, NM 87108
Anna Devargas,
Gary Bennet, 8601 Washington St. NW, Albuquerque, NM 87113
Julie Gurley,
Tracy Phillips,
Emanuel Ruba
Travis
Erik Valdez
Kimberly Cross
Leslie Sanchez
Erin Foxx Chavez, 1604 Vista Monte Dr. NE, Albuquerque, NM 87113
Monica Trillo, 9600 Central SW, SP92, Albuquerque, NM 87121
Francisco Cardenas, 1000 Louisiana SE, Albuquerque, NM 87108
Nancy Jo Wright, 4521 Samara Rd. NW, Albuquerque, NM 87120
George Garcia, 3705 Valerie Pl. NE, Albuquerque, NM 87111
Carolina Downs, 5585 View Trail, Edgewood, NM 87015
Robert Powell
Kathleen Adair, 4901 Palo Duro NE, Albuquerque, NM 87110
Kiffany Valencia, 7501 Montgomery Blvd. NE, Albuquerque, NM 87109
Scott Appelman, 5601 Eagle Rock NE, Albuquerque, NM 87122
Darleen Gray, 7416 Sidewinder Dr., Albuquerque, NM 87113
Barbara Fricke, 1209 Florida St. NE, Albuquerque, NM 87113
Bill Nordin, 12217 Morocco, Albuquerque, NM 87111
Ann Kroeter, 6800 Vista del Norte #2515, Albuquerque, NM 87113
Trish Shea, 1608 Vista Monte NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista del Norte #2723, Albuquerque, NM 87113

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Anthony Gallegos, 7639 Jack Rabbit NE, Albuquerque, NM 87113
Carol Stuart, 909 Bosque Rd. NE, Albuquerque, NM 87113
Carolyn Winton, 6800 Vista del Norte Ne, #914 Albuquerque, NM 87113
Mr. & Mrs. LC Balley, 6118 Edith Blvd. NE 84, Albuquerque, NM 87107
Irene Barela, 2810 Palacio Pl. SW, Albuquerque, NM 87105
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Eldon Nieto, 2701 Carlisle Ne, Albuquerque, NM 87110
Steven Stewart, 420 High St. SE, Albuquerque, NM 87106
Debbie Sanderson, 4509 Via Desert NE, Albuquerque, NM 87113
Norene Gurule, 6800 Vista del Norte, #2811, Albuquerque, NM 87113
Tom Levine, 2821 Madeira Dr. NE, Albuquerque, NM 87110
Karen Williams, 1028 Diamondback Dr. NE, Albuquerque, NM 87113
Jane Keports, 943 Calle Fuerte NE, Albuquerque, NM 87113
Tracee Nicholson, 7527 Via Desierto NE, Albuquerque, NM 87113
Mike Chiapo, 1639 Tierra del Rio NW, Albuquerque, NM 87107
Carol Berger,
Pamela Zunno, 3908 Wellesley NE, Albuquerque, NM 87107
Karl Home, 330 Tijeras NW, Albuquerque, NM 87102
Leona Gutierrez, 7609 Edith NE, Albuquerque, NM 87107



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

Date: June 15, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150**

06EPC-00624 EPC Site Development Plan-
Building Permit

06EPC-00625 EPC Site Development Plan-
Subdivision

Vista del Norte Development LLC
3804 Carlisle NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner

On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00625, a request for approval of a site development plan for subdivision, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permissive, based on the following Findings:

FINDINGS:

1. This request is for a site development plan for subdivision to subdivide the approximately 22-acre Lot M-1 into three new Lots (M-1, M-1A, and M-1B). The subject site is located on Osuna Road between the North Diversion Channel and Vista del Norte Drive.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.

3. This request is accompanied by a site development plan for building permit to allow for the construction of an 156,600 square foot building for a large retail facility on the newly created 13.32-acre, Lot M-1 (06EPC-00624). Future retail uses are proposed for Lots M-1A and M-1B (34,180 sf each).
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and includes site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for subdivision does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.
 - f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.

- o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:
- a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.

- h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.
8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
- a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.
9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
- a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.
10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
- a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.
11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
- a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.
12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.
14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.
15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.
16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.

17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
 18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
 19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
 20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
 21. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.
 22. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.
-

On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00624, a request for approval of a site development plan for building permit, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permitted, based on the preceding Findings.

FINDINGS:

1. This request is for a site development plan for building permit for an approximately 14-acre site located on Osuna Road between the North Diversion Channel and Vista del Norte Drive. The request is to construct an approximately 156,600 square foot large retail facility on newly created Tract M-1.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.
3. This request is accompanied by a site development plan for subdivision (06EPC-00625) to subdivide an approximately 22-acre parcel into three separate tracts (M-1, M-1A, and M-1B). Retail development is planned for each of the three tracts with approximately 224,960 square feet of retail space at full build out.
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and included site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for building permit does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.

- f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.
 - o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:

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- a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.
 - h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.
8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
- a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.
9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
- a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.

10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.
11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.
12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.
13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.
14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.
15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.

16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.
17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
23. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.

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21. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 29, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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

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Sincerely,


for Richard Dineen
Planning Director

RD/SS/ac

cc: Vista del Norte Development LLC, 3804 Carlisle NE, Albuquerque, NM 87107
Tierra West LLC, 8509 Jefferson St. NE, Albuquerque, NM 87113
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley Assoc., 713 Alameda Blvd. NW, Albuquerque, NM 87114
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr NE, Albuquerque, NM 87113
Richard Hix, Vista del Norte Alliance, 905 Bosque NE, Albuquerque, NM 87113
Claude Morelli, North Valley Coalition, 7 Garden Park Circle NW, Albuquerque, NM 87107
Ryan Turner, 6800 Vista del Norte Rd. NE, Apt 422, Albuquerque, NM 87113
Katherine Morgan, 7527 Jackrabbit St. NE, Albuquerque, NM 87113
Joseph Johnson, 6931 Calle Almeria NE, Albuquerque, NM 87113
Luana Espinosa, 6931 Calle Almeria NE, Albuquerque, NM 87113
Heather Brenner, 1404 Villa Los Ranchos NE, Albuquerque, NM 87113
Dr. Jamie McCloughlin, 7715 Calle Comodo NE, Albuquerque, NM 87113
Terry Jordan, 808 Via del Sueno NE, Albuquerque, NM 87113
C.J. McCoy, 7205 Villa Corrales NE, Albuquerque, NM 87113
John Ryan, New Mexico State Senate, 020 Salamanca NW, Albuquerque, NM 87107
Francis Cheever, 6800 Vista del Norte Dr. #422, Albuquerque, NM 87113
Susan Larson, 112 Carlito NW, Albuquerque, NM 87107
Herbert Plum, 7715 Chris Armania Ne, Albuquerque, NM 87113
Christine Frank, 1408 Villa Los Ranchos, Albuquerque, NM 87113
Blair Kaufman, 715 Amherst SE, Albuquerque, NM 87106
Rod Crawley, 7331 Sidewinder, Albuquerque, NM 87113
Richard Hix, 905 Bosque Rd. NE, Albuquerque, NM 87113
Laurie Ebel, 6901 Calle Almeria NE, Albuquerque, NM 87113
Victor Raigoza, 911 Copperhead Ct. NE, Albuquerque, NM 87113
Sue Schmuck, 213 Las Colinas NE, Albuquerque, NM 87113
Fred Harsany, 1119 Casa Tomas, Albuquerque, NM 87113
Chris Weller,
John Ryan, 1020 Salamanca NW, Albuquerque, NM 87107
Bill Chappell, 6001 Indian School Rd. NE, Albuquerque, NM 87110
Jose Martinez, 7515 Via Desierto NE, Albuquerque, NM 87113
Keiko Lambert, 7736 Armania, Albuquerque, NM 87113
Polly Schmidt, 7636 Calle Comodo NE, Albuquerque, NM 87113
Ray O'Coonor, 7600 Callo Comodo NE, Albuquerque, NM 87113

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Bruce Fenske, 7204 Villa Clavel NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista Del Norte, #2723, Albuquerque, NM 87113
George Hutton, 1820 Indian School Rd. NW, Albuquerque, NM 87104
Kurt Schmeltzer, 8416 Springcroft Rd. NW, Albuquerque, NM 87120
Emily Gomez, 613 James Ave. NW, Albuquerque, NM 87107
March Almendarez,
Albert Alvare, 3700 Aspen, Albuquerque, NM
Monica Garcia, 425 52nd St. SW, Albuquerque, NM 87105
Maybelline Perez, 5022 Hobbs SW, Albuquerque, NM 87144
Sophie Benally, 201 Mica, Rio Rancho, NM 87124
Davin Benally, 201 Mica, Rio Rancho, NM 87124
Victoria Steele, 10400 Univesity Blvd. NW, Albuquerque, NM 87114
Cindy Rivera, 2010 Punnali, Rio Rancho, NM 87124
Tina Flores
Stephanie romero, 94 Pecos Lp., Rio Rancho, NM 87124
Mike Voorhees, 1217 Pinnacle View Dr., Albuquerque, NM 87112
David Pennington, 7640 Via Sereno SW, Albuquerque, NM 87121
Caren Cocchiola, 7212 Sidewinder Dr. Albuquerque, NM 87113
Margaret Barela, 6723 Blvd. SE, Albuquerque, NM 87108
Anna Devargas,
Gary Bennet, 8601 Washington St. NW, Albuquerque, NM 87113
Julie gurley,
Tracy Phillips,
Emanuel Ruba
Travis
Erik Valdez
Kimberly Cross
Leslie Sanchez
Erin Foxx Chavez, 1604 Vista Monte Dr. NE, Albuquerque, NM 87113
Monica Trillo, 9600 Central SW, SP92, Albuquerque, NM 87121
Franciso Cardenas, 1000 Louisiana SE, Albuquerque, NM 87108
Nancy Jo Wright, 4521 Samara Rd. NW, Albuquerque, NM 87120
George Garcia, 3705 Valerie Pl. NE, Albuquerque, NM 87111
Carolina Dowsn, 5585 View Trail, Edgewood, NM 87015
Robert Powell
Kathleen Adair, 4901 Palo Duro NE, Albuquerque, NM 87110
Kiffany Valencia, 7501 Montgomery Blvd. NE, Albuquerque, NM 87109
Scott Appelman, 5601 Eagle Rock NE, Albuquerque, NM 87122
Darleen Gray, 7416 Sidewinder Dr., Albuquerque, NM 87113
Barbara Fricke, 1209 Florida St. NE, Albuquerque, NM 87113
Bill Nordin, 12217 Morocco, Albuquerque, NM 87111
Ann Kroeter, 6800 Vista del Norte #2515, Albuquerque, NM 87113
Trish Shea, 1608 Vista Monte NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista del Norte #2723, Albuquerque, NM 87113

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Anthony Gallegos, 7639 Jack Rabbit NE, Albuquerque, NM 87113
Carol Stuart, 909 Bosque Rd. NE, Albuquerque, NM 87113
Carolyn Winton, 6800 Vista del Norte Ne, #914 Albuquerque, NM 87113
Mr. & Mrs. LC Balley, 6118 Edith Blvd. NE 84, Albuquerque, NM 87107
Irene Barela, 2810 Palacio Pl. SW, Albuquerque, NM 87105
Penni Montoya, 9125 Copper NE, #101, Albuquerque, NM 87123
Maxine Abeyta
Eldon Nieto, 2701 Carlisle Ne, Albuquerque, NM 87110
Steven Stewart, 420 High St. SE, Albuquerque, NM 87106
Debbie Sanderson, 4509 Via Desert NE, Albuquerque, NM 87113
Norene Gurule, 6800 Vista del Norte, #2811, Albuquerque, NM 87113
Tom Levine, 2821 Madeira Dr. NE, Albuquerque, NM 87110
Karen Williams, 1028 Diamondback Dr. NE, Albuquerque, NM 87113
Jane Keports, 943 Calle Fuerte NE, Albuquerque, NM 87113
Tracee Nicholson, 7527 Via Desierto NE, Albuquerque, NM 87113
Mike Chiapo, 1639 Tierra del Rio NW, Albuquerque, NM 87107
Carol Berger,
Pamela Zunno, 3908 Wellesley NE, Albuquerque, NM 87107
Karl Home, 330 Tijeras NW, Albuquerque, NM 87102
Leona Gutierrez, 7609 Edith NE, Albuquerque, NM 87107



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

Date: June 15, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150**

06EPC-00624 EPC Site Development Plan-
Building Permit

06EPC-00625 EPC Site Development Plan-
Subdivision

Vista del Norte Development LLC
3804 Carlisle NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner

On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00625, a request for approval of a site development plan for subdivision, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permissive, based on the following Findings:

FINDINGS:

1. This request is for a site development plan for subdivision to subdivide the approximately 22-acre Lot M-1 into three new Lots (M-1, M-1A, and M-1B). The subject site is located on Osuna Road between the North Diversion Channel and Vista del Norte Drive.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.

3. This request is accompanied by a site development plan for building permit to allow for the construction of an 156,600 square foot building for a large retail facility on the newly created 13.32-acre, Lot M-1 (06EPC-00624). Future retail uses are proposed for Lots M-1A and M-1B (34,180 sf each).
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and includes site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for subdivision does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.
 - f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.

- o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:
 - a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.

- h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
- i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.

8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
 - a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.

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 - a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.

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 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.

11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.

12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.
14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.
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 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.
16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.

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17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
 18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
 19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
 20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
 21. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.
 22. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.
-

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On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00624, a request for approval of a site development plan for building permit, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permitted, based on the preceding Findings.

FINDINGS:

1. This request is for a site development plan for building permit for an approximately 14-acre site located on Osuna Road between the North Diversion Channel and Vista del Norte Drive. The request is to construct an approximately 156,600 square foot large retail facility on newly created Tract M-1.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.
3. This request is accompanied by a site development plan for subdivision (06EPC-00625) to subdivide an approximately 22-acre parcel into three separate tracts (M-1, M-1A, and M-1B). Retail development is planned for each of the three tracts with approximately 224,960 square feet of retail space at full build out.
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and included site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for building permit does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.

- f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.
 - o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:

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- a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.
 - h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.
8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
- a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.
9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
- a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.

10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.

11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.

12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.

14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.

15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.

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16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.
17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
23. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.

21. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JUNE 29, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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

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JUNE 14, 2007
PROJECT #1150
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Sincerely,


for Richard Dineen
Planning Director

RD/SS/ac

cc: Vista del Norte Development LLC, 3804 Carlisle NE, Albuquerque, NM 87107
Tierra West LLC, 8509 Jefferson St. NE, Albuquerque, NM 87113
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley Assoc., 713 Alameda Blvd. NW, Albuquerque, NM 87114
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr NE, Albuquerque, NM 87113
Richard Hix, Vista del Norte Alliance, 905 Bosque NE, Albuquerque, NM 87113
Claude Morelli, North Valley Coalition, 7 Garden Park Circle NW, Albuquerque, NM 87107
Ryan Turner, 6800 Vista del Norte Rd. NE, Apt 422, Albuquerque, NM 87113
Katherine Morgan, 7527 Jackrabbit St. NE, Albuquerque, NM 87113
Joseph Johnson, 6931 Calle Almeria NE, Albuquerque, NM 87113
Luana Espinosa, 6931 Calle Almeria NE, Albuquerque, NM 87113
Heather Brenner, 1404 Villa Los Ranchos NE, Albuquerque, NM 87113
Dr. Jamie McClaughlin, 7715 Calle Comodo NE, Albuquerque, NM 87113
Terry Jordan, 808 Via del Sueno NE, Albuquerque, NM 87113
C.J. McCoy, 7205 Villa Corrales NE, Albuquerque, NM 87113
John Ryan, New Mexico State Senate, 020 Salamanca NW, Albuquerque, NM 87107
Francis Cheever, 6800 Vista del Norte Dr. #422, Albuquerque, NM 87113
Susan Larson, 112 Carlito NW, Albuquerque, NM 87107
Herbert Plum, 7715 Chris Armania Ne, Albuquerque, NM 87113
Christine Frank, 1408 Villa Los Ranchos, Albuquerque, NM 87113
Blair Kaufman, 715 Amherst SE, Albuquerque, NM 87106
Rod Crawley, 7331 Sidewinder, Albuquerque, NM 87113
Richard Hix, 905 Bosque Rd. NE, Albuquerque, NM 87113
Laurie Ebel, 6901 Calle Almeria NE, Albuquerque, NM 87113
Victor Raigoza, 911 Copperhead Ct. NE, Albuquerque, NM 87113
Sue Schmuck, 213 Las Colinas NE, Albuquerque, NM 87113
Fred Harsany, 1119 Casa Tomas, Albuquerque, NM 87113
Chris Weller,
John Ryan, 1020 Salamanca NW, Albuquerque, NM 87107
Bill Chappell, 6001 Indian School Rd. NE, Albuquerque, NM 87110
Jose Martinez, 7515 Via Desierto NE, Albuquerque, NM 87113
Keiko Lambert, 7736 Armania, Albuquerque, NM 87113
Polly Schmidt, 7636 Calle Comodo NE, Albuquerque, NM 87113
Ray O'Coonor, 7600 Callo Comodo NE, Albuquerque, NM 87113

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Bruce Fenske, 7204 Villa Clavel NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista Del Norte, #2723, Albuquerque, NM 87113
George Hutton, 1820 Indian School Rd. NW, Albuquerque, NM 87104
Kurt Schmeltzer, 8416 Springcroft Rd. NW, Albuquerque, NM 87120
Emily Gomez, 613 James Ave. NW, Albuquerque, NM 87107
March Almendarez,
Albert Alvare, 3700 Aspen, Albuquerque, NM
Monica Garcia, 425 52nd St. SW, Albuquerque, NM 87105
Maybelline Perez, 5022 Hobbs SW, Albuquerque, NM 87144
Sophie Benally, 201 Mica, Rio Rancho, NM 87124
Davin Benally, 201 Mica, Rio Rancho, NM 87124
Victoria Steele, 10400 Univesity Blvd. NW, Albuquerque, NM 87114
Cindy Rivera, 2010 Punnkali, Rio Rancho, NM 87124
Tina Flores
Stephanie romero, 94 Pecos Lp., Rio Rancho, NM 87124
Mike Voorhees, 1217 Pinnacle View Dr., Albuquerque, NM 87112
David Pennington, 7640 Via Sereno SW, Albuquerque, NM 87121
Caren Cocchiola, 7212 Sidewinder Dr. Albuquerque, NM 87113
Margaret Barela, 6723 Blvd. SE, Albuquerque, NM 87108
Anna Devargas,
Gary Bennet, 8601 Washington St. NW, Albuquerque, NM 87113
Julie gurley,
Tracy Phillips,
Emanuel Ruba
Travis
Erik Valdez
Kimberly Cross
Leslie Sanchez
Erin Foxx Chavez, 1604 Vista Monte Dr. NE, Albuquerque, NM 87113
Monica Trillo, 9600 Central SW, SP92, Albuquerque, NM 87121
Franciso Cardenas, 1000 Louisiana SE, Albuquerque, NM 87108
Nancy Jo Wright, 4521 Samara Rd. NW, Albuquerque, NM 87120
George Garcia, 3705 Valerie Pl. NE, Albuquerque, NM 87111
Carolina Dowsn, 5585 View Trail, Edgewood, NM 87015
Robert Powell
Kathleen Adair, 4901 Palo Duro NE, Albuquerque, NM 87110
Kiffany Valencia, 7501 Montgomery Blvd. NE, Albuquerque, NM 87109
Scott Appelman, 5601 Eagle Rock NE, Albuquerque, NM 87122
Darleen Gray, 7416 Sidewinder Dr., Albuquerque, NM 87113
Barbara Fricke, 1209 Florida St. NE, Albuquerque, NM 87113
Bill Nordin, 12217 Morocco, Albuquerque, NM 87111
Ann Kroeter, 6800 Vista del Norte #2515, Albuquerque, NM 87113
Trish Shea, 1608 Vista Monte NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista del Norte #2723, Albuquerque, NM 87113

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Anthony Gallegos, 7639 Jack Rabbit NE, Albuquerque, NM 87113
Carol Stuart, 909 Bosque Rd. NE, Albuquerque, NM 87113
Carolyn Winton, 6800 Vista del Norte Ne, #914 Albuquerque, NM 87113
Mr. & Mrs. LC Balley, 6118 Edith Blvd. NE 84, Albuquerque, NM 87107
Irene Barela, 2810 Palacio Pl. SW, Albuquerque, NM 87105
Penni Montoya, 9125 Copper NE, #101, Albuquerque, NM 87123
Maxine Abeyta
Eldon Nieto, 2701 Carlisle Ne, Albuquerque, NM 87110
Steven Stewart, 420 High St. SE, Albuquerque, NM 87106
Debbie Sanderson, 4509 Via Desert NE, Albuquerque, NM 87113
Norene Gurule, 6800 Vista del Norte, #2811, Albuquerque, NM 87113
Tom Levine, 2821 Madeira Dr. NE, Albuquerque, NM 87110
Karen Williams, 1028 Diamondback Dr. NE, Albuquerque, NM 87113
Jane Keports, 943 Calle Fuerte NE, Albuquerque, NM 87113
Tracee Nicholson, 7527 Via Desierto NE, Albuquerque, NM 87113
Mike Chiapo, 1639 Tierra del Rio NW, Albuquerque, NM 87107
Carol Berger,
Pamela Zunno, 3908 Wellesley NE, Albuquerque, NM 87107
Karl Home, 330 Tijeras NW, Albuquerque, NM 87102
Leona Gutierrez, 7609 Edith NE, Albuquerque, NM 87107



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

Date: June 15, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150**

06EPC-00624 EPC Site Development Plan-
Building Permit

06EPC-00625 EPC Site Development Plan-
Subdivision

Vista del Norte Development LLC
3804 Carlisle NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner

On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00625, a request for approval of a site development plan for subdivision, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permissive, based on the following Findings:

FINDINGS:

1. This request is for a site development plan for subdivision to subdivide the approximately 22-acre Lot M-1 into three new Lots (M-1, M-1A, and M-1B). The subject site is located on Osuna Road between the North Diversion Channel and Vista del Norte Drive.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.

3. This request is accompanied by a site development plan for building permit to allow for the construction of an 156,600 square foot building for a large retail facility on the newly created 13.32-acre, Lot M-1 (06EPC-00624). Future retail uses are proposed for Lots M-1A and M-1B (34,180 sf each).

4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and includes site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for subdivision does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.
 - f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.

- o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:
 - a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.

- h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.

- 8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
 - a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.

- 9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
 - a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.

- 10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.

- 11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.

- 12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.
14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.
15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.
16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.

17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
 18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
 19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
 20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
 21. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.
 22. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.
-

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JUNE 14, 2007
PROJECT #1150
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On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00624, a request for approval of a site development plan for building permit, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permitted, based on the preceding Findings.

FINDINGS:

1. This request is for a site development plan for building permit for an approximately 14-acre site located on Osuna Road between the North Diversion Channel and Vista del Norte Drive. The request is to construct an approximately 156,600 square foot large retail facility on newly created Tract M-1.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.
3. This request is accompanied by a site development plan for subdivision (06EPC-00625) to subdivide an approximately 22-acre parcel into three separate tracts (M-1, M-1A, and M-1B). Retail development is planned for each of the three tracts with approximately 224,960 square feet of retail space at full build out.
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and included site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for building permit does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.

- f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.
 - o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:

- a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.
 - h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.
8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
- a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.
9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
- a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.

10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.

11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.

12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.

14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.

15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.

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16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.
17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
23. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.

21. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 29, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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 Richard Dineen
Planning Director

RD/SS/ac

cc: Vista del Norte Development LLC, 3804 Carlisle NE, Albuquerque, NM 87107
Tierra West LLC, 8509 Jefferson St. NE, Albuquerque, NM 87113
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley Assoc., 713 Alameda Blvd. NW, Albuquerque, NM 87114
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr NE, Albuquerque, NM 87113
Richard Hix, Vista del Norte Alliance, 905 Bosque NE, Albuquerque, NM 87113
Claude Morelli, North Valley Coalition, 7 Garden Park Circle NW, Albuquerque, NM 87107
Ryan Turner, 6800 Vista del Norte Rd. NE, Apt 422, Albuquerque, NM 87113
Katherine Morgan, 7527 Jackrabbit St. NE, Albuquerque, NM 87113
Joseph Johnson, 6931 Calle Almeria NE, Albuquerque, NM 87113
Luana Espinosa, 6931 Calle Almeria NE, Albuquerque, NM 87113
Heather Brenner, 1404 Villa Los Ranchos NE, Albuquerque, NM 87113
Dr. Jamie McCloughlin, 7715 Calle Comodo NE, Albuquerque, NM 87113
Terry Jordan, 808 Via del Sueno NE, Albuquerque, NM 87113
C.J. McCoy, 7205 Villa Corrales NE, Albuquerque, NM 87113
John Ryan, New Mexico State Senate, 020 Salamanca NW, Albuquerque, NM 87107
Francis Cheever, 6800 Vista del Norte Dr. #422, Albuquerque, NM 87113
Susan Larson, 112 Carlito NW, Albuquerque, NM 87107
Herbert Plum, 7715 Chris Armania Ne, Albuquerque, NM 87113
Christine Frank, 1408 Villa Los Ranchos, Albuquerque, NM 87113
Blair Kaufman, 715 Amherst SE, Albuquerque, NM 87106
Rod Crawley, 7331 Sidewinder, Albuquerque, NM 87113
Richard Hix, 905 Bosque Rd. NE, Albuquerque, NM 87113
Laurie Ebel, 6901 Calle Almeria NE, Albuquerque, NM 87113
Victor Rajgoza, 911 Copperhead Ct. NE, Albuquerque, NM 87113
Sue Schmuck, 213 Las Colinas NE, Albuquerque, NM 87113
Fred Harsany, 1119 Casa Tomas, Albuquerque, NM 87113
Chris Weller,
John Ryan, 1020 Salamanca NW, Albuquerque, NM 87107
Bill Chappell, 6001 Indian School Rd. NE, Albuquerque, NM 87110
Jose Martinez, 7515 Via Desierto NE, Albuquerque, NM 87113
Keiko Lambert, 7736 Armania, Albuquerque, NM 87113
Polly Schmidt, 7636 Calle Comodo NE, Albuquerque, NM 87113
Ray O'Coonor, 7600 Callo Comodo NE, Albuquerque, NM 87113

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Bruce Fenske, 7204 Villa Clavel NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista Del Norte, #2723, Albuquerque, NM 87113
George Hutton, 1820 Indian School Rd. NW, Albuquerque, NM 87104
Kurt Schmeltzer, 8416 Springcroft Rd. NW, Albuquerque, NM 87120
Emily Gomez, 613 James Ave. NW, Albuquerque, NM 87107
March Almendarez,
Albert Alvare, 3700 Aspen, Albuquerque, NM
Monica Garcia, 425 52nd St. SW, Albuquerque, NM 87105
Maybelline Perez, 5022 Hobbs SW, Albuquerque, NM 87144
Sophie Benally, 201 Mica, Rio Rancho, NM 87124
Davin Benally, 201 Mica, Rio Rancho, NM 87124
Victoria Steele, 10400 University Blvd. NW, Albuquerque, NM 87114
Cindy Rivera, 2010 Punncali, Rio Rancho, NM 87124
Tina Flores
Stephanie romero, 94 Pecos Lp., Rio Rancho, NM 87124
Mike Voorhees, 1217 Pinnacle View Dr., Albuquerque, NM 87112
David Pennington, 7640 Via Sereno SW, Albuquerque, NM 87121
Caren Cocchiola, 7212 Sidewinder Dr. Albuquerque, NM 87113
Margaret Barela, 6723 Blvd. SE, Albuquerque, NM 87108
Anna Devargas,
Gary Bennet, 8601 Washington St. NW, Albuquerque, NM 87113
Julie gurley,
Tracy Phillips,
Emanuel Ruba
Travis
Erik Valdez
Kimberly Cross
Leslie Sanchez
Erin Foxx Chavez, 1604 Vista Monte Dr. NE, Albuquerque, NM 87113
Monica Trillo, 9600 Central SW, SP92, Albuquerque, NM 87121
Franciso Cardenas, 1000 Louisiana SE, Albuquerque, NM 87108
Nancy Jo Wright, 4521 Samara Rd. NW, Albuquerque, NM 87120
George Garcia, 3705 Valerie Pl. NE, Albuquerque, NM 87111
Carolina Downs, 5585 View Trail, Edgewood, NM 87015
Robert Powell
Kathleen Adair, 4901 Palo Duro NE, Albuquerque, NM 87110
Kiffany Valencia, 7501 Montgomery Blvd. NE, Albuquerque, NM 87109
Scott Appelman, 5601 Eagle Rock NE, Albuquerque, NM 87122
Darleen Gray, 7416 Sidewinder Dr., Albuquerque, NM 87113
Barbara Fricke, 1209 Florida St. NE, Albuquerque, NM 87113
Bill Nordin, 12217 Morocco, Albuquerque, NM 87111
Ann Kroeter, 6800 Vista del Norte #2515, Albuquerque, NM 87113
Trish Shea, 1608 Vista Monte NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista del Norte #2723, Albuquerque, NM 87113

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Anthony Gallegos, 7639 Jack Rabbit NE, Albuquerque, NM 87113
Carol Stuart, 909 Bosque Rd. NE, Albuquerque, NM 87113
Carolyn Winton, 6800 Vista del Norte Ne, #914 Albuquerque, NM 87113
Mr. & Mrs. LC Balley, 6118 Edith Blvd. NE 84, Albuquerque, NM 87107
Irene Barela, 2810 Palacio Pl. SW, Albuquerque, NM 87105
Penni Montoya, 9125 Copper NE, #101, Albuquerque, NM 87123
Maxine Abeyta
Eldon Nieto, 2701 Carlisle Ne, Albuquerque, NM 87110
Steven Stewart, 420 High St. SE, Albuquerque, NM 87106
Debbie Sanderson, 4509 Via Desert NE, Albuquerque, NM 87113
Norene Gurule, 6800 Vista del Norte, #2811, Albuquerque, NM 87113
Tom Levine, 2821 Madeira Dr. NE, Albuquerque, NM 87110
Karen Williams, 1028 Diamondback Dr. NE, Albuquerque, NM 87113
Jane Keports, 943 Calle Fuerte NE, Albuquerque, NM 87113
Tracee Nicholson, 7527 Via Desierto NE, Albuquerque, NM 87113
Mike Chiapo, 1639 Tierra del Rio NW, Albuquerque, NM 87107
Carol Berger,
Pamela Zunno, 3908 Wellesley NE, Albuquerque, NM 87107
Karl Home, 330 Tijeras NW, Albuquerque, NM 87102
Leona Gutierrez, 7609 Edith NE, Albuquerque, NM 87107



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

Date: June 15, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150**

06EPC-00624 EPC Site Development Plan-
Building Permit

06EPC-00625 EPC Site Development Plan-
Subdivision

Vista del Norte Development LLC
3804 Carlisle NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner

On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00625, a request for approval of a site development plan for subdivision, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permissive, based on the following Findings:

FINDINGS:

1. This request is for a site development plan for subdivision to subdivide the approximately 22-acre Lot M-1 into three new Lots (M-1, M-1A, and M-1B). The subject site is located on Osuna Road between the North Diversion Channel and Vista del Norte Drive.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.

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3. This request is accompanied by a site development plan for building permit to allow for the construction of an 156,600 square foot building for a large retail facility on the newly created 13.32-acre, Lot M-1 (06EPC-00624). Future retail uses are proposed for Lots M-1A and M-1B (34,180 sf each).

4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and includes site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for subdivision does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.
 - f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.

- o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:
 - a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.

- h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.
- 8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
 - a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.
- 9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
 - a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.
- 10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.
- 11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.
- 12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.
14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.
15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.
16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principles of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.

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17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
 18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
 19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
 20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
 21. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.
 22. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.
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On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00624, a request for approval of a site development plan for building permit, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permitted, based on the preceding Findings.

FINDINGS:

1. This request is for a site development plan for building permit for an approximately 14-acre site located on Osuna Road between the North Diversion Channel and Vista del Norte Drive. The request is to construct an approximately 156,600 square foot large retail facility on newly created Tract M-1.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.
3. This request is accompanied by a site development plan for subdivision (06EPC-00625) to subdivide an approximately 22-acre parcel into three separate tracts (M-1, M-1A, and M-1B). Retail development is planned for each of the three tracts with approximately 224,960 square feet of retail space at full build out.
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and included site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for building permit does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.

- f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.
 - o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:

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- a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.
 - h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.
8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
- a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.
9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
- a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.

10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.

11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.

12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.

14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.

15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.

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16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.
17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
23. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.

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21. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 29, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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

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Sincerely,


for Richard Dineen
Planning Director

RD/SS/ac

cc: Vista del Norte Development LLC, 3804 Carlisle NE, Albuquerque, NM 87107
Tierra West LLC, 8509 Jefferson St. NE, Albuquerque, NM 87113
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley Assoc., 713 Alameda Blvd. NW, Albuquerque, NM 87114
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr NE, Albuquerque, NM 87113
Richard Hix, Vista del Norte Alliance, 905 Bosque NE, Albuquerque, NM 87113
Claude Morelli, North Valley Coalition, 7 Garden Park Circle NW, Albuquerque, NM 87107
Ryan Turner, 6800 Vista del Norte Rd. NE, Apt 422, Albuquerque, NM 87113
Katherine Morgan, 7527 Jackrabbit St. NE, Albuquerque, NM 87113
Joseph Johnson, 6931 Calle Almeria NE, Albuquerque, NM 87113
Luana Espinosa, 6931 Calle Almeria NE, Albuquerque, NM 87113
Heather Brenner, 1404 Villa Los Ranchos NE, Albuquerque, NM 87113
Dr. Jamie McClaughlin, 7715 Calle Comodo NE, Albuquerque, NM 87113
Terry Jordan, 808 Via del Sueno NE, Albuquerque, NM 87113
C.J. McCoy, 7205 Villa Corrales NE, Albuquerque, NM 87113
John Ryan, New Mexico State Senate, 020 Salamanca NW, Albuquerque, NM 87107
Francis Cheever, 6800 Vista del Norte Dr. #422, Albuquerque, NM 87113
Susan Larson, 112 Carlito NW, Albuquerque, NM 87107
Herbert Plum, 7715 Chris Armania Ne, Albuquerque, NM 87113
Christine Frank, 1408 Villa Los Ranchos, Albuquerque, NM 87113
Blair Kaufman, 715 Amherst SE, Albuquerque, NM 87106
Rod Crawley, 7331 Sidewinder, Albuquerque, NM 87113
Richard Hix, 905 Bosque Rd. NE, Albuquerque, NM 87113
Laurie Ebel, 6901 Calle Almeria NE, Albuquerque, NM 87113
Victor Raigoza, 911 Copperhead Ct. NE, Albuquerque, NM 87113
Sue Schmuck, 213 Las Colinas NE, Albuquerque, NM 87113
Fred Harsany, 1119 Casa Tomas, Albuquerque, NM 87113
Chris Weller,
John Ryan, 1020 Salamanca NW, Albuquerque, NM 87107
Bill Chappell, 6001 Indian School Rd. NE, Albuquerque, NM 87110
Jose Martinez, 7515 Via Desierto NE, Albuquerque, NM 87113
Keiko Lambert, 7736 Armania, Albuquerque, NM 87113
Polly Schmidt, 7636 Calle Comodo NE, Albuquerque, NM 87113
Ray O'Coonor, 7600 Callo Comodo NE, Albuquerque, NM 87113

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Bruce Fenske, 7204 Villa Clavel NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista Del Norte, #2723, Albuquerque, NM 87113
George Hutton, 1820 Indian School Rd. NW, Albuquerque, NM 87104
Kurt Schmeltzer, 8416 Springcroft Rd. NW, Albuquerque, NM 87120
Emily Gomez, 613 James Ave. NW, Albuquerque, NM 87107
March Almendarez,
Albert Alvare, 3700 Aspen, Albuquerque, NM
Monica Garcia, 425 52nd St. SW, Albuquerque, NM 87105
Maybelline Perez, 5022 Hobbs SW, Albuquerque, NM 87144
Sophie Benally, 201 Mica, Rio Rancho, NM 87124
Davin Benally, 201 Mica, Rio Rancho, NM 87124
Victoria Steele, 10400 Univesity Blvd. NW, Albuquerque, NM 87114
Cindy Rivera, 2010 Punncali, Rio Rancho, NM 87124
Tina Flores
Stephanie romero, 94 Pecos Lp., Rio Rancho, NM 87124
Mike Voorhees, 1217 Pinnacle View Dr., Albuquerque, NM 87112
David Pennington, 7640 Via Sereno SW, Albuquerque, NM 87121
Caren Cocchiola, 7212 Sidewinder Dr. Albuquerque, NM 87113
Margaret Barela, 6723 Blvd. SE, Albuquerque, NM 87108
Anna Devargas,
Gary Bennet, 8601 Washington St. NW, Albuquerque, NM 87113
Julie gurley,
Tracy Phillips,
Emanuel Ruba
Travis
Erik Valdez
Kimberly Cross
Leslie Sanchez
Erin Foxx Chavez, 1604 Vista Monte Dr. NE, Albuquerque, NM 87113
Monica Trillo, 9600 Central SW, SP92, Albuquerque, NM 87121
Franciso Cardenas, 1000 Louisiana SE, Albuquerque, NM 87108
Nancy Jo Wright, 4521 Samara Rd. NW, Albuquerque, NM 87120
George Garcia, 3705 Valerie Pl. NE, Albuquerque, NM 87111
Carolina Dowsn, 5585 View Trail, Edgewood, NM 87015
Robert Powell
Kathleen Adair, 4901 Palo Duro NE, Albuquerque, NM 87110
Kiffany Valencia, 7501 Montgomery Blvd. NE, Albuquerque, NM 87109
Scott Appelman, 5601 Eagle Rock NE, Albuquerque, NM 87122
Darleen Gray, 7416 Sidewinder Dr., Albuquerque, NM 87113
Barbara Fricke, 1209 Florida St. NE, Albuquerque, NM 87113
Bill Nordin, 12217 Morocco, Albuquerque, NM 87111
Ann Kroeter, 6800 Vista del Norte #2515, Albuquerque, NM 87113
Trish Shea, 1608 Vista Monte NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista del Norte #2723, Albuquerque, NM 87113

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Anthony Gallegos, 7639 Jack Rabbit NE, Albuquerque, NM 87113
Carol Stuart, 909 Bosque Rd. NE, Albuquerque, NM 87113
Carolyn Winton, 6800 Vista del Norte Ne, #914 Albuquerque, NM 87113
Mr. & Mrs. LC Balley, 6118 Edith Blvd. NE 84, Albuquerque, NM 87107
Irene Barela, 2810 Palacio Pl. SW, Albuquerque, NM 87105
Penni Montoya, 9125 Copper NE, #101, Albuquerque, NM 87123
Maxine Abeyta
Eldon Nieto, 2701 Carlisle Ne, Albuquerque, NM 87110
Steven Stewart, 420 High St. SE, Albuquerque, NM 87106
Debbie Sanderson, 4509 Via Desert NE, Albuquerque, NM 87113
Norene Gurule, 6800 Vista del Norte, #2811, Albuquerque, NM 87113
Tom Levine, 2821 Madeira Dr. NE, Albuquerque, NM 87110
Karen Williams, 1028 Diamondback Dr. NE, Albuquerque, NM 87113
Jane Keports, 943 Calle Fuerte NE, Albuquerque, NM 87113
Tracee Nicholson, 7527 Via Desierto NE, Albuquerque, NM 87113
Mike Chiapo, 1639 Tierra del Rio NW, Albuquerque, NM 87107
Carol Berger,
Pamela Zunno, 3908 Wellesley NE, Albuquerque, NM 87107
Karl Home, 330 Tijeras NW, Albuquerque, NM 87102
Leona Gutierrez, 7609 Edith NE, Albuquerque, NM 87107



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

Date: June 15, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150**

06EPC-00624 EPC Site Development Plan-
Building Permit

06EPC-00625 EPC Site Development Plan-
Subdivision

Vista del Norte Development LLC
3804 Carlisle NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner

On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00625, a request for approval of a site development plan for subdivision, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permissive, based on the following Findings:

FINDINGS:

1. This request is for a site development plan for subdivision to subdivide the approximately 22-acre Lot M-1 into three new Lots (M-1, M-1A, and M-1B). The subject site is located on Osuna Road between the North Diversion Channel and Vista del Norte Drive.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.

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3. This request is accompanied by a site development plan for building permit to allow for the construction of an 156,600 square foot building for a large retail facility on the newly created 13.32-acre, Lot M-1 (06EPC-00624). Future retail uses are proposed for Lots M-1A and M-1B (34,180 sf each).
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and includes site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for subdivision does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.
 - f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 1. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.

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- o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:
- a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.

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- h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.

- 8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
 - a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.

- 9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
 - a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.

- 10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.

- 11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.

- 12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.
14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.
15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.
16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.

17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
 18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
 19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
 20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
 21. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.
 22. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.
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On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00624, a request for approval of a site development plan for building permit, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permitted, based on the preceding Findings.

FINDINGS:

1. This request is for a site development plan for building permit for an approximately 14-acre site located on Osuna Road between the North Diversion Channel and Vista del Norte Drive. The request is to construct an approximately 156,600 square foot large retail facility on newly created Tract M-1.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.
3. This request is accompanied by a site development plan for subdivision (06EPC-00625) to subdivide an approximately 22-acre parcel into three separate tracts (M-1, M-1A, and M-1B). Retail development is planned for each of the three tracts with approximately 224,960 square feet of retail space at full build out.
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and included site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for building permit does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.

- f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.
 - o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:

- a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.
 - h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.
8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
- a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.
9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
- a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.

10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.
11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.
12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.
13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.
14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.
15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.

16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.
17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
23. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.

21. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JUNE 29, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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

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JUNE 14, 2007
PROJECT #1150
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Sincerely,

for *CMarone*
Richard Dineen
Planning Director

RD/SS/ac

cc: Vista del Norte Development LLC, 3804 Carlisle NE, Albuquerque, NM 87107
Tierra West LLC, 8509 Jefferson St. NE, Albuquerque, NM 87113
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley Assoc., 713 Alameda Blvd. NW, Albuquerque, NM 87114
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr NE, Albuquerque, NM 87113
Richard Hix, Vista del Norte Alliance, 905 Bosque NE, Albuquerque, NM 87113
Claude Morelli, North Valley Coalition, 7 Garden Park Circle NW, Albuquerque, NM 87107
Ryan Turner, 6800 Vista del Norte Rd. NE, Apt 422, Albuquerque, NM 87113
Katherine Morgan, 7527 Jackrabbit St. NE, Albuquerque, NM 87113
Joseph Johnson, 6931 Calle Almeria NE, Albuquerque, NM 87113
Luana Espinosa, 6931 Calle Almeria NE, Albuquerque, NM 87113
Heather Brenner, 1404 Villa Los Ranchos NE, Albuquerque, NM 87113
Dr. Jamie McCloughlin, 7715 Calle Comodo NE, Albuquerque, NM 87113
Terry Jordan, 808 Via del Sueno NE, Albuquerque, NM 87113
C.J. McCoy, 7205 Villa Corrales NE, Albuquerque, NM 87113
John Ryan, New Mexico State Senate, 020 Salamanca NW, Albuquerque, NM 87107
Francis Cheever, 6800 Vista del Norte Dr. #422, Albuquerque, NM 87113
Susan Larson, 112 Carlito NW, Albuquerque, NM 87107
Herbert Plum, 7715 Chris Armania Ne, Albuquerque, NM 87113
Christine Frank, 1408 Villa Los Ranchos, Albuquerque, NM 87113
Blair Kaufman, 715 Amherst SE, Albuquerque, NM 87106
Rod Crawley, 7331 Sidewinder, Albuquerque, NM 87113
Richard Hix, 905 Bosque Rd. NE, Albuquerque, NM 87113
Laurie Ebel, 6901 Calle Almeria NE, Albuquerque, NM 87113
Victor Raigoza, 911 Copperhead Ct. NE, Albuquerque, NM 87113
Sue Schmuck, 213 Las Colinas NE, Albuquerque, NM 87113
Fred Harsany, 1119 Casa Tomas, Albuquerque, NM 87113
Chris Weller,
John Ryan, 1020 Salamanca NW, Albuquerque, NM 87107
Bill Chappell, 6001 Indian School Rd. NE, Albuquerque, NM 87110
Jose Martinez, 7515 Via Desierto NE, Albuquerque, NM 87113
Keiko Lambert, 7736 Armania, Albuquerque, NM 87113
Polly Schmidt, 7636 Calle Comodo NE, Albuquerque, NM 87113
Ray O'Coonor, 7600 Callo Comodo NE, Albuquerque, NM 87113

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Bruce Fenske, 7204 Villa Clavel NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista Del Norte, #2723, Albuquerque, NM 87113
George Hutton, 1820 Indian School Rd. NW, Albuquerque, NM 87104
Kurt Schmeltzer, 8416 Springcroft Rd. NW, Albuquerque, NM 87120
Emily Gomez, 613 James Ave. NW, Albuquerque, NM 87107
March Almendarez,
Albert Alvare, 3700 Aspen, Albuquerque, NM
Monica Garcia, 425 52nd St. SW, Albuquerque, NM 87105
Maybelline Perez, 5022 Hobbs SW, Albuquerque, NM 87144
Sophie Benally, 201 Mica, Rio Rancho, NM 87124
Davin Benally, 201 Mica, Rio Rancho, NM 87124
Victoria Steele, 10400 Univesity Blvd. NW, Albuquerque, NM 87114
Cindy Rivera, 2010 Punncali, Rio Rancho, NM 87124
Tina Flores
Stephanie romero, 94 Pecos Lp., Rio Rancho, NM 87124
Mike Voorhees, 1217 Pinnacle View Dr., Albuquerque, NM 87112
David Pennington, 7640 Via Sereno SW, Albuquerque, NM 87121
Caren Cocchiola, 7212 Sidewinder Dr. Albuquerque, NM 87113
Margaret Barela, 6723 Blvd. SE, Albuquerque, NM 87108
Anna Devargas,
Gary Bennet, 8601 Washington St. NW, Albuquerque, NM 87113
Julie gurley,
Tracy Phillips,
Emanuel Ruba
Travis
Erik Valdez
Kimberly Cross
Leslie Sanchez
Erin Foxx Chavez, 1604 Vista Monte Dr. NE, Albuquerque, NM 87113
Monica Trillo, 9600 Central SW, SP92, Albuquerque, NM 87121
Franciso Cardenas, 1000 Louisiana SE, Albuquerque, NM 87108
Nancy Jo Wright, 4521 Samara Rd. NW, Albuquerque, NM 87120
George Garcia, 3705 Valerie Pl. NE, Albuquerque, NM 87111
Carolina Downs, 5585 View Trail, Edgewood, NM 87015
Robert Powell
Kathleen Adair, 4901 Palo Duro NE, Albuquerque, NM 87110
Kiffany Valencia, 7501 Montgomery Blvd. NE, Albuquerque, NM 87109
Scott Appelman, 5601 Eagle Rock NE, Albuquerque, NM 87122
Darleen Gray, 7416 Sidewinder Dr., Albuquerque, NM 87113
Barbara Fricke, 1209 Florida St. NE, Albuquerque, NM 87113
Bill Nordin, 12217 Morocco, Albuquerque, NM 87111
Ann Kroeter, 6800 Vista del Norte #2515, Albuquerque, NM 87113
Trish Shea, 1608 Vista Monte NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista del Norte #2723, Albuquerque, NM 87113

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Anthony Gallegos, 7639 Jack Rabbit NE, Albuquerque, NM 87113
Carol Stuart, 909 Bosque Rd. NE, Albuquerque, NM 87113
Carolyn Winton, 6800 Vista del Norte Ne, #914 Albuquerque, NM 87113
Mr. & Mrs. LC Balley, 6118 Edith Blvd. NE 84, Albuquerque, NM 87107
Irene Barela, 2810 Palacio Pl. SW, Albuquerque, NM 87105
Penni Montoya, 9125 Copper NE, #101, Albuquerque, NM 87123
Maxine Abeyta
Eldon Nieto, 2701 Carlisle Ne, Albuquerque, NM 87110
Steven Stewart, 420 High St. SE, Albuquerque, NM 87106
Debbie Sanderson, 4509 Via Desert NE, Albuquerque, NM 87113
Norene Gurule, 6800 Vista del Norte, #2811, Albuquerque, NM 87113
Tom Levine, 2821 Madeira Dr. NE, Albuquerque, NM 87110
Karen Williams, 1028 Diamondback Dr. NE, Albuquerque, NM 87113
Jane Keports, 943 Calle Fuerte NE, Albuquerque, NM 87113
Tracee Nicholson, 7527 Via Desierto NE, Albuquerque, NM 87113
Mike Chiapo, 1639 Tierra del Rio NW, Albuquerque, NM 87107
Carol Berger,
Pamela Zunno, 3908 Wellesley NE, Albuquerque, NM 87107
Karl Home, 330 Tijeras NW, Albuquerque, NM 87102
Leona Gutierrez, 7609 Edith NE, Albuquerque, NM 87107



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

Date: June 15, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150**
06EPC-00624 EPC Site Development Plan-
Building Permit

06EPC-00625 EPC Site Development Plan-
Subdivision

Vista del Norte Development LLC
3804 Carlisle NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner

On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00625, a request for approval of a site development plan for subdivision, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permissive, based on the following Findings:

FINDINGS:

1. This request is for a site development plan for subdivision to subdivide the approximately 22-acre Lot M-1 into three new Lots (M-1, M-1A, and M-1B). The subject site is located on Osuna Road between the North Diversion Channel and Vista del Norte Drive.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.

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3. This request is accompanied by a site development plan for building permit to allow for the construction of an 156,600 square foot building for a large retail facility on the newly created 13.32-acre, Lot M-1 (06EPC-00624). Future retail uses are proposed for Lots M-1A and M-1B (34,180 sf each).

4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and includes site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for subdivision does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.
 - f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.

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- o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:
- a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.

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- h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.
8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
 - a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.
9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
 - a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.
10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.
11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.
12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.
14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.
15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.
16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.

17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
 18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
 19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
 20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
 21. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.
 22. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.
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On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00624, a request for approval of a site development plan for building permit, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permitted, based on the preceding Findings.

FINDINGS:

1. This request is for a site development plan for building permit for an approximately 14-acre site located on Osuna Road between the North Diversion Channel and Vista del Norte Drive. The request is to construct an approximately 156,600 square foot large retail facility on newly created Tract M-1.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.
3. This request is accompanied by a site development plan for subdivision (06EPC-00625) to subdivide an approximately 22-acre parcel into three separate tracts (M-1, M-1A, and M-1B). Retail development is planned for each of the three tracts with approximately 224,960 square feet of retail space at full build out.
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and included site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for building permit does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.

- f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.
 - o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:

- a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.
 - h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.
8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
- a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.
9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
- a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.

10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.

11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.

12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.

14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.

15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.

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16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.
17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
23. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.

21. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 29, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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 Richard Dineen
Planning Director

RD/SS/ac

cc: Vista del Norte Development LLC, 3804 Carlisle NE, Albuquerque, NM 87107
Tierra West LLC, 8509 Jefferson St. NE, Albuquerque, NM 87113
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley Assoc., 713 Alameda Blvd. NW, Albuquerque, NM 87114
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr NE, Albuquerque, NM 87113
Richard Hix, Vista del Norte Alliance, 905 Bosque NE, Albuquerque, NM 87113
Claude Morelli, North Valley Coalition, 7 Garden Park Circle NW, Albuquerque, NM 87107
Ryan Turner, 6800 Vista del Norte Rd. NE, Apt 422, Albuquerque, NM 87113
Katherine Morgan, 7527 Jackrabbit St. NE, Albuquerque, NM 87113
Joseph Johnson, 6931 Calle Almeria NE, Albuquerque, NM 87113
Luana Espinosa, 6931 Calle Almeria NE, Albuquerque, NM 87113
Heather Brenner, 1404 Villa Los Ranchos NE, Albuquerque, NM 87113
Dr. Jamie McClaughlin, 7715 Calle Comodo NE, Albuquerque, NM 87113
Terry Jordan, 808 Via del Sueno NE, Albuquerque, NM 87113
C.J. McCoy, 7205 Villa Corrales NE, Albuquerque, NM 87113
John Ryan, New Mexico State Senate, 020 Salamanca NW, Albuquerque, NM 87107
Francis Cheever, 6800 Vista del Norte Dr. #422, Albuquerque, NM 87113
Susan Larson, 112 Carlito NW, Albuquerque, NM 87107
Herbert Plum, 7715 Chris Armania Ne, Albuquerque, NM 87113
Christine Frank, 1408 Villa Los Ranchos, Albuquerque, NM 87113
Blair Kaufman, 715 Amherst SE, Albuquerque, NM 87106
Rod Crawley, 7331 Sidewinder, Albuquerque, NM 87113
Richard Hix, 905 Bosque Rd. NE, Albuquerque, NM 87113
Laurie Ebel, 6901 Calle Almeria NE, Albuquerque, NM 87113
Victor Raigoza, 911 Copperhead Ct. NE, Albuquerque, NM 87113
Sue Schmuck, 213 Las Colinas NE, Albuquerque, NM 87113
Fred Harsany, 1119 Casa Tomas, Albuquerque, NM 87113
Chris Weller,
John Ryan, 1020 Salamanca NW, Albuquerque, NM 87107
Bill Chappell, 6001 Indian School Rd. NE, Albuquerque, NM 87110
Jose Martinez, 7515 Via Desierto NE, Albuquerque, NM 87113
Keiko Lambert, 7736 Armania, Albuquerque, NM 87113
Polly Schmidt, 7636 Calle Comodo NE, Albuquerque, NM 87113
Ray O'Coonor, 7600 Callo Comodo NE, Albuquerque, NM 87113

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Bruce Fenske, 7204 Villa Clavel NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista Del Norte, #2723, Albuquerque, NM 87113
George Hutton, 1820 Indian School Rd. NW, Albuquerque, NM 87104
Kurt Schmeltzer, 8416 Springcroft Rd. NW, Albuquerque, NM 87120
Emily Gomez, 613 James Ave. NW, Albuquerque, NM 87107
March Almendarez,
Albert Alvare, 3700 Aspen, Albuquerque, NM
Monica Garcia, 425 52nd St. SW, Albuquerque, NM 87105
Maybelline Perez, 5022 Hobbs SW, Albuquerque, NM 87144
Sophie Benally, 201 Mica, Rio Rancho, NM 87124
Davin Benally, 201 Mica, Rio Rancho, NM 87124
Victoria Steele, 10400 Univesity Blvd. NW, Albuquerque, NM 87114
Cindy Rivera, 2010 Punnali, Rio Rancho, NM 87124
Tina Flores
Stephanie romero, 94 Pecos Lp., Rio Rancho, NM 87124
Mike Voorhees, 1217 Pinnacle View Dr., Albuquerque, NM 87112
David Pennington, 7640 Via Sereno SW, Albuquerque, NM 87121
Caren Cocchiola, 7212 Sidewinder Dr. Albuquerque, NM 87113
Margaret Barela, 6723 Blvd. SE, Albuquerque, NM 87108
Anna Devargas,
Gary Bennet, 8601 Washington St. NW, Albuquerque, NM 87113
Julie gurley,
Tracy Phillips,
Emanuel Ruba
Travis
Erik Valdez
Kimberly Cross
Leslie Sanchez
Erin Foxx Chavez, 1604 Vista Monte Dr. NE, Albuquerque, NM 87113
Monica Trillo, 9600 Central SW, SP92, Albuquerque, NM 87121
Franciso Cardenas, 1000 Louisiana SE, Albuquerque, NM 87108
Nancy Jo Wright, 4521 Samara Rd. NW, Albuquerque, NM 87120
George Garcia, 3705 Valerie Pl. NE, Albuquerque, NM 87111
Carolina Dowsn, 5585 View Trail, Edgewood, NM 87015
Robert Powell
Kathleen Adair, 4901 Palo Duro NE, Albuquerque, NM 87110
Kiffany Valencia, 7501 Montgomery Blvd. NE, Albuquerque, NM 87109
Scott Appelman, 5601 Eagle Rock NE, Albuquerque, NM 87122
Darleen Gray, 7416 Sidewinder Dr., Albuquerque, NM 87113
Barbara Fricke, 1209 Florida St. NE, Albuquerque, NM 87113
Bill Nordin, 12217 Morocco, Albuquerque, NM 87111
Ann Kroeter, 6800 Vista del Norte #2515, Albuquerque, NM 87113
Trish Shea, 1608 Vista Monte NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista del Norte #2723, Albuquerque, NM 87113

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Anthony Gallegos, 7639 Jack Rabbit NE, Albuquerque, NM 87113
Carol Stuart, 909 Bosque Rd. NE, Albuquerque, NM 87113
Carolyn Winton, 6800 Vista del Norte Ne, #914 Albuquerque, NM 87113
Mr. & Mrs. LC Balley, 6118 Edith Blvd. NE 84, Albuquerque, NM 87107
Irene Barela, 2810 Palacio Pl. SW, Albuquerque, NM 87105
Penni Montoya, 9125 Copper NE, #101, Albuquerque, NM 87123
Maxine Abeyta
Eldon Nieto, 2701 Carlisle Ne, Albuquerque, NM 87110
Steven Stewart, 420 High St. SE, Albuquerque, NM 87106
Debbie Sanderson, 4509 Via Desert NE, Albuquerque, NM 87113
Norene Gurule, 6800 Vista del Norte, #2811, Albuquerque, NM 87113
Tom Levine, 2821 Madeira Dr. NE, Albuquerque, NM 87110
Karen Williams, 1028 Diamondback Dr. NE, Albuquerque, NM 87113
Jane Keports, 943 Calle Fuerte NE, Albuquerque, NM 87113
Tracee Nicholson, 7527 Via Desierto NE, Albuquerque, NM 87113
Mike Chiapo, 1639 Tierra del Rio NW, Albuquerque, NM 87107
Carol Berger,
Pamela Zunno, 3908 Wellesley NE, Albuquerque, NM 87107
Karl Home, 330 Tijeras NW, Albuquerque, NM 87102
Leona Gutierrez, 7609 Edith NE, Albuquerque, NM 87107



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

Date: June 15, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150**

06EPC-00624 EPC Site Development Plan-
Building Permit

06EPC-00625 EPC Site Development Plan-
Subdivision

Vista del Norte Development LLC
3804 Carlisle NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner

On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00625, a request for approval of a site development plan for subdivision, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permissive, based on the following Findings:

FINDINGS:

1. This request is for a site development plan for subdivision to subdivide the approximately 22-acre Lot M-1 into three new Lots (M-1, M-1A, and M-1B). The subject site is located on Osuna Road between the North Diversion Channel and Vista del Norte Drive.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.

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3. This request is accompanied by a site development plan for building permit to allow for the construction of an 156,600 square foot building for a large retail facility on the newly created 13.32-acre, Lot M-1 (06EPC-00624). Future retail uses are proposed for Lots M-1A and M-1B (34,180 sf each).
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and includes site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for subdivision does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.
 - f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-foot on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.

- o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:
- a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.

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- h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.

- 8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
 - a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.

- 9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
 - a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.

- 10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.

- 11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.

- 12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.
14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.
15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.
16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principles of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.

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17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
 18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
 19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
 20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
 21. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.
 22. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.
-

On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00624, a request for approval of a site development plan for building permit, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permitted, based on the preceding Findings.

FINDINGS:

1. This request is for a site development plan for building permit for an approximately 14-acre site located on Osuna Road between the North Diversion Channel and Vista del Norte Drive. The request is to construct an approximately 156,600 square foot large retail facility on newly created Tract M-1.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.
3. This request is accompanied by a site development plan for subdivision (06EPC-00625) to subdivide an approximately 22-acre parcel into three separate tracts (M-1, M-1A, and M-1B). Retail development is planned for each of the three tracts with approximately 224,960 square feet of retail space at full build out.
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and included site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for building permit does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.

- f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.
 - o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:

- a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.
 - h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.
8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
- a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.
9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
- a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.

10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.

11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.

12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.

14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.

15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.

16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.
17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
23. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.

21. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 29, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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 Richard Dineen
Planning Director

RD/SS/ac

cc: Vista del Norte Development LLC, 3804 Carlisle NE, Albuquerque, NM 87107
Tierra West LLC, 8509 Jefferson St. NE, Albuquerque, NM 87113
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley Assoc., 713 Alameda Blvd. NW, Albuquerque, NM 87114
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr NE, Albuquerque, NM 87113
Richard Hix, Vista del Norte Alliance, 905 Bosque NE, Albuquerque, NM 87113
Claude Morelli, North Valley Coalition, 7 Garden Park Circle NW, Albuquerque, NM 87107
Ryan Turner, 6800 Vista del Norte Rd. NE, Apt 422, Albuquerque, NM 87113
Katherine Morgan, 7527 Jackrabbit St. NE, Albuquerque, NM 87113
Joseph Johnson, 6931 Calle Almeria NE, Albuquerque, NM 87113
Luana Espinosa, 6931 Calle Almeria NE, Albuquerque, NM 87113
Heather Brenner, 1404 Villa Los Ranchos NE, Albuquerque, NM 87113
Dr. Jamie McClaughlin, 7715 Calle Comodo NE, Albuquerque, NM 87113
Terry Jordan, 808 Via del Sueno NE, Albuquerque, NM 87113
C.J. McCoy, 7205 Villa Corrales NE, Albuquerque, NM 87113
John Ryan, New Mexico State Senate, 020 Salamanca NW, Albuquerque, NM 87107
Francis Cheever, 6800 Vista del Norte Dr. #422, Albuquerque, NM 87113
Susan Larson, 112 Carlito NW, Albuquerque, NM 87107
Herbert Plum, 7715 Chris Armania Ne, Albuquerque, NM 87113
Christine Frank, 1408 Villa Los Ranchos, Albuquerque, NM 87113
Blair Kaufman, 715 Amherst SE, Albuquerque, NM 87106
Rod Crawley, 7331 Sidewinder, Albuquerque, NM 87113
Richard Hix, 905 Bosque Rd. NE, Albuquerque, NM 87113
Laurie Ebel, 6901 Calle Almeria NE, Albuquerque, NM 87113
Victor Raigoza, 911 Copperhead Ct. NE, Albuquerque, NM 87113
Sue Schmuck, 213 Las Colinas NE, Albuquerque, NM 87113
Fred Harsany, 1119 Casa Tomas, Albuquerque, NM 87113
Chris Weller,
John Ryan, 1020 Salamanca NW, Albuquerque, NM 87107
Bill Chappell, 6001 Indian School Rd. NE, Albuquerque, NM 87110
Jose Martinez, 7515 Via Desierto NE, Albuquerque, NM 87113
Keiko Lambert, 7736 Armania, Albuquerque, NM 87113
Polly Schmidt, 7636 Calle Comodo NE, Albuquerque, NM 87113
Ray O'Coonor, 7600 Callo Comodo NE, Albuquerque, NM 87113

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Bruce Fenske, 7204 Villa Clavel NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista Del Norte, #2723, Albuquerque, NM 87113
George Hutton, 1820 Indian School Rd. NW, Albuquerque, NM 87104
Kurt Schmeltzer, 8416 Springcroft Rd. NW, Albuquerque, NM 87120
Emily Gomez, 613 James Ave. NW, Albuquerque, NM 87107
March Almendarez,
Albert Alvare, 3700 Aspen, Albuquerque, NM
Monica Garcia, 425 52nd St. SW, Albuquerque, NM 87105
Maybelline Perez, 5022 Hobbs SW, Albuquerque, NM 87144
Sophie Benally, 201 Mica, Rio Rancho, NM 87124
Davin Benally, 201 Mica, Rio Rancho, NM 87124
Victoria Steele, 10400 Univesity Blvd. NW, Albuquerque, NM 87114
Cindy Rivera, 2010 Punncali, Rio Rancho, NM 87124
Tina Flores
Stephanie romero, 94 Pecos Lp., Rio Rancho, NM 87124
Mike Voorhees, 1217 Pinnacle View Dr., Albuquerque, NM 87112
David Pennington, 7640 Via Sereno SW, Albuquerque, NM 87121
Caren Cocchiola, 7212 Sidewinder Dr. Albuquerque, NM 87113
Margaret Barela, 6723 Blvd. SE, Albuquerque, NM 87108
Anna Devargas,
Gary Bennet, 8601 Washington St. NW, Albuquerque, NM 87113
Julie gurley,
Tracy Phillips,
Emanuel Ruba
Travis
Erik Valdez
Kimberly Cross
Leslie Sanchez
Erin Foxx Chavez, 1604 Vista Monte Dr. NE, Albuquerque, NM 87113
Monica Trillo, 9600 Central SW, SP92, Albuquerque, NM 87121
Franciso Cardenas, 1000 Louisiana SE, Albuquerque, NM 87108
Nancy Jo Wright, 4521 Samara Rd. NW, Albuquerque, NM 87120
George Garcia, 3705 Valerie Pl. NE, Albuquerque, NM 87111
Carolina Dowsn, 5585 View Trail, Edgewood, NM 87015
Robert Powell
Kathleen Adair, 4901 Palo Duro NE, Albuquerque, NM 87110
Kiffany Valencia, 7501 Montgomery Blvd. NE, Albuquerque, NM 87109
Scott Appelman, 5601 Eagle Rock NE, Albuquerque, NM 87122
Darleen Gray, 7416 Sidewinder Dr., Albuquerque, NM 87113
Barbara Fricke, 1209 Florida St. NE, Albuquerque, NM 87113
Bill Nordin, 12217 Morocco, Albuquerque, NM 87111
Ann Kroeter, 6800 Vista del Norte #2515, Albuquerque, NM 87113
Trish Shea, 1608 Vista Monte NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista del Norte #2723, Albuquerque, NM 87113

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Anthony Gallegos, 7639 Jack Rabbit NE, Albuquerque, NM 87113
Carol Stuart, 909 Bosque Rd. NE, Albuquerque, NM 87113
Carolyn Winton, 6800 Vista del Norte Ne, #914 Albuquerque, NM 87113
Mr. & Mrs. LC Balley, 6118 Edith Blvd. NE 84, Albuquerque, NM 87107
Irene Barela, 2810 Palacio Pl. SW, Albuquerque, NM 87105
Penni Montoya, 9125 Copper NE, #101, Albuquerque, NM 87123
Maxine Abeyta
Eldon Nieto, 2701 Carlisle Ne, Albuquerque, NM 87110
Steven Stewart, 420 High St. SE, Albuquerque, NM 87106
Debbie Sanderson, 4509 Via Desert NE, Albuquerque, NM 87113
Norene Gurule, 6800 Vista del Norte, #2811, Albuquerque, NM 87113
Tom Levine, 2821 Madeira Dr. NE, Albuquerque, NM 87110
Karen Williams, 1028 Diamondback Dr. NE, Albuquerque, NM 87113
Jane Keports, 943 Calle Fuerte NE, Albuquerque, NM 87113
Tracee Nicholson, 7527 Via Desierto NE, Albuquerque, NM 87113
Mike Chiapo, 1639 Tierra del Rio NW, Albuquerque, NM 87107
Carol Berger,
Pamela Zunno, 3908 Wellesley NE, Albuquerque, NM 87107
Karl Home, 330 Tijeras NW, Albuquerque, NM 87102
Leona Gutierrez, 7609 Edith NE, Albuquerque, NM 87107

6. Project # 1005043

06EPC-01090 Zone Map Amendment
06EPC 01223 EPC Site Development Plan-
Building Permit

ANA ANAYA request the above action for all or a portion of Lot 6, Block 6, **Terrance A ddition**, a zone map amendment from SU-2/DR to SU-2 for SU-1 for B & B, located on LEAD, between UNIVERSITY BLVD. and MESA, containing approximately 1 acres. (K-15) Petra Morris, Staff Planner

7. Project # 1000771

06EPC-01105 EPC Site Development
Plan-Subdivision
06EPC-01106 EPC Site Development
Plan-Building Permit

TIERRA WEST LLC agents for BEAZER HOMES request the above actions for all or a portion of Tract C, **Cottonwood Pointe**, zoned SU-1 for R-2, C-2 and IP uses, located on EAGLE RANCH RD. NW, between IRVING BLVD. NW and the CALABACILLAS ARROYO, containing approximately 7 acres. (B-13) Catalina Lehner, Staff Planner

8. Project # 1001620

06EPC-01144 Text Amendment

COA/PLANNING DEPARTMENT agent(s) for COA/CITY COUNCIL request the above action(s) for Amending Section 14-16-3-17 ROA 1994 of the Zoning Code regarding the concealment of wireless telecommunications facilities. City Wide. Stephanie Shumsky, Staff Planner

9. Project # 1002455

06EPC-00458 EPC Site
Development Plan-Building Permit
06EPC-01076 EPC Site
Development Plan-Subdivision

TAFAZZUL HUSSAIN, agent for DOUGLAS W. SIMMS, requests the above actions for all or a portion of Lot 5, **JJ Subdivision**, zoned SU-1 for C-1 Uses, located on the south side of SAN ANTONIO DR., NE, between I-25 and SAN PEDRO DR. NE, containing approximately 2 acres. (E-18) Carmen Marrone, Staff Planner (**DEFERRED FROM AUGUST 17, 2006**)

10. Project # 1000122

06EPC-00957 EPC Sector
Development Plan/Zone Map
Amendment

ABQ ENGINEERING, INC. agents for CV LAND AND DEVELOPMENT request the above action for all or a portion of Tracts 1C, **Edens Lands**, zoned SU-1 for O-1 Permissive Uses to RA-1, located south of I-40 between Gabaldon Road and the Duranes Ditch, between and, containing approximately 3 acres. (K-12) Petra Morris, Staff Planner (**DEFERRED FROM AUGUST 17, 2006**)

11. Project # 1001620

06EPC-00958 Text Amendment

Text Amendment to Section 14-16-3-5 General Sign Regulations and to Sections 14-16-1-5 through 14-16-2-26, 14-16-3-2 through 14-16-3-12 to create comprehensive signage regulations that restrict height, area and numbers of free-standing signs per permissive based on use, zoning category and building size. Russell Brito, Staff Planner (**DEFERRED FROM AUGUST 17, 2006**)

12. Project # 1004647
06EPC-00066 EPC Site
Development Plan-Building Permit

CONSENSUS PLANNING, INC. agents for LA ORILLA GROUP LLC request the above action for all or a portion of Lot 10B, **Bosque Plaza**, zoned C-1(SC), located on COORS BLVD. NW, between LA ORILLA ROAD NW and BOSQUE PLAZA LANE NW, containing approximately 2 acres. (E-12) Catalina Lehner, Staff (**DEFERRED FROM AUGUST 17, 2006**)

13. Project # 1004831
06EPC-00959 Text Amendment

COA/CONSTRUCTION SERVICES DIVISION, requests the above action to amend Chapter 14, Article 14, ROA 1994, the Subdivision Ordinance, to include new definitions and methodology relative to subdivision monument requirements. Carmen Marrone, Staff Planner (**DEFERRED TO FROM AUGUST 17, 2006**)

14. Project # 1004976
06EPC-00424 EPC Site
Development Plan-Subdivision
06EPC-00425 EPC Site
Development Plan-Building Permit

H. BARKER ARCHITECTS agents for CALABACILLAS GROUP request the above actions for all or a portion of Tracts A-1, B-1 and C-1, and drainage right-of-way and easements, zoned C-2 (SC) located on GOLF COURSE RD. NW, between BENTON AVE. NW and WESTSIDE BLVD. NW, containing approximately 15 acres. (A-12) Catalina Lehner, Staff Planner (**DEFERRED FROM AUGUST 17, 2006**)

15. Project # 1001150
06EPC-00624 EPC Site
Development Plan- Building Permit
06EPC-00625 EPC Site
Development Plan-Subdivision

TIERRA WEST LLC agent for VISTA DEL NORTE DEVELOPMENT LLC requests the above actions for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner (**DEFERRED FOM JUNE 15, 2006**)

16. Project # 1004663
06EPC-00108 Zone Map
Amendment

JONATHAN & NINA LE request a zone map amendment from O-1 to C-1, for all or a portion of Lots 5-8, Block 8 and Lots 7-9, Block 8A, **La Mesa Subdivision**, located on LOUISIANA BLVD. NE, between DOMINGO ROAD NE and COPPER AVE. NE, containing approximately 1 acre. (K-19) Carmen Marrone, Staff Planner (**DEFERRED FOM JUNE 15, 2006**)

17. OTHER MATTERS



**Environmental
Planning
Commission**

**Agenda Number: 15
Project Number: 1001150
Case #'s: 06EPC 00624/00625
September 21, 2006**

Staff Report

Agent	Tierra West LLC
Applicant	Vista Del Norte Development LLC
Request(s)	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Lot M-1 Vista Del Norte Subdivision
Location	Osuna Road between the North Diversion Channel and Vista del Norte Drive
Size	Approximately 22 acres
Existing Zoning	SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off-Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted
Proposed Zoning	Same

Staff Recommendation

DEFERRAL of 06EPC-00624 for 60-days based on the applicant's request.

DEFERRAL of 06EPC-00625 for 60-days based on the applicant's request.

Staff Planner
Stephanie Shumsky, Planner

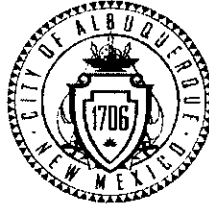
Summary of Analysis

This is a two-part request for a site development plan for subdivision to subdivide Lot M-1 into two new Lots (M-1-A and M-1-B) and a site development plan for building permit to allow for the construction of an approximately 180,000 square foot building for a discount retailer on the newly created Lot M-1-A (20.21-acres). At this time no development is proposed for Lot M-1-B (1-acre).

In June, the applicant requested a 90-day deferral of this project. In a letter dated August 29, 2006, the applicant requested an additional 60-day deferral to the October 19, 2006 EPC hearing. This deferral will allow time for the applicant to continue working with the Neighborhood Associations.

Staff recommends approval of a 60-day deferral.

Location Map (3" x 3")



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

Date: June 16, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150**
06EPC-00624 EPC Site Development Plan-
Building Permit
06EPC-00625 EPC Site Development Plan-
Subdivision

Vista del Norte Development LLC
3804 Carlisle NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner

On June 15, 2006 the Environmental Planning Commission voted to defer Project 1001150/ 06EPC-00624 EPC Site Development Plan- Building Permit and 06EPC-00625 EPC Site Development Plan-Subdivision to the Environmental Planning Commission Public Hearing on September 21, 2006.

There is a \$110.00 fee when a deferral is made at the request of an applicant/agent. Payment is due by JUNE 30, 2006 and may be paid at the Land Development Coordination counter at the Plaza del Sol Building. Failure to pay may result in removal from the agenda.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JUNE 30, 2006** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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,

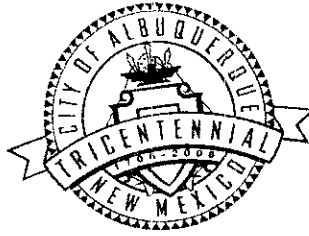


for

Richard Dineen
Planning Director

RD/SS/ac

cc: Tierra West LLC, 8509 Jefferson St. NE, Albuquerque, NM 87113
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley Assoc., 713 Alameda Blvd. NW, Albuquerque, NM 87114
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr NE, Albuquerque, NM 87113
Richard Hix, Vista del Norte Alliance, 905 Bosque NE, Albuquerque, NM 87113
Claude Morelli, North Valley Coalition, 7 Garden Park Circle NW, Albuquerque, NM 87107



ENVIRONMENTAL PLANNING COMMISSION A G E N D A

Thursday June 15, 2006
8:30 A.M.

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

MEMBERS

Jeffery Jesionowski, Chairman
James Grout, Vice Chair

Larry Chavez
Virginia Klebesadel
Klarissa Pena

Jonathan Siegel
Laurie Moye
Ishmael Valenzuela
Deborah Stover

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

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

There is no set time for cases to be heard. However, interested parties can monitor the progress of their cases by calling the Planning Department at 924-3860. All parties wishing to address the Commission must appear in person with the Commission Secretary at the front table prior to the case being heard. Please be prepared to give brief and concise testimony to the Commission if you intend to speak. **In the interest of time, public hearing times are limited as follows, unless otherwise granted by the Commission Chair:** Staff - Applicant - 10 minutes; Public speakers - 2 minutes each. An authorized representative of a neighborhood association or other organization may be granted additional time if requested.

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

1. **Call to Order.**

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of Minutes for April 20, 2006.

2. **Project # 1003916**

- 06EPC-00612 EPC Site
Development Plan-Subdivision
- 06EPC-00613 EPC Site
Development Plan-Building Permit
- 06EPC-00614 Zone Map
Amendment

VOGEL, CAMPBELL & BLUEHER PC, agent for CENTEX HOMES, requests the above actions for all or a portion of Blocks 18 & 19, Tract A, Unit A, **North Albuquerque Acres**, zoned SU-1 for Mobile Home Park, located on the west side of LOUISIANA BLVD., NE, between DERICKSON, NE and SANTA MONICA, NE, containing approximately 60 acres. (D-18) David Stallworth, Staff Planner

3. **Project # 1003012***

- 06EPC-00609 EPC Site
Development Plan-Amendment to
Building Permit

WILLIAM A. MCCONNELL, ARCHITECT agent for TOWER ROAD BAPTIST CHURCH request the above action for all or a portion of Tract 430-A, **Atrisco Grant**, zoned SU-1 Church Facility, located on 86TH ST SW, between TOWER ROAD SW and SAN YGNACIO RD. SW, containing approximately 2 acre(s). (L-9) Petra Morris, Staff Planner

4. **Project # 1000596**

- 06EPC-00615 EPC Site
Development Plan-Amendment to
Building Permit for Temporary
Signage

THE DESIGN GROUP agent for Lovelace Medical Center Downtown requests the above action for all or a portion of Lot 1A, **St. Joseph Hospital Complex**, zoned SU-1 for Hospital & Related Uses & Hotel, located on MARTIN LUTHER KING BLVD. NE, between ELM and WALTER, (K-14) Carmen Marrone, Staff Planner

5. **Project # 1004870**

- 06EPC-00616 EPC Site
Development Plan-Building Permit
- 06EPC-00618 Zone Map
Amendment

CONSENSUS PLANNING agents for DOS PIEDRAS LLC request the above actions for all or a portion of Tract B, **Lands of Hugh B. Woodward**, zoned C-1, located on GIBSON SE, between UNIVERSITY BLVD. SE and MULBERRY SE, containing approximately 2 acres. (M-15) Maggie Gould, Staff Planner

6. **Project # 1004871***

- 06EPC-00617 EPC Site
Development Plan-Building Permit

THOMAS E. ROBSON, agent for ALBUQ. INNKEEPERS, LLC, requests the above action for all or a portion of Tracts 1A & 2A, **Cavan Sunport Centre**, zoned SU-1 for Permissive O-1, C-2 & IP uses, located on the east side of YALE BLVD. SE, between ROSS AVE., SE and INTERNATIONAL AVE., SE, containing approximately 4 acres (L-15). David Stallworth, Staff Planner

7. Project # 1004872*
06EPC-00621 EPC Site
Development Plan-Building Permit

DENISH + KLINE ASSOC. agents for FOREST CITY COVINGTON NM request the above action for Tracts within the NW ¼ of the NW ¼ of Section 22, T9N, R3E, NMPM, Mesa Del Sol Employment Center Phase 1, zoned SU-1/IP Uses, located on the UNIVERSITY BLVD. EXTENSION, between STREET D and UNIVERSITY BLVD., containing approximately 12 acres. (R-16) Catalina Lehner, Staff Planner

8. Project # 1004873*
06EPC-00622 EPC Site
Development Plan-Building Permit

DENISH + KLINE ASSOC. agents for FOREST CITY COVINGTON NM request the above action for Tracts within the south ½ of Section 22 T9N, R3E, NMPM, Mesa del Sol Community Center, zoned SU-2/PC, located between UNIVERSITY BLVD. (north bound) and UNIVERSITY BLVD. (south bound), containing approximately 4.5 acres. (R-16) Catalina Lehner, Staff Planner

9. Project # 1004874*
06EPC-00623 EPC Site
Development Plan-Building Permit
06EPC-00702 Zone Map
Amendment

KENNETH ANDERSON agent for KENNETH ANDERSON SR. requests the above actions for all or a portion of Lots 17-19, **Monkbridge Addition**, zoned SU-1 for Sales of Building Materials and Outside Storage, located on CANDELARIA NW, between 2ND ST. NW and 4TH ST. NW, containing approximately 1 acre. (G-14) Maggie Gould, Staff Planner

10. Project # 1001449
06EPC-00619 EPC Site
Development Plan-Building Permit
06EPC-00620 Zone Map
Amendment

CONSENSUS PLANNING agent(s) for DOS PIEDRAS LLC request the above action(s) for all or a portion of Lot(s) 9, **Kirtland Addition**, zoned C-1, located on GIBSON BLVD. SE, between UNIVERSITY BLVD. SE and YALE BLVD. SE, containing approximately 4 acre(s). (M-15) Petra Morris, Staff Planner

11. Project # 1001150
06EPC-00624 EPC Site
Development Plan- Building Permit
06EPC-00625 EPC Site
Development Plan-Subdivision

TIERRA WEST LLC agent for VISTA DEL NORTE DEVELOPMENT LLC requests the above actions for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner

12. Project # 1004875
06EPC-00627 EPC Site
Development Plan-Building Permit
06EPC-00628 Zone Map
Amendment

SMPC ARCHITECTS agent for ALBUQUERQUE MONTHLY MEETING of the RELIGIOUS SOCIETY OF FRIENDS (QUAKERS), Inc. request the above actions for all or a portion of Lots 19-25, **Ives Addition**, zoned S-R, located on 5TH ST. NW, between BELAMAH AVE. NW and Aspen Ave. NW, containing approximately 1 acre. (J-14) Catalina Lehner, Staff Planner

13. Project # 1004564
05EPC-01808 EPC Site
Development Plan-Building Permit

David Campbell, agent for Colson & Colson Construction Company, requests the above action for Lots 19-22, Block 21, Tract A, Unita A, North Albuquerque Acres, located on Paseo del Norte between Wyoming and Barstow NE, containing approximately 3.5 acres. (D-19) **REMANDED FROM CITY COUNCIL IN ORDER TO PERFORM AND FULLY EVALUATE A VIEW ANALYSIS AS REQUIRED BY THE LA CUEVA SECTOR DEVELOPMENT PLAN** Carmen Marrone, Staff Planner

14. Project # 1003570
05EPC-01097 Zone Map
Amendment
05EPC-01099 EPC Site
Development Plan-Subdivision

GARRETT SMITH LTD., a gent for the CITY OF ALBUQUERQUE, requests the above actions for all or a portion of Tracts B9E1 and B9F, **Seven Bar Ranch**, a zone map amendment from SU-1/R-2 to SU-1/PRD, located at the northeast corner of CIBOLA LOOP NW and ELLISON DR. NW, containing approximately 27 acres. (A-13) David Stallworth, Staff (**DEFERRED FROM MAY 18, 2006**)

15. Project # 1002717
06EPC-00145 EPC Site
Development Plan-Building Permit

ADVANCED ENGINEERING & CONSULTANTS, LLC agents for KB HOME request the above actions for all or a portion of Tracts 303, 304, 305 & 306, **Town of Atrisco Grant**, zoned SU-1 for O-1 for PRD, located on ATRISCO DR. NW, between OURAY ROAD NW and I-40, containing approximately 6 acres. (H-11) Stephanie Shumsky, Staff Planner (**DEFERRED FROM MAY 18, 2006**)

16. Project # 1004732
06EPC-00290 Zone Map
Amendment
06EPC 00386 Map Amendment,
Los Duranes Sector Development
Plan

JOSH SKARSGARD, LAND USE SOLUTIONS, LLC agent for EVERGREEN MONTOYA, LLC requests the above actions including a zone map amendment from RA-2 to R-LT for Tracts A1, A2, A3, **Maciel-David Subdivision**, Tracts A, B, & C, **Perez-Albert Subdivision**, Tract 268A, **Map 35** and Tract A, **Floral Meadows**, located on the east side of MONTOYA ROAD NW between FLORAL ROAD and I-40, containing approx. 2 acres. (H-12) Carmen Marrone, Staff Planner (**DEFERRED FROM MAY 18, 2006**)

17. Project # 1002455
06EPC-00458 EPC Site
Development Plan-Building Permit

TFAZZUL HUSSAIN, agent for DOUGLAS W. SIMMS, requests the above action for all or a portion of Lot 5, **JJ Subdivision**, zoned SU-1 for C-1 Uses, located on the south side of SAN ANTONIO DR., NE, between I-25 and SAN PEDRO DR. NE, containing approximately 2 acres. (E-18) David Stallworth, Staff Planner (**DEFERRED FROM MAY 18, 2006**)

18. Project # 1000650
06EPC-00284 Zone Map
Amendment

TIERRA WEST LLC agents for LL PARTNERS LLC request the above action for all or a portion of Tract 1-A-2, **Lands of Lamonica & Wenk**, a zone map amendment from SU-1 for C-1 Permissive Use, Packaged Liquor Sales associated with a Grocery Store, Restaurant with Full Service Liquor, Drive-Up Restaurant, and a Pharmacy Drive-Through, to SU-1 C-1 with Packaged Liquor Sales for Off Premises Consumption, located on the east side of COORS BLVD. SW, between LAMONICA RD. SW and RIO BRAVO BLVD. SW, containing approximately 2 acres. (P-10) Stephanie Shumsky, Staff Planner **(DEFERRED FROM APRIL 20, 2006)**

19. Project # 1004167
05EPC -01225 Site Development
Plan-Subdivision

CONSENSUS PLANNING agent for LA ORILLA GROUP, LLC request the above actions for all or a portion of Lots 3-9, 10A & 10B, **Bosque Plaza**, zoned C-1 (SC), located on the west side of COORS BLVD. NW, between SE CORNER of LA ORILLA and COORS BLVD. NW, containing approximately 11.46 acres. (E-12) Catalina Lehner, Staff Planner **(DEFERRED FROM APRIL 20, 2006)**

20. Project # 1004647
06EPC-00066 EPC Site
Development Plan-Building Permit

CONSENSUS PLANNING, INC. agents for LA ORILLA GROUP LLC request the above action for all or a portion of Lot 10B, **Bosque Plaza**, zoned C-1(SC), located on COORS BLVD. NW, between LA ORILLA ROAD NW and BOSQUE PLAZA LANE NW, containing approximately 2 acres. (E-12) Catalina Lehner, Staff **(DEFERRED FROM APRIL 20, 2006)**

21. Project # 1004615
06EPC-00004 Zone Map
Amendment

DESIDERIO GUTIERREZ requests the above action for all or a portion of Lot 14, Block 2, **Baron Burg Heights**, a zone map amendment from C-1 to R-3, located on the west side of CAGUA DR. SE, between ZUNI RD., SE and BELL ST., SE, containing approximately 1 acre. (L-18) David Stallworth, Staff Planner **(DEFERRED FROM APRIL 20, 2006)**

22. Project # 1004663
06EPC-00108 Zone Map
Amendment

JONATHAN & NINA LE request a zone map amendment from O-1 to C-1, for all or a portion of Lots 5-8, Block 8 and Lots 7-9, Block 8A, **La Mesa Subdivision**, located on LOUISIANA BLVD. NE, between DOMINGO ROAD NE and COPPER AVE. NE, containing approximately 1 acre. (K-19) Carmen Marrone, Staff Planner **DEFERRED FROM MARCH 16, 2006)**

23. OTHER MATTERS



**Environmental
Planning
Commission**

**Agenda Number: 11
Project Number: 1001150
Case #'s: 06EPC 00624/00625
June 15, 2006**

Staff Report

Agent	Tierra West LLC
Applicant	Vista Del Norte Development LLC
Request(s)	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Lot M-1 Vista Del Norte Subdivision
Location	Osuna Road between the North Diversion Channel and Vista del Norte Drive
Size	Approximately 22 acres
Existing Zoning	SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive- Up or Drive-Thru Liquor Sales are Not Permitted
Proposed Zoning	Same

Staff Recommendation

**DEFERRAL of 06EPC-00624 for 90-days
based on the applicant's request.**

**DEFERRAL of 06EPC-00625 for 90-days based
on the applicant's request.**

Staff Planner

Stephanie Shumsky, Planner

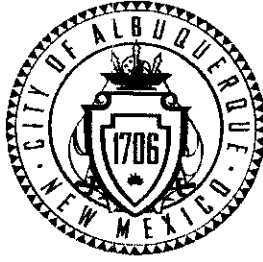
Summary of Analysis

This is a two-part request for a site development plan for subdivision to subdivide Lot M-1 into two new Lots (M-1-A and M-1-B) and a site development plan for building permit to allow for the construction of an approximately 180,000 square foot building for a discount retailer on the newly created Lot M-1-A (20.21-acres). At this time no development is proposed for Lot M-1-B (1-acre).

On Thursday May 25, 2006, a facilitated meeting for this project was held. In response to neighborhood concerns, the applicant requested a 90-day deferral in a letter dated May 31, 2006. During the 90-day deferral, the applicant will continue to work with area residents to address concerns.

Staff recommends approval of a 90-day deferral.

Location Map (3" x 3")



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, April 12, 2007, 1:30 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1005357

07EPC-00115 Rank III Sector
Development Plan Map Amendment
07EPC-00114 EPC Site Development
Plan-Subdivision
07EPC 00121 EPC Site Development
Plan for Building Permit
07EPC 00122 RANK II Area Plan
Amendment

MYERS OLIVER & PRICE PC agents for SUNLAND DEVELOPMENT GROUP LLC and OXBOW TOWN CENTER, LLC request the above actions for all or a portion of Tracts X-1-A1, X-1-A2, X-2-A, **University of Albuquerque Urban Center**, a zone map amendment from SU-3 (R-2, C-2 & O-1 Uses) to SU-3 (C-2 & O-1 Uses), located on COORS BLVD NW, between WESTERN TRAILS NW AND SEQUOIA NW, containing approximately 48 acres. (G-11)
Stephanie Shumsky, Staff Planner

Project # 1005380

06EPC-01706 Zone Map Amendment
06EPC-01705 EPC Site Development
Plan-Building Permit
06EPC-01704 EPC Site Development
Plan-Subdivision

GEORGE RAINHART ARCH & ASSOC. agents for SCM PROPERTY CO. LLC request the above actions for all or a portion of Tract E-1-A Crestview Subdivision and Tract 16A-1 Paradise North, a zone map amendment from SU-1 for C-1 uses including grocery store w/ package liquor sales and restaurant with full service liquor to SU-1 for C-1 Uses including package liquor sales incidental to pharmacy use occupying not less than 14,000 sf, restaurant with full service liquor, located at the southeast corner of Unser Blvd. NW and McMahan Blvd. NW, containing approximately 13 acres. (A-11)
Catalina Lehner, Staff Planner

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at the public hearing should contact April Candelaria 924-3886.

Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MARCH 28, 2007.

APPROVED

Carmen Marrone, Senior Planner
Planning Department

1. **Call to Order.**

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of Minutes for July 20, 2006 and August 3, 2006.

2. **Project #1004905**
06EPC 00697 EPC
Sector Development Plan
06EPC 00698 EPC
Establishment of Zoning

The City of Albuquerque requests approval of the Volcano Heights Sector Development Plan. The Plan area includes all properties within a geographical area whose boundaries are generally described as:

From the Northwest corner of the map below go South along the Western boundary of subdivision *The Trails Unit 3*, then West along the edge of the Petroglyph National Monument (PNM) and South along the PNM border, continue South along the boundary of the City and the City of Albuquerque Open Space, then east along the boundary of the City Open Space and the City of Albuquerque, South along the boundary of SAD 227, then east and north along the boundary of the Petroglyph National Monument, then due West along a straight line caused by the extension of the line between Ventana West and Universe on Paseo del Norte, continue West along Paseo del Norte/easement to the start point.

3. **Project # 1005049***
06EPC-01109 EPC Site Development
Plan-Building Permit

BRISCOE ARCHITECTS agents for VINTAGE CAPITAL GROUP request the above action for all or a portion of Block 2, Tracts M, R, S-1, S-2, **Far North Shopping Center**, zoned C-2 & C-3 Shopping Center, located on SAN MATEO BLVD. NE, between ACADEMY NE and HARPER NE, containing approximately 19 acres. (E-18) Maggie Gould, Staff Planner

4. **Project # 1004354***
06EPC-01108 EPC Site Development
Plan-Building Permit
06EPC-01107 EPC Site Development
Plan-Subdivision

TIERRA WEST LLC agents for KRANIA LLC request the above actions for all or a portion of Lot 27, Tract O, **Original Townsite of Westland**, zoned SU-2 for IP, located on 98TH ST. NW, between CENTRAL AVE. NW and VOLCANO ROAD NW, containing approximately 9 acres. (K-9) Petra Morris, Staff Planner

5. **Project # 1000365**
06EPC-01110 Zone Map Amendment

MASTERWORKS ARCHITECTS INC. agents for TUAN VAN HUYNH request the above actions for all or a portion of Lots 2-4 & 19-21, Block 1, **Unity Addition**, a zone map amendment from SU-1/C-1 & Vehicle Sales to SU-1/R-T, located on PENNSYLVANIA ST. SE, between CENTRAL AVE SE and ZUNI RD. SE, containing approximately 1 acre. (K-19) Maggie Gould, Staff Planner



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday September 21, 2006
8:30 A.M.

City Council Chambers
Lower Level
One Civic Plaza

MEMBERS

Jeffery Jesionowski, Chairman
James Grout, Vice Chair

Jonathan Siegel
Laurie Moye
Ishmael Valenzuela

Larry Chavez
Virginia Klebesadel
Klarissa Pena

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OFFICIAL NOTICE OF DECISION
SEPTEMBER 21, 2006
PROJECT #1001150
PAGE 2 OF 2

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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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 
Richard Dineen
Planning Director

cc: Vista del Norte Development LLC, 3804 Carlisle NE, Albuquerque, NM 87107
Tierra West LLC, 8509 Jefferson St. NE, Albuquerque, NM 87113
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley Assoc., 713 Alameda Blvd. NW, Albuquerque, NM 87114
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr NE, Albuquerque, NM 87113
Richard Hix, Vista del Norte Alliance, 905 Bosque NE, Albuquerque, NM 87113
Claude Morelli, North Valley Coalition, 7 Garden Park Circle NW, Albuquerque, NM 87107
Ryan Turner, 6800 Vista del Norte Rd. NE, Apt 422, Albuquerque, NM 87113
Katherine Morgan, 7527 Jackrabbit St. NE, Albuquerque, NM 87113
Joseph Johnson, 6931 Calle Almeria NE, Albuquerque, NM 87113
Luana Espinosa, 6931 Calle Almeria NE, Albuquerque, NM 87113
Heather Brenner, 1404 Villa Los Ranchos NE, Albuquerque, NM 87113
Dr. Jamie McClaughlin, 7715 Calle Comodo NE, Albuquerque, NM 87113
Terry Jordan, 808 Via del Sueno NE, Albuquerque, NM 87113
C.J. McCoy, 7205 Villa Corrales NE, Albuquerque, NM 87113
John Ryan, New Mexico State Senate, 020 Salamanca NW, Albuquerque, NM 87107
Francis Cheever, 6800 Vista del Norte Dr. #422, Albuquerque, NM 87113
Susan Larson, 112 Carlito NW, Albuquerque, NM 87107



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

Date: September 22, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150**
06EPC-00624 EPC Site Development Plan-
Building Permit
06EPC-00625 EPC Site Development Plan-
Subdivision

Vista del Norte Development LLC
3804 Carlisle NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16)
Stephanie Shumsky, Staff Planner

On September 21, 2006 the Environmental Planning Commission voted to defer Project 1001150/ 06EPC-00624 EPC Site Development Plan- Building Permit and 06EPC-00625 EPC Site Development Plan-Subdivision to the Environmental Planning Commission Public Hearing on November 16, 2006.

There is a \$110.00 fee when a deferral is made at the request of an applicant/agent. Payment is due by October 6, 2006 and may be paid at the Land Development Coordination counter at the Plaza del Sol Building. Failure to pay may result in removal from the agenda.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 6, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.**



**Environmental
Planning
Commission**

**Agenda Number: 20
Project Number: 1001150
Case #'s: 06EPC 00624/00625
November 16, 2006**

Staff Report

Agent	Tierra West LLC
Applicant	Vista Del Norte Development LLC
Request(s)	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Lot M-1 Vista Del Norte Subdivision
Location	Osuna Road between the North Diversion Channel and Vista del Norte Drive
Size	Approximately 22 acres
Existing Zoning	SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive- Up or Drive-Thru Liquor Sales are Not Permitted
Proposed Zoning	Same

Staff Recommendation

**DEFERRAL of 06EPC-00624 for 60-days
based on the applicant's request.**

**DEFERRAL of 06EPC-00625 for 60-days based
on the applicant's request.**

Staff Planner

Stephanie Shumsky, Planner

Summary of Analysis

This is a two-part request for a site development plan for subdivision to subdivide Lot M-1 into two new Lots (M-1-A and M-1-B) and a site development plan for building permit to allow for the construction of an approximately 180,000 square foot building for a discount retailer on the newly created Lot M-1-A (20.21-acres). At this time no development is proposed for Lot M-1-B (1-acre).

This request has been deferred several times at the applicant's request. In a letter dated October 30, 2006, the applicant requested an additional 60-day deferral to the January 18, 2007 hearing in order to continue working with the neighborhood residents. Staff recommends approval of a 60-day deferral.

Location Map (3" x 3")

21. Project # 1000365
06EPC-01110 Zone Map Amendment

MASTERWORKS ARCHITECTS INC. agents for TUAN VAN HUYNH request the above actions for all or a portion of Lots 2-4 & 19-21, Block 1, **Unity Addition**, a zone map amendment from SU-1/C-1 & Vehicle Sales to SU-1/R-T, located on PENNSYLVANIA ST. SE, between CENTRAL AVE SE and ZUNI RD. SE, containing approximately 1 acre. (K-19) Maggie Gould, Staff Planner **(DEFERRED FROM SEPTEMBER 21, 2006)**

22. Project # 1001209
06EPC-00766 Zone Map
Amendment
06EPC-00764 EPC Site
Development Plan-Amendment to
Subdivision

CONSENSUS PLANNING, agent for CLIFFORD CAPITAL FUND, INC, requests the above actions for all or a portion of Tract A-2, **Lava Trails**, a zone map amendment from SU-1 for Neighborhood Commercial to SU-1 for Neighborhood Commercial and Automobile Body Shop, located on the southeast side of UNSER BLVD NW and WESTERN TRAIL NW, containing approximately 5 acres. (F-10) Catalina Lehner, Staff Planner **(DEFERRED FROM OCTOBER 19, 2006)**

23. Project # 1001620
06EPC-00958 Text Amendment

Text Amendment to Section 14-16-3-5 General Sign Regulations and to Sections 14-16-1-5 through 14-16-2-26, 14-16-3-2 through 14-16-3-12 to create comprehensive signage regulations that restrict height, area and numbers of free-standing signs per permissive based on use, zoning category and building size. Russell Brito, Staff Planner **(DEFERRED FROM OCTOBER 19, 2006)**

24. Project # 1005195
06EPC-01462 EPC Sector Development Plan

COA/Planning request an amendment to the South Broadway Sector Development Plan to add SU-2/RV (Rail Yard), a mixed use zone of light industrial, commercial, and residential uses and to expand the area covered by the plan by approximately 28 acres. Ed Boles, Staff Planner

25. OTHER MATTERS

16. Project # 1000965

06EPC-01314 EPC Site Development Plan-
Building Permit
06EPC-01315 EPC Site Development Plan-
Amendment to Subdivision

CONSENSUS PLANNING agent for ASW REALTY PARTNERS/ANADALUCIA DEVEL. CORP. request the above actions for all or a portion of Tracts A & B, **Andalucia at La Luz**, zoned SU-1/PRD 5 du/acre, located on COORS BLVD. and SEVILLA AVE. NW, containing approximately 15 acres. (F-11) Carmen Marrone, Staff Planner **(DEFERRED FROM OCTOBER 19, 2006)**

17. Project # 1005133

06EPC-01316 EPC Site Development Plan-
Subdivision
06EPC-01317 EPC Site Development Plan-
Building Permit
06EPC-01318 Zone Map Amendment

GEORGE RAINHART ARCH. agents for AEM & ASSOCIATES request the above actions for all or a portion of Tracts N1, B2, **Seven Bar Ranch**, zoned SU-1 for Auto Park to SU-1 for C-2 Permissive Use to include Costco, located on COORS BYPASS NW at EAGLE RANCH ROAD NW. (B-13) Makita Hill, Staff Planner **(DEFERRED FROM OCTOBER 19, 2006)**

18. Project # 1000771

06EPC-01105 EPC Site Development
Plan-Subdivision
06EPC-01106 EPC Site Development
Plan-Building Permit

TIERRA WEST LLC agents for BEAZER HOMES request the above actions for all or a portion of Tract C, **Cottonwood Pointe**, zoned SU-1 for R-2, C-2 and IP uses, located on EAGLE RANCH RD. NW, between IRVING BLVD. NW and the CALABACILLAS ARROYO, containing approximately 7 acres. (B-13) Catalina Lehner, Staff Planner **(DEFERRED FROM OCTOBER 19, 2006)**

19. Project # 1000570

06EPC-00141 EPC Sector
Development Plan
06EPC-00139 Zone Map
Amendment

SITES SOUTHWEST, LLC agents for WESTLAND DEVELOPMENT CO., INC request the above actions for Parcels C, D, E, F, G, H, **Westland North Bulk Land Plat**, a zone map amendment from SU-2 for R-LT, R-2, O-1, OS and PDA for Town Center to SU-2 for RL-T, R-2, O-1, OS and PDA for T own Center, located on ARROYO VISTA BLVD. NW, between HIGH MESA DRIVE NW, 98TH ST. NW and I-40, containing approximately 506 acres. (J-7) Stephanie Shumsky, Staff Planner **(DEFERRED FROM AUGUST 17, 2006)**

20. Project # 1001150

06EPC-00624 EPC Site
Development Plan- Building Permit
06EPC-00625 EPC Site
Development Plan-Subdivision

TIERRA WEST LLC agent for VISTA DEL NORTE DEVELOPMENT LLC requests the above actions for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner **(DEFERRED FROM SEPTEMBER 21, 2006)**

11. Project # 1002819

06EPC-00464 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING, INC., agent for DIAMOND MESA, requests the above action for all or a portion of Tract E-6-A-1, **Albuquerque South, U-3**, zoned SU-1 for R-2/RT, located on the south side of GIBSON BLVD., SW, between 98TH ST., SW and the AMOLE ARROYO DRAINAGE R-O-W, containing approximately 30 acres. (N-9) Carmen Marrone, Staff Planner **(REMAND FROM CITY COUNCIL)**

12. Project # 1003479

06EPC-00955 EPC Site
Development Plan-Building Permit
06EPC-00956 Zone Map
Amendment

DAC ENTERPRISES, INC. agents for EDDIE & CHRISTINE LOPEZ request the above actions for all or a portion of Tract E, **St. Anthony's Orphanage Addition**, zoned R-1 Residential, located on 12TH ST. NW, between INDIAN SCHOOL ROAD NW and I-40, containing approximately 2 acres. (H-13) Catalina Lehner, Staff Planner **(DEFERRED FROM OCTOBER 19, 2006)**

13. Project # 1005126

06EPC-01299 EPC Site Development Plan-
Building Permit

IAN F. HARMON agent for PASTOR DON GIBSON requests the above action for all or a portion of Lot 313, **Town of Atrisco Grant**, zoned SU-1 Church & Private School, located on ESTANCIA DR. NW, between MIAMI NW and JUNIPER NW, containing approximately 5 acres. (H-11) Maggie Gould, Staff Planner **(DEFERRED FROM OCTOBER 19, 2006)**

14. Project # 1001049

06EPC-01304 Zone Map
Amendment

CONSENSUS PLANNING agents for HORIZON ROSE INTERESTS LLC request the above action for all or a portion of Tracts 1 & 4, **Lands of IHS Acquisition #120**, a zone map amendment from SU-2/Hospital & Medical to SU-2/ Hospital & Medical and O-1 Permissive Uses, located on ALAMEDA BLVD. NE, between BALLOON MUSEUM DR. NE and EDITH BLVD. NE, containing approximately 15 acres. (C-17) Stephanie Shumsky, Staff Planner **(DEFERRED FROM OCTOBER 19, 2006)**

15. Project # 1005131

06EPC-01311 EPC Site Development Plan-
Building Permit
06EPC-01312 Zone Map Amendment

GREER-STAFFORD STCF, agent for the CITY OF ALBUQUERQUE, requests the above actions for Parcels 1- 3, **Huning Highlands Addition**, a zone map amendment from SU-2 MR to SU-2/SU-1 for Fire Station, located on HIGH ST. SE, between SILVER SE and LEAD SE, containing approximately .49 acre. (K-14) Maryellen Hennessy, Staff Planner **(ZONE MAP AMENDMENT APPROVED. SITE PLAN (DEFERRED FROM OCTOBER 19, 2006)**



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday November 16, 2006
8:30 a.m.

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

MEMBERS

Jeffery Jesionowski, Chairman
James Grout, Vice Chair

Jonathan Siegel
Laurie Moye
Ishmael Valenzuela

Larry Chavez
Virginia Klebesadel
Klarissa Pena

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

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

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

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

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

OFFICIAL NOTICE OF DECISION
NOVEMBER 16, 2006
PROJECT #1001150
PAGE 2 OF 2

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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 Richard Dineen
Planning Director

RD/SS/ac

cc: Vista del Norte Development LLC, 3804 Carlisle NE, Albuquerque, NM 87107
Tierra West LLC, 8509 Jefferson St. NE, Albuquerque, NM 87113
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley Assoc., 713 Alameda Blvd. NW, Albuquerque, NM 87114
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr NE, Albuquerque, NM 87113
Richard Hix, Vista del Norte Alliance, 905 Bosque NE, Albuquerque, NM 87113
Claude Morelli, North Valley Coalition, 7 Garden Park Circle NW, Albuquerque, NM 87107
Ryan Turner, 6800 Vista del Norte Rd. NE, Apt 422, Albuquerque, NM 87113
Katherine Morgan, 7527 Jackrabbit St. NE, Albuquerque, NM 87113
Joseph Johnson, 6931 Calle Almeria NE, Albuquerque, NM 87113
Luana Espinosa, 6931 Calle Almeria NE, Albuquerque, NM 87113
Heather Brenner, 1404 Villa Los Ranchos NE, Albuquerque, NM 87113
Dr. Jamie McClaughlin, 7715 Calle Comodo NE, Albuquerque, NM 87113
Terry Jordan, 808 Via del Sueno NE, Albuquerque, NM 87113
C.J. McCoy, 7205 Villa Corrales NE, Albuquerque, NM 87113
John Ryan, New Mexico State Senate, 020 Salamanca NW, Albuquerque, NM 87107
Francis Cheever, 6800 Vista del Norte Dr. #422, Albuquerque, NM 87113
Susan Larson, 112 Carlito NW, Albuquerque, NM 87107



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

Date: November 17, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150**
06EPC-00624 EPC Site Development Plan-
Building Permit
06EPC-00625 EPC Site Development Plan-
Subdivision

Vista del Norte Development LLC
3804 Carlisle NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner

On November 16, 2006 the Environmental Planning Commission voted 1001150/ 06EPC-00624 EPC Site Development Plan- Building Permit and 06EPC-00625 EPC Site Development Plan-Subdivision to the Environmental Planning Commission Public Hearing on January 16, 2007.

There is a \$110.00 fee when a deferral is made at the request of an applicant/agent. Payment is due by December 1, 2006 and may be paid at the Land Development Coordination counter at the Plaza del Sol Building. Failure to pay may result in removal from the agenda.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **DECEMBER 1, 2006 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.**



**Environmental
Planning
Commission**

**Agenda Number: 17
Project Number: 1001150
Case #'s: 06EPC 00624/00625
January 18, 2007**

Staff Report

Agent	Tierra West LLC
Applicant	Vista Del Norte Development LLC
Request(s)	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Lot M-1 Vista Del Norte Subdivision
Location	Osuna Road between the North Diversion Channel and Vista del Norte Drive
Size	Approximately 22 acres
Existing Zoning	SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off-Premise Consumption within 600' of Residentially Zoned Property, Drive- Up or Drive-Thru Liquor Sales are Not Permitted
Proposed Zoning	Same

Staff Recommendation

**DEFERRAL of 06EPC-00624 for 60-days
based on the applicant's request.**

**DEFERRAL of 06EPC-00625 for 60-days based
on the applicant's request.**

Staff Planner

Stephanie Shumsky, Planner

Summary of Analysis

This is a two-part request for a site development plan for subdivision to subdivide Lot M-1 into two new Lots (M-1-A and M-1-B) and a site development plan for building permit to allow for the construction of an approximately 180,000 square foot building for a discount retailer on the newly created Lot M-1-A (20.21-acres). At this time no development is proposed for Lot M-1-B (1-acre).

This request has been deferred several times at the applicant's request. In a letter dated October 30, 2006, the applicant requested an additional 60-day deferral to the January 18, 2007 hearing in order to continue working with the neighborhood residents. Staff recommends approval of a 60-day deferral.

Location Map (3" x 3")

17. Project # 1001150
06EPC-00624 EPC Site
Development Plan- Building Permit
06EPC-00625 EPC Site
Development Plan-Subdivision

TIERRA WEST LLC agent for VISTA DEL NORTE DEVELOPMENT LLC requests the above actions for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner (**DEFERRED FROM NOVEMBER 16, 2006**)

18. Other Matters

12. Project # 1001620

06EPC-00958 Text Amendment

Text Amendment to Section 14-16-3-5 General Sign Regulations and to Sections 14-16-1-5 through 14-16-2-26, 14-16-3-2 through 14-16-3-12 to create comprehensive signage regulations that restrict height, area and numbers of free-standing signs per permissive based on use, zoning category and building size. Russell Brito, Staff Planner **(DEFERRED FROM DECEMBER 21, 2006.)**

13. Project # 1001049

06EPC-01304 Zone Map
Amendment

CONSENSUS PLANNING agents for HORIZON ROSE INTERESTS LLC request the above action for all or a portion of Tracts 1 & 4, **Lands of IHS Acquisition #120**, a zone map amendment from SU-2/Hospital & Medical to SU-2/ Hospital & Medical and O-1 Permissive Uses, located on ALAMEDA BLVD. NE, between BALLOON MUSEUM DR. NE and EDITH BLVD. NE, containing approximately 15 acres. (C-17) Stephanie Shumsky, Staff Planner **(DEFERRED FROM DECEMBER 21, 2006.)**

14. Project # 1005243

06EPC-01592 EPC Site
Development Plan-Subdivision
06EPC-01593 EPC Site
Development Plan-Building Permit
06EPC-01594 Zone Map
Amendment

CONSENSUS PLANNING agents for ALLIANCE RESIDENTIAL request the above actions for all or a portion of Parcels 1, 2, 3, 4, 5, and 6, **University Village Subdivision**, a zone map amendment from R-1 to SU-1/PRD and SU-1/C-2, located on GIBSON BLVD. SE, between UNIVERSITY BLVD. SE and BUENA VISTA SE, containing approximately 17 acres. (L-15) Catalina Lehner, Staff Planner **(DEFERRED FROM DECEMBER 21, 2006.)**

15. Project # 1005244*

06EPC-01595 Zone Map
Amendment
06EPC-01596 EPC Sector
Development Plan

CONSENSUS PLANNING agents for K & M DEVELOPMENT request the above action(s) for all or a portion of Lots 17-20, Blocks 30 Lots 13-19, Block 29, Huning Castle Addition, **Raynolds Addition**, a zone map amendment from SU-1 Fraternal Organization to SU-2 MFR, located on 14TH ST., between COAL and LEAD SW, containing approximately 1 acre. (K-13) Maggie Gould, Staff Planner **(DEFERRED FROM DECEMBER 21, 2006.)**

16. Project # 1000365

06EPC-01110 Zone Map
Amendment

MASTERWORKS ARCHITECTS INC. agents for TUAN VAN HUYNH request the above actions for all or a portion of Lots 2-4 & 19-21, Block 1, **Unity Addition**, a zone map amendment from SU-1/C-1 & Vehicle Sales to SU-1/R-T, located on PENNSYLVANIA ST. SE, between CENTRAL AVE SE and ZUNI RD. SE, containing approximately 1 acre. (K-19) Maggie Gould, Staff Planner **(DEFERRED FROM NOVEMBER 16, 2006)**

7. Project # 1001980*

06EPC-01698 EPC Zone Map
Amendment/Sector Development
Plan

INTEGRATED DESIGN & ARCHITECTURE agents for SAWMILL COMMUNITY LAND TRUST request the above action for all or a portion of Tracts 2-C, **Arbolera de Vida**, zoned from SU-2/S-MI to SU-2/SDR, located on 18TH ST. NW, between ZEARING AVE. NW and ASPEN AVE. NW, containing approximately 3 acres. (H-13) Maggie Gould, Staff Planner

8. Project # 1000351

06EPC 01708 Site Development
Plan for Subdivision
06EPC-01709 EPC Site
Development Plan-Building Permit

CLAUDIO VIGIL ARCHITECTS agents for BOB KITTS-CANON DEL OSO INVESTMENTS request the above actions for all or a portion of Lots 4-8, **Lands of Zia Trading Co.**, zoned SU- for IP, located on OSUNA NE, between EDITH NE and BN&SF RAILROAD, containing approximately 4 acres. (E-15) Carol Toffaleti, Staff Planner

9. Project # 1000596*

06EPC-01702 EPC Site
Development Plan-Amendment to
Building Permit

DESIGN GROUP agents for LOVELACE MEDICAL CENTER request the above action for all or a portion of Lot 1A, **St. Josephs Hospital Complex**, zoned SU-1 for Hospital & Related Uses, located on MARTIN LUTHER KING JR. BLVD., between WALTER ROAD and I-25 FRONTAGE ROAD, (K-14) Stephanie Shumsky, Staff Planner

10. Project # 1005280

06EPC-01706 Zone Map
Amendment
06EPC-01705 EPC Site
Development Plan-Building Permit
06EPC-01704 EPC Site
Development Plan-Subdivision

GEORGE RAINHART ARCH & ASSOC. agents for SCM PROPERTY CO. LLC request the above actions for all or a portion of Tract E-1-A Crestview Subdivision and Tract 16A-1 Paradise North, a zone map amendment from SU-1 for C-1 uses including grocery store w/ package liquor sales and restaurant with full service liquor to SU-1 for C-1 Uses including package liquor sales incidental to pharmacy use occupying not less than 14,000 sf, restaurant with full service liquor, located at the southeast corner of Unser Blvd. NW and McMahon Blvd. NW, containing approximately 13 acres. (A-11) Catalina Lehner, Staff Planner

11. Project # 1000965

06EPC-01314 EPC Site
Development Plan-Building Permit
06EPC-01315 EPC Site
Development Plan-Amendment to
Subdivision

CONSENSUS PLANNING agent for ASW REALTY PARTNERS/ANADALUCIA DEVEL. CORP. request the above actions for all or a portion of Tracts A & B, **Andalucia at La Luz**, zoned SU-1/PRD 5 du/acre, located on COORS BLVD. and SEVILLA AVE. NW, containing approximately 15 acres. (F-11) Carmen Marrone, Staff Planner (**DEFERRED FROM JANUARY 11, 2007**)

1. **Call to Order.**

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of EPC Minutes for November 16, 2006.

2. **Project # 1002358**

06EPC-011743 EPC Special
Planning Request

CIP agents for City of Albuquerque/CIP request the above actions as required by CIP Ordinance, this request is for EPC to hold a public hearing on the proposed 2007 GO Bond Program & 2007-2016 Decade Plan.

3. **Project # 1001620***

06EPC-01669 Text Amendment

PLANNING DEPARTMENT agents for CITY OF ALBUQUERQUE, CITY COUNCIL request the above action for Amending 14-16-1-5(B) ROA 1994, a portion of the Zoning Code to revise the definition of "Bath". Stephanie Shumsky, Staff Planner

4. **Project # 1000487***

06EPC-01697 EPC Site Develop.
Plan-Amendment to Subdivision
06EPC-01696 EPC Site
Development Plan-Building Permit

CLAUDIO VIGIL ARCHITECTS agents for STIF SEVEN BAR LLC request the above actions for all or a portion of Tracts D5-A3, **Seven Bar Ranch**, zoned SU-1 for IP Uses, located on CALLE CUERVO NW, between ELLISON NW and CABEZON RD. NW, containing approximately 31 acres) (A-14) Maggie Gould, Staff Planner

5. **Project # 1005279***

06EPC-01703 Zone Map
Amendment

CHELWOOD HOLDINGS LLC agents for CHELWOOD HOLDINGS, LLC request the above actions for all or a portion of Lots 24-27, Block 48, **Snow Heights Addition**, a zone map amendment from R-3 to SU-1 for Office & Church Uses, located on EUBANK NE, between MENAUL NE and CANDELARIA NE, containing approximately 1 acre. (H-21) Anna Dimambro, Staff Planner

6. **Project # 1000762***

06EPC-01712 Zone Map
Amendment
06EPC-01710 EPC Site
Development Plan-Subdivision
06EPC-01711 EPC Site
Development Plan-Building Permit

GOLDEN ASSOCIATES LLC agents for FIRST BAPTIST CHURCH request the above actions for all or a portion of Tract B, **Richland Hills, Unit 1 and a portion of Tracts B1A and F, Albuquerque West, Unit 1**, a zone map amendment from SU-1 PDA to Include C-3 Uses to SU-1 for IP Uses w/exceptions, located on PASEO DEL NORTE NW, between RICHLAND HILLS ROAD and EAGLE RANCH ROAD, containing approximately 14 acres. (C-12) Stephanie Shumsky, Staff Planner



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday January 18, 2007
8:30 a.m.

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

MEMBERS

Jeffery Jesionowski, Chairman
James Grout, Vice Chair

Jonathan Siegel
Laurie Moye
Ishmael Valenzuela

Larry Chavez
Virginia Klebesadel
Klarissa Pena

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

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

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

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

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OFFICIAL NOTICE OF DECISION
JANUARY 18, 2007
PROJECT #1001150
PAGE 2 OF 2

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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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 *CMarone*
Richard Dineen
Planning Director

RD/SS/ac

cc: Vista del Norte Development LLC, 3804 Carlisle NE, Albuquerque, NM 87107
Tierra West LLC, 8509 Jefferson St. NE, Albuquerque, NM 87113
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley Assoc., 713 Alameda Blvd. NW, Albuquerque, NM 87114
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr NE, Albuquerque, NM 87113
Richard Hix, Vista del Norte Alliance, 905 Bosque NE, Albuquerque, NM 87113
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Heather Brenner, 1404 Villa Los Ranchos NE, Albuquerque, NM 87113
Dr. Jamie McCloughlin, 7715 Calle Comodo NE, Albuquerque, NM 87113
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City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: January 19, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150**
06EPC-00624 EPC Site Development Plan-
Building Permit
06EPC-00625 EPC Site Development Plan-
Subdivision

Vista del Norte Development LLC
3804 Carlisle NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner

On January 18, 2007 the Environmental Planning Commission voted to defer Project 1001150/06EPC-00624 EPC Site Development Plan- Building Permit and 06EPC-00625 EPC Site Development Plan-Subdivision to the Environmental Planning Commission Public Hearing on March 15, 2007.

There is a \$110.00 fee when a deferral is made at the request of an applicant/agent. Payment is due by FEBRUARY 2, 2007 and may be paid at the Land Development Coordination counter at the Plaza del Sol Building. Failure to pay may result in removal from the agenda.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **FEBRUARY 2, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.



**Environmental
Planning
Commission**

**Agenda Number: 20
Project Number: 1001150
Case #'s: 06EPC 00624/00625
March 15, 2007**

Supplemental Staff Report

Agent	Tierra West LLC
Applicant	Vista Del Norte Development LLC
Request(s)	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Lot M-1 Vista Del Norte Subdivision
Location	Osuna Road between the North Diversion Channel and Vista del Norte Drive
Size	Approximately 22 acres
Existing Zoning	SU-1 for C-2 Permissive Uses Except Alcoholic Drink Sales for Off - Premise Consumption within 600' of Residentially Zoned Property, Drive- Up or Drive-Thru Liquor Sales are Not Permitted
Proposed Zoning	Same

Staff Recommendation

**DEFERRAL of 06EPC-00624 for 30-days,
based on the applicant's request.**

**DEFERRAL of 06EPC-00625 for 30-days,
based on the applicant's request.**

Staff Planner

Stephanie Shumsky, Planner

Summary of Analysis

This is a two-part request for a site development plan for subdivision to subdivide Lot M-1 into two new Lots (M-1-A and M-1-B) and a site development plan for building permit to allow for the construction of an 176,414 square foot building for a discount retailer on the newly created Lot M-1-A (20.21-acres). At this time no development is proposed for Lot M-1-B (1-acre).

At the applicant's request, this project has been deferred several times since June 2006. In a letter dated February 13, 2007, the applicant requested an additional 30-day deferral in order to continue working with the surrounding neighborhoods and to revise the site plan.

Staff recommends an additional 30-day deferral.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 5/8/06 to 5/19/06.
Agency comments were used in the preparation of this report and begin on page #.

18. Project # 1000965
06EPC-01314 EPC Site
Development Plan-Building Permit
06EPC-01315 EPC Site
Development Plan-Amendment to
Subdivision

CONSENSUS PLANNING agent for ASW REALTY PARTNERS/ANADALUCIA DEVEL. CORP. request the above actions for all or a portion of Tracts A & B, **Andalucia at La Luz**, zoned SU-1/PRD 5 du/acre, located on COORS BLVD. and SEVILLA AVE. NW, containing approximately 15 acres. (F-11) Carmen Marrone, Staff Planner (**DEFERRED FROM JANUARY 18, 2007**)

19. Project # 1000365
06EPC-01110 Zone Map
Amendment

MASTERWORKS ARCHITECTS INC. agents for TUAN VAN HUYNH request the above actions for all or a portion of Lots 2-4 & 19-21, Block 1, **Unity Addition**, a zone map amendment from SU-1/C-1 & Vehicle Sales to SU-1/R-T, located on PENNSYLVANIA ST. SE, between CENTRAL AVE SE and ZUNI RD. SE, containing approximately 1 acre. (K-19) Maggie Gould, Staff Planner (**DEFERRED FROM JANUARY 18, 2007**)

20. Project # 1001150
06EPC-00624 EPC Site
Development Plan- Building Permit
06EPC-00625 EPC Site
Development Plan-Subdivision

TIERRA WEST LLC agent for VISTA DEL NORTE DEVELOPMENT LLC requests the above actions for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner (**DEFERRED TO MARCH 15, 2007**)

21. Other Matters

13. Project # 1005353
07EPC-00103 Zone Map
Amendment

MARK PAGE agent for AL HEATING request the above action for all or a portion of Lots 8 & 9, Block 1, **Buena Tierra Addition**, a zone map amendment from R-1 to C-3, located on 3RD ST. NW, between CLAREMONT NW and PHOENIX NW, containing approximately 1 acre. (H-14) Anna DiMambro, Staff Planner

14. Project # 1005357
07EPC-00115 Rank III Sector
Development Plan Map
Amendment
07EPC-00114 EPC Site
Development Plan-Subdivision
07EPC 00121 EPC Site
Development Plan for Building
Permit
07EPC 00122 RANK II Area Plan
Amendment

MYERS OLIVER & PRICE PC agents for SUNLAND DEVELOPMENT GROUP LLC and OXBOW TOWN CENTER, LLC request the above actions for all or a portion of Tracts X-1-A1, X-1-A2, X-2-A, **University of Albuq. Urban Center**, a zone map amendment from SU-3 (R-2, C-2 & O-1 Uses) to SU-3 (C-2 & O-1 Uses), located on COORS BLVD NW, between WESTERN TRAILS NW AND SEQUOIA NW, containing approximately 48 acres. (G-11) Stephanie Shumsky, Staff Planner

15. Project # 1005280
06EPC-01706 Zone Map
Amendment
06EPC-01705 EPC Site
Development Plan-Building Permit
06EPC-01704 EPC Site
Development Plan-Subdivision

GEORGE RAINHART ARCH & ASSOC. agents for SCM PROPERTY CO. LLC request the above actions for all or a portion of Tract E-1-A Crestview Subdivision and Tract 16A-1 Paradise North, a zone map amendment from SU-1 for C-1 uses including grocery store w/ package liquor sales and restaurant with full service liquor to SU-1 for C-1 Uses including package liquor sales incidental to pharmacy use occupying not less than 14,000 sf, restaurant with full service liquor, located at the southeast corner of Unser Blvd. NW and McMahan Blvd. NW, containing approximately 13 acres. (A-11) Catalina Lehner, Staff Planner **(DEFERRED FROM FEBRUARY 15, 2007)**

16. Project # 1001620
06EPC-00958 Text Amendment

Text Amendment to Section 14-16-3-5 General Sign Regulations and to Sections 14-16-1-5 through 14-16-2-26, 14-16-3-2 through 14-16-3-12 to create comprehensive signage regulations that restrict height, area and numbers of free-standing signs per permissive based on use, zoning category and building size. Russell Brito, Staff Planner **(DEFERRED FROM FEBRUARY 15, 2007)**

17. Project # 1003479
06EPC-00955 EPC Site
Development Plan-Building Permit
06EPC-00956 Zone Map
Amendment

DAC ENTERPRISES, INC. agents for EDDIE & CHRISTINE LOPEZ request the above actions for all or a portion of Tract E, **St. Anthony's Orphanage Addition**, a zone map amendemtn from R-1 to SU-1 for C-1 permissive uses with exclusions, located on 12TH ST. NW, between INDIAN SCHOOL ROAD NW and I-40, containing approximately 2 acres. (H-13) Catalina Lehner, Staff Planner **(DEFERRED FROM FEBRUARY 15, 2007)**

8. Project # 1000696
07EPC-00111 Zone Map
Amendment

DAVID CAMPBELL agent for RAYLEE VANTAGE HOMES request the above action for all or a portion of Tract C OF PLAT Intercontinental & Consulting Inc., of **Tracts A, B, C, Lee's Bosque Subd.**, a zone map amendment from RD to SU-1 for C-1 Purposes, located on COORS BLVD. NW, between BOSQUE MEADOWS NW and the CORRALES CANAL, containing approximately 7 acres. (D-13) Catalina Lehner, Staff Planner

9. Project # 1001049
06EPC-01304 Zone Map
Amendment

CONSENSUS PLANNING agents for HORIZON ROSE INTERESTS LLC request the above action for all or a portion of Tracts 1 & 4, **Lands of IHS Acquisition #120**, a zone map amendment from SU-2/Hospital & Medical to SU-2/ Hospital & Medical and O-1 Permissive Uses, located on ALAMEDA BLVD. NE, between BALLOON MUSEUM DR. NE and EDITH BLVD. NE, containing approximately 15 acres. (C-17) Stephanie Shumsky, Staff Planner **(DEFERRED FROM FEBRUARY 15, 2007)**

10. Project # 1000351
06EPC 01708 Site Development
Plan for Subdivision
06EPC-01709 EPC Site
Development Plan-Building Permit

CLAUDIO VIGIL ARCHITECTS agents for BOB KITTS-CANON DEL OSO INVESTMENTS request the above actions for all or a portion of Lots 4-8, **Lands of Zia Trading Co.**, zoned SU- for IP, located on OSUNA NE, between EDITH NE and BN&SF RAILROAD, containing approximately 4 acres. (E-15) Carol Toffaleti, Staff Planner **(DEFERRED FROM JANUARY 18, 2007)**

11. Project # 1003364
07EPC-00094 EPC Site
Development Plan-Building Permit

TFAZZUL HUSSAIN agents for PHILLIP LINDBORG request the above action for all or a portion of Lot 1-A-1-A1, Block 10, **North Albuquerque Acres**, zoned SU-2/Mixed Use, located on HOLLY NE, between LOUISIANA NE and WYOMING BLVD. NE, containing approximately 1 acres. (C-19) Anna DiMambro, Staff Planner

12. Project # 1005354
07EPC-00109 EPC Sector
Development Plan
07EPC-00107 EPC Site
Development Plan-Subdivision

DEKKER/PERICH/SABATINI agents for SAWMILL VILLAGE LLC request the above actions for all or a portion of Lot B-2A and Tract 2D, Arbolera de Vida, **Duke City Lumber Co. Addition**, zoned SU-2/S-1 and S-MI to SU-2/SU-1 for PRD and Brewery, located on BELLAMAH AVE. NW, between ASPEN AVE. NW and BELLAMAH NW, containing approximately 10 acres. (H-13) Carol Toffaleti, Staff Planner

1. Call to Order.

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of EPC Minutes for December 14, 2006, January 18, 2007 and February 15, 2007.

2. Project # 1002404*

07EPC-00104 EPC Site
Development Plan-Building Permit

GEORGE RAINHART ARCHITECTS agent for WALGREEN CO. request the above action for all or a portion of Lot 1-C, **Ladera Industrial Center**, zoned SU-1 for IP Uses, located on UNSER Blvd. NW, at the NORTHEAST CORNER of UNSER and VISTA ORIENTE, containing approximately 3 acres. (H-9) Carol Toffaleti, Staff Planner

3. Project # 1004997*

07EPC-00105 EPC Site
Development Plan-Building Permit

MULLEN HELLER ARCHITECTURE PC agents for 98TH/TOWER JACK LLC request the above action for all or a portion of Tract B-1-A, **Tower West Subdivision**, zoned SU-1 for C-1 & R-2 Uses, located on TOWER ROAD SW, between 98TH ST. SW and 97TH ST. SW, containing approximately 2 acres. (L-9) Catalina Lehner, Staff Planner

4. Project # 1003993*

07EPC-00113 Zone Map
Amendment
07EPC-00112 EPC Site
Development Plan-Building Permit

SUJAY THAKUR agent for GLOBAL STORAGE COORS LLC request the above actions for all or a portion of Tract A-37-1A, **NE Unit Town of Atrisco Grant**, a zone map amendment from SU-1 O-1 w/Indoor Storage to SU-1 O-1 Indoor & Outdoor Storage, located on COORS BLVD NW, between ST. JOSEPH NW and SEQUOIA NW, containing approximately 5 acres. (G-11) Maggie Gould, Staff Planner

5. Project # 1005358*

07EPC-00116 Sector Development
Plan Map Amendment

WILLIAM NELSON agent for NEW MEXICO CENTRAL CREDIT UNION request the above action for all or a portion of Lot A, New Mexico Central Credit Union, a zone map amendment from R-2 to C-1, located on ZUNI SE, between TEXAS SE and UTAH SE, containing approximately 1 acres. (L-19) Anna Dimambro, Staff Planner

6. Project # 1001620*

07EPC-00169 Text Amendment

COA/PLANNING DEPARTMENT request the above action for Amending Chapter 14, Article 16, ROA 1994, the Comprehensive Zoning Code to allow for certain outdoor retail uses, special events and revised sign regulations. Maryellen Hennessy, Staff Planner

7. Project # 1005355*

07EPC-00110 EPC Site
Development Plan-Building Permit

BOHANNAN HUSTON INC. agents for MESA DEL SOL, LLC request the above action for all or a portion of Tract 4A, **Mesa del Sol**, zoned PC, located on UNIVERSITY BLVD. SE, between SOLAR MESA AVE. SE and BOBBY FOSTER SE, containing approximately 8 acres. (R-16) Catalina Lehner, Staff Planner



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday March 15, 2007

8:30 a.m.

Plaza del Sol Hearing Room

Lower Level

600 2nd Street NW

MEMBERS

Jeffery Jesionowski, Chairman

Laurie Moye, Vice Chair

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OFFICIAL NOTICE OF DECISION
JANUARY 18, 2007
PROJECT #1001150
PAGE 2 OF 2

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Sincerely,


for Richard Dineen
Planning Director

RD/SS/ac

cc: Vista del Norte Development LLC, 3804 Carlisle NE, Albuquerque, NM 87107
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City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: March 16, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150**
06EPC-00624 EPC Site Development Plan-
Building Permit
06EPC-00625 EPC Site Development Plan-
Subdivision

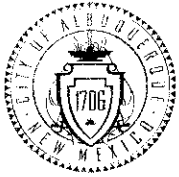
Vista del Norte Development LLC
3804 Carlisle NE
Albuq. NM 87107

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**Environmental
Planning
Commission**

**Agenda Number: 15
Project Number: 1001150
Case #'s: 06EPC 00624/00625
April 19, 2007**

Supplemental Staff Report

Agent	Tierra West LLC
Applicant	Vista Del Norte Development LLC
Request(s)	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Lot M-1 Vista Del Norte Subdivision
Location	Osuna Road between the North Diversion Channel and Vista del Norte Drive
Size	Approximately 22 acres
Existing Zoning	SU-1 for C-2 Permissive Uses Except Alcoholic Drink Sales for Off - Premise Consumption within 600' of Residentially Zoned Property, Drive- Up or Drive-Thru Liquor Sales are Not Permitted
Proposed Zoning	Same

Staff Recommendation

**DEFERRAL of 06EPC-00624 for 30-days,
based on the applicant's request.**

**DEFERRAL of 06EPC-00625 for 30-days,
based on the applicant's request.**

Staff Planner

Stephanie Shumsky, Planner

Summary of Analysis

This is a two-part request for a site development plan for subdivision to subdivide Lot M-1 into two new Lots (M-1-A and M-1-B) and a site development plan for building permit to allow for the construction of an 176,414 square foot building for a discount retailer on the newly created Lot M-1-A (20.21-acres). At this time no development is proposed for Lot M-1-B (1-acre).

At the applicant's request, this project has been deferred several times since June 2006. In a letter dated March 19, 2007, the applicant requested an additional 30-day deferral in order to continue working with the surrounding neighborhoods and to revise the site plan.

Staff recommends an additional 30-day deferral.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 5/8/06 to 5/19/06.

16. Project # 1005353
07EPC-00103 Zone Map
Amendment

MARK PAGE agent for AL HEATING request the above action for all or a portion of Lots 8 & 9, Block 1, **Buena Tierra Addition**, a zone map amendment from R-1 to C-3, located on 3RD ST. NW, between CLAREMONT NW and PHOENIX NW, containing approximately 1 acre. (H-14) Anna DiMambro, Staff Planner (**DEFERRED FROM MARCH 15, 2007**)

17. Project # 1001620
06EPC-01144 Text Amendment

COA/PLANNING DEPARTMENT agent(s) for COA/CITY COUNCIL request the above action(s) for Amending Section 14-16-3-17 ROA 1994 of the Zoning Code regarding the concealment of wireless telecommunications facilities. City Wide. Stephanie Shumsky, Staff Planner (**DEFERRED FROM FEBRUARY 15, 2007**)

18. Other Matters

16. Project # 1005353
07EPC-00103 Zone Map
Amendment

MARK PAGE agent for AL HEATING request the above action for all or a portion of Lots 8 & 9, Block 1, **Buena Tierra Addition**, a zone map amendment from R-1 to C-3, located on 3RD ST. NW, between CLAREMONT NW and PHOENIX NW, containing approximately 1 acre. (H-14) Anna DiMambro, Staff Planner (**DEFERRED FROM MARCH 15, 2007**)

17. Project # 1001620
06EPC-01144 Text Amendment

COA/PLANNING DEPARTMENT agent(s) for COA/CITY COUNCIL request the above action(s) for Amending Section 14-16-3-17 ROA 1994 of the Zoning Code regarding the concealment of wireless telecommunications facilities. City Wide. Stephanie Shumsky, Staff Planner (**DEFERRED FROM FEBRUARY 15, 2007**)

18. Other Matters

11. Project # 1000696
07EPC-00111 Zone Map
Amendment

DAVID CAMPBELL agent for RAYLEE VANTAGE HOMES request the above action for all or a portion of Tract C OF PLAT Intercontinental & Consulting Inc., of **Tracts A, B, C, Lee's Bosque Subd.**, a zone map amendment from RD to SU-1 for C-1 Purposes, located on COORS BLVD. NW, between BOSQUE MEADOWS NW and the CORRALES CANAL, containing approximately 7 acres. (D-13) Catalina Lehner, Staff Planner **(DEFERRED FROM MARCH 15, 2007)**

12. Project # 1001049
06EPC-01304 Zone Map
Amendment

CONSENSUS PLANNING agents for HORIZON ROSE INTERESTS LLC request the above action for all or a portion of Tracts 1 & 4, **Lands of IHS Acquisition #120**, a zone map amendment from SU-2/Hospital & Medical to SU-2/ Hospital & Medical and O-1 Permissive Uses, located on ALAMEDA BLVD. NE, between BALLOON MUSEUM DR. NE and EDITH BLVD. NE, containing approximately 15 acres. (C-17) Stephanie Shumsky, Staff Planner **(DEFERRED FROM MARCH 15, 2007)**

13. Project # 1003364
07EPC-00094 EPC Site
Development Plan-Building Permit

TAFAZZUL HUSSAIN agents for PHILLIP LINDBORG request the above action for all or a portion of Lot 1-A-1-A1, Block 10, **North Albuquerque Acres**, zoned SU-2/Mixed Use, located on HOLLY NE, between LOUISIANA NE and WYOMING BLVD. NE, containing approximately 1 acres. (C-19) Anna DiMambro, Staff Planner **(DEFERRED FROM MARCH 15, 2007)**

14. Project # 1003479
06EPC-00955 EPC Site
Development Plan-Building Permit
06EPC-00956 Zone Map
Amendment

DAC ENTERPRISES, INC. agents for EDDIE & CHRISTINE LOPEZ request the above actions for all or a portion of Tract E, **St. Anthony's Orphanage Addition**, a zone map amendemtn from R-1 to SU-1 for C-1 permissive uses with exclusions, located on 12TH ST. NW, between INDIAN SCHOOL ROAD NW and I-40, containing approximately 2 acres. (H-13) Catalina Lehner, Staff Planner **(DEFERRED FROM MARCH 15, 2007)**

15. Project # 1001150
06EPC-00624 EPC Site
Development Plan- Building Permit
06EPC-00625 EPC Site
Development Plan-Subdivision

TIERRA WEST LLC agent for VISTA DEL NORTE DEVELOPMENT LLC requests the above actions for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner **(DEFERRED FROM MARCH 15, 2007)**



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday April 19, 2007
8:30 a.m.

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

MEMBERS

Jeffery Jesionowski, Chairman
Laurie Moyer, Vice Chair

Jonathan Siegel
Jim Grout
Ishmael Valenzuela

Larry Chavez
Virginia Klebesadel
Judy Kowalski

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

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

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

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

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

OFFICIAL NOTICE OF DECISION
APRIL 19, 2007
PROJECT #1001150
PAGE 2 OF 2

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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,

Richard Dineen
Planning Director

RD/SS/ac

cc: Vista del Norte Development LLC, 3804 Carlisle NE, Albuquerque, NM 87107
Tierra West LLC, 8509 Jefferson St. NE, Albuquerque, NM 87113
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley Assoc., 713 Alameda Blvd. NW, Albuquerque, NM 87114
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr NE, Albuquerque, NM 87113
Richard Hix, Vista del Norte Alliance, 905 Bosque NE, Albuquerque, NM 87113
Claude Morelli, North Valley Coalition, 7 Garden Park Circle NW, Albuquerque, NM 87107
Ryan Turner, 6800 Vista del Norte Rd. NE, Apt 422, Albuquerque, NM 87113
Katherine Morgan, 7527 Jackrabbit St. NE, Albuquerque, NM 87113
Joseph Johnson, 6931 Calle Almeria NE, Albuquerque, NM 87113
Luana Espinosa, 6931 Calle Almeria NE, Albuquerque, NM 87113
Heather Brenner, 1404 Villa Los Ranchos NE, Albuquerque, NM 87113
Dr. Jamie McClaughlin, 7715 Calle Comodo NE, Albuquerque, NM 87113
Terry Jordan, 808 Via del Sueno NE, Albuquerque, NM 87113
C.J. McCoy, 7205 Villa Corrales NE, Albuquerque, NM 87113
John Ryan, New Mexico State Senate, 020 Salamanca NW, Albuquerque, NM 87107
Francis Cheever, 6800 Vista del Norte Dr. #422, Albuquerque, NM 87113
Susan Larson, 112 Carlito NW, Albuquerque, NM 87107



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

Date: April 20, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150**
06EPC-00624 EPC Site Development Plan-
Building Permit
06EPC-00625 EPC Site Development Plan-
Subdivision

Vista del Norte Development LLC
3804 Carlisle NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner


On April 19, 2007 the Environmental Planning Commission voted to defer Project 1001150/ 06EPC-00624 EPC Site Development Plan- Building Permit and 06EPC-00625 EPC Site Development Plan-Subdivision to the Environmental Planning Commission Public Hearing on June 14, 2007.

There is a \$110.00 fee when a deferral is made at the request of an applicant/agent. Payment is due by May 4, 2007 and may be paid at the Land Development Coordination counter at the Plaza del Sol Building. Failure to pay may result in removal from the agenda.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **MAY 4, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

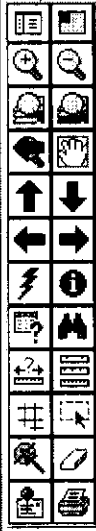
	12530 907		O DR SE	ERQ UE			A	
1 8	10210 58023 13130 908	MOYA ROMEO F TRUS TEE MOYA RVT	1419 CA BALLER O DR SE	ALB UQU ERQ UE	N M	871 23	C 1 A	* 004 83APRIN JEANNE PK ADD
1 9	10210 58023 11330 905	SANDIA OIL CO INC	1016 EU BANK BL VD NE	ALB UQU ERQ UE	N M	871 10	C 1 A	* 007 83APRIN JEANNE PK ADD
2 0	10210 58020 07630 131	CURKENDALL STEPHE N C	10300 M ARBLE P L NE	ALB UQU ERQ UE	N M	871 12 532 5	F 1 A	* 001 088PRIN JEANNE PK ADD
2 1	10210 58021 09830 901	TOOLEY GENE C & ELI ZABETH R	7005 AR ROYO D EL OSO NE	ALB UQU ERQ UE	N M	871 09	C 1 A	LTS 9 THRU 11 BLK 83A PRINCESS JEANNE PARK ADDIT ION CONT .5097 AC +/-
2 2	10210 58023 10730 904	H & C PROPERTIES LL C	1012 EU BANK BL VD NE	ALB UQU ERQ UE	N M	871 12	C 1 A	* 008 83APRIN JEANNE PK ADD
2 3	10200 58518 12240 220	BALDWIN KEVIN D & M ELISSA G	1138 W ALKER D R NE	ALB UQU ERQ UE	N M	871 12 528 1	F 1 A	* 033 027MESA VILLAGE SUBD
2 4	10200 58508 10440 223	JARAMILLO BENJAMIN S ETUX	1122 W ALKER D R NE	ALB UQU ERQ UE	N M	871 12 528 1	F 1 A	* 030 027MESA VILLAGE SUBD
2 5	10200 58514 11540 221	CASEY MICHAEL	1130 W ALKER D R NE	ALB UQU ERQ UE	N M	871 12 528 1	F 1 A	* 032 027MESA VILLAGE SUBD
2 6	10210 58023 12530 907	MOYA ROMEO F TRUS TEE MOYA RVT	1419 CA BALLER O DR SE	ALB UQU ERQ UE	N M	871 23	C 1 A	* 005 83APRINCESS JEANNE PARK
2 7	10200 58508 13840 910	APODACA ESPERIDIO N ETUX	1137 W ALKER D R NE	ALB UQU ERQ UE	N M	871 12 525 4	F 1 A	* 005 026MESA VILLAGE SUBD
2 8	10200 58515 14040 911	MERREIGHN DOUGLA S	1141 W ALKER D R NE	ALB UQU ERQ UE	N M	871 12 525 4	F 1 A	* 004 026MESA VILLAGE SUBD
2 9	10210 58023 14330 909	CHAVEZ DAVID R ETU X	32 DES ERT SKY RD SE	ALB UQU ERQ UE	N M	871 23	C 1 A	LTS 1 2 & 3 BLK 83-A PRINCESS JEANNE PARK ADD'N
3 0	10210 58023 12030 906	MOYA ROMEO F TRUS TEE MOYA RVT	1419 CA BALLER O DR SE	ALB UQU ERQ UE	N M	871 23	C 1 A	* 006 83APRIN JEANNE PK ADD
3 1	10210 58020 105530 133	912 ASSOCIATES GEN ERAL PARTNERSHIP	13616 E MBUDO CT NE	ALB UQU ERQ UE	N M	871 12	C 1 A	TRACT A-1 PLAT OF TRS A-1 AND A-2 BLK 88- A PRINCESS JEANNE P ARK CONT 1.3302 AC M/L OR 57, 944 SQ FT M/L

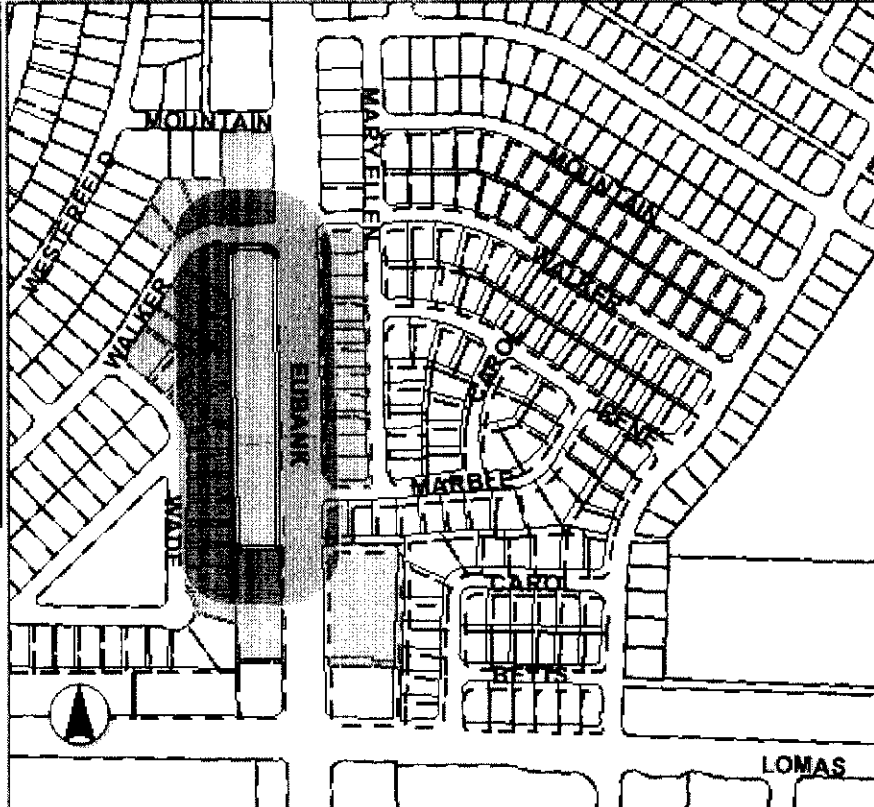
1	10200 58514 09240 226	GARCIA GILBERTO J ETUX	1140 W ADE CIR NE	ALB UQU ERQ UE	N M	871 12 524 9	F 1 A	* 027 027MESA VILLAGE SUBD
2	10200 58517 06440 230	CRAVENS LE ROY C & MERCEDES TRUSTEE S CRAVENS LIVING TRUST	1124 W ADE CIR NE	ALB UQU ERQ UE	N M	871 12 524 9	F 1 A	* 023 027MESA VILLAGE SUBD
3	10200 58517 05840 231	CLARK PAUL & JARAMILLO ANNETTE MARIE	1120 W ADE CIR NE	ALB UQU ERQ UE	N M	871 12	F 1 A	* 022 027MESA VILLAGE SUBD
4	10200 58512 10940 222	SEGURA FRANKLIN ETUX	1126 W ALKER D R NE	ALB UQU ERQ UE	N M	871 12 528 1	F 1 A	* 031 027MESA VILLAGE SUBD
5	10200 58517 07740 228	GRAY JAMES L ETUX	1132 W ADE CIR NE	ALB UQU ERQ UE	N M	871 12 524 9	F 1 A	* 025 027MESA VILLAGE SUBD
6	10200 58517 08440 227	WILFON TYVYN T & AMANDA M	1136 W ADE CIR NE	ALB UQU ERQ UE	N M	871 12	F 1 A	* 026 027MESA VILLAGE SUBD
7	10200 58517 07040 229	ARREGUIN SYLVIA A	1128 W ADE CIR NE	ALB UQU ERQ UE	N M	871 12 524 9	F 1 A	* 024 027MESA VILLAGE SUBD
8	10200 58517 05240 232	REED JAMES S ETUX	1107 PE RION CT	BEL EN	N M	870 02 590 0	F 1 A	* 021 027MESA VILLAGE SUBD
9	10200 58517 04640 233	ARREGUIN ROBERT JR	1112 W ADE CIR NE	ALB UQU ERQ UE	N M	871 12	F 1 A	* 020 027MESA VILLAGE SUBD
10	10200 58527 03140 219	GREVEY JOSEPH ETAL	2015 W YOMING BLVD NE	ALB UQU ERQ UE	N M	871 12	C 1 A	TR F BLK 27 PLAT OF TRACTS D,E,F & G BLOCK 27 MESA VILLAGE (A REPLAT OF TWO DEED PARCELS COMPRISING PORTIONS OF BLOCK 27 MESA VILLAGE) CONT .8 111 AC
11	10200 58527 08740 253	GREVEY JOSEPH ETAL	2015 W YOMING BLVD NE	ALB UQU ERQ UE	N M	871 12	V 1 A	TR G BLK 27 PLAT OF TRACTS D,E,F & G BLOCK 27 MESA VILLAGE (A REPLAT OF TWO DEED PARCELS COMPRISING PORTIONS OF BLOCK 27 MESA VILLAGE) CONT 2. 1949 AC
12	10210 58020 05530 133	912 ASSOCIATES GENERAL PARTNERSHIP	13616 E MBUDO CT NE	ALB UQU ERQ UE	N M	871 12	C 1 A	TRACT A-1 PLAT OF TRS A-1 AND A-2 BLK 88-A PRINCESS JEANNE PARK CONT 1.3302 AC M/L OR 57, 944 SQ FT M/L
13	10210 58023 12030 906	MOYA ROMEO F TRUSTEE MOYA RVT	1419 CA BALLER O DR SE	ALB UQU ERQ UE	N M	871 23	C 1 A	* 006 83APRIN JEANNE PK ADD
14	10210 58023 14330 909	CHAVEZ DAVID R ETUX	32 DES ERT SKY RD SE	ALB UQU ERQ UE	N M	871 23	C 1 A	LTS 1 2 & 3 BLK 83-A PRINCESS JEANNE PARK ADD'N
15	10200 58515 14040 911	MERREIGHN DOUGLAS	1141 W ALKER D R NE	ALB UQU ERQ UE	N M	871 12 525 4	F 1 A	* 004 026MESA VILLAGE SUBD
16	10200 58508 13840 910	APODACA ESPERIDION ETUX	1137 W ALKER D R NE	ALB UQU ERQ UE	N M	871 12 525 4	F 1 A	* 005 026MESA VILLAGE SUBD
17	10210 58023	MOYA ROMEO F TRUSTEE MOYA RVT	1419 CA BALLER	ALB UQU	N M	871 23	C 1	* 005 83APRINCESS JEANNE PARK



CITY OF ALBUQUERQUE
www.cabq.gov

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LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

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- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

Rec	UPC CODE	OWNER
1	102005851409240226	GARCIA GILBERTO J ETUX
2	102005851706440230	CRAVENS LE ROY C & MERCEDES TRUSTEES CRAVENS L
3	102005851706940231	CLARK PAUL & JARAMILLO ANNETTE MARIE

Pan
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INDEX PAGE

[CONTACT](#)

Or Current Resident
ASPEN PROPERTY LLC
4808 JEFFERSON NE
ALBUQUERQUE, NM 87109

Or Current Resident
BARNHOUSE NORWOOD E & OTERO
CARMEN I
5811 PADRE ROBERTO NW
ALBUQUERQUE, NM 87107

Or Current Resident
DESERT SPRINGS CHURCH
705 OSUNA RD NE
ALBUQUERQUE, NM 87113 1038

Or Current Resident
HIGH PLAINS INVESTMENTS LLC
328 GALESTEO
SANTA FE, NM 87501

Or Current Resident
HOECH REAL ESTATE
CORPORATION
8300 CARMEL AVE NE SUITE 601
ALBUQUERQUE, NM 87122

Or Current Resident
J H SUPPLY CO
2132 OSUNA RD NE
ALBUQUERQUE, NM 87113 1052

Or Current Resident
LINEBERRY E C
PO BOX 1957
TAOS, NM 87571 1957

Or Current Resident
LIVELY EQUIPMENT CO INC C/O W E
RICE
PO BOX 784
ALBUQUERQUE, NM 87103 0784

Or Current Resident
MONTANO KARL R
6724 CALLE SANTIAGO NE
ALBUQUERQUE, NM 87113

Or Current Resident
NOLA STOFAC MONEY PURCHASE
PLAN
6544 AGAVE VERDE WAY NE
ALBUQUERQUE, NM 87113

Or Current Resident
OSUNA LLC
8500 MENAUL BLVD NE SUITE A125
ALBUQUERQUE, NM 87112

Or Current Resident
ROMERO HENRY C & KATHY L
6720 CALLE SANTIAGO NE
ALBUQUERQUE, NM 87113

Or Current Resident
SUNDANCE BUILDING &
DEVELOPMENT
8300 CARMEL AVE NE SUITE 201
ALBUQUERQUE, NM 87122

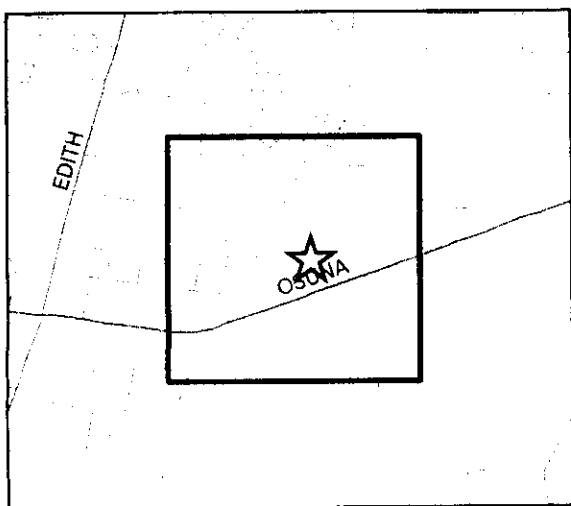
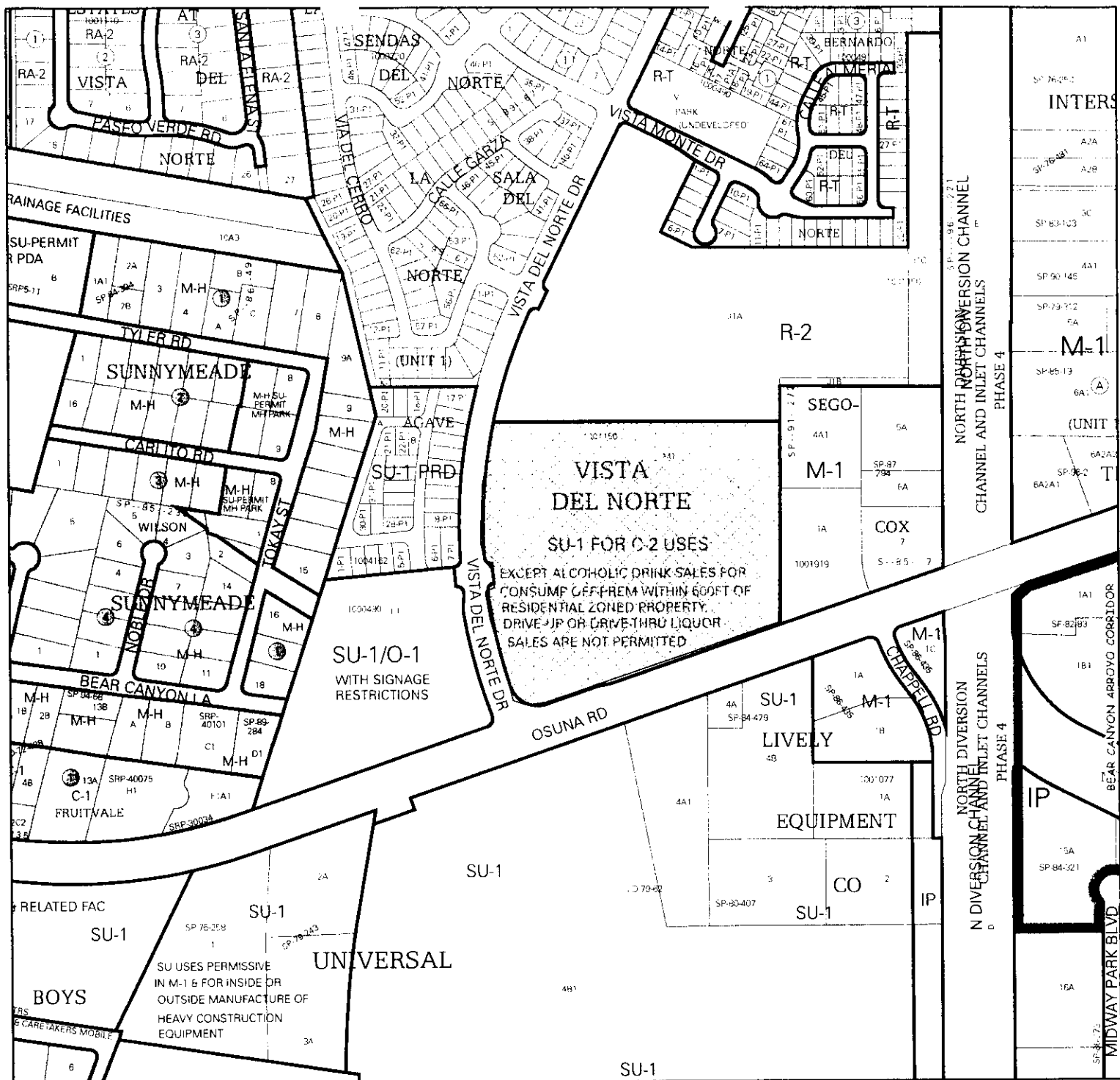
Or Current Resident
SUNDANCE BUILDING &
DEVELOPMENT INC
10509 PRESTWICK NE
ALBUQUERQUE, NM 87111 6564

Or Current Resident
TIARA HOMES INC
9400 HOLLY AVE NE 202
ALBUQUERQUE, NM 87122

Or Current Resident
VISTA DEL NORTE DEVELOPMENT
LLC
PO BOX 26685
TUCSON, AZ 85726

8	3213161 1707	NG & DEVELOPMEN T INC	WICK NE	QUER QUE		1 65 64			P1 SUBDIVISION PLAT OF AGAVE SU BDIVISION CONT .2199 AC
1 9	1016062 3163151 1706	TIARA HOMES INC	9400 HOLLY A VE NE 202	ALBU QUER QUE	NM	8712 2	V	A1A	LT 6- P1 SUBDIVISION PLAT OF AGAVE SU BDIVISION CONT .1949 AC
2 0	1016062 3193351 1710	TIARA HOMES INC	9400 HOLLY A VE NE 202	ALBU QUER QUE	NM	8712 2	V	A1A	LT 10- P1 SUBDIVISION PLAT OF AGAVE SU BDIVISION CONT .1322 AC
2 1	1016062 4393121 0114	ASPEN PROPERTY LLC	4808 JEFFERS ON NE	ALBU QUER QUE	NM	8710 9	C	A1A	LT 1-A PLAT FOR LOT 1-A SEGO- COX SUBDIVISION CONT 2.9438 AC.
2 2	1016062 4393481 0115	LINEBERRY E C	PO BOX 1957	TAOS	NM	8757 1 19 57	C	A1A	LOT 4-A1 PLAT FOR SEGO- COX SUBDIVISION LTS 2-A1 & 4- A1 CONT 2.4319 AC +-
2 3	1016062 3073871 0317	ROMERO HENRY C & KATHY L	6720 CALLE S ANTIAGO NE	ALBU QUER QUE	NM	8711 3	R	A1A	LT 6- P1 PLAT OF LA SALA DEL NORTE SU BDIVISION UNIT 1 CONT .1818 AC
2 4	1016062 3133911 0318	MONTANO KARL R	6724 CALLE S ANTIAGO NE	ALBU QUER QUE	NM	8711 3	R	A1A	LT 5- P1 PLAT OF LA SALA DEL NORTE SU BDIVISION UNIT 1 CONT .1820 AC
2 5	1016062 4522614 0110	BARNHOUSE NORW OOD E & OTERO CA RMEN I	5811 PADRE R OBERTO NW	ALBU QUER QUE	NM	8710 7	C	A1A	LOT 1A LANDS OF LIVELY EQUIPMEN T CO INC CONT 65,200 SF M/L
2 6	1016062 3113411 1733	HOECH REAL ESTA TE CORPORATION	8300 CARMEL AVE NE SUITE 601	ALBU QUER QUE	NM	8712 2	V	A1A	PARCEL A SUBDIVISION PLAT OF AG AVE SUBD CONT 1.3949 AC
2 7	1016062 3243691 1717	HOECH REAL ESTA TE CORPORATION	8300 CARMEL AVE NE SUITE 601	ALBU QUER QUE	NM	8712 2	V	A1A	LT 17- P1 SUBDIVISION PLAT OF AGAVE SU BDIVISION CONT .2271 AC

REC	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP CODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	1016062 2862651 1734	DESERT SPRINGS CHURCH	705 OSUNA RD NE	ALBUQUERQUE	NM	871131038	C	A1A	TRACT L-1 PLAT FOR VISTA DEL NORTE SUBDIVISION TRACT L-1 & L-2 CONT 10.2485 AC
2	1016062 4052464 0103	LIVELY EQUIPMENT CO INC C/O WERICE	PO BOX 784	ALBUQUERQUE	NM	871030784	C	A1A	*4-A AMENDED PLAT OF LTS 4-A & 4-B A REPL OF PARCEL 4-A TR 2 LDS OF LIVELY EQUIPMENT CO
3	1016062 4192344 0104	LIVELY EQUIPMENT CO INC C/O WERICE	PO BOX 784	ALBUQUERQUE	NM	871030784	C	A1A	*4-B AMENDED PLAT OF LTS 4-A & 4-B A REPL OF PARCEL 4-A TR 2 LANDS OF LIVELY EQUIPMENT CO
4	1016062 3862234 0123	J H SUPPLY CO	2132 OSUNA RD NE	ALBUQUERQUE	NM	871131052	C	A1A	NORTHERLY PORTION OF LOT 4-A-1 REPLAT OF LOTS 4-A & 4-B OF UNIVERSAL INDUSTRIAL PARK CONT 3.00 M/L
5	1016062 3853201 0104	VISTA DEL NORTE DEVELOPMENT LLC	PO BOX 26685	TUCSON	AZ	85726	V	A1A	TR M-1 PLAT FOR TRACTS J-1-A, J-1-B, J-1-C & M-1 VISTA DEL NORTE CONT 21.2157 AC
6	1016062 4603751 0116	VISTA DEL NORTE DEVELOPMENT LLC	PO BOX 26685	TUCSON	AZ	85726	V	A1A	TR J-1-B PLAT FOR TRACTS J-1-A, J-1-B, J-1-C & M-1 VISTA DEL NORTE CONT .3592 AC
7	1016062 3243691 1717	HOECH REAL ESTATE CORPORATION	8300 CARMEL AVE NE SUITE 601	ALBUQUERQUE	NM	87122	V	A1A	LT 17-P1 SUBDIVISION PLAT OF AGAVE SUBDIVISION CONT .2271 AC
8	1016062 3113411 1733	HOECH REAL ESTATE CORPORATION	8300 CARMEL AVE NE SUITE 601	ALBUQUERQUE	NM	87122	V	A1A	PARCEL A SUBDIVISION PLAT OF AGAVE SUBD CONT 1.3949 AC
9	1016062 3233631 1716	SUNDANCE BUILDING & DEVELOPMENT	8300 CARMEL AVE NE SUITE 201	ALBUQUERQUE	NM	87122	V	A1A	LT 16-P1 SUBDIVISION PLAT OF AGAVE SUBDIVISION CONT .1322 AC
10	1016062 3223591 1715	SUNDANCE BUILDING & DEVELOPMENT	8300 CARMEL AVE NE SUITE 201	ALBUQUERQUE	NM	87122	V	A1A	LT 15-P1 SUBDIVISION PLAT OF AGAVE SUBDIVISION CONT .1322 AC
11	1016062 3213541 1714	TIARA HOMES INC	9400 HOLLY AVE NE 202	ALBUQUERQUE	NM	87122	V	A1A	LT 14-P1 SUBDIVISION PLAT OF AGAVE SUBDIVISION CONT .1322 AC
12	1016062 3203491 1713	TIARA HOMES INC	9400 HOLLY AVE NE 202	ALBUQUERQUE	NM	87122	V	A1A	LT 13-P1 SUBDIVISION PLAT OF AGAVE SUBDIVISION CONT .1322 AC
13	1016062 3193441 1712	NOLA STOFAC MONEY PURCHASE PLAN	6544 AGAVE VERDE WAY NE	ALBUQUERQUE	NM	87113	V	A1A	LT 12-P1 SUBDIVISION PLAT OF AGAVE SUBDIVISION CONT .1322 AC
14	1016062 3193401 1711	NOLA STOFAC MONEY PURCHASE PLAN	99 JUNIPER HILL NE	ALBUQUERQUE	NM	87122	V	A1A	LT 11-P1 SUBDIVISION PLAT OF AGAVE SUBDIVISION CONT .1322 AC
15	1016062 3701104 0124	OSUNA LLC	8500 MENAUL BLVD NE SUITE A125	ALBUQUERQUE	NM	87112	C	A1A	LT 4B-1 UNIVERSAL INDUSTRIAL PARK EXC THE NWLY 6,459 SQ FT M/L CONT 91.0777 AC M/L
16	1016062 3193311 1709	HIGH PLAINS INVESTMENTS LLC	328 GALESTEO	SANTAFE	NM	87501	V	A1A	LT 9-P1 SUBDIVISION PLAT OF AGAVE SUBDIVISION CONT .1469 AC
17	1016062 3193251 1708	HOECH REAL ESTATE CORPORATION	8300 CARMEL AVE NE SUITE 601	ALBUQUERQUE	NM	87122	V	A1A	LT 8-P1 SUBDIVISION PLAT OF AGAVE SUBDIVISION CONT .1469 AC
18	1016062	SUNDANCE BUILDING	10509 PREST	ALBUQUERQUE	NM	8711	V	A1A	LT 7-



ZONING MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:
1001150

Hearing Date:
6/15/06

Zone Map Page:
D-16 E-16

Additional Case Numbers:
06EPC-00615

Walmart redo for April

Project # 1000762
07EPC-00446 EPC Site
Development Plan-Subdivision
07EPC-00447 Zone Map
Amendment

CONSENSUS PLANNING agents for FOUNTAIN HILLS PLAZA LLC request the above actions for all or a portion of Tracts 2B, 3B, B-1-A, C-1-A, D-1-A, 6-A-1A, 10-A-1, 10-2-A, Albuquerque West Unit 1 and Tract B, Richland Hills, Unit 1, zoned SU-1 PDA to Include C-3 Uses and Su-1 in IP Uses with Exceptions, located on Paseo del Norte NW between Eagle Ranch Road NW and Educations Place NW, containing approximately 31 acres. (C-12) Stephanie Shumsky, Staff Planner

Project # 1004731
07EPC-00448 EPC Site
Development Plan-Building Permit

BERENT GROTH, ARCHITECT agents for PAUL & GENE CHAVEZ request the above actions for all or a portion of Lots 19, 20-24, **Romero Addition**, zoned SU-2 for SU-1 for Residential and/or Law Office, Court Reporter, Accountant, Architects, Engineer, Doctor Office, located on Fifth St. NW, between Summer NW and Rosemont NW, containing approximately 1 acre. (J-14) Catalina Lehner, Staff Planner

Project # 1004000
07EPC-00450 EPC Site
Development Plan-Building Permit

NCA ARCHITECTS agents for North Valley Seventh Day Adventist Church request the above actions for Tract A-1, Eagle Ranch Subdivision, zoned SU-1 PDA to Include C-3 Uses, located on Paradise Blvd. NW between Coors Blvd. NW and Eagle Ranch Rd. NW, and containing approximately 3. acres. Stephanie Shumsky, Staff Planner

Project # 1004178
06EPC-01796 Zone Map
Amendment

GARCIA/KRAEMER & ASSOC. agents for NM ONE CALL C/O GARY SLOMAN request the above actions for all or a portion of Tracts G1 and G2, Block 27, **Mesa Village**, a zone map amendment from O-1 to C-1, located on EUBANK NE, between LOMAS NE and WALKER NE, containing approximately 2.5 acres. (J-20) Stephanie Shumsky, Staff Planner **(DEFERRED TO MAY 17, 2007)**

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at the public hearing should contact April Candelaria 924-3886.

Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL April 25, 2007.

APPROVED



Carmen Marrone, Senior Planner
Planning Department

Project # 1005487
07EPC-00436 Zone Map Amendment

GARCIA/KRAEMER & ASSOCIATES agents for ELLEN MATHUES request the above action for all or a portion of Lot 34A, **Hoffmantown Addition**, a zone map amendment from R-1 to O-1, located on GARCIA ST. NE, between CANDELARIA NE and CLAREMONT NE, containing approximately 1 acre. (H-20) Carol Toffaleti, Staff Planner

Project # 1000300
07EPC-00438 EPC Site Development Plan-Subdivision
07EPC-00439 EPC Site Development Plan-Amendment to Building Permit
07EPC-00437 EPC Site Development Plan-Building Permit

DAC ENTERPRISES, INC. agents for JOHN TRIANDAFILIDIS, request the above actions for all or a portion of Tract A-2-C and Tract A-2-D, **Montgomery Crossing Addition**, zoned SU-1 for C-1 and O-1 uses, located on MONTGOMERY BLVD NE, between General Chennault St and Moon St. NE, containing approximately 2 acres. (G-20) Catalina Lehner, Staff Planner

Project # 1005233
07EPC-00442 EPC Site Development Plan-Building Permit

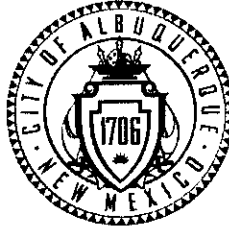
DEKKER PERICH SABATINI agents for PRESBYTERIAN HEALTHCARE SOURCES request the above action for all or a portion of Lot 5, Block 5, **Sundt's Industrial Center**, zoned M-2, located on MONTBEL LOOP NE, between ALEXANDER NE and JOAN HILL NE, containing approximately 6 acres. (F-15) Anna Dimambro, Staff Planner

Project # 1004735
07EPC-00441 EPC Site Development Plan-Subdivision
07EPC-00443 EPC Site Development Plan-Building Permit

DORMAN & BREEN ARCHITECTS, agents for TRAMWAY COMMUNITY CHURCH, request the above actions for all or a portion of Lot 1-A, **Tramway Ridge**, zoned SU-1 for Office-institutional-commercial including 2 restaurants with full service liquor, located on TRAMWAY RIDGE NE, between MONTGOMERY BLVD. NE and MANITOBA NE, containing approximately 4 acres. (F-22) Catalina Lehner, Staff Planner

Project # 1000771
07EPC-00445 EPC Amendment to Site Development Plan for Subdivision
07EPC-00444 EPC Site Development Plan-Building Permit

DEKKER/PERICH/SABATINI agents for H.R. RENTAL PROPERTIES INC. request the above actions for all or a portion of Tracts C, **Cottonwood Pointe Subdivision**, zoned SU-1 for R-2, C-2 and IP, located on EAGLE RANCH ROAD NW, between EAGLE RANCH ROAD NW and IRVING BLVD. NW, containing approximately 7 acres. (B-13) Carol Toffaleti, Staff Planner



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, May 10, 2007, 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

Distribution & Review – Current Land Use Matters for the May 17, 2007 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, May 17, 2007, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1005183

07EPC-00416 EPC Site Development Plan-Building Permit

JOHN MARTINEZ, MARLENE RANDALL and VERONICA GIBILARO request the above action for all or a portion of Tract 10A, **Zapf Van Addition No. 10**, zoned SU-1 for O-1, located on MONTANO RD. NW, between 4TH ST. NW and GUADALUPE TRAIL NW, containing approximately 1 acre. (F-14) Stephanie Shumsky, Staff Planner

Project # 1005482

07EPC-00430 EPC Site Development Plan-Building Permit

DESIGN PLUS LLC agents for STONEBRIDGE INVESTMENT GROUP request the above action for all or a portion of Tracts 2 & 3, **Mira Mesa Estates**, zoned C-2 (SC), located on HANOVER NW, between 64TH ST. NW and 68TH ST. NW, containing approximately 5 acres. (J-10) Anna DiMambro, Staff Planner

Project # 1005484

07EPC-00433 EPC Site Development Plan-Building Permit

MULLEN HELLER ARCHITECTS agents for CAT STEVENS LLC request the above action for all or a portion of Tract H-6A6A2A1, **Riverview Parcels**, zoned SU-1 for IP Uses and SU-1 for Uses Permissive in IP with Exceptions, located on GOLF COURSE RD. NW, between PASEO DEL NORTE NW and SHELLY ROSE NW, containing approximately 1 acre. (C-12) Carol Toffaleti, Staff Planner

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

- No comments received

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

- No comments received

ALBUQUERQUE PUBLIC SCHOOLS

- The proposed Wal-Mart Supercenter and two retail lots on Tract M-1, **Vista del Norte** (Osuna Rd NE and Vista del Norte Dr NE) will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

- No comments received

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

- There is an underground electric distribution line on the south and west sides of the property. The area is growing rapidly and PNM has begun looking at the impacts. PNM expects needing to accelerate adding substation capacity to the area which is presently envisioned to occur within existing facilities. The adjacent electric distribution line can provide electric service.
- It is the applicant's obligation to determine if utility easements cross the property and to abide by any conditions or terms of those easements.

Open Space Division

- No comments received

POLICE DEPARTMENT/Planning

- Proposed lighting should cover all walkways, building entrances, area between main building and any future out buildings, and parking areas and parking areas and surrounding pedestrian pathways.
- All three vehicular access points should be illuminated as well. Also the entire length of Vista del Norte, adjacent to property should be well illuminated by property lighting and streets.
- Proposed landscaping should be low level when mature. Variety not conflict with proposed or existing lighting or obscure visibility from streets, walkways, providing areas or building.
- On site security should be present in the parking lots and pathways at all times of operation to reduce the threat of auto break ins and theft. Security should be active on foot and vehicle at all times of operation. They should be highly visible and identifiable. Security should also be prepared to coordinate with the Valley Area Command and on all matters.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

- Approved on condition, will comply with all SWMD ordinances and requirements. (will use 2 compactors).

FIRE DEPARTMENT/Planning

- No comment.

TRANSIT DEPARTMENT

Adjacent and nearby routes	No routes are within normal transit walking distance (¼ mile). The #141 San Mateo local all-day route ends about ½ mile to the east at Osuna and Gulton Court.
Adjacent bus stops	None.
Site plan requirements	The sidewalks and ADA ramps should line up across the driveway to/from Osuna.
Large site TDM suggestions	None.
Other information	None.

- The City Engineer may require up to six (6) additional feet of right-of-way on Osuna Road to accommodate the designated bicycle lane.

Conditions

- Dedication of a *minimum* 78 feet of right-of-way from the centerline of Osuna Road a limited access, principal arterial as designated on the Long Range Roadway System map.
- Dedication of an additional 6 feet of right-of-way along Osuna Road as required by the City Engineer to provide for on-street bicycle lanes.
- Construction of the on-street bicycle lane and *minimum* 10-foot wide paved multi-purpose trail along Osuna Road adjacent to the subject property, as designated on Long Range Bikeways System map.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received

Street Maintenance (Department of Municipal Development):

- No comments received.

Utility Development (Water Authority):

- No comments received.

Water Resources, Water Utilities and Wastewater Utilities (Water Authority):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

- No comments received

Environmental Services Division/City Forrester

- Tree wells in parking area are too small – 6x6 is minimum and that's measured to inside edges
- Good ratio of tree species except for desert willow but acceptable
- What type of grass is on the balloon landing area?

PARKS AND RECREATION

Planning and Design

- Reviewed, no objection. Request does not affect our facilities.
- Comments for 3/15

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department):

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff.
- Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
- The main access to the development should be from Osuna Road with secondary access to Vista del Norte Drive. The access points should be modified to visually and physically encourage this (i.e. Osuna access points should be widened with landscaped medians and the Vista del Norte access point should be narrowed without a median to better match the existing driveway to the west. See Traffic Engineer for more detail).
- Show lane drop, at Vista del Norte site drive, on site plan. In addition, provide appropriate signing and striping.
- Provide left and right turn bays at site drives per TIS and DPM. Osuna left turn bays will require median modifications.
- Provide more information concerning existing site drives on the south side of Osuna Road across from proposed site drives. Existing drives may be affected by this proposal and may need mitigation.
- Provide cross access agreements.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.
- Condition: Platting must be a concurrent DRB action.

Transportation Planning (Department of Municipal Development):

Findings

- Osuna Road is a principal arterial with a minimum right-of-way of 156 feet as designated on Long Range Roadway System map.
- Osuna Road is proposed to contain on-street bicycle lanes and a *minimum* 10-foot wide multi-purpose trail as designated on the Long Range Bikeway System map.

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

- Reviewed: no comments.

Office of Neighborhood Coordination

- May 2006-
Alameda North Valley Assoc. (R)
Vista Del Norte Alliance (R)
5/9/06 – Recommended for facilitation – siw
- February 2007-
Vista Del Norte Alliance (R)
Alameda North Valley Assoc. (R)
2/5/07 – Recommended for Facilitation – siw
2/13/07 – Assigned to Philip Crump

Advanced Planning

- The siting and configuration of buildings at the NE corner of Vista del Norte & Osuna is good. Trees in the plaza at the back of these buildings is a great feature. Similarly the trees should be provided in front and/or the side of the Wal Mart “big box”. The existing landscaping at this corner should be incorporated. The note currently says that the existing “landscaping will be incorporated as much as possible.” This may mean “nothing”.
- The sidewalk should be provided along Vista del Norte from Osuna. It dead-ends abruptly at the entrance to this site, but it should continue along the south side of the entrance.
- On street parking along Vista del Norte should be provided to slow the traffic. In addition a mid-block crossing should be provided to facilitate access to people walking from residential area crossing Vista del Norte to shop at this center
- It is not clear what is proposed on Lot M-A?
- Require the parking lot surface be of impervious material. The shade trees should be strategically planted along the pedestrian walkways to form a continuous canopy.
- Plumbing connection should be made for the big box so that it could be converted to other uses in the event Wal Mart moves. This should be in addition to any other financial bonding that may be required.

cc: Vista del Norte Development LLC, 3804 Carlisle NE, Albuquerque, NM 87107
Tierra West LLC, 8509 Jefferson St. NE, Albuquerque, NM 87113
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley Assoc., 713 Alameda Blvd. NW, Albuquerque, NM 87114
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr NE, Albuquerque, NM 87113
Richard Hix, Vista del Norte Alliance, 905 Bosque NE, Albuquerque, NM 87113
Claude Morelli, North Valley Coalition, 7 Garden Park Circle NW, Albuquerque, NM 87107
Ryan Turner, 6800 Vista del Norte Rd. NE, Apt 422, Albuquerque, NM 87113
Katherine Morgan, 7527 Jackrabbit St. NE, Albuquerque, NM 87113
Joseph Johnson, 6931 Calle Almeria NE, Albuquerque, NM 87113
Luana Espinosa, 6931 Calle Almeria NE, Albuquerque, NM 87113
Heather Brenner, 1404 Villa Los Ranchos NE, Albuquerque, NM 87113
Dr. Jamie McClaughlin, 7715 Calle Comodo NE, Albuquerque, NM 87113
Terry Jordan, 808 Via del Sueno NE, Albuquerque, NM 87113
Laurie Ebel, 6901 Calle Almeria NE, Albuquerque, NM 87113
C.J. McCoy, 7205 Villa Corrales NE, Albuquerque, NM 87113
John Ryan, New Mexico State Senate, 020 Salamanca NW, Albuquerque, NM 87107
Francis Cheever, 6800 Vista del Norte Dr. #422, Albuquerque, NM 87113
Susan Larson, 112 Carlito NW, Albuquerque, NM 87107
Jennifer Kamms-Sinsabaugh, 7488 Sidewinder Dr. NE, Albuquerque, NM 87113

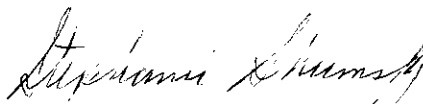
Attachments

- A. Governing site development plan for subdivision (Project 1001150/02DRB-01071)
- B. Traffic Impact Study Summary dated May 2007
- C. Traffic Impact Study Summary dated May 2006
- D. Air Quality Impact Assessment Summary dated June 12, 2006
- E. Certificate of Zoning for Lot M
- F. Spreadsheet of large retail facility locations in Albuquerque
- G. Deficiency memo from staff dated February 8, 2007

-
20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
23. The request is not in compliance with Zoning Code Section 14-16-43-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.
21. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.

RECOMMENDATION - 06EPC-00624 June 14, 2007

DENIAL of 06EPC-00624, a request for approval of a site development plan for building permit, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permitted, based on the preceding Findings.



***Stephanie Shumsky
Planner***

- respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
- b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.
16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.
17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.

- b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.

11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.

12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.

14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.

15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not

-
- f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.
 - h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
- a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.
9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
- a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.
10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
- a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.

- and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
- p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, k, l, and m are not furthered by the request because:
- a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.

notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for building permit does not comply with the following requirements of this plan:

- a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
- b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
- c. Locate bicycle locker units at convenient locations and identify them on the site plan.
- d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
- e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.
- f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
- g. No generic franchise architecture shall be permitted.
- h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
- i. No black or dark color asphalt shingles shall be permitted.
- j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
- k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
- l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
- m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
- n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.
- o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters

both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.

RECOMMENDATION - 06EPC-00625 June 14, 2007

DENIAL of 06EPC-00625, a request for approval of a site development plan for subdivision, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permissive, based on the preceding Findings.

FINDINGS – 06EPC-00624 June 14, 2007 (Site Development Plan for Building Permit)

1. This request is for a site development plan for building permit for an approximately 14-acre site located on Osuna Road between the North Diversion Channel and Vista del Norte Drive. The request is to construct an approximately 156,600 square foot large retail facility on newly created Tract M-1.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.
3. This request is accompanied by a site development plan for subdivision (06EPC-00625) to subdivide an approximately 22-acre parcel into three separate tracts (M-1, M-1A, and M-1B). Retail development is planned for each of the three tracts with approximately 224,960 square feet of retail space at full build out.
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and included site data, design guidelines, and site plan

17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.

18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.

19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.

20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.

21. The request is not in compliance with Zoning Code Section 14-16-43-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.

22. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.

14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.

15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.

16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principles of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.

- b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.
9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
- a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.
10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
- a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.
11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
- a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.
12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

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6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."

 7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, k, l, and m are not furthered by the request because:
 - a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.
 - h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.

 8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
 - a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.

- f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.
 - o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.

FINDINGS – 06EPC-00625 June 14, 2007 (Site Development Plan for Subdivision)

1. This request is for a site development plan for subdivision to subdivide the approximately 22-acre Lot M-1 into three new Lots (M-1, M-1A, and M-1B). The subject site is located on Osuna Road between the North Diversion Channel and Vista del Norte Drive.

2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.

3. This request is accompanied by a site development plan for building permit to allow for the construction of an 156,600 square foot building for a large retail facility on the newly created 13.32-acre, Lot M-1 (06EPC-00624). Future retail uses are proposed for Lots M-1A and M-1B (34,180 sf each).

4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and includes site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for subdivision does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- d. The main access to the development should be from Osuna Road with secondary access to Vista del Norte Drive. The access points should be modified to visually and physically encourage this (i.e. Osuna access points should be widened with landscaped medians and the Vista del Norte access point should be narrowed without a median to better match the existing driveway to the west. See Traffic Engineer for more detail).
- e. Show lane drop, at Vista del Norte site drive, on site plan. In addition, provide appropriate signing and striping.
- f. Provide left and right turn bays at site drives per TIS and DPM. Osuna left turn bays will require median modifications.
- g. Provide more information concerning existing site drives on the south side of Osuna Road across from proposed site drives. Existing drives may be affected by this proposal and may need mitigation.
- h. Provide cross access agreements.
- i. Site plan shall comply and be designed per DPM Standards.
- j. Platting must be a concurrent DRB action.
- k. Dedication of a minimum 78 feet of right-of-way from the centerline of Osuna Road a limited access, principal arterial as designated on the Long Range Roadway System map.
- l. Dedication of an additional 6 feet of right-of-way along Osuna Road as required by the City Engineer to provide for on-street bicycle lanes.
- m. Construction of the on-street bicycle lane and minimum 10-foot wide paved multi-purpose trail along Osuna Road adjacent to the subject property, as designated on Long Range Bikeways System map.

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- governing site development plan for subdivision and Zoning Code, which limits light pole heights to 20-feet in height and 16-feet in height within 300-feet of a residential zone.
- c. Adequate details of the screen walls and retaining walls shall be provided. The detail shall show the wall, identify the height and length, and identify any decorative features. All walls shall comply with Zoning Code 14-16-3-19, General Height and Design Regulations for Walls, Fences and Retaining Walls.
 - d. The detail for the proposed retaining wall on the Details Sheet (Sheet 10) does not match what is called out on the site development plan for building permit. A detail of this wall shall be provided on order to show variations in height, color, and materials as required by Zoning Code Section 14-16-3-19. This wall shall not create a barrier to connectivity between the subject site and the public sidewalk.
 - e. All development of the subject site shall comply with Zoning Code regulations related to "Pedestrian Features" and "Break up The Mass" as required in Zoning Code. Building facades shall be articulated every 30-feet (or less) with two or more of the items described in Zoning Code Section 14-16-3-18.
 - f. Keyed Note H shall be amended to identify the accurate sheet where the raised concrete crosswalk detail is located.
 - g. All existing and proposed easements must be identified on the Grading and Drainage Plan. There are several easements that are identified on the site development plan for building permit but are not identified on the Grading and Drainage Plan.
 - h. The C-2 zone (Zoning Code Section 14-16-2-17-A-9-c-2b) as well as the General Sign Regulations (Zoning Code Section 14-16-3-5) governs the allowed building mounted signage. As per the C-2 regulations, because a freestanding sign is proposed, Building Mounted signage shall be limited to 10% of the total façade area facing Vista del Norte and 15% of the total façade area facing Osuna Road.
5. In response to neighborhood concerns about noise, activities related to the tire, lube, and oil center shall be completely enclosed inside the building at all times.
 6. Outdoor storage is not allowed as per Zoning Code section 14-16-2-17. A note shall be placed on the site plan stating: "No outdoor storage is allowed".
 7. Conditions from the City Engineer, Municipal Development, Water Authority, and NMDOT:

- d. All locations of light poles with cameras shall be identified.
3. The submittal does not comply with the governing site development plan for subdivision and Zoning Code regulations for the Landscaping Plan as follows:
 - a. Shade trees are required in off street parking areas at a rate of one tree per ten cars. This is in addition to the shed trees required along pedestrian walkways. According to the site plan for subdivision, a total of 949 parking spaces are proposed at full build out. This requires a total of 94 off street parking lot trees (57 trees for Lot M-1, 18 trees for Lot M-1A, and 18 trees for Lot M-1B). The Landscaping Plan only identifies a total of 75 off street parking area trees, which is a deficiency of 19 trees.
 - b. Street Trees are required along Osuna Road and all internal drive aisles at a rate of one tree per 25-feet of street frontage.
 - c. The proposed landscaping plan does not show contour lines as required by the Zoning Code (Section 14-16-3-10-C).
 - d. The Landscaping calculations are incorrect. The site information does not match that on the site development plan for subdivision. Based on staff's calculations, the landscaping provided is significantly deficient. The applicant shall provide accurate calculations for each tract and the total site (15% minimum landscaped area, 75% minimum groundcover).
 - c. In order to further the Comprehensive Plan's Water Management goal and policies, water-harvesting techniques, such as cisterns, shall be utilized at part of the development on each tract. The techniques shall be identified on the Landscaping Plan and on the Grading and Drainage Plan.
 - o f. The applicant shall correct the inconsistency on the Landscape Plan and site development plan for subdivision in regard to future development on Lot M-1A.
 - g. The tree wells in the parking area shall be increased in size to a minimum of 6' x 6' as measured to the inside edges.
 - h. Shade trees shall be provided 25-feet on center, and planted within planters no less than 36 square feet in size, along all internal pedestrian walkways.
 4. The submitted site development plan for building permit does not comply with Zoning Code regulations as follows:
 - a. The applicant shall increase the width of all pedestrian walkways from 6-feet to a minimum of 8'.
 - b. The light fixture/camera detail shall be labeled as the "Pole Mounted Light/Pole Mounted Camera" detail. This detail shall be modified to be consistent with the requirements of the

- a. Freestanding signs shall be monument type and are limited to 10-feet in height and 75 square feet in sign face area. And, as per the Zoning Code's C-2 Regulations, in the Developing Urban Area, only one free-standing sign per street frontage is allowed (one on Osuna Road and one on Vista del Norte).
 - b. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - c. Shade trees shall be provided 25-feet on center, and planted within planters no less than 36 square feet in size, along all internal pedestrian walkways.
 - d. The pedestrian walkways shall be increased in size from 6-feet to 8-feet or 10-feet as per the governing site plan for subdivision (where there are no curbs or tire bumpers).
 - e. All internal pedestrian walkways shall extend to the adjacent public sidewalk.
 - f. Light poles shall be no taller than 20-feet and 16-feet within 300-feet of a residential zone in compliance with the governing site development plan for subdivision and Zoning Code Area Lighting Regulations.
 - g. Five percent of the total parking spaces shall be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - h. No franchise architecture or signage is allowed.
2. The submittal does not comply with applicable Zoning Code Regulations for the site development plan for building permit as follows:
- a. Because the proposed building on Lot M-1 is larger than 60,000 square feet, public outdoor space is required as per Zoning Code section 14-16-3-18. As per this regulation, the proposed development shall provide a minimum of 2,088 square feet of public outdoor space.
 - i. All plan sheets showing public outdoor space shall identify it in the same location and at the same square footage.
 - ii. The public outdoor space area shall be located away from vehicular circulation areas.
 - iii. The public outdoor space shall contain benches, seating, a trashcan, and other pedestrian and employee amenities.
 - b. The applicant shall accurately label the set of drawings (i.e. Sheet 1 of ____, etc.).
 - c. According to the site development plan for subdivision site data table, an overage of 36 parking spaces each is proposed for Lots M-1A and M-1B. The minimum number of spaces required by the Zoning Code shall be the maximum allowed. The required and provided number of motorcycle, bicycle, and designated disabled spaces shall be provided for all lots in the site data table.

accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

- c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- d. The main access to the development should be from Osuna Road with secondary access to Vista del Norte Drive. The access points should be modified to visually and physically encourage this (i.e. Osuna access points should be widened with landscaped medians and the Vista del Norte access point should be narrowed without a median to better match the existing driveway to the west. See Traffic Engineer for more detail).
- e. Show lane drop, at Vista del Norte site drive, on site plan. In addition, provide appropriate signing and striping.
- f. Provide left and right turn bays at site drives per TIS and DPM. Osuna left turn bays will require median modifications.
- g. Provide more information concerning existing site drives on the south side of Osuna Road across from proposed site drives. Existing drives may be affected by this proposal and may need mitigation.
- h. Provide cross access agreements.
- i. Site plan shall comply and be designed per DPM Standards.
- j. Platting must be a concurrent DRB action.
- k. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Osuna Road a limited access, principal arterial as designated on the Long Range Roadway System map.
- l. Dedication of an additional 6 feet of right-of-way along Osuna Road as required by the City Engineer to provide for on-street bicycle lanes.
- m. Construction of the on-street bicycle lane and *minimum* 10-foot wide paved multi-purpose trail along Osuna Road adjacent to the subject property, as designated on Long Range Bikeways System map.

Deficiencies related to the site development plan for building permit:

- I. The proposed site development plan for subdivision does not comply with the previously approved site development plan for subdivision that was approved in July 2002, (Project 1001150/02DRB-01071), as follows:

- a. The applicant shall increase the width of all pedestrian walkways from 6-feet to a minimum of 8'.
 - b. The light fixture/camera detail shall be labeled as the "Pole Mounted Light/Pole Mounted Camera" detail. This detail shall be modified to be consistent with the requirements of the governing site development plan for subdivision and Zoning Code, which limits light pole heights to 20-feet in height and 16-feet in height within 300-feet of a residential zone.
 - c. Adequate details of the screen walls shall be provided. The detail shall show the wall, identify the height and length, and identify any decorative features. All walls shall comply with Zoning Code Section 14-16-3-19, General Height and Design Regulations for Walls, Fences and Retaining Walls.
 - d. All development of the subject site shall comply with Zoning Code regulations related to "Pedestrian Features" and "Break up The Mass" as required in Zoning Code. Building facades shall be articulated every 30-feet (or less) with two or more of the items described in Zoning Code Section 14-16-3-18.
5. In response to neighborhood concerns about noise, activities related to the tire, lube, and oil center shall be completely enclosed inside the building at all times.
 6. In response to neighborhood concerns, proposed uses shall not have 24/7 hours of operation.
 7. Loading and delivery times shall be coordinated with the neighborhood so as to avoid creating an adverse effect on the residents.
 8. Outdoor storage is not allowed as per Zoning Code section 14-16-2-17. A note shall be placed on the site plan stating: "No outdoor storage is allowed".
 9. Conditions from the City Engineer, Municipal Development, Water Authority, and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA

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- c. According to the site development plan for subdivision site data table, an overage of 36 parking spaces each is proposed for Lots M-1A and M-1B. The minimum number of spaces required by the Zoning Code shall be the maximum allowed. The required and provided number of motorcycle, bicycle, and designated disabled spaces shall be provided for all lots in the site data table.
3. The submittal does not comply with the governing site development plan for subdivision and Zoning Code regulations for the Landscaping Plan:
- a. Shade trees are required in off street parking areas at a rate of one tree per ten cars. This is in addition to the shed trees required along pedestrian walkways. According to the site development plan for subdivision, a total of 949 parking spaces are proposed at full buildout. This requires a total of 94 off street parking lot trees (57 trees for Lot M-1, 18 trees for Lot M-1A, and 18 trees for Lot M-1B). The Landscaping Plan only identifies a total of 75 off street parking area trees, which is a deficiency of 19 trees.
 - b. Street Trees are required along Osuna Road and along all internal drive aisles at a rate of one tree per 25-feet of street frontage.
 - c. The proposed landscaping plan does not show contour lines as required by the Zoning Code (Section 14-16-3-10-C).
 - d. The Landscaping calculations are incorrect. The site information does not match that on the site development plan for subdivision. Based on staff's calculations, the landscaping provided is significantly deficient. The applicant shall provide accurate calculations for each tract and the total site (15% minimum landscaped area, 75% minimum groundcover).
 - e. In order to further the Comprehensive Plan's Water Management goal and policies, water-harvesting techniques, such as cisterns, shall be utilized as part of the development on each tract. The techniques shall be identified on the Landscaping Plan and on the Grading and Drainage Plan.
 - f. The applicant shall correct the inconsistency on the Landscape Plan and site development plan for subdivision in regard to future development on Lot M-1A.
 - g. The tree wells in the parking area shall be increased in size to a minimum of 6' x 6' as measured to the inside edges.
 - h. Shade trees shall be provided 25-feet on center, and planted within planters no less than 36 square feet in size, along all internal pedestrian walkways.
4. The site development plan for subdivision does not comply with Zoning Code regulations as follows:

Deficiencies related to the site development plan for subdivision:

1. The proposed site development plan for subdivision does not comply with the previously approved site development plan for subdivision from July 2002 (Project 1001150/02DRB-01071). The following issues are not addressed by the applicant's submittal:
 - a. Freestanding signs shall be monument type and are limited to 10-feet in height and 75 square feet in sign face area. And, as per the Zoning Code's C-2 Regulations, in the Developing Urban Area, only one free-standing sign per street frontage is allowed (one on Osuna Road and one on Vista del Norte).
 - b. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - c. Shade trees shall be provided 25-feet on center, and planted within planters no less than 36 square feet in size, along all internal pedestrian walkways.
 - d. The pedestrian walkways shall be increased in size from 6-feet to 8-feet or 10-feet as per the governing site plan for subdivision (where there are no curbs or tire bumpers).
 - e. All internal pedestrian walkways shall extend to the adjacent public sidewalk.
 - f. Light poles shall be no taller than 20-feet and 16-feet within 300-feet of a residential zone in compliance with the governing site development plan for subdivision and Zoning Code Area Lighting Regulations.
 - g. Five percent of the total parking spaces shall be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - h. No franchise architecture or signage is allowed.

2. The submittal does not comply with applicable Zoning Code Regulations for the site development plan for subdivision:
 - a. Because the proposed building on Lot M-1 is larger than 60,000 square feet, public outdoor space is required as per Zoning Code section 14-16-3-18. As per this regulation, the proposed development shall provide a minimum of 2,088 square feet of public outdoor space.
 - i. All plan sheets showing public outdoor space shall identify it in the same location and at the same square footage.
 - ii. The public outdoor space area shall be located away from vehicular circulation areas.
 - iii. The public outdoor space shall contain benches, seating, a trashcan, and other pedestrian and employee amenities.
 - b. The applicant shall accurately label the set of drawings (i.e. Sheet 1 of ____, etc.).

- 24/7 operation
- Hours for truck deliveries
- Drive-thru pharmacy
- Lighting
- Safety/Crime
- Litter
- Building size, scale, and massing
- Lack of village like layout
- “Big Box” design (or lack thereof)
- Lack of opportunity of local business to locate at the site
- Balloon Landings
- Misleading advertising from Vista del Norte developers

Seven letters of support were received from area residents by the Planning Department and in general, the residents state that the convenience of a large retail center at Vista del Norte is attractive to them.

CONCLUSIONS

This is a two-part request for a site development plan for subdivision to subdivide Lot M-1 into three new Lots (M-1, M-1A, and M-1B) and a site development plan for building permit to allow for the construction of an 156,600 square foot building for a discount retailer on the newly created Lot M-1. Future retail uses are proposed for Lots M-1A and M-1B (34,180 square feet each).

This application was submitted by the applicant in May 2006 and has been deferred, at the applicant’s request, several times since.

These requests were reviewed for compliance with the governing site development plan for subdivision (which the applicant did not provide to Planning Staff), the Zoning Code, Comprehensive Plan, and North Valley Area Plan.

The request is not in compliance with Zoning Code Section 14-16-43-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies as stated in the analysis sections above.

These requests are in significant conflict with the governing site development plan for subdivision and the Zoning Code and do not further applicable goals and policies of applicable plans. There is significant neighborhood opposition to these requests. Staff recommends denial of both requests because of non-compliance with many regulations of the Zoning Code and non-furtherance of a preponderance of applicable goals and policies of City Plans, as stated in the analysis. For reference, listed below are the numerous deficiencies of the requests:

the sheets and therefore the total façade areas cannot be calculated. It is not clear from the submittal whether or not the proposal complies with the signage regulations.

Green Building

Green building techniques are not proposed. This conflicts with the City's Comprehensive Plan Energy Management goal and policies and the City's current focus on sustainable development practices.

Air Quality Impact Analysis

The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14).

On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance." In addition, the Director encourages the applicant to implement the traffic mitigation measures as provided in the TIS since the Level of Service at the modeled intersections is "D" or worse.

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

Generally, significant comments from reviewing agencies were addressed by the proposed site development plans for subdivision and building permit and will be addressed if the proposal is approved and the if the recommended traffic mitigation measures are implemented.

NEIGHBORHOOD CONCERNS

The Alameda North Valley Association, Vista del Norte Alliance and North Valley Coalition as well as property owners within 100-feet of the subject site were notified of these requests. A facilitated meeting was held on Thursday, May 25, 2006 from 6:30-8pm at the Desert Springs Church. The facilitated meeting report dated May 30, 2006 indicates strong neighborhood opposition. Based on neighborhood resistance, the applicant requested several deferrals since May 2006 in order to continue working on the site plan submittal.

A second facilitated meeting was held on Tuesday March 27, 2007 at 6:30pm at Desert Springs Church. At the meeting the applicant discussed the revised site layout and the neighborhood residents had an opportunity to provide feedback and comments. There is significant opposition to these requests and the Planning department has continued to receive numerous letters of opposition, which are included in this staff report.

Over 150 letters of opposition to the proposed development were received by the Planning Department. Many of the significant issues have not been adequately addressed by the applicant. The significant issues, as stated in the letters and at the facilitated meeting, are:

- Increased traffic

Signage

According to the governing site development plan for subdivision, signage shall be either building-mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area. In addition, signage maximum letter size shall be 2-foot individual channelized letters, backlit or neon and no signage shall face abutting residential.

The site development plan for building permit proposes two, 26-foot tall pole signs (the square footage is not provided on the plan) on Osuna Road and one 11-foot tall, 220 square foot monument sign on Vista del Norte.

The governing site development plan for subdivision does not address the number of monument signs that are allowed. So, since the C-2 zone is more restrictive for sites in the Developing Urban Area, as designated by the Comprehensive Plan. The C-2 Regulations (Zoning Code Section 14-16-2-17-A-9-b-2), determines the number of freestanding signs for the proposed development of the 22-acre site, which is discussed below.

Freestanding Signage-

As regulated by the governing site development plan for subdivision, freestanding signs must be monument type and are limited to 10-feet in height and 75 square feet in sign face area.

Since the number of free-standing/monument signs is not regulated by the governing site development plan for subdivision, such as in the number of free-standing/monument signs allowed, the C-2 regulations apply. According to the C-2 regulations, in the Developing Urban Area, one freestanding sign per street frontage is allowed at the subject site. This equates to one 10-foot, 75 square foot monument type sign on Osuna Road and one 10-foot, 75 square foot monument type sign on Vista del Norte.

The two 26-foot, 100+ square foot pole signs as proposed on Osuna Road, do not comply with the governing site development plan for subdivision or the Zoning Code C-2 sign regulations for signs on arterial streets in the Developing Urban Area.

The proposed 11-foot, 220 square foot monument sign on Vista del Norte does not comply with the underlying site development plan for subdivision or the Zoning Code C-2 sign regulations for signs on local streets in the Developing urban Area.

Building Mounted Signage-

The governing site development plan for subdivision does not specifically regulate the size of building mounted signs. Therefore, the C-2 zone (Zoning Code Section 14-16-2-17-A-9-c-2b) as well as the General Sign Regulations (Zoning Code Section 14-16-3-5) apply to each lot on the 22-acre site. As per the C-2 regulations, because a freestanding sign is proposed, Building Mounted signage is limited to 10% of the total façade area facing Vista del Norte and 15% of the total façade area facing Osuna Road. The elevations provided by the applicant are not complete. The overall building dimensions are not on

Utility Plan-

The proposed Utility Plan meets Zoning Code requirements for such a plan. The City's Utility Engineer did not provide any comments regarding the Utility Plan.

Architecture

The governing site development plan for subdivision from 2002 specifically states: No generic franchise architecture shall be permitted. The proposed building architecture is entirely franchise architecture that can be seen as part of Wal-Mart in any number of cities and towns across America. There is nothing unique about the proposed building, layout, or signage that identifies the building with the unique character of the north valley.

The Zoning Code defines a Major Façade as "Any exterior façade that contains a primary entrance or that fronts a public street" As a standard practice, facades greater than 100' feet in length, even if they do not contain a primary entrance, are treated as a major façade, especially if it faces a residential or other commercial area. According to the Zoning Code's literal definition and according to standard practice, the proposed building contains four major facades, that either contain a primary entrance, face a public street, and/or face a residential or other commercial area and are greater than 100-feet in length.

None of the facades comply with Zoning Code regulations related to "Pedestrian Features" or "Break up The Mass" as required in Zoning Code Section 14-16-3-18. These regulations require that the mass of a façade be articulated no less than every 30-feet with two or more of the items described in these sections of the Zoning Code.

Building Height-

The zoning on the subject site refers to the regulations of the C-2 zone as applicable. Building heights are regulated as per the C-2 zone. As per the C-2 zone (14-16-2-17-C), building heights are restricted to 26 feet at any legal location with some allowance for taller buildings provided they comply with a height analysis as described in the O-1 zone. The proposed building height for the large retail facility on Tract M-1 exceeds 26' at several locations. The applicant did not provide a height analysis to demonstrate compliance with the O-1 zone height regulations such as angle-plane diagrams and/or site cross sections.

Screening of Equipment-

Note #4 on Sheets 1 and 3 states: "Roof equipment shall be below the parapet height and screened from view from the property lines of this site. All ground mounted equipment shall be screened by screen walls with top of equipment below top of screen wall." This complies with Zoning Code Regulations regarding screening of mechanical equipment (Zoning Code section 14-16-3-18-C-5).

Water Harvesting-

A note on the Grading and Drainage Plan indicates that the site cannot take advantage of water harvesting because there is 30-feet of uncontrolled fill on the site from the site's previous use as a gravel pit. Therefore, water-harvesting techniques are not proposed. No other water conservation methods are proposed, which conflicts with the City's Comprehensive Plan Water Management goal and policies and with the City's current focus on sustainable development.

Water-harvesting techniques such as cisterns can still be viable on the site and should be explored.

Public Outdoor Space

Because the proposed building on Lot M-1 is larger than 60,000 square feet, there is a requirement for public outdoor space as per Zoning Code section 14-16-3-18. As per this regulation the proposed development is required to provide 2088 square feet of public outdoor space.

The Landscaping Plan does not match the site development plans for subdivision and building permit in its illustration of public outdoor space. The site development plans for subdivision and building permit identify 1,700 square feet of public outdoor space near the loading docks for use by employees and others. This is a deficiency of 388 square feet.

In addition to being too small, the proposed public outdoor space area is located in an area that will be affected by truck traffic, vehicle noise, and fumes and is not readily accessible to customers. The area does not contain any benches or seating and is not landscaped or shaded (as illustrated on the Landscape Plan).

Grading, Drainage, Utility Plans

The applicant submitted a Grading and Drainage Plan as well as a Utility Plan.

Grading and Drainage Plan-

The Grading and Drainage Plan identifies a ponding area at the northwest corner of the site, which appears to be in part located on an adjacent property. The drainage narrative states that flows are directed to this ponding area and storm water inlets at the northwest corner of the site. The site gently slopes from east to west at an approximately 1% to 3% grade.

The City Hydrology Engineer's comments state that an approved Grading and Drainage Plan will be required prior to DRB signoff.

All existing and proposed easements must be identified on the Grading and Drainage Plan. There are several easements that are identified on the site development plan for building permit but are not identified on the Grading and Drainage Plan.

Lot M-1A (Future Retail)	
Lot square feet	165,963 (3.81 ac)
Building square feet	34,180
Net Lot Area	131,783
Landscaping required	19,767 (15%)
Landscaping provided	Cannot be calculated since the Landscaping Plan identifies this Lot as a park, which is inconsistent with the site development plan for subdivision.
Groundcover required	(minimum 75%)
Groundcover provided	Cannot be calculated since the Landscaping Plan identifies this Lot as a park, which is inconsistent with the site development plan for subdivision.

Lot M-1B (Future Retail)	
Lot square feet	177,724 (4.08 ac)
Building square feet	34,180
Net Lot Area	143,544
Landscaping required	21,531 (15%)
Landscaping provided	36,218 (onsite) + 6,348 (offsite) = 42,566
Groundcover required	(minimum 75%)
Groundcover provided	Unclear from Landscaping Plan since calculations are incorrect on the plan.

Total	
Lot square feet	923,906 (21.21 ac)
Building square feet	224,960
Net Lot Area	698,946
Landscaping required	104,841 (15%)
Landscaping provided	78,155 + what is provided on Lot M-1A (which is not clear from Plan)
Groundcover required	(minimum 75%)
Groundcover provided	Unclear from Landscaping Plan

Shade trees are required in off-street parking areas at a rate of one tree per ten cars. This is in addition to the shade trees required along pedestrian walkways. The site plan indicates that a total of 575 parking spaces are proposed for Lot M-1 and 187 spaces are proposed for each of Lots M-1A and M-1B. This equates to a total of 949 total spaces, which requires a total of 94 off street parking lot trees (57 trees for Lot M-1, 18 trees for Lot M-1A, and 18 trees for Lot M-1B). The Landscaping Plan identifies a total of 75 off street parking area trees provided (72 for Lot M-1, 3 for M-1B, 0 for M-1A), which is a deficiency of 19 trees.

Street Trees are required along Osuna Road at a rate of one tree per 25-feet of street frontage. There is approximately 900-feet of street frontage. This equates to a total of 36 Street Trees required. The Landscaping Plan identifies a mix of Flowering Pear, Kentucky Coffee Tree and Chitalpa as Street Trees. Each of these trees is on the City's Street Tree List. A total of 25 Street Trees are provided, which is a deficiency of 11 trees.

The proposed landscaping plan does not show contour lines as required by the Zoning Code (Section 14-16-3-10-C).

According to comments provided by the City Forester, the tree wells in the parking area are too small. They measure 5' X 5' (25 square feet). The requirement is a minimum of 6' x 6' as measured to the inside edges.

The proposed trees and vegetation are acceptable to the City Forester and City staff as they are generally low water use species. The Landscaping calculations provided on the Landscaping Plan are incorrect. The site information does not match that on the site development plan for subdivision. Staff's calculations below are based on the information provided on the site development plan for subdivision and the square footages of planting beds provided on the Landscaping Plan. Based on staff's calculations below, the landscaping provided is significantly deficient.

Lot M-1 (Wal-Mart)	
Lot square feet	580,219 (13.32 ac)
Building square feet	156,600
Net Lot Area	423,619
Landscaping required	63,542 (15%)
Landscaping provided	34,781 (onsite) + 808 (offsite) = 35,589
Groundcover required	(minimum 75%)
Groundcover provided	Less than required

detail. This detail needs to be modified to be consistent with the requirement that light pole heights are limited to 20-feet in height.

The proposed pole mounted light fixture will be placed throughout the parking lot area. This light is a generic shoebox type of light fixture with a full cut off shield.

Security-

A detail of a light pole with an attached camera is identified on Sheet 10. However, the locations of the light poles with the cameras are not identified on the site development plans. It is not clear from the site plan for building permit where these cameras will be installed. The applicant needs to identify where the security cameras will be located.

Additional security measures are not identified on the site plans for subdivision or building permit. Wal-Mart stores oftentimes have a security guard patrol the parking lot but the submittal does not indicate whether or not this will occur at this store.

Landscaping/Water Harvesting

The Landscape Plan indicates that Lot M-1A is going to be a park in the future. However, the site development plan for subdivision and site development plan for building permit both indicate that it is going to be used for retail development. This inconsistency needs to be clarified by the applicant. For purposes of calculating landscaping, staff utilized the site plan for subdivision information, which states that Lot M-1A will be used for retail.

Because the site is zoned SU-1, the EPC has discretion over landscaping. More than the Zoning Code minimum can be required to ensure that the site design fits in with and respects the existing neighborhood.

Each lot on the site must provide a minimum of 15% landscaping and 75% groundcover on site as required by the Zoning Code's Landscaping Regulations (Section 14-16-3-10). In addition, in order to comply with the governing site development plan for subdivision and Zoning Code requirements, shade trees must be located along internal pedestrian walkways at an interval of 25-feet on center.

According to the proposed Landscaping Plan, the proposed landscape buffers are 20-feet on the west (side yard), 35-feet to 40-feet on the north (rear yard), 35-feet on the east (side yard), and 15-feet on the south (front yard).

Because the subject site is approximately 22 acres, the front landscape buffer is required to be 20-feet minimum (Zoning Code section 14-16-3-10-E-3-a).

The rear yard setback is required to be a minimum of 10-feet and be planted with trees that are 8-feet tall at the time of planting and that reach a height of 25-feet at maturity. The Landscape Plan identifies Austrian Pine and Shumard Oak as the trees in the rear landscape buffer. In addition, a minimum 6-foot tall screen wall is required between the proposed development and the residential area to the north. A series of five staggered 8-foot stucco screen walls are proposed. The walls and the proposed trees comply with Zoning Code Regulations.

The internal pedestrian walkways meet the minimum Zoning Code requirement of 6' in width. However, they do not comply with the design guidelines and notes of the governing site development plan for subdivision. The submittal does not comply with the Zoning Code and site development plan for subdivision requirements for lining pedestrian walkways with shade trees 25-feet on center. According to Zoning Code Section 14-16-3-1-H, shade trees are required to be 25-feet on center within planters no less than 36 square feet in size. The applicant is required to plant shade trees and needs to increase the pedestrian walkways from 6-feet to 8-feet or 10-feet as per the governing site plan for subdivision (where there are no curbs or tire bumpers).

The proposed internal pedestrian walkways should extend to the adjacent public sidewalk.

Transit Access-

According to comments from the City's Transit Department, there are no bus stops within ¼ mile of the subject site.

A bicycle lane is planned and parts of it already exist along the southern boundary of the subject site along Osuna Road. The applicant is required to contribute to the construction of this bicycle lane if the submittals are approved.

Lighting and Security

Lighting-

In an email to the applicant from Planning Staff dated 2/8/07, a lighting plan was requested (see Attachment G). The plan was requested because of concerns expressed by the neighborhoods at the facilitated meeting and to ensure that the site was not going to adversely impact the adjacent residents with fugitive light. The applicant did not provide this information as requested. Therefore, the overall effect of lighting on the adjacent residents could not be analyzed.

Zoning Code 14-16-3-9, Area Lighting Regulations apply. Because the subject site is zoned SU-1, the lighting height and type should be consistent over the entire 22-acre site. Since two of the three parcels are smaller than 5-acres in size and the Area Lighting Regulations restrict the height of light poles on sites less than 5-acres to 20-feet, this standard should apply to the entire site.

The Area Lighting Regulations allow for light pole heights up to 30 feet on sites 5-acres in size or larger (Lot M-1). However, due to neighborhood concerns about lighting and because two of the three tracts are smaller than 5-acres, light poles should be restricted to 20-feet maximum height. The site plan indicates that light poles will be 30-feet and 16-feet if within 100 feet of a residential zone (Note #5 on Sheets 1 and 3). If these requests are approved, the light poles should be reduced to 20-feet and 16-feet within 300-feet of a residential zone, in response to neighborhood concerns, Zoning Code regulations, and the governing site development plan for subdivision.

The light fixture detail appears to be combined with the Pole Mounted Camera detail on Sheet 10. If this is the case, this detail needs to be relabeled as the "Pole Mounted Light/Pole Mounted Camera"

Traffic Impact Study (TIS)-

A Transportation/Traffic Impact Study was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project.

Scoping for this project began in February 2006 prior to the submittal of the application in May 2006. A revised study was conducted based on a revised application that was submitted to the Planning Department in February 2007. Traffic generated by the Los Lomitas Industrial Park at the north end of the Vista del Norte Subdivision was calculated and added to the background traffic volumes in this study. In addition, the trips associated with the Agave Subdivision were added specifically to the proposed driveway from Vista del Norte, since this residential subdivision will share this access location with the proposed development. Also, in the year 2011, the City plans to widen Osuna Road to three lanes eastbound and westbound. According to the TIS, the widening of Osuna Road will mitigate most of the impacts from the proposed development. However, if Osuna Road does not get widened, then there are capacity shortfalls at several of the affected intersections (see pg. 25 of the TIS Summary, Attachment B).

The revised TIS was conducted under two separate assumptions. The first is that Lot M-1 will develop with 150,000 square feet of retail uses (which differs from the 156,600 square feet that is proposed on the site development plan for subdivision), Lot M-1B will develop with 34,180 square feet of retail uses, and Lot M-1A will develop as a park. The second is that Lot M-1 will develop with 150,000 square feet of retail uses (which differs from what is proposed on the site development plan for subdivision), Lot M-1B will develop with 34,180 square feet of retail uses, and Lot M-1A will develop with 34,180 square feet of retail uses. Staff analyzed these request under the second assumption (that Lot M-1A will develop with retail uses) since that is what is proposed in the site development plan for subdivision.

Based on the assumption that Lots M-1, M-1A, and M-1B will all develop with retail uses, there are capacity shortfalls at the intersections of Osuna Road/2nd St., Osuna Road/Edith Blvd., and Osuna Road/Jefferson St. Several mitigation measures are recommended in the TIS (pgs. 26 and 27 of TIS Summary, Attachment B) and provided these measures are implemented as well as the widening of Osuna Road to six lanes, there should be no significant impacts to the adjacent transportation system.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian Access and Features-

The site development plan for building permit does not comply with the requirements of the governing site development plan for subdivision design guidelines and notes, as previously stated in the site plan layout section above.

The subject site is adjacent to a 10-foot public sidewalk along Osuna Road and a 6-foot public sidewalk along Vista del Norte Drive. Connections to these sidewalks are proposed at several locations on each of the three Lots (M-1, M-1A, and M-1B). The internal pedestrian walkways connecting each of the three lots to the public sidewalk vary in width from 6-feet to 8-feet.

On Lot M-1 the internal pedestrian walkways are 6-feet in width.

The pedestrian walkway at the building entry location is only 12-feet wide. This does not comply with the required 15-feet in width. In addition, trees, portals and/or canopies are not proposed along the entire length of this façade.

Vehicular Access-

The subject site will be accessed primarily from Osuna Road via two unsignalized full access locations, one adjacent to the east property line of Lot M-1 and another between Lot M-1B and Lot M-1, approximately 440-feet from the signalized Osuna Road/Vista del Norte Drive intersection.

The site's secondary access location is from Vista del Norte Drive, approximately 500-feet north of the signalized Osuna/Vista del Norte intersection.

Internal Circulation-

Cross access between the three Lots (M-1, M-1A, and M-1B) is provided on the site development plans for subdivision and building permit.

Parking-

In the SU-1 zone, parking is as required by the EPC. The "retail and service use" and other applicable sections of the Zoning Code's parking regulations (Section 14-16-3-1) can be used as a guide to determine a baseline for the required number of parking spaces. As per this section:

- The proposed 156,600 square foot development on Lot M-1 is required to provide 580 car spaces, 7 motorcycle spaces, 29 bicycle spaces, and 16 designated disabled parking spaces.
- The planned 34,180 square foot retail development on Lot M-1A is required to provide 151 car spaces, 5 motorcycle spaces, 7 bicycle spaces, and 8 designated disabled parking spaces.
- The planned 34,180 square foot retail development on Lot M-1B is required to provide 151 car spaces, 5 motorcycle spaces, 7 bicycle spaces, and 8 designated disabled parking spaces.

According to the site development plans for subdivision and building permit, generally the required number of spaces is provided for the proposed large retail facility development on Lot M-1.

According to the site development plan for subdivision site data table, an overage of 36 parking spaces each is proposed for Lots M-1A and M-1B. The applicant is encouraged to reduce the number of parking spaces provided on Lots M-1A and M-1B in order to provide more landscaping and the required pedestrian areas on the site. In addition, the applicant does not indicate the required and provided number of motorcycle, bicycle, and designated disabled spaces in the site data table.

required to show variations in height, color, materials, etc. as required by the wall regulations in the Zoning Code. This wall will create a barrier to connectivity between the subject site and the adjacent, public sidewalk. This retaining wall (along Osuna Road) is limited to 3-feet in height if it is within 5-feet of the Right-of-Way in compliance with Zoning Code Sections (14-16-3-19-A-3-a).

Adequate details of the screen walls are not provided. On Sheet 6, a "detail" is provided but it does not show the wall, identify the height and length, or identify any decorative features. It does not appear that this wall complies with Zoning Code 14-16-3-19, General Height and Design Regulations for Walls, Fences and Retaining Walls.

Fences-

No fences are proposed.

Screening-

The governing site development plan for subdivision states: "All loading docks shall be covered and screened with an architecturally integrated roof and wall." A 10-foot screen wall is proposed on the east façade to screen the loading docks and an 8-foot screen wall is proposed on the east façade to screen the trash compactor. No roof or covering for the loading docks are proposed. Therefore, the loading dock screening does not comply with the governing site development plan for subdivision.

Vehicular Access, Circulation and Parking

According to the governing site development plan for subdivision:

- Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.

The applicant did not provide this on the site plan for building permit.

- Bicycle locker units are required to be provided and located at convenient locations and identified on the site plan.

The applicant did not identify the location of the required bicycle lockers.

- Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 8' wide if there is parking on one, or 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.

Trees are not provided 25-feet on-center along pedestrian walkways. The material of the pedestrian walkways and drive aisle crossings is not identified on the detail on Sheet 10.

- Auto dominated uses shall be secondary to pedestrian ways.
The proposed parking lot dominates the area in front of the primary pedestrian entrance. Pedestrians utilizing the sidewalk along Osuna Road must traverse this parking lot in order to get to the primary building entrance.
- Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
No plaza areas are proposed.
- Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
The proposed commercial use/building is located approximately 400-feet from the public sidewalk and Osuna Road. The majority of the parking area is located directly in front of the building, between the building's primary entrance and the street. The remainder of the parking area is located between Lot M-1A and the proposed building, further increasing the buildings distance from adjacent public sidewalks and streets.
- Commercial buildings should typically be linked with plazas and pedestrian ways.
The proposed commercial building is not linked to other lots on the site or the public sidewalk/street by plazas. Sidewalks meeting the minimum width as required by the Zoning Code connect each lot. However, these walkways are not lined with trees, canopies, or portals as required by other design guidelines and notes of the governing site development plan for subdivision.

Walls/Fences/Screening

Walls-

Walls are proposed on Lot M-1. No walls are identified on Lots M-1A or M-1B.

A series of five 8-foot screen walls are planned along the northern property line of Lot M-1, at a distance of approximately 15 to 25-feet from the property line, to screen and buffer the residential area to the north from development on Lot M-1.

Approximately 30-feet from the eastern property line is a varying 1.5 to 4.0-foot retaining wall (with a handrail). In addition, a 1.5-foot to 8.0-foot retaining wall with a handrail is proposed along the south property line adjacent to Osuna Road. The height of this wall needs to be more specific as 1.5-feet to 8.0-feet is a large difference in height. The detail for this wall on the Details Sheet (Sheet 10) does not match what is called out on the site development plan for building permit. A detail of this wall is

Additional analysis applicable to the site development plan for subdivision, is provided with the analysis of the site development plan for building permit.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Site Plan Layout / Configuration

Note: The information about the proposed development on Lot M-1 is inconsistent on the site plan for subdivision and the site development plan for building permit. The building footprint states that the building is 156,000 square feet but the site data table states that it is 156,600 square feet. Staff utilized the 156,600 square foot size in the following analysis. This inconsistency affects the analysis of this request as it relates to landscaping requirements, public outdoor space, and other regulations.

The proposed development is for an approximately (see note above) 156,600 square foot large retail facility on Tract M-1. The primary entrance to the facility fronts Osuna Road with parking to the front and west side of the building. The subject site is part of a larger 22-acre site (Lots M-1, M-1A and M-1B), which is designated as a Shopping Center.

The site is accessed via three separate full access locations, two on Osuna Road and one on Vista del Norte Drive. Pedestrian connections connect the site to the adjacent public sidewalks and to the two additional Lots that make up the Shopping Center site (Lots M-1A and M-1B).

On the west side of the building facing Lot M-1A and Desert Springs Church (across Vista del Norte) a garden center is proposed. On the east side of the building, which faces M-1 zoned property currently used for manufacturing and wholesaling, are the loading docks. On the south side, which faces Osuna Road, is the main façade containing the primary entrance and the primary parking area. To the north, which faces a residential area, is the rear façade of the building.

The proposed site layout does not comply with the approved design guidelines and site plan notes from the governing site development plan for subdivision in regard to site layout and building placement. The current request does not comply with the approved design guidelines as follows:

- The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' (6'X 6' is the accepted minimum as per the City Forester) planters or canopies and portals for the entire length of the building façade.

Trees are not provided 25-feet on-center nor are portals or canopies proposed.

- All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25-feet on center in 5'x 5' planters (6'X 6' is the accepted minimum as per the City Forester) and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.

14. *The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.*
15. *All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.*
16. *There shall be screen walls or earth berms of 3 feet to shield cars from adjacent streets.*
17. *Gas canopies and auto dominated uses shall be secondary to pedestrian ways.*
18. *Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.*
19. *Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.*
20. *Commercial buildings should typically be linked with plazas and pedestrian ways.*
21. *Bus credits shall be utilized where applicable and the minimum parking shall be the maximum plus 10%.*
22. *No off premise signs as permitted.*

The proposed site development plan for subdivision does not contain all of the elements required for such a plan as required by the Zoning Code and the Planning Department. The plan shows the property lines, proposed uses, pedestrian and vehicular ingress and egress, internal circulation, and for each lot, maximum building height and minimum building setbacks. However, the maximum floor area ratio as required by the Zoning Code, is not provided for each lot.

In addition to not complying with the governing site development plan for subdivision, the applicant did not provide any additional design guidelines/or standards that go over and above Zoning Code regulations. Since the site is zoned SU-1, design standards are important to ensure cohesive development of all of the lots.

A note was placed on the site plan for subdivision (Sheet 1) and site development plan for building permit (Sheet 3), which states: "Future development should be consistent and compliment the Wal-Mart façade."

This note is insufficient to guide future development of Lots M-1A and M-1B at a level required by the governing site development plan for subdivision, the Zoning Code, Comprehensive Plan, and North Valley Area Plan, since the Wal-Mart development itself does not fully comply with the governing site development plan for subdivision, or Zoning Code nor does it substantially further applicable goals and policies of applicable plans. The request should comply with the previously approved design guidelines and site plan notes and in addition, should provide additional guidelines or standards that go over and above the Zoning Code minimum requirements, in order to ensure development that furthers applicable City goals and policies.

9. No freestanding cell towers or antenna shall be permitted. Any wireless communications facilities shall be integrated into the building architecture.
10. Setbacks: There shall be a front and a corner side yard setback of not less than five feet and a setback of 11 feet from the junction of a driveway or alley and a public sidewalk or planned public sidewalk location. There shall be a side or rear setback of not less than 15 feet where the site abuts the rear of a lot in a residential zone.
11. *Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.*
12. *Locate bicycle locker units at convenient locations and identify them on the site plan.*
13. *Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.*
14. *Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.*

Areas of non-compliance with the approved design guidelines:

Design Guidelines

1. Lighting shall be site specific. Show light pole locations on site plans. *Pole height shall be maximum 20'*. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
2. All canopies and out buildings shall be architecturally integrated with the main building on each site.
3. No plastic awnings or fascia panels or backlit panels or awnings.
4. All cell towers shall be architecturally integrated.
5. *No generic franchise architecture shall be permitted.*
6. No barbed wire, concertina wire or chain-link fence shall be permitted.
7. All HVAC shall be screened, top of HVAC shall be less than top of parapet.
8. *Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.*
9. *No black or dark color asphalt shingles shall be permitted.*
10. *Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.*
11. *Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.*
12. *Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.*
13. *All loading docks shall be covered and screened with an architecturally integrated roof and wall.*

plan for subdivision that was approved by the EPC in 1995. It was through staff's research that this plan was discovered. The applicant applied for a site development plan for subdivision when they should have applied for an amendment to an existing site development plan for subdivision.

In July 2002, the DRB approved a site development plan for subdivision (Project 1001150/02DRB-01071) that included site data, design guidelines, and site plan notes that apply specifically to commercial development on the subject site (Tract M). The proposed subdivision and development of Tract M-1 does not comply and is in significant conflict with many of the approved design guidelines and site plan notes. The areas of non-compliance are *italicized and in bold type* below.

Areas of non-compliance with the site plan data:

Site Data (Tract M1)

Proposed Usage	Commercial
Zoning	SU-1 for C-2
Lot Area	21,1527
Max. Building Area	233,580 SF
Max. Building Height	36'
Max. Floor Area Ratio	0.25
Required Landscaping	15% of net lot area

Areas of non-compliance with the approved site plan notes:

Site Plan Notes:

1. Common ingress/egress, storm drainage and pedestrian access across Tracts J1 and Tract M2 is granted by this site plan and will be granted on the replat.
2. Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water waste management is the sole responsibility of the property owner.
3. Landscape maintenance shall be the responsibility of the owner.
4. Common dry utility and sanitary sewer easement for Tracts J1 and M2 is granted by this site plan and will be granted on the plat.
5. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
6. Roof equipment shall be below parapet height and screened from view from the property lines of this site. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
7. Light poles shall be a maximum of 26' with full cut off light fixtures. Light fixtures shall be a maximum of 26' with gull cut of shields on fixtures so that no fugitive light shall escape beyond the property line. The light fixtures shall be fully shielded with horizontal lamps. Light poles within 100 feet of a residential zoning will be limited to 16 feet in height.
8. There shall be no backlit, plastic, or vinyl awnings or illuminated plastic banding on signage.

Community Design and Development

Policy 1: The City and County shall recognize and maintain the land use pattern along the mesa edge, which separates non-residential uses in the North I-25 Sub-area from residential uses in the Edith Sub-area. (i.e. Ensure adequate setbacks, height limits, lighting controls, buffer landscaping and other measures necessary to limit potential impacts of development in the North I-25 Sub-area and Consider North Valley Character and potential neighborhood impacts in the new development within the North I-25 Sub-area).

Policy 3: The City and County in coordination with interested neighborhood and business associations shall work to encourage recognition of the North Valley as a unique regional resource. (i.e. Consider North Valley Character and potential neighborhood impacts in the new development within the North I-25 Sub-area).

Policy 7: Some portion of the park dedication requirements in the North Valley may be met through on-site space retained through cluster development in perpetuity.

The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 apply to these requests but are not furthered by the proposed development because it does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping.

The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development is not pedestrian-scaled or pedestrian friendly. The proposed development will negatively impact the north valley residential neighborhood to the north with a marked increase in traffic, noise, and other adverse effects.

There is conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A. The site development plans for subdivision and building permit identify Lot M-1A as having a future retail use. However, the landscaping plan identifies this site as a future park. Planning Staff have not received any indication from other departments that this area has been dedicated to the City as parkland nor has it been purchased by the City. Based on the information provided by the applicant, it is unclear whether or not policy 7 is furthered.

ANALYSIS OF SITE DEVELOPMENT PLAN FOR SUBDIVISION

Note: The information about the proposed development on Lot M-1 is inconsistent on the site plan for subdivision and the site development plan for building permit. The building footprint states that the building is 156,000 square feet but the site data table states that it is 156,600 square feet. Staff utilized the 156,600 square foot size in the following analysis. This inconsistency affects the analysis of this request as it relates to landscaping requirements, public outdoor space, and other regulations.

The applicant did not provide a copy of the governing site development plan for subdivision that was approved by the DRB in 2002. This governing plan is consistent with the zoning and site development

Zoning and Land Use Policies

Policy 2: The City and County shall stabilize residential zoning and land uses in the North Valley area by requiring landscape buffering and other measures necessary to limit potential impacts of non-residential uses on residential areas.

Policy 3: The City and County shall limit new strip development and associated signage on valley arterials.

- a. Promote commercial development and redevelopment of existing commercially zoned properties.
 - i. Assist existing and potential businesses with organization and promotion efforts
 - ii. Undertake a coordinated rank three planning effort with the City, County and Village for the Fourth Street Corridor.
- b. Adopt and promote Village Center principals for new and redeveloped commercial properties.

The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered by the proposed requested development because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.

Village Centers

The subject site is not located in an identified Village Center (pg.135). However, the site plan should incorporate Village Center Principals because of the size of the site and the type of development proposed (commercial/retail).

Policy 1: The City and County shall encourage new development and redevelopment that incorporates Village Center Principles including: pedestrian attraction and accessibility, mixed use development, and valley scale character.

- a. Within 300 feet of intersections, building setbacks should not exceed 10 feet from the public right-of-way.
- b. Within 100 feet of intersections, sidewalks should be unobstructed by curb cuts or driveways.
- c. Main entrances should be visible to the pedestrian and directly accessible.

The proposed development does not comply with the North Valley Area Plan's village center principals for development because the proposed layout is not pedestrian friendly. Pedestrians will have to traverse an expansive parking lot to get to the building's primary entrance. The future development of Lot M-1B may comply with subsections a and b above if it develops as illustratively shown on the site development plan for subdivision.

Applicable goals and policies are:

General Goals

Goal 1: To recognize the North Valley area as a unique and fragile resource and as an inestimable and irreplaceable part of the entire metropolitan community.

Goal 2: To preserve and enhance the environmental quality of the North Valley Area by:

- a) Maintaining the rural flavor of the North Valley
- b) Controlling growth and maintaining low density development
- c) Providing a variety of housing opportunities and life styles including differing socioeconomic types
- d) Reducing noise level impacts

Goal 6: To encourage quality commercial/industrial development and redevelopment in response to area needs in already developed/established commercial industrial zones and areas. To discourage future commercial/industrial developments on lots not already zoned commercial/industrial.

Goal 7: To develop a strategy for arterial roadways that creates a transportation system compatible with a semi-rural lifestyle.

Goal 11: To locate commercial and industrial development within the I-25 corridor, and selected areas along the I-40 corridor, especially as an alternative to extensive lower valley commercial/industrial development.

The North Valley Area Plan's general goal 1, 2, 6, 7, and 11 apply to but are not furthered by these requests. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. Typically commercial development in the north valley is small scale, individual buildings or a series of small, connected buildings, is neighborhood oriented, pedestrian friendly, and has access to transit options. The proposed development conflicts with all of these attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building.

The proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood. The adjacent, arterial roadway may be affected and used by the proposed development in a way that is not compatible with its classification on the City's Roadway Systems Maps and the semi-rural lifestyle of the north valley.

commercial and/or industrial uses. The site's zoning (SU-1/C-2) indicates the same. The Plan further describes the attributes that new commercial and heavy commercial uses within in the North Valley shall have (pg. 38):

- *Meet neighborhood needs*
- *Be neighborhood oriented*
- *Provide pedestrian and bicycle access*
- *Be small scale*
- *Incorporate Village Center Principals*
 - *Pedestrian access*
 - *Mixed-uses*
 - *Valley scale and character*
- *Discourage reliance on automobile use for local neighborhood, commercial, social, and civic functions*
- *Provide alternative modes of travel and safe pedestrian routes and paths*
- *Improved non-vehicular connections to and from residential areas of the valley*
- *Potential for non-vehicular work travel*
- *Served with transit*
- *Landscaping to control erosion and dust and to create a visually pleasing environment*
- *Buffer between residential and non-residential/heavy commercial uses*
- *Eliminate (cut-through) traffic from businesses through neighborhoods*

The proposed requests and specifically the proposed development on Lot M-1 does not have any of the aforementioned attributes and in many instances significantly conflicts with them. The proposed size, scale, and intensity of the development is not compatible with the values identified in the North Valley Area Plan.

Economic Development (Section II.C.6)

Goal: to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

Policy b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

Policy c: Opportunities for improvement in occupational skills and advancement shall be encouraged.

The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered by the proposed development since the goal is to balance economic development with other important social, cultural, and environmental goals. The analysis above as well as the significant number of letters of opposition, have shown how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.

The proposed uses as shown on the site development plans do not provide a wide range of new jobs with different salary levels and opportunities for advancement. Most of the jobs are typically low paying and retail oriented. Although, the applicant does utilize local companies, when feasible, the majority of products sold at the store are manufactured outside of the community and outside of the country.

North Valley Area Plan (Rank II)

The North Valley Area Plan was adopted in 1993. The Plan generally encompasses properties South of the Bernalillo/Sandoval County line, North of Interstate Highway 40, West of Interstate Highway 25 and East of the Rio Grande. The area addressed by the Plan is 28.5 square miles. Of that total area, 4.01 square miles are within the corporate limits of the Village of Los Ranchos de Albuquerque and not subject to the Plan. Of the remaining area, 14.38 square miles are within the City of Albuquerque, and 10.15 square miles are within unincorporated Bernalillo County. Specific boundaries are shown on page 24 of the Plan. The subject site is located in the North I-25 sub area (see Plan Appendices 7). A goal for the North I-25 sub area is to encourage quality commercial and industrial development in already developed and established commercial and industrial areas. The North I-25 area is specifically suited and zoned for this type of development.

The process used to develop the Plan is based on Sustainable Community Development principals, which are used to describe the economic and cultural growth gained through the retention and stewardship of local resources. Community building is a necessary step in economic development wherein residents and businesses communicate and structure mutually beneficial exchanges (including site development).

The Preferred Scenario for development in this area of the North Valley is identified on a map on page 37 of the Plan. The subject site is identified as an appropriate location for large-scale

Policy b: Efficient and economic use of alternative and renewable energy sources such as solar, wind, solid and liquid waste and geothermal supplies shall be encouraged.

Policy c: Land use planning that will maximize potential for efficient use of alternative and renewable energy sources shall be undertaken.

The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered by these requests because there is no reference in the application materials that renewable energy resources will be used, that recycling will occur, or that the building materials are energy efficient. Typically, buildings of this size use a lot of energy for heating, cooling, and lighting and are very energy consumptive.

Transportation and Transit (Section II.D.4)

Goal: To develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Policy a: Table 11 presents ideal policy objectives for street design, transit service, and development form consistent with Transportation Corridors and Activity Centers as shown on the Comprehensive Plan's Activity Centers and Transportation Corridors map in the Activity Centers section. Each corridor will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation.

Policy g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

Policy o: Peak hour demands on the circulation system should be decreased.

The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered by these requests. Specifically, the site development plan for building permit is not compliant because the proposed development is of a size and scale that is appropriate in an Activity Center or at the intersection of two arterials. The subject site is located at the intersection of an arterial and a residential street, which is not intended to accommodate the large amount of traffic that would be produced by the proposed development.

In addition, the proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision. Also, the proposed development will contribute to peak demands on the circulation system since the proposed hours of operation are planned to be 24 hours a day, seven days a week.

Community Identity and Urban Design (Section II.C.9)

Goal: to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

Policy a: The City and County differentiate into thirteen sub-areas as shown on the Community Areas map; the unique character and constituent neighborhoods of each area identified on the Community Areas map shall be respected in all planning and development actions.

The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered by the proposed requests and the proposed development on Tract M-1 because the site is located in the north valley, which is a unique and identifiable part of the city. The north valley is identified as having small retail stores, quaint and private neighborhoods, rustic and southwest architecture, and a respect for the natural features of the Bosque, Rio Grande and acequias. The proposed development is large in scale, size, and massing and is out of scale with the surrounding residential areas and other commercial developments within the north valley. Because of this, it does not respect the existing neighborhoods, commercial businesses, or the natural environment of the north valley. In addition, the subject site is in close proximity to the Balloon Fiesta Park which is a large park located between the north valley and the North Interstate-25 corridor. Development on the site should act as a visual and functional transition between the more intense character of uses in the North I-25 corridor and the smaller-scale character of the north valley, including the Balloon Fiesta Park.

Water Management (Section II.D.2)

Goal: Efficient water management and use.

Policy a: Measures shall be adopted to discourage wasteful water use, such as extensive landscape water runoff to uncultivated areas.

Policy b: Maximum absorption of precipitation shall be encouraged through retention of natural arroyos and other means of runoff conservation within the context of overall water resource management.

The Comprehensive Plan's Water Management goal and policies a and b are not furthered by the proposed requests because there are no water harvesting or conservation methods proposed. There is a note on the Grading and Drainage that states that water harvesting cannot be done because of the sub surface soils. However, there are other ways to harvest water including cisterns, which may be a viable option.

Energy Management (Section II.D.3)

Goal: To maintain an adequate, economical supply of energy through energy management techniques and use of alternate and renewable energy sources.

Policy a: Use of energy management techniques shall be encouraged.

The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered by these requests. The subject site is not located in a Community Activity Center. The proposed scale of development and the proposed building layout are more appropriate within a Community Activity Center, as described above. Throughout the City, developments of this size and scale are found in either Community Activity Centers and/or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center. Vista del Norte is a local residential street and the site is not designated as either a community or a neighborhood activity center. Commercial development is allowed and desired on the subject site, but the approved governing plan and City goals, policies, and regulations require a more neighborhood scale development on this site.

Noise (Section II.C.4)

Goal: To protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

Policy b: Construction of noise sensitive land uses near existing noise sources shall include strategies to minimize adverse noise effects.

The Comprehensive Plan's Noise goal and policies a and b are not furthered because the proposed layout will generate noise from delivery trucks, garbage trucks, mechanical equipment, vehicles, and customers which will have an adverse effect on the adjacent residential area. The proposed landscaping and screen walls may help reduce the impact but a noise conflict will remain. In addition, the loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof to help minimize adverse noise effects.

Developed Landscape (Section II.C.8)

Goal: To maintain and improve the natural and the developed landscapes' quality.

Policy d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The Comprehensive Plan's Developed Landscape goal and policy d are not furthered by the proposed development because the proposed franchise architecture does little to enhance the developed area and does not compliment the architecture of the adjacent residential area. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment unless the required amount of landscaping is provided and the large expansive parking area is more heavily landscaped as well as the internal pedestrian walkways.

Community Activity Center (description from Table 10):

Purpose: Provides the primary focus for the entire community sub-area with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, and the most intense land uses within the community sub-area.

- Service/Market Area:
 - Up to 3 miles
 - Serves population of 30,000+

- Access:
 - Very accessible by automobile
 - Located on minor & major arterial streets
 - Should provide main hub connecting to regional transit system
 - Community-wide trail network should provide access to center
 - The interior of the center should be very accommodating to the pedestrian, even within the predominantly off-street parking areas

- Land Uses:
 - Core Area: 15-16 acres + adjacent contributing uses
 - Limited floor area per building
 - Examples of typical uses: low-rise office, public & quasi-public uses (e.g. post office, library), entertainment (restaurants, theaters, etc.), hotel/motel, shelter care, medical facilities, education facilities, large religious institutions, medium density residential, middle/high school, senior housing, community or senior center, park-and-ride facility under certain conditions

- Scale:
 - Some larger parcels, but heavily punctuated with fine grain, smaller parcels; very walkable
 - 2-3 story; moderate floor area ratios (.3 to 1.0); connections between buildings and to sidewalks; more than one façade; buildings separate off-street parking from the street
 - Predominantly off-street parking; site circulation plan is important to avoid conflict between pedestrian and auto; parking in lots or structures; pedestrian paths between parking & bldg.; bicycle parking is encouraged
 - Public plaza/open space should be provided

Policy c: Structures whose height, mass or volume would be significantly larger than any others in their surroundings shall be located only in Major Activity Centers to provide for visual variety and functional diversity in the metropolitan area while preserving pleasing vistas and solar access.

Policy f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development. In addition, the proposed layout will generate noise from delivery trucks and mechanical equipment and is designed to serve a much larger area than just the surrounding neighborhoods. The site development plans for subdivision and building permit propose lighting, which does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.

Although the proposed development may provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment. The proposed square footage of retail space could be sited in such a way as to be more compatible with the neighborhood. For instance, the retail space could be broken up into smaller buildings with plazas, patios, and outdoor seating, as required by the governing site development plan for subdivision and applicable City goals, policies and regulations. However, the applicant is resistant to modifying the proposed building design and layout.

Activity Centers

The subject site is not located within a designated activity center. Generally, developments of the size, massing, and scale of the proposed supercenter are found within or adjacent to designated activity centers (see Attachment F) and are often the most intense use found in these centers. The proposed development meets the criteria for location in a Community Activity Center. The following goal and policies illustrate how the proposed development is out of scale and not compatible with surrounding development since the subject site and surrounding area is not designated as a Community Activity Center.

Goal: To expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

Policy a: Existing and proposed Activity Centers are designated by the Comprehensive Plan map (Figure 20)* where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services. Table 10 specifies policy objectives for each type of Activity Center. Policy objectives specific to this request are:

*Boundaries of Activity Centers shown on the Plan map are not official, but merely indicate where non-residential use and/or Zoning meet the edge of residential use and/or Zoning, and where interrelated activities exist within walking distance of one another.

Albuquerque / Bernalillo County Comprehensive Plan

Developing and Established Urban Area

Goal: Create a quality urban environment, which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies are:

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

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

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

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

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

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.

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

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

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

The Comprehensive Plan’s Established Urban Area Policies a and j are furthered by these requests because the proposed development would contribute to the variety of land uses within the area and the site is zoned for commercial uses.

The Comprehensive Plan’s Established Urban Area goal and policies d, e, i, k, l, and m are not furthered by the proposed requests because the proposed design is not innovative and does not contribute to a pleasing built environment since the building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street.

The proposed development layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development. The rear of the building is oriented toward

For reference, the approved design guidelines that apply to the subject site are:

Design Guidelines

1. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
2. All canopies and out buildings shall be architecturally integrated with the main building on each site.
3. No plastic awnings or fascia panels or backlit panels or awnings.
4. All cell towers shall be architecturally integrated.
5. No generic franchise architecture shall be permitted.
6. No barbed wire, concertina wire or chain-link fence shall be permitted.
7. All HVAC shall be screened, top of HVAC shall be less than top of parapet.
8. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
9. No black or dark color asphalt shingles shall be permitted.
10. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
11. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
12. Signage maximum letter size shall be 2-foot individual channelized letters, backlit or neon and no signage shall face abutting residential.
13. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
14. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25 feet on center in 5 by 5 planters or canopies and portals for the entire length of the building façade.
15. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5x5 planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
16. There shall be screen walls or earth berms of 3 feet to shield cars from adjacent streets.
17. Gas canopies and auto dominated uses shall be secondary to pedestrian ways.
18. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
19. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
20. Commercial buildings should typically be linked with plazas and pedestrian ways.
21. Bus credits shall be utilized where applicable and the minimum parking shall be the maximum plus 10%.
22. No off premise signs as permitted.

For reference, the approved site plan notes that apply to the subject site are:

Site Plan Notes:

1. Common ingress/egress, storm drainage and pedestrian access across Tracts J1 and Tract M2 is granted by this site plan and will be granted on the replat.
2. Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water waste management is the sole responsibility of the property owner.
3. Landscape maintenance shall be the responsibility of the owner.
4. Common dry utility and sanitary sewer easement for Tracts J1 and M2 is granted by this site plan and will be granted on the plat.
5. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
6. Roof equipment shall be below parapet height and screened from view from the property lines of this site. All ground-mounted equipment shall be screened by screen walls with top of equipment below top of screen wall.
7. Light poles shall be a maximum of 26' with full cut off light fixtures. Light fixtures shall be a maximum of 26' with gull cut of shields on fixtures so that no fugitive light shall escape beyond the property line. The light fixtures shall be fully shielded with horizontal lamps. Light poles within 100 feet of a residential zoning will be limited to 16 feet in height.
8. There shall be no backlit, plastic, or vinyl awnings or illuminated plastic banding on signage.
9. No freestanding cell towers or antenna shall be permitted. Any wireless communications facilities shall be integrated into the building architecture.
10. Setbacks: There shall be a front and a corner side yard setback of not less than five feet and a setback of 11 feet from the junction of a driveway or alley and a public sidewalk or planned public sidewalk location. There shall be a side or rear setback of not less than 15 feet where the site abuts the rear of a lot in a residential zone.
11. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
12. Locate bicycle locker units at convenient locations and identify them on the site plan.
13. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angles to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
14. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Applicable goals, objectives, and policies are in regular text followed by staff's analysis in **bold italics**.

Albuquerque Comprehensive Zoning Code

The subject site is zoned SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.

Retail uses are generally permissive use in the C-2 zone. However, the sale of some retail items are restricted.

The subject site's zoning is SU-1 and therefore development of the site may only occur in conformance with an approved site development plan. In approving development of an SU-1 zoned site, the Environmental Planning Commission may impose requirements as necessary to implement the purpose of the Zoning Code, which is to promote the health, safety, and general welfare of the public.

Governing Site Development Plan for Subdivision (Project 1001150/02DRB-01071)

In 1998, the EPC approved a site development plan for subdivision that identified the subject site's zoning and some development parameters. Condition #1 on the plan required that development of Tract M requires EPC approval of a site development plan. However, in July 2002, the DRB approved a site development plan for subdivision for the subject site and the site to the north (Rancho Mirage) that included site data, design guidelines, and site plan notes that apply to commercial development on Tract M-1. The currently proposed site development plan for subdivision and site development plan for building permit of Tract M-1 does not comply with the design guidelines and site data as approved by the DRB and is in significant conflict with many of the approved design guidelines and site plan notes as outlined in the site development plan analysis section of this staff report, beginning on page _____.

The current request is required to comply with these guidelines and site data since the information specifically applies to commercial development on the subject site, was approved by the DRB, and is consistent with the EPC approved plan (Z-98-71).

For reference the approved site plan data that applies to the subject site is:

Site Data (Tract M1)

Proposed Usage	Commercial
Zoning	SU-1 for C-2
Lot Area	21.1527
Max. Building Area	233,580 SF
Max. Building Height	36'
Max. Floor Area Ratio	0.25
Required Landscaping	15% of net lot area

report is the Official Notice of Decision for Z-95-73 and the associated site development plan for subdivision, which details the zoning for Tract M.

Since annexation, the 560+ acres have developed primarily with single-family residential uses and a Church. The northernmost tracts near El Pueblo Road (Tracts O, P, Q, and R) are zoned for Industrial Park uses and are currently under development.

In 2002, an amendment to the site development plan for subdivision and a zone map amendment was approved to divide Tract M into two new tracts (Tract M-1 and Tract M-2) and to rezone Tract M-2 SU-1 for R-2 Uses. This tract was then incorporated into the tract to the north (Tract J) and developed with condominium and apartment units.

The amended site development plan for subdivision (Project 1001150/02DRB-01071) was approved by the DRB in July 2002 and contains many design guidelines and notes that apply to the subject site. The applicant did not provide a copy of this plan and it was through staff's research that it was recently discovered. A copy of the plan is included with this staff report as Attachment A.

Context-

The subject site is bordered by a Principal Arterial to the south (Osuna Road) and an unclassified Local Street to the east (Vista del Norte Drive). To the north is single-family and multi-family residential development, to the east are industrial and manufacturing uses, to the west (across Vista del Norte Drive) is a large church and to the south (across Osuna Road) is vacant land and a mix of manufacturing and warehouse uses.

Long Range Roadway System

The Long Range Roadway System designates Jefferson Street and Edith Boulevard as Minor Arterials, with rights-of-way of 86'.

The Long Range Roadway System designates Osuna Road as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban) or 156' (elsewhere).

Vista del Norte, Academy Parkway, Las Lomas Dr., and Chappell Drive are not classified on the Long Range Roadway System plan, making them Local Streets.

Public Facilities/Community Services

According to comments from the Transit Department, there are no transit routes within ¼ mile from the site.

Balloon Fiesta Park is in close proximity to the subject site.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

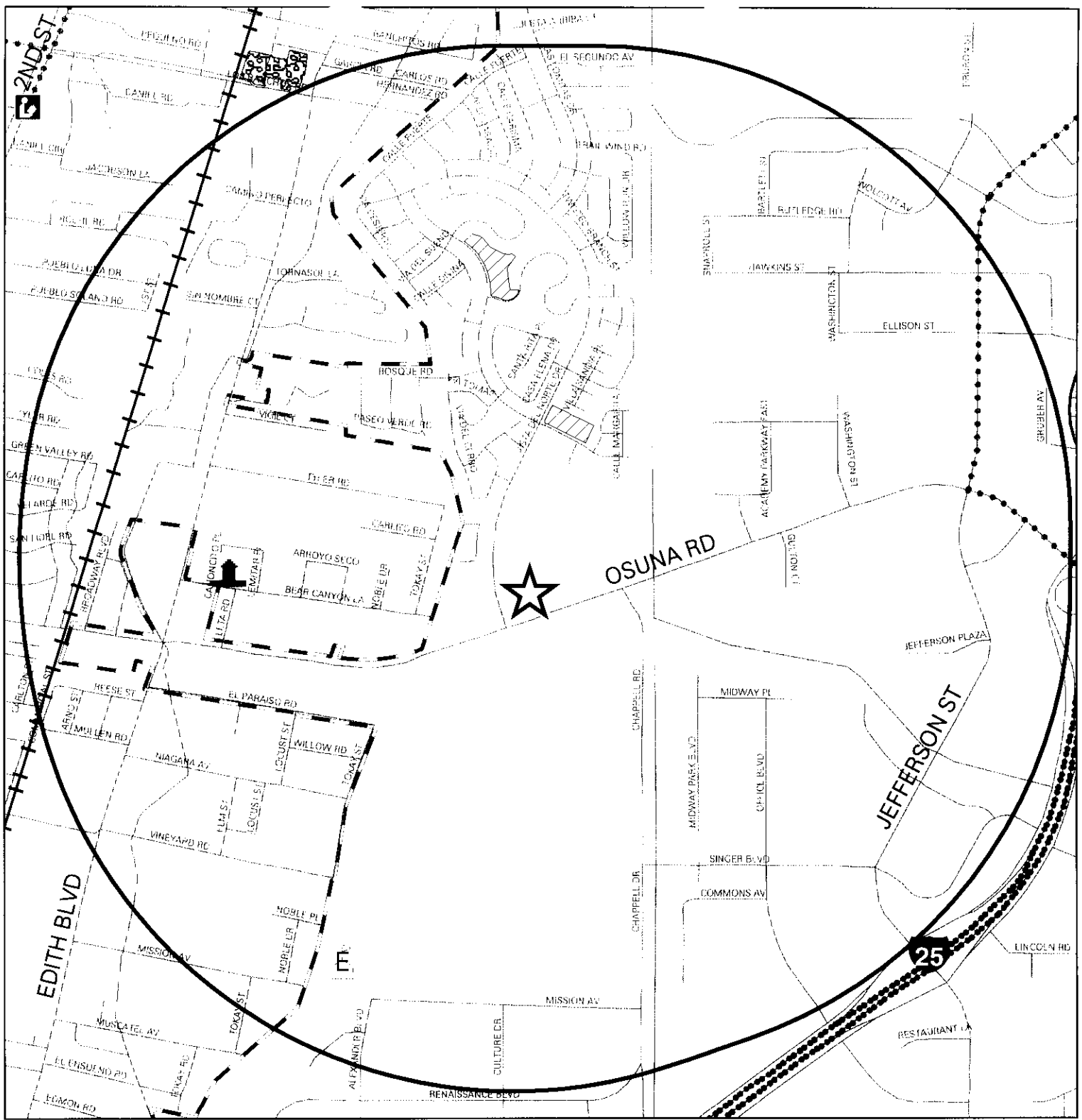
	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.	Developing Urban; North Valley Area Plan	Vacant
North	R-2	Developing Urban; North Valley Area Plan	Apartments
South	SU-1 for M-1 Uses with Restrictions	Established Urban; North Valley Area Plan	Manufacturing and Warehouse
East	M-1	Developing Urban; North Valley Area Plan	Warehouse/Office
West	SU-1/O-1 with Signage Restrictions and SU-1 PRD	Developing Urban and Semi-Urban; North Valley Area Plan	Church and Single-Family Residential

Background, History and Context



















Background and History-

This is a two-part request for a site development plan for subdivision to subdivide Lot M-1 into three new Lots (M-1, M-1A, and M-1B) and a site development plan for building permit to allow for the construction of an 156,600 square foot building for a large retail facility on the newly created Lot M-1 (13.32 acres). In the future, 34,180 square feet of retail uses are proposed on Lot M-1A (3.81 acres) and 34,180 square feet of retail uses are proposed on Lot M-1B (4.08 acres). This equates to a total of 224,960 square feet of retail uses at full build out on the approximately 22-acre site.

The subject site was annexed into the City in 1987 as part of a larger 560+ acre site (AX-87-20), which was zoned SU-1 for Sand and Gravel Extraction. In 1995, a zone change and site development plan for subdivision were approved, which divided the 560+ acres into 19 separate tracts (Tracts A thru S) and established various zoning for each tract (Z-95-73). At that time, the subject site (Tract M) was zoned SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed. Attachment E at the end of this staff

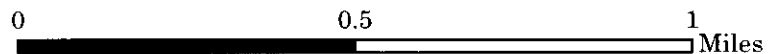


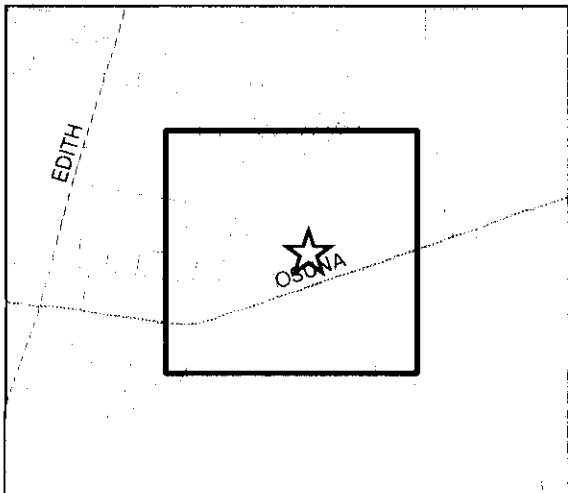
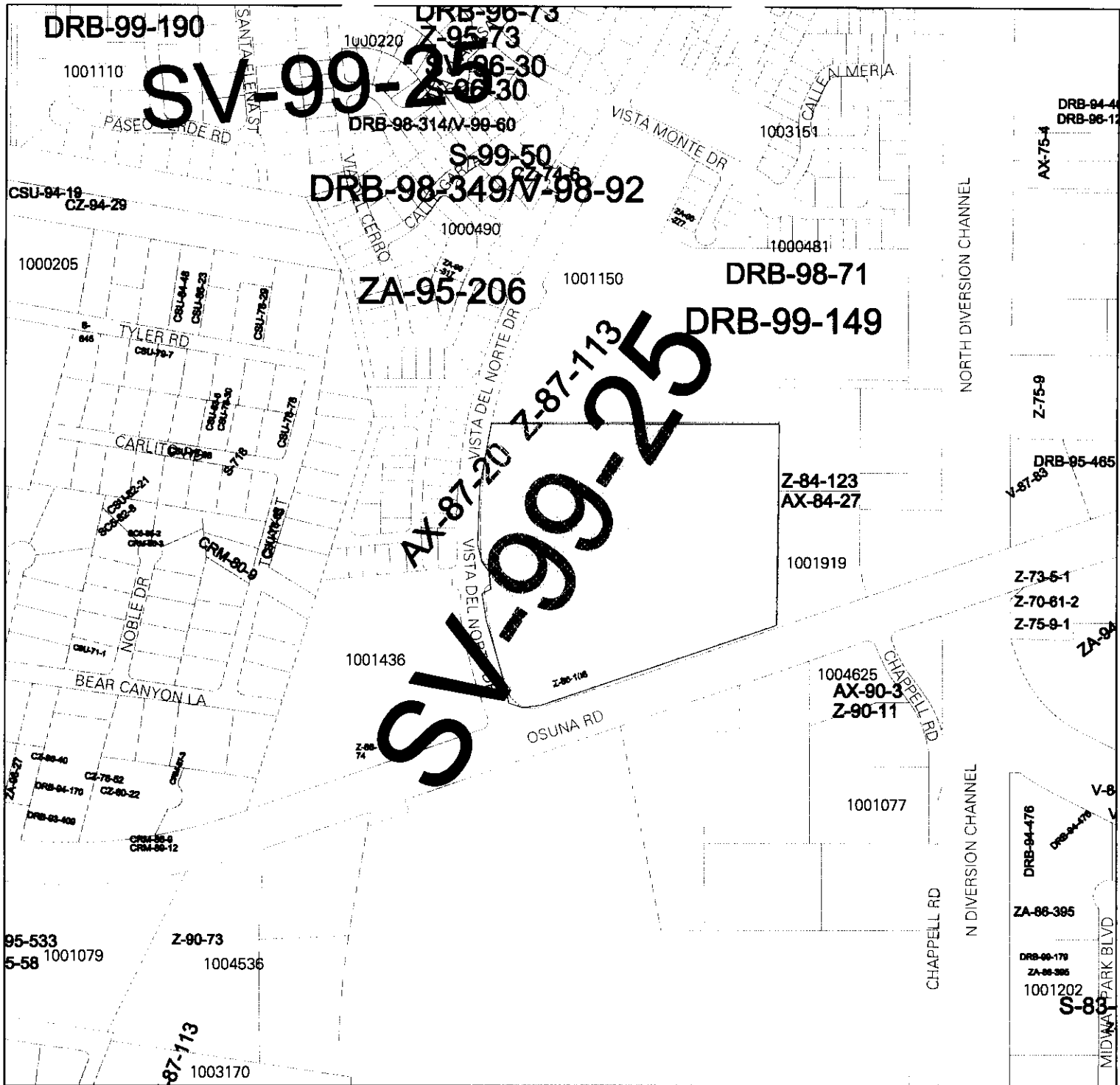
Public Facilities Map with One-Mile Site Buffer

- | | | | |
|--|---|---|---|
|  COMMUNITY CENTER |  FIRE |  APS Schools |  Developed County Park |
|  MULTI-SERVICE CENTER |  POLICE |  ABQ Ride Routes |  Undeveloped County Park |
|  SENIOR CENTER |  SHERIFF |  Developed City Park |  AGIS Jurisdiction |
|  LIBRARY |  SOLID WASTE |  Undeveloped City Park |  Landfill Buffer (1000 feet) |
|  MUSEUM | |  Landfills designated by EHD | |



Project Number: 1001150





HISTORY MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1001150

Hearing Date:

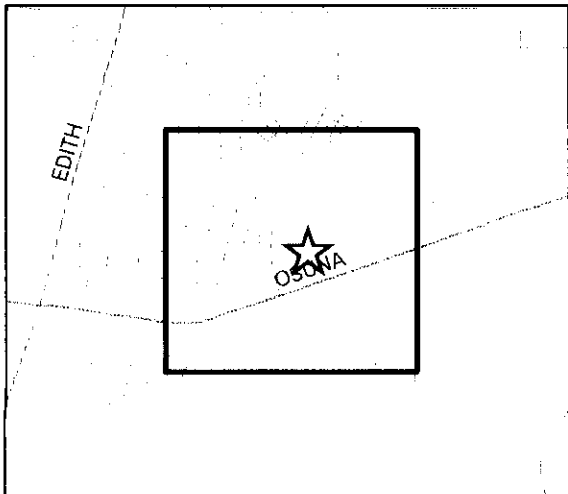
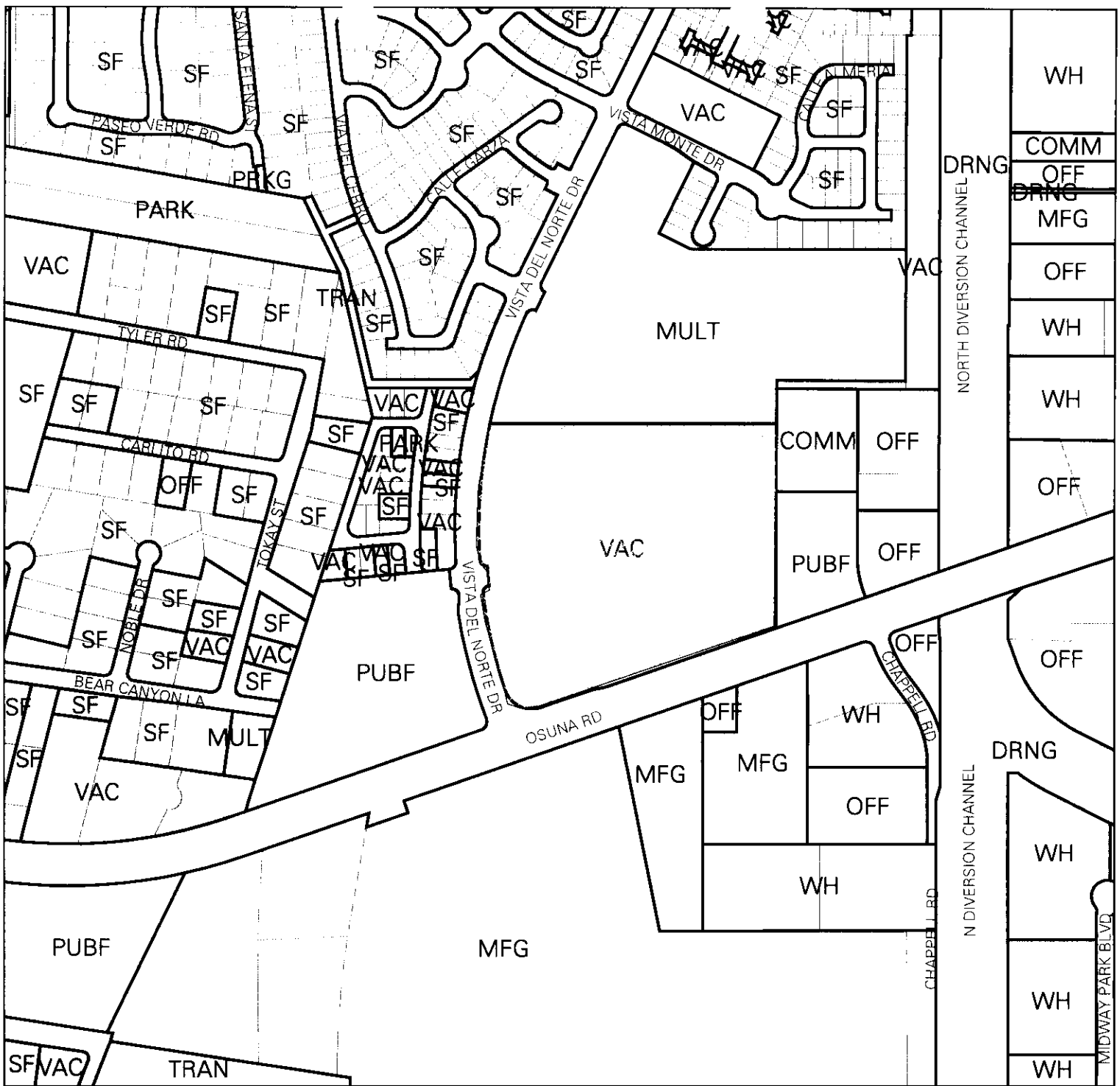
6/15/06

Zone Map Page:

D-16 E-16

Additional Case Numbers:

06EPC-00615



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch equals 500 feet

Project Number:

1001150

Hearing Date:

6/15/06

Zone Map Page:

D-16 E-16

Additional Case Numbers:

06EPC-00615



**Environmental
Planning
Commission**

**Agenda Number: 3
Project Number: 1001150
Case #'s: 06EPC-00624/00625
June 14, 2007**

Supplemental Staff Report

Agent	Tierra West LLC
Applicant	Vista Del Norte Development LLC
Request(s)	Site Development Plan for Subdivision (Amendment) Site Development Plan for Building Permit
Legal Description	Lot M-1 Vista Del Norte Subdivision
Location	Osuna Road between the North Diversion Channel and Vista del Norte Drive
Size	Approximately 22 acres
Existing Zoning	SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.
Proposed Zoning	No change

Staff Recommendation

DENIAL of 06EPC-00624, based on the findings beginning on page 42.

DENIAL of 06EPC-00625, based on the findings beginning on page 48.

Staff Planner
Stephanie Shumsky, Planner

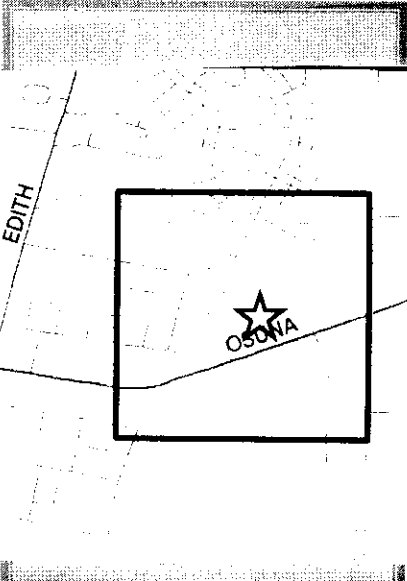
Summary of Analysis

This is a two-part request for a site development plan for subdivision to subdivide Lot M-1 into three new Lots (M-1, M-1A, and M-1B) and a site development plan for building permit to allow for the construction of an 156,600 square foot building for a discount retailer on the newly created Lot M-1. Future retail uses are proposed for Lots M-1A and M-1B (34,180 sf each).

This application was submitted in May 2006 and has been deferred, at the applicant's request, several times.

These requests were reviewed for compliance with the existing, governing site development plan for subdivision (which the applicant did not include), the Zoning Code, Comprehensive Plan, and North Valley Area Plan.

These requests are in significant conflict with the governing site development plan for subdivision and the Zoning Code and do not further applicable goals and policies of the City's Master Plan. There is significant neighborhood opposition to these requests and staff recommends denial of both based on several findings.



City Departments and other interested agencies reviewed this application from 2/5/07 to 2/16/07. Agency comments were used in the preparation of this report and begin on page 56.

1. **Call to Order.**

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of EPC Minutes for April 19, 2007.

2. **Project # 1004928**

06EPC-00767 EPC Sector
Development Plan

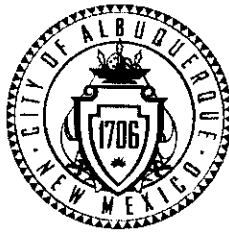
COA/METRO REDEVELOPMENT AGENCY request consideration of the North Fourth Street, Rank Three Plan located along N. 4TH ST. NW from 2nd Street to 5th Street, between LOMAS NW and SOLAR NW, (J-14) Richard Asenap, Staff Planner (**DEFERRED FROM MARCH 8, 2007**)

3. **Project # 1001150**

06EPC-00624 EPC Site
Development Plan- Building Permit
06EPC-00625 EPC Site
Development Plan-Subdivision

TIERRA WEST LLC agent for VISTA DEL NORTE DEVELOPMENT LLC requests the above actions for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner (**DEFERRED FROM MAY 17, 2007**)

4. OTHER MATTERS



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday June 14, 2007

1:30 p.m.

Convention Center
Aztec/Galisteo Room
East Complex

MEMBERS

Jeffery Jesionowski, Chairman
Laurie Moye, Vice Chair

Jonathan Siegel
Jim Grout
Ishmael Valenzuela

Larry Chavez
Virginia Klebesadel
Judy Kowalski

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

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

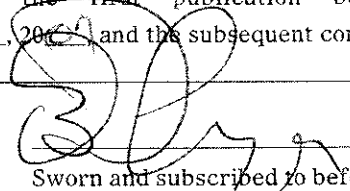
There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please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

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

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

STATE OF NEW MEXICO
County of Bernalillo SS

Bill Tafoya, being duly sworn, declares and says that he is Classified Advertising Manager of **The Albuquerque Journal**, and that this newspaper is duly qualified to publish legal notices or advertisements within the meaning of Section 3, Chapter 167, Session Laws of 1937, and that payment therefore has been made of assessed as court cost; that the notice, copy of which is hereto attached, was published in said paper in the regular daily edition, for 3 times, the first publication being on the 26 day of May, 2007 and the subsequent consecutive publications on _____, 20____.



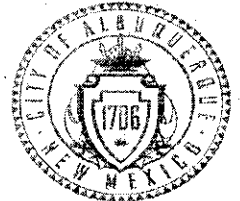
Sworn and subscribed to before me, a Notary Public, in and for the County of Bernalillo and State of New Mexico this 25 day of June of 2007.

PRICE \$53.87

Statement to come at end of month.

ACCOUNT NUMBER 080553

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



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, June 14, 2007, 1:30 p.m.**, in the Convention Center, Aztec/Galileo Room, East Complex, Albuquerque, NM to consider the following:

Project # 1001150 06EPC-00624 EPC Site Development Plan-Building Permit 06EPC-00625 EPC Site Development Plan-Subdivision - TIERRA WEST LLC agent for VISTA DEL NORTE DEVELOPMENT LLC requests the above actions for all or a portion of Lot M-1, Vista del Norte Subdivision, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off-Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner. (DEFERRED FROM APRIL 19, 2007).

Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. INDIVIDUALS WITH DISABILITIES who need special assistance to participate at the public hearing should contact April Candelaria 924-3886.

Jeff Jesionowski, Chairman
Environmental
Planning Commission

APPROVED
Carmen Marrone, Senior Planner
Planning Department
Journal: May 30, 2007

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1001620/ 07EPC-00170 Text Amendment to the Zoning Code to the Environmental Planning Commission Public Hearing on May 17, 2007.

MOVED BY COMMISSIONER KLEBESADEL
SECONDED BY COMMISSIONER MOYE

MOTION PASSED UNANIMOUSLY

Project # 1000696
07EPC-00111 Zone Map
Amendment

DAVID CAMPBELL agent for RAYLEE VANTAGE HOMES request the above action for all or a portion of Tract C OF PLAT Intercontinental & Consulting Inc., of **Tracts A, B, C, Lee's Bosque Subd.**, a zone map amendment from RD to SU-1 for C-1 Purposes, located on COORS BLVD. NW, between BOSQUE MEADOWS NW and the CORRALES CANAL, containing approximately 7 acres. (D-13) Catalina Lehner, Staff Planner (**DEFERRED TO MAY 17, 2007**)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1000696/07EPC-00111 Zone Map Amendment to the Environmental Planning Commission Public Hearing on May 17, 2007.

MOVED BY COMMISSIONER MOYE
SECONDED BY COMMISSIONER KLEBESADEL

MOTION PASSED UNANIMOUSLY

Project # 1001150
06EPC-00624 EPC Site
Development Plan- Building
Permit
06EPC-00625 EPC Site
Development Plan-Subdivision

TIERRA WEST LLC agent for VISTA DEL NORTE DEVELOPMENT LLC requests the above actions for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner (**DEFERRED TO JUNE 14, 2007**)

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1001150/ 06EPC-00624 EPC Site Development Plan- Building Permit and 06EPC-00625 EPC Site Development Plan-Subdivision to the Environmental Planning Commission Public Hearing on June 14, 2007.

MOVED BY COMMISSIONER MOYE
SECONDED BY COMMISSIONER KLEBESADEL

MOTION PASSED UNANIMOUSLY

23. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.

21. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.

MOVED BY COMMISSIONER KLEBESADEL
SECONDED BY COMMISSIONER GROUT

MOTION PASSED UNANIMOUSLY

4. OTHER MATTERS

NOW, THERE BEING NO OTHER ITEMS TO BE HEARD BY THE ENVIRONMENTAL PLANNING COMMISSION WE ADJOURN AT 7:05 P.M.

- c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.
16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.
 17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
 18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
 19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
 20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.

- c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.
10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.
 11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.
 12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.
 13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.
 14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.
 15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.

7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:
 - a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.
 - h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.

8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
 - a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.

9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
 - a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.

- e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.
 - f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.
 - o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00624, a request for approval of a site development plan for building permit, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permitted, based on the preceding Findings.

FINDINGS:

1. This request is for a site development plan for building permit for an approximately 14-acre site located on Osuna Road between the North Diversion Channel and Vista del Norte Drive. The request is to construct an approximately 156,600 square foot large retail facility on newly created Tract M-1.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.
3. This request is accompanied by a site development plan for subdivision (06EPC-00625) to subdivide an approximately 22-acre parcel into three separate tracts (M-1, M-1A, and M-1B). Retail development is planned for each of the three tracts with approximately 224,960 square feet of retail space at full build out.
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and included site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for building permit does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.



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

Date: June 15, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150**

06EPC-00624 EPC Site Development Plan-
Building Permit

06EPC-00625 EPC Site Development Plan-
Subdivision

Vista del Norte Development LLC
3804 Carlisle NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres.
(E-16) Stephanie Shumsky, Staff Planner

On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00625, a request for approval of a site development plan for subdivision, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permissive, based on the following Findings:

FINDINGS:

1. This request is for a site development plan for subdivision to subdivide the approximately 22-acre Lot M-1 into three new Lots (M-1, M-1A, and M-1B). The subject site is located on Osuna Road between the North Diversion Channel and Vista del Norte Drive.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.

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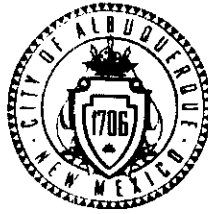
JUNE 14, 2007

PROJECT #1150

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3. This request is accompanied by a site development plan for building permit to allow for the construction of an 156,600 square foot building for a large retail facility on the newly created 13.32-acre, Lot M-1 (06EPC-00624). Future retail uses are proposed for Lots M-1A and M-1B (34,180 sf each).

4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and includes site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for subdivision does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.
 - f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
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Date: June 15, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001150**
06EPC-00624 EPC Site Development Plan-
Building Permit
06EPC-00625 EPC Site Development Plan-
Subdivision

Vista del Norte Development LLC
3804 Carlisle NE
Albuq. NM 87107

LEGAL DESCRIPTION: for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner

On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00625, a request for approval of a site development plan for subdivision, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permissive, based on the following Findings:

FINDINGS:

1. This request is for a site development plan for subdivision to subdivide the approximately 22-acre Lot M-1 into three new Lots (M-1, M-1A, and M-1B). The subject site is located on Osuna Road between the North Diversion Channel and Vista del Norte Drive.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.

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- o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:
 - a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.

3. This request is accompanied by a site development plan for building permit to allow for the construction of an 156,600 square foot building for a large retail facility on the newly created 13.32-acre, Lot M-1 (06EPC-00624). Future retail uses are proposed for Lots M-1A and M-1B (34,180 sf each).
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and includes site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for subdivision does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
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 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.

- h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.
8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
 - a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.
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 - a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
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 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.
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13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.
14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.
15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.
16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.

17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
 18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
 19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
 20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
 21. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.
 22. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.
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JUNE 14, 2007
PROJECT #1150
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On June 14, 2007 the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00624, a request for approval of a site development plan for building permit, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permitted, based on the preceding Findings.

FINDINGS:

1. This request is for a site development plan for building permit for an approximately 14-acre site located on Osuna Road between the North Diversion Channel and Vista del Norte Drive. The request is to construct an approximately 156,600 square foot large retail facility on newly created Tract M-1.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.
3. This request is accompanied by a site development plan for subdivision (06EPC-00625) to subdivide an approximately 22-acre parcel into three separate tracts (M-1, M-1A, and M-1B). Retail development is planned for each of the three tracts with approximately 224,960 square feet of retail space at full build out.
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and included site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for building permit does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.

- f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.
 - o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:

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- a. The proposed development is not innovative and does not contribute to a pleasing built environment.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
 - e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.
 - h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.
8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
- a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.
9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
- a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.

10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.

11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.

12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.

13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.

14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.

15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.

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16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.
17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.
18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
23. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.

21. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JUNE 29, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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 they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY 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

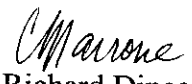
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Sincerely,

for 
Richard Dineen
Planning Director

RD/SS/ac

cc: Vista del Norte Development LLC, 3804 Carlisle NE, Albuquerque, NM 87107
Tierra West LLC, 8509 Jefferson St. NE, Albuquerque, NM 87113
Steve Wentworth, Alameda North Valley Assoc., 8919 Boe Ln. NE, Albuquerque, NM 87113
Leroy Gurule, Alameda North Valley Assoc., 713 Alameda Blvd. NW, Albuquerque, NM 87114
Eddie Kurtz, Vista del Norte Alliance, 7101 Casa Elena Dr NE, Albuquerque, NM 87113
Richard Hix, Vista del Norte Alliance, 905 Bosque NE, Albuquerque, NM 87113
Claude Morelli, North Valley Coalition, 7 Garden Park Circle NW, Albuquerque, NM 87107
Ryan Turner, 6800 Vista del Norte Rd. NE, Apt 422, Albuquerque, NM 87113
Katherine Morgan, 7527 Jackrabbit St. NE, Albuquerque, NM 87113
Joseph Johnson, 6931 Calle Almeria NE, Albuquerque, NM 87113
Luana Espinosa, 6931 Calle Almeria NE, Albuquerque, NM 87113
Heather Brenner, 1404 Villa Los Ranchos NE, Albuquerque, NM 87113
Dr. Jamie McCloughlin, 7715 Calle Comodo NE, Albuquerque, NM 87113
Terry Jordan, 808 Via del Sueno NE, Albuquerque, NM 87113
C.J. McCoy, 7205 Villa Corrales NE, Albuquerque, NM 87113
John Ryan, New Mexico State Senate, 020 Salamanca NW, Albuquerque, NM 87107
Francis Cheever, 6800 Vista del Norte Dr. #422, Albuquerque, NM 87113
Susan Larson, 112 Carlito NW, Albuquerque, NM 87107
Herbert Plum, 7715 Chris Armania Ne, Albuquerque, NM 87113
Christine Frank, 1408 Villa Los Ranchos, Albuquerque, NM 87113
Blair Kaufman, 715 Amherst SE, Albuquerque, NM 87106
Rod Crawley, 7331 Sidewinder, Albuquerque, NM 87113
Richard Hix, 905 Bosque Rd. NE, Albuquerque, NM 87113
Laurie Ebel, 6901 Calle Almeria NE, Albuquerque, NM 87113
Victor Raigoza, 911 Copperhead Ct. NE, Albuquerque, NM 87113
Sue Schmuck, 213 Las Colinas NE, Albuquerque, NM 87113
Fred Harsany, 1119 Casa Tomas, Albuquerque, NM 87113
Chris Weller,
John Ryan, 1020 Salamanca NW, Albuquerque, NM 87107
Bill Chappell, 6001 Indian School Rd. NE, Albuquerque, NM 87110
Jose Martinez, 7515 Via Desierto NE, Albuquerque, NM 87113
Keiko Lambert, 7736 Armania, Albuquerque, NM 87113
Polly Schmidt, 7636 Calle Comodo NE, Albuquerque, NM 87113
Ray O'Coonor, 7600 Callo Comodo NE, Albuquerque, NM 87113

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Bruce Fenske, 7204 Villa Clavel NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista Del Norte, #2723, Albuquerque, NM 87113
George Hutton, 1820 Indian School Rd. NW, Albuquerque, NM 87104
Kurt Schmeltzer, 8416 Springcroft Rd. NW, Albuquerque, NM 87120
Emily Gomez, 613 James Ave. NW, Albuquerque, NM 87107
March Almendarez,
Albert Alvare, 3700 Aspen, Albuquerque, NM
Monica Garcia, 425 52nd St. SW, Albuquerque, NM 87105
Maybelline Perez, 5022 Hobbs SW, Albuquerque, NM 87144
Sophie Benally, 201 Mica, Rio Rancho, NM 87124
Davin Benally, 201 Mica, Rio Rancho, NM 87124
Victoria Steele, 10400 Univesity Blvd. NW, Albuquerque, NM 87114
Cindy Rivera, 2010 Punncali, Rio Rancho, NM 87124
Tina Flores
Stephanie romero, 94 Pecos Lp., Rio Rancho, NM 87124
Mike Voorhees, 1217 Pinnacle View Dr., Albuquerque, NM 87112
David Pennington, 7640 Via Sereno SW, Albuquerque, NM 87121
Caren Cocchiola, 7212 Sidewinder Dr. Albuquerque, NM 87113
Margaret Barela, 6723 Blvd. SE, Albuquerque, NM 87108
Anna Devargas,
Gary Bennet, 8601 Washington St. NW, Albuquerque, NM 87113
Julie gurley,
Tracy Phillips,
Emanuel Ruba
Travis
Erik Valdez
Kimberly Cross
Leslie Sanchez
Erin Foxx Chavez, 1604 Vista Monte Dr. NE, Albuquerque, NM 87113
Monica Trillo, 9600 Central SW, SP92, Albuquerque, NM 87121
Franciso Cardenas, 1000 Louisiana SE, Albuquerque, NM 87108
Nancy Jo Wright, 4521 Samara Rd. NW, Albuquerque, NM 87120
George Garcia, 3705 Valerie Pl. NE, Albuquerque, NM 87111
Carolina Dowsn, 5585 View Trail, Edgewood, NM 87015
Robert Powell
Kathleen Adair, 4901 Palo Duro NE, Albuquerque, NM 87110
Kiffany Valencia, 7501 Montgomery Blvd. NE, Albuquerque, NM 87109
Scott Appelman, 5601 Eagle Rock NE, Albuquerque, NM 87122
Darleen Gray, 7416 Sidewinder Dr., Albuquerque, NM 87113
Barbara Fricke, 1209 Florida St. NE, Albuquerque, NM 87113
Bill Nordin, 12217 Morocco, Albuquerque, NM 87111
Ann Kroeter, 6800 Vista del Norte #2515, Albuquerque, NM 87113
Trish Shea, 1608 Vista Monte NE, Albuquerque, NM 87113
Christina Garcia, 6800 Vista del Norte #2723, Albuquerque, NM 87113

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Anthony Gallegos, 7639 Jack Rabbit NE, Albuquerque, NM 87113

Carol Stuart, 909 Bosque Rd. NE, Albuquerque, NM 87113

Carolyn Winton, 6800 Vista del Norte Ne, #914 Albuquerque, NM 87113

Mr. & Mrs. LC Balley, 6118 Edith Blvd. NE 84, Albuquerque, NM 87107

Irene Barela, 2810 Palacio Pl. SW, Albuquerque, NM 87105

Penni Montoya, 9125 Copper NE, #101, Albuquerque, NM 87123

Maxine Abeyta

Eldon Nieto, 2701 Carlisle Ne, Albuquerque, NM 87110

Steven Stewart, 420 High St. SE, Albuquerque, NM 87106

Debbie Sanderson, 4509 Via Desert NE, Albuquerque, NM 87113

Norene Gurule, 6800 Vista del Norte, #2811, Albuquerque, NM 87113

Tom Levine, 2821 Madeira Dr. NE, Albuquerque, NM 87110

Karen Williams, 1028 Diamondback Dr. NE, Albuquerque, NM 87113

Jane Keports, 943 Calle Fuerte NE, Albuquerque, NM 87113

Tracee Nicholson, 7527 Via Desierto NE, Albuquerque, NM 87113

Mike Chiapo, 1639 Tierra del Rio NW, Albuquerque, NM 87107

Carol Berger,

Pamela Zunno, 3908 Wellesley NE, Albuquerque, NM 87107

Karl Home, 330 Tijeras NW, Albuquerque, NM 87102

Leona Gutierrez, 7609 Edith NE, Albuquerque, NM 87107

David Campbell, 6100 Uptown Blvd. NE, Albuquerque, NM 87110



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, June 14, 2007, 1:00 p.m.**, in the Convention Center, Aztec/Galisteo Room, East Complex, Albuquerque, NM to consider the following:

Distribution & Review – Current Land Use Matters for the June 21, 2007 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, June 21, 2007, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1001178

07EPC-00551 Zone Map Amendment

DWL ARCHITECTS & PLANNERS INC. OF NM agents for CHECK WITH ME LLC request the above action for all or a portion of Tract A-1-B-3, **Acme Acres**, a zone map amendment from C-3 (SC) to C-3, located on CUTLER NE, between CARLISLE NE and MORNINGSIDE NE, containing approximately 1 acre. (H-17) Carol Toffaleti, Staff Planner

Project # 1003714

07EPC-00567 EPC Site Development Plan-Building Permit

ALEXANDER FINALE agent for ASSOCIATED & HOME RV SALES request the above action for all or a portion of Tracts C-3-A, **Adobe Wells**, zoned SU-1 for IP C-2/R-2, located on EAGLE RANCH ROAD NW, between EAGLE RANCH ROAD NW and WESTSIDE DRIVE NW, containing approximately 3 acres. (B-13) Carol Toffaleti, Staff Planner

Project # 1004622

07EPC-00569 Sector Development Plan Map Amendment

07EPC-00568 EPC Site Development Plan-Building Permit

GEORGE RAINHART ARCHITECT & ASSOC. agents for NEW MEXICO EDUCATORS FEDERAL CREDIT request the above actions for all or a portion of Lot 17 and Parcels K, M and N, Block 21, Unit A, **North Albuquerque Acres**, a sector development plan map amendment from SU-2/O-1 to SU-2/C-1, located on PASEO DEL NORTE NE, between BARSTOW NE and WYOMING NE, containing approximately 2 acres. (D-19) Anna DiMambro, Staff Planner

Project # 1002632
07EPC-00571 EPC Sector Development Plan
Amendment

TIERRA WEST LLC agents for CAPITAL ALLIANCE INVESTMENTS request the above action for all or a portion of Unit A1, Block 1 Lots 36-49, Block 3 Lots 13-18, Block 4 Lots 3 P-1 thru 20 P-1 & 21 thru 36, Block 5 Lots 1, 2, 10, 11, 13 P-1 thru 22 P-2, Unit1B, Lots 1-9 and 36-52
Sundance Estates Unit 1A & 1B, zoned R-LT, located on LYON BLVD. NW, between PARADISE BLVD. NW and PROPOSED UNSER ALIGNMENT, containing approximately 44 acres. (B-11) Stephanie Shumsky, Staff Planner

Project # 1005513
07EPC-00572 EPC Site Development Plan-
Subdivision
07EPC-00573 EPC Site Development Plan-
Building Permit

Ray Barela agent for FRANK L & EVELYN BARELA request the above actions for all or a portion of Lot 2, **Matthews Albert L**, zoned SU-1 for RLT Uses, located on 12TH ST. NW, between DON FRANCISCO NW and CANDELARIA NW, (G-14) Anna DiMambro, Staff Planner

Project # 1005542
07EPC-00570 EPC Site Development Plan-
Building Permit

DENISH KLINE ASSOCIATES, agents for MESA DEL SOL LLC, request the above action for all or a portion of Tracts 10, Bulk Land Plant for **Mesa del Sol, Innovation Park**, zoned PC (Planned Community), located east of University Blvd., at the SW corner of Fritts Crossing and Watson Loop, containing approximately 2 acres. (R-16) Catalina Lehner, Staff Planner

Project # 1001620
06EPC-01144 Text Amendment

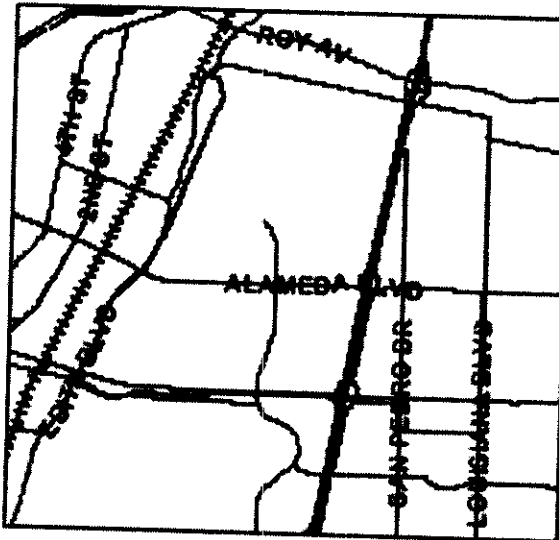
COA/PLANNING DEPARTMENT agent for COA/CITY COUNCIL request the above action for Amending Section 14-16-3-17 ROA 1994 of the Zoning Code regarding the **Concealment of Wireless Telecommunications Facilities** (WTF's). City Wide Catalina Lehner, Staff Planner .
(DEFERRED FROM APRIL 19, 2007)

Project # 1004354
07EPC-00668 EPC Sector Development Plan
Amendment

COA/PLANNING DEPARTMENT requests a map amendment for all or a portion of Tract O, and a Portion of Lot 27, Block 9, **Original Townsite of Westland**, from SU-2 IP to SU-2 PCA, located east of 98th Street NW between Central Ave. NW and Volcano Rd. NW, containing approximately 9 acres. (K-9) Carmen Marrone, Staff Planner

Project # 1005541
07EPC-00566 EPC Sector Development Plan

The City of Albuquerque Planning Department requests a recommendation of approval to the City Council of the **North I-25 Sector Development Plan**. This Plan's area is defined by the boundaries of the Sandia Indian Reservation sovereign line on the north, the North Diversion Channel and Edith Boulevard on the west, Louisiana Boulevard on the east and Paseo del Norte (and a small portion to San Bernardino Avenue on the eastern side) as the southern boundary. This area includes the Balloon Fiesta Park and the closed Coronado Airport site (now vacant) Chris Hyer, Staff Planner



Details of these applications may be examined at the Development Services Division of the Planning Department, 3rd Level, Plaza Del Sol Building, 600 Second Street, NW between 10:00 a.m. and 12:00 and between 2:00 and 4:00 p.m., Monday through Friday, or you may call April Candelaria at 924-3886. **INDIVIDUALS WITH DISABILITIES** who need special assistance to participate at the public hearing should contact April Candelaria 924-3886.

Jeff Jesionowski, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL May 2, 2007.

APPROVED

Carmen Marrone, Senior Planner
Planning Department

**CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Meeting Date: June 21, 2007
Z one Atlas Page: E-16
Notification Radius: 100 Ft.

**Project# 1001150
App#07EPC-00624
07EPC-00625**

**Cross Reference and Location: OSUNA RD NE BETWEEN VISTA DEL NORTE
DR NE AND CHAPPELL RD NE**

Applicant: VISTA DEL NORTE DEVELOPMENT LLC
3804 CARLISLE NE
ALBUQUERQUE, NM 87107

Agent: KELI KRUEGER
TIERRE WEST LLC
8905 JEFFERSON ST NE
ALBUQUERQUE, NM 87113

Special Instructions:

**Notice must be mailed from the
City's 20 day's prior to the meeting.**

Date Mailed: MAY 30, 2007
Signature: ERIN TREMLIN

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|--------------------------|--------------------------|---|
| S | Z | ZONING & PLANNING |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | <input type="checkbox"/> | County Submittal |
| V | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| P | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| L | A | APPEAL / PROTEST of... |
| D | <input type="checkbox"/> | Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Vista Del Norte Development LLC PHONE: 505-883-1674
 ADDRESS: 3804 Cartishe NE FAX: 505-883-0746
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: Owner/Developer List all owners: Same
 AGENT (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 8509 Jefferson St. NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____

DESCRIPTION OF REQUEST: Site Plan for Subdivision, Site Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lot M-1 Block: _____ Unit: _____
 Subdiv. / Addn. Vista Del Norte
 Current Zoning: SU-1 for C-2 Uses Proposed zoning: Same
 Zone Atlas page(s): E-16 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 21.2159 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101606238532010104 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Osuna Road NE
 Between: Vista del Norte Drive NE and Chappell Road NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Prior DRB # 1001150

Check-off if project was previously reviewed by Sketch Plat/Plan? or Pre-application Review Team? Date of review: _____

SIGNATURE Ronald R. Bohannon, PE DATE 5/3/06
 (Print) _____ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F H D.P. density bonus
- F H D.P. fee rebate

Application case numbers	Action	SF	Fees
<u>068R</u> <u>00624</u>	<u>SPBP</u>		\$ <u>385</u>
<u>068R</u> <u>00625</u>	<u>SPS</u>		\$ <u>385</u>
	<u>Adv. fee</u>		\$ <u>75</u>
	<u>Conf fee</u>		\$ <u>50</u>
Hearing date <u>June 15, 2006</u>			Total \$ <u>895</u>

Ronald R. Bohannon 5-406 Project # 1001150

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings. For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30** copies for EPC public hearings.
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- NOTE:** For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:
- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 - Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 - Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 - Registered Engineer's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30** copies for EPC public hearings
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ronald R. Bohannon, PE Applicant name (pntt)

[Signature] Applicant signature / date
5/3/06

Form revised October 2004



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
06EPC-06024
06EPC-00623

Paul Cordit 5-4-06
 Planner signature / date
Project # 1001150

R e c	UPC CODE	OWNER	OWNER ADDRESS	OWN ER CITY	OW NE R ST ATE	OW NE R ZIP CODE	PR OP ERT Y CL AS S	TA X DIS TR ICT	LEGAL
1	101606 228626 511734	DESERT SPRINGS CHURCH	705 OSUNA RD NE	ALBU QUE RQU E	N M	871 13 1 038	C	A1 A	TRACT L- 1 PLAT FOR VISTA DEL NORTE SUBDIVISION TRACT L-1 & L- 2 CONT 10.2485 AC
2	101606 240524 640103	LIVELY EQUIPMENT CO INC C/ O W E RICE	PO BOX 784	ALBU QUE RQU E	N M	871 03 0 784	C	A1 A	*4-A AMENDED PLAT OF LTS 4- A & 4-B A REPL OF PARCEL 4- A TR 2 LDS OF LIVELY EQUIPME NT CO
3	101606 241923 440104	LIVELY EQUIPMENT CO INC C/ O W E RICE	PO BOX 784	ALBU QUE RQU E	N M	871 03 0 784	C	A1 A	*4-B AMENDED PLAT OF LTS 4- A & 4-B A REPL OF PARCEL 4- A TR 2 LANDS OF LIVELY EQUIP MENT CO
4	101606 238622 340123	J H SUPPLY CO	2132 OSUNA RD NE	ALBU QUE RQU E	N M	871 13 1 052	C	A1 A	NORTHERLY PORTION OF LOT 4 -A-1 REPLAT OF LOTS 4-A & 4- B OF U NIVERSAL INDUS RIAL P ARK CONT 3.00 M/L
5	101606 238532 010104	VISTA DEL NORTE DEVELOPM ENT LLC	PO BOX 2668 5	TUCS ON	AZ	857 26	V	A1 A	TR M-1 PLAT FOR TRACTS J-1- A, J-1-B, J-1-C & M- 1 VISTA DEL NORTE CONT 21.2 157 AC
6	101606 246037 510116	VISTA DEL NORTE DEVELOPM ENT LLC	PO BOX 2668 5	TUCS ON	AZ	857 26	V	A1 A	TR J-1-B PLAT FOR TRACTS J-1- A, J-1-B, J-1-C & M- 1 VISTA DEL NORTE CONT .359 2 AC
7	101606 237011 040124	OSUNA LLC	8500 MENAU L BLVD NE S UITE A125	ALBU QUE RQU E	N M	871 12	C	A1 A	LT 4B- 1 UNIVERSAL INDUSTRIAL PARK EXC THE NWLY 6,459 SQ FT M / L CONT 91.0777 AC M/L
8	101606 243934 810115	LINEBERRY E C	PO BOX 1957	TAOS	N M	875 71 1 957	C	A1 A	LOT 4-A1 PLAT FOR SEGO- COX SUBDIVISION LTS 2-A1 & 4- A1 CONT 2.4319 AC +-
9	101606 230738 710317	ROMERO HENRY C & KATHY L	6720 CALLE SANTIAGO N E	ALBU QUE RQU E	N M	871 13	R	A1 A	LT 6- P1 PLAT OF LA SALA DEL NORT E SUBDIVISION UNIT 1 CONT .18 18 AC
10	101606 231339 110318	MONTANO KARL R	6724 CALLE SANTIAGO N E	ALBU QUE RQU E	N M	871 13	R	A1 A	LT 5- P1 PLAT OF LA SALA DEL NORT E SUBDIVISION UNIT 1 CONT .18 20 AC
11	101606 245226 140110	BARNHOUSE NORWOOD E & O TERO CARMEN I	5811 PADRE ROBERTO N W	ALBU QUE RQU E	N M	871 07	C	A1 A	LOT 1A LANDS OF LIVELY EQUIP MENT CO INC CONT 65,200 SF M /L
12	101606 226940 810302	VISTA DEL NORTE DEVELOPM ENT LLC C/O COMMUNITY MAN AGEMENT GROUP LLC	PO BOX 6270	ALBU QUE RQU E	N M	871 97	V	A1 A	TRACT K- 1 PLAT OF LA SALA DEL NORTE SUBDIVISION UNIT 1 CONT .8274 AC
13	101606 232436 911717	HOECH REAL ESTATE CORPO RATION	8300 CARM L AVE NE SU ITE 601	ALBU QUE RQU E	N M	871 22	V	A1 A	LT 17- P1 SUBDIVISION PLAT OF AGAV E SUBDIVISION CONT .2271 AC
14	101606 232336 311716	SUNDANCE BUILDING & DEVEL OPMENT	8300 CARM L AVE NE SU ITE 201	ALBU QUE RQU E	N M	871 22	V	A1 A	LT 16- P1 SUBDIVISION PLAT OF AGAV E SUBDIVISION CONT .1322 AC
15	101606 232235 911715	SUNDANCE BUILDING & DEVEL OPMENT	8300 CARM L AVE NE SU ITE 201	ALBU QUE RQU E	N M	871 22	V	A1 A	LT 15- P1 SUBDIVISION PLAT OF AGAV E SUBDIVISION CONT .1322 AC

1 6	101606 232135 411714	TIARA HOMES INC	9400 HOLLY AVE NE 202	ALBU QUE RQU E	N M	871 22	V	A1 A	LT 14- P1 SUBDIVISION PLAT OF AGAV E SUBDIVISION CONT .1322 AC
1 7	101606 232034 911713	TIARA HOMES INC	9400 HOLLY AVE NE 202	ALBU QUE RQU E	N M	871 22	V	A1 A	LT 13- P1 SUBDIVISION PLAT OF AGAV E SUBDIVISION CONT .1322 AC
1 8	101606 231934 411712	NOLA STOFAC MONEY PURCH ASE PLAN	6544 AGAVE VERDE WAY NE	ALBU QUE RQU E	N M	871 13	V	A1 A	LT 12- P1 SUBDIVISION PLAT OF AGAV E SUBDIVISION CONT .1322 AC
1 9	101606 231934 011711	NOLA STOFAC MONEY PURCH ASE PLAN	99 JUNIPER HILL NE	ALBU QUE RQU E	N M	871 22	V	A1 A	LT 11- P1 SUBDIVISION PLAT OF AGAV E SUBDIVISION CONT .1322 AC
2 0	101606 238443 111601	RANCHO MIRAGE LLC	PO BOX 7400	ALBU QUE RQU E	N M	871 947 400	R	A1 A	TR J-1-A PLAT FOR TRACTS J-1- A, J-1-B, J-1-C & M- 1 VISTA DEL NORTE (AKA RANC HO MIRAGE CONDOMINIUMS) C ONT 20.8994 AC
2 1	101606 232131 611707	SUNDANCE BUILDING & DEVEL OPMENT INC	10509 PRES TWICK NE	ALBU QUE RQU E	N M	871 116 564	V	A1 A	LT 7- P1 SUBDIVISION PLAT OF AGAV E SUBDIVISION CONT .2199 AC
2 2	101606 231631 511706	TIARA HOMES INC	9400 HOLLY AVE NE 202	ALBU QUE RQU E	N M	871 22	V	A1 A	LT 6- P1 SUBDIVISION PLAT OF AGAV E SUBDIVISION CONT .1949 AC
2 3	101606 231933 511710	TIARA HOMES INC	9400 HOLLY AVE NE 202	ALBU QUE RQU E	N M	871 22	V	A1 A	LT 10- P1 SUBDIVISION PLAT OF AGAV E SUBDIVISION CONT .1322 AC
2 4	101606 243931 210114	ASPEN PROPERTY LLC	4808 JEFFE RSON NE	ALBU QUE RQU E	N M	871 09	C	A1 A	LT 1-A PLAT FOR LOT 1-A SEGO- COX SUBDIVISION CONT 2.9438 AC.
2 5	101606 231933 111709	HIGH PLAINS INVESTMENTS LL C	328 GALEST EO	SANT A FE	N M	875 01	V	A1 A	LT 9- P1 SUBDIVISION PLAT OF AGAV E SUBDIVISION CONT .1469 AC
2 6	101606 232436 911717	HOECH REAL ESTATE CORPO RATION	8300 CARME L AVE NE SU ITE 601	ALBU QUE RQU E	N M	871 22	V	A1 A	LT 17- P1 SUBDIVISION PLAT OF AGAV E SUBDIVISION CONT .2271 AC

Or Current Resident
ASPEN PROPERTY LLC
4808 JEFFERSON NE
ALBUQUERQUE, NM 87109

Or Current Resident
HIGH PLAINS INVESTMENTS LLC
328 GALESTEO
SANTA FE, NM 87501

Or Current Resident
LINEBERRY E C
PO BOX 1957
TAOS, NM 87571 1957

Or Current Resident
NOLA STOFAC MONEY PURCHASE
PLAN
6544 AGAVE VERDE WAY NE
ALBUQUERQUE, NM 87113

Or Current Resident
RANCHO MIRAGE LLC
PO BOX 7400
ALBUQUERQUE, NM 87194 7400

Or Current Resident
SUNDANCE BUILDING &
DEVELOPMENT INC
10509 PRESTWICK NE
ALBUQUERQUE, NM 87111 6564

Project# 1001150
STEVE WENTWORTH
Alameda North Valley Assoc.
8919 BOE LN NE
ALBUQUERQUE, NM 87113

Project# 1001150
RICHARD HIX
Vista Del Norte Alliance
905 BOSQUE NE
ALBUQUERQUE, NM 87113

Or Current Resident
BARNHOUSE NORWOOD E & OTERO
CARMEN I
5811 PADRE ROBERTO NW
ALBUQUERQUE, NM 87107

Or Current Resident
HOECH REAL ESTATE
CORPORATION
8300 CARMEL AVE NE SUITE 601
ALBUQUERQUE, NM 87122

Or Current Resident
LIVELY EQUIPMENT CO INC C/O W E
RICE
PO BOX 784
ALBUQUERQUE, NM 87103 0784

Or Current Resident
NOLA STOFAC MONEY PURCHASE
PLAN
99 JUNIPER HILL NE
ALBUQUERQUE, NM 87122

Or Current Resident
ROMERO HENRY C & KATHY L
6720 CALLE SANTIAGO NE
ALBUQUERQUE, NM 87113

Or Current Resident
TIARA HOMES INC
9400 HOLLY AVE NE 202
ALBUQUERQUE, NM 87122

Project# 1001150
LEROY GURULE
Alameda North Valley Assoc.
713 ALAMEDA BLVD NW
ALAMEDA, NM 87114

Project# 1001150
VISTA DEL NORTE DEV. CENTER LLC
3804 CARLISLE NE
ALBUQUERQUE, NM 87107

Or Current Resident
DESERT SPRINGS CHURCH
705 OSUNA RD NE
ALBUQUERQUE, NM 87113 1038

Or Current Resident
J H SUPPLY CO
2132 OSUNA RD NE
ALBUQUERQUE, NM 87113 1052

Or Current Resident
MONTANO KARL R
6724 CALLE SANTIAGO NE
ALBUQUERQUE, NM 87113

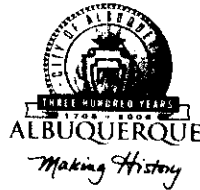
Or Current Resident
OSUNA LLC
8500 MENAUL BLVD NE SUITE A125
ALBUQUERQUE, NM 87112

Or Current Resident
SUNDANCE BUILDING &
DEVELOPMENT
8300 CARMEL AVE NE SUITE 201
ALBUQUERQUE, NM 87122

Or Current Resident
VISTA DEL NORTE DEVELOPMENT
LLC
PO BOX 26685
TUCSON, AZ 85726

Project# 1001150
EDDIE KURTZ
Vista Del Norte Alliance
7101 CASA ELENA DR NE
ALBUQUERQUE, NM 87113

Project# 1001150
TIERRE WEST LLC
8509 JEFFERSON ST NE
ALBUQUERQUE, NM 87113



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

May 2, 2006

Keli Krueger
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkruieger@tierrawestllc.com

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear Keli:

Thank you for your inquiry of **May 2, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT M-1, VISTA DEL NORTE LOCATED ON OSUNA ROAD NE BETWEEN VISTA DEL NORTE DRIVE NE AND CHAPPELL ROAD NE** zone map E-16.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

ALAMEDA NORTH VALLEY ASSN. (ANV) "R"

***Steve Wentworth**

8919 Boe Ln. NE/87113-2328 897-3052 (h)

Leroy Gurule

713 Alameda Blvd. NW, Alameda/87114 890-1845 (h)

VISTA DEL NORTE ALLIANCE (VDN) "R"

***Eddie Kurtz**

7101 Casa Elena Dr. NE/87113 292-9436 (h) 977-3916 (c)

Richard Hix

905 Bosque NE/87113 821-5086 (h) 250-1655 (c)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

Transportation and Transit

Policy g

Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions

This policy is furthered by the proposed development because pedestrian improvements integrated into the site allow for a pedestrian-friendly travel experience, allowing residents from the adjacent residential area to travel, by foot or bicycle, to the proposed development.

Summary

We request approval of the Site Plan for Subdivision and the Site Plan for Building Permit to allow the development of a new Wal-Mart Supercenter and two retail out parcels. The proposed Site Plan provides pedestrian accessibility and amenities. The building height and building material, along with architectural features, are consistent with current EPC requirements. The subject property is zoned SU-1 for C-2 Uses. The existing zoning allows the proposed development of the site as a Wal-Mart Supercenter along with the 2 retail out parcels. No zoning changes to the subject properties are requested with this application. All guidelines set forth in the previously approved Site Plan for Subdivision have been followed with this submittal

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.


Sincerely,



Ronald R. Bohannon, PE


cc: Thomas Byland
Michele Henrie
Ron Brown
Steve Wentworth, Alameda North Valley Assoc.
Leroy Gurule, Alameda North Valley Assoc.
Eddie Kurtz, Vista del Norte Alliance
Richard Hix, Vista del Norte Alliance

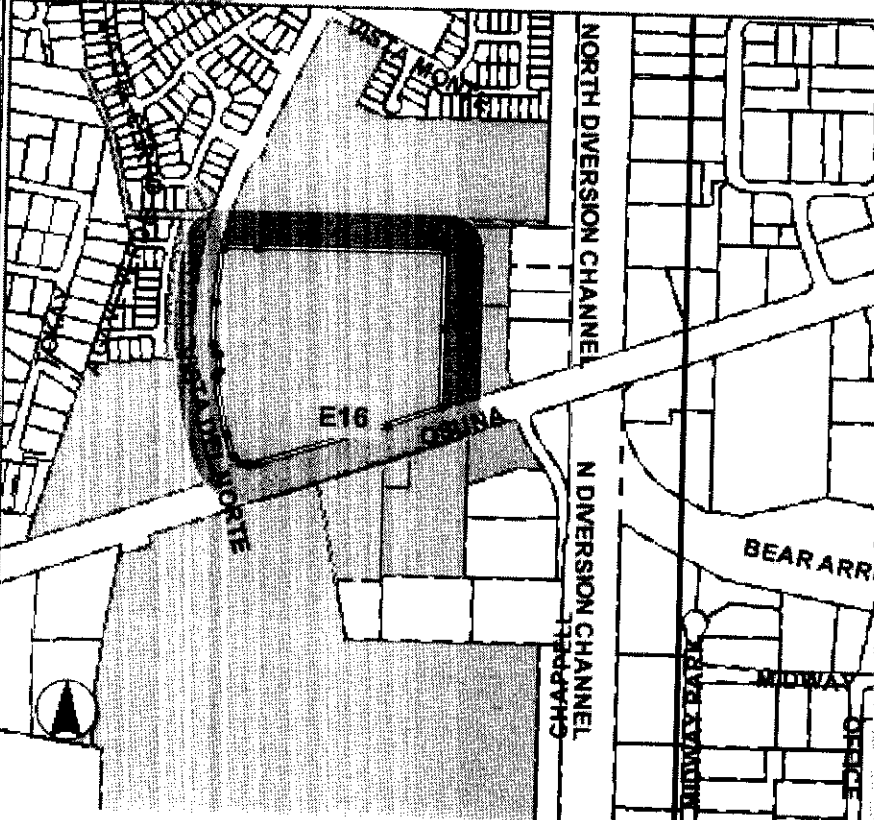
JN: 25053
RRB/kdk



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- MUNICIPAL LIMITS
- ZONE GRID
- NEIGHBORHOODS
- METRO DEV AREA
- DASZ
- DESIGN OVERLAY
- POLICE BEATS
- COUNCIL
- PARKS
- PETROGLYPH MNT
- BOSQUE SECTORS
- OPENSOURCE
- COMP PLAN
- AREA PLANS
- SECTOR PLANS
- SENATE DISTRICT
- REP. DISTRICTS
- PLANNING AREAS
- HISTORIC ZONES
- CORRIDORS
- ZIPCODES
- POVERTY POCKET
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDR
26	101606232436911717	HOECH REAL ESTATE CORPORATION	8300 CARMEL AVE NE

Previous 25 Records

Pan

[SEARCH](#)
[CONTACT](#)

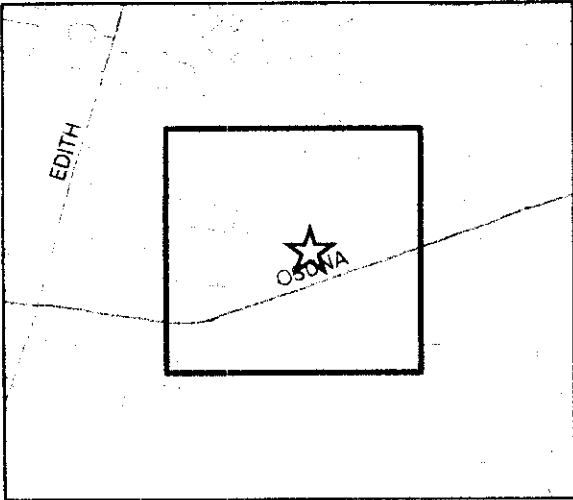
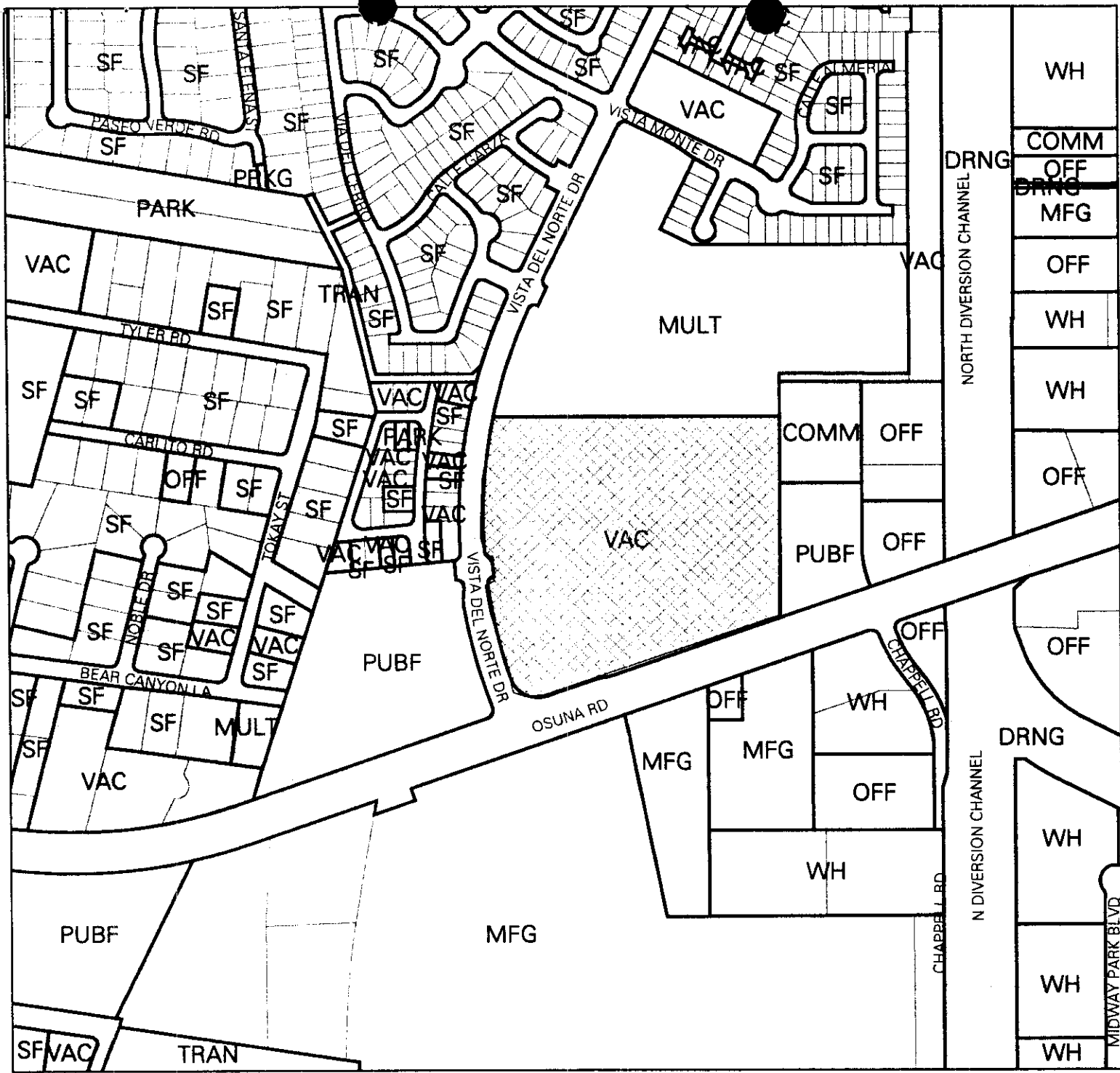
[REFRESH](#)

[HELP](#)

[INDEX PAGE](#)

Refresh Map

Auto Refresh



LAND USE MAP

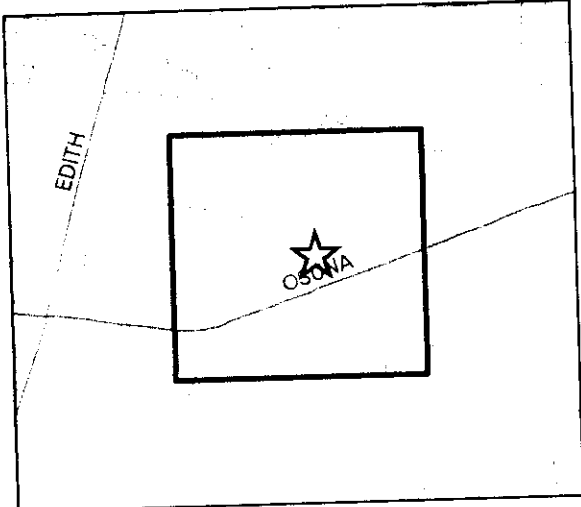
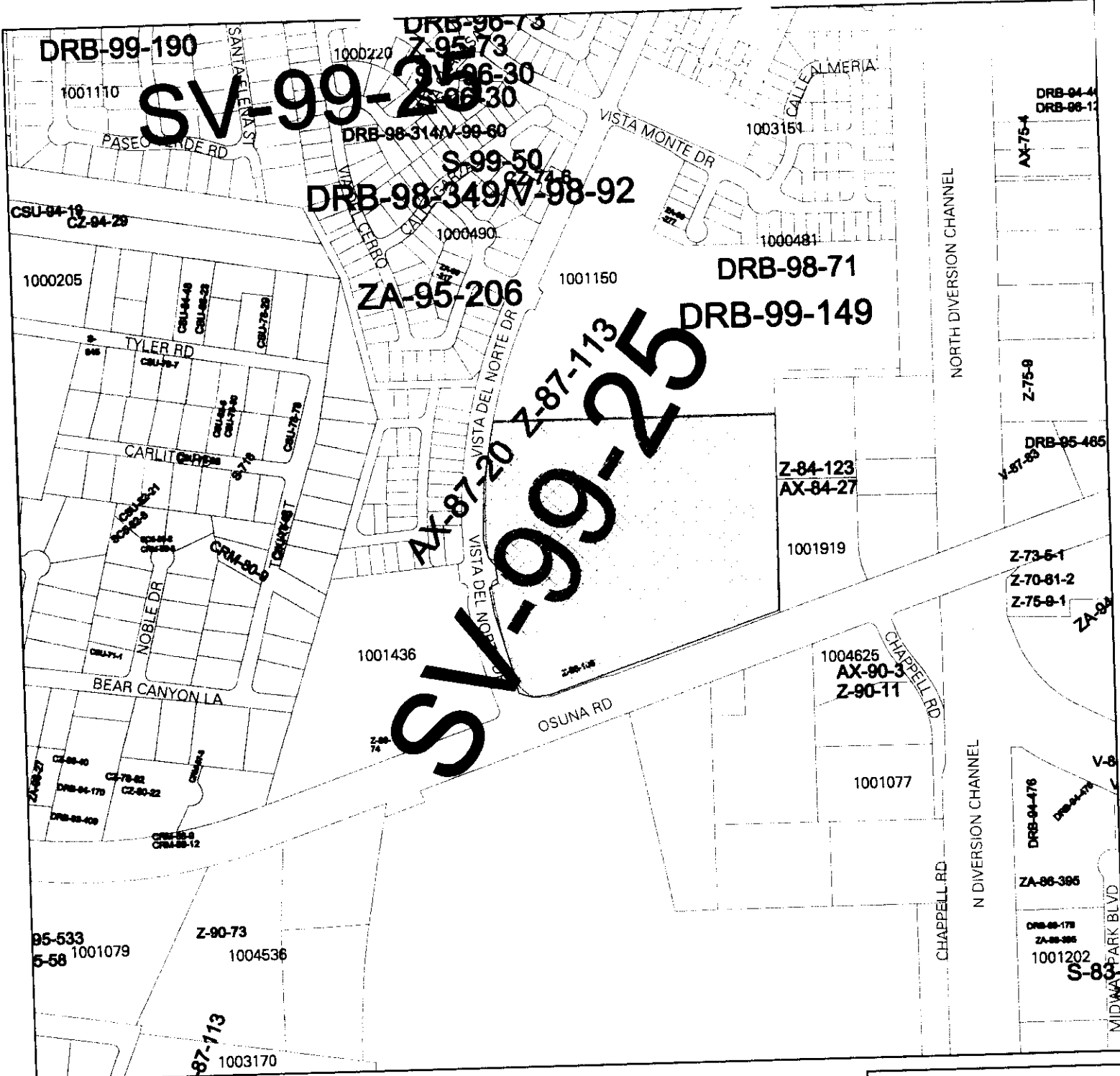
Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



1 inch equals 500 feet
Project Number:
 1001150
Hearing Date:
 6/15/06
Zone Map Page:
 D-16 E-16
Additional Case Numbers:
 06EPC-00615



HISTORY MAP

Note: Grey shading indicates County.



1 inch equals 500 feet

Project Number:

1001150

Hearing Date:

6/15/06

Zone Map Page:

D-16 E-16

Additional Case Numbers:

06EPC-00615

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to defer Project 1004928/ 06EPC-00767 EPC Sector Development Plan to the Environmental Planning Commission Public Hearing on August 9, 2007.

MOVED BY COMMISSIONER MOYE
SECONDED BY COMMISSIONER KLEBESADEL

MOTION PASSED
UNANIMOUSLY

3. Project # 1001150
06EPC-00624 EPC Site
Development Plan- Building
Permit
06EPC-00625 EPC Site
Development Plan-Subdivision

TIERRA WEST LLC agent for VISTA DEL NORTE DEVELOPMENT LLC requests the above actions for all or a portion of Lot M-1, **Vista del Norte Subdivision**, zoned SU-1 for C-2 Uses Except Alcoholic Drink Sales for Off -Premise Consumption within 600' of Residentially Zoned Property, Drive-Up or Drive-Thru Liquor Sales are Not Permitted, located on OSUNA RD NE, between the NORTH DIVERSION CHANNEL and VISTA DEL NORTE NE, containing approximately 22 acres. (E-16) Stephanie Shumsky, Staff Planner (**DEFERRED FROM MAY 17, 2007**)

STAFF PRESENT:

Stephanie Shumsky, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Ron Bohannon,
David Campbell, 6100 Uptown NE
Terry Brown
Delia Garcia, 8513 N. 13th, Phoenix, AZ
Monica Trujillo, 9600 Central SW
Nancy Lo Wright, 4521 Samora Rd. NW
Eldon Nieto, 2701 Carlisle NE

PERSONS PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

Herbert Plum, 7715 Chris Armania Ne
Christine Frank, 1408 Villa Los Ranchos
Blair Kaufman, 715 Amherst SE

Rod Crawley, 7331 Sidewinder
Richard Hix, 905 Bosque Rd. NE
Laurie Ebel, 6901 Calle Almeria NE
Steve Wentworth, 8919 Boe Ln. NE
Victor Raigoza, 911 Copperhead Ct. NE
Sue Schmuck, 213 Las Colinas NE
Fred Harsany, 1119 Casa Tomas
Chris Weller,
John Ryan, 1020 Salamanca NW
Bill Chappell, 6001 Indian School Rd. NE
Jose Martinez, 7515 Via Desierto NE
Keiko Lambert, 7736 Armania
Polly Schmidt, 7636 Calle Comodo NE
Ray O'Coonor, 7600 Callo Comodo NE
Daniel Goodman, 809 Tyler NW
Bruce Fenske, 7204 Villa Clavel NE
Christina Garcia, 6800 Vista Del Norte, #2723
Mike Voorhees, 1217 Pinnacle View Dr.
Caren Cocchiola, 7212 Sidewinder DR
Gary Bennett, 8601 Washington St. NW
Erin Foxx Chavez, 1604 Vista Monte Dr. NE
Scott Appelman, 5601 Eagle Rock NE
Darleen Gray, 7416 Sidewinder Dr.
Barbara Fricke, 1209 Florida St. NE
Bill Nordin, 12217 Morocco
Ann Kroeter, 6800 Vista del Norte #2515
Trish Shea, 1608 Vista Monte NE
Carol Stuart, 909 Bosque Rd. NE
Carolyn Winton, 6800 Vista del Norte Ne, #914
Debbie Sanderson, 4509 Via Desert NE
Norene Gurule, 6800 Vista del Norte, #2811
Tom Levine, 2821 Madeira Dr. NE
Karen Williams, 1028 Diamondback Dr. NE
Jane Keports, 943 Calle Fuerte NE
Tracee Nicholson, 7527 Via Desierto NE
Mike Chiapo, 1639 Tierra del Rio NW
Pamela Zunno, 3908 Wellesley NE
Karl Home, 330 Tijeras NW
Leona Gutierrez, 7609 Edith NE

MS. SHUMSKY: Reiterated comments made in the staff report in which denial was recommended for the site plan for subdivision and site plan for building permit with findings.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to deny Project 1001150/ 06EPC-00625, a request for approval of a site development plan for subdivision, for Lot M-1 Vista Del Norte Subdivision, zoned SU-1 for C-2 Uses Except that Alcoholic Drink Sales for Off -Premise Consumption within 500' of a Residentially Zoned Property shall be permissive, based on the following Findings:

FINDINGS:

1. This request is for a site development plan for subdivision to subdivide the approximately 22-acre Lot M-1 into three new Lots (M-1, M-1A, and M-1B). The subject site is located on Osuna Road between the North Diversion Channel and Vista del Norte Drive.
2. As per the Certificate of Zoning dated March 5, 1998, the subject site is zoned: SU-1 for C-2 Permissive Uses as regulated in the C-2 zone, except that alcoholic drink sales for consumption off-premise within 500 feet of a residential zoned property shall be permissive with the following exception: No drive up liquor sales shall be allowed.
3. This request is accompanied by a site development plan for building permit to allow for the construction of an 156,600 square foot building for a large retail facility on the newly created 13.32-acre, Lot M-1 (06EPC-00624). Future retail uses are proposed for Lots M-1A and M-1B (34,180 sf each).
4. A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and includes site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for subdivision does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers.

- f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light.
 - g. No generic franchise architecture shall be permitted.
 - h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.
 - i. No black or dark color asphalt shingles shall be permitted.
 - j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.
 - k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.
 - l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential.
 - m. All loading docks shall be covered and screened with an architecturally integrated roof and wall.
 - n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade.
 - o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.
 - p. Auto dominated uses shall be secondary to pedestrian ways.
 - q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.
 - r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street.
 - s. Commercial buildings should typically be linked with plazas and pedestrian ways.
5. A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system.
6. The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance."
7. The Comprehensive Plan's Established Urban Area goal and policies d, e, i, j, k, l, and m are not furthered by the request because:
- a. The proposed development is not innovative and does not contribute to a pleasing built environment.

- b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines.
- c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision.
- d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development.
- e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development.
- f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods.
- g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values.

- h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment.
 - i. The proposed development is an area-wide shopping use, but is not located at the intersection of two arterial streets.
8. The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
 - a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center.
 - b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center.
 - c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site.
9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:
 - a. The proposed development will generate noise, which will have an adverse effect on the adjacent residential area.
 - b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area.
 - c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.
10. The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:
 - a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area.
 - b. The Landscaping Plan is deficient and will not be effective in creating a visually pleasing environment.
11. The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:
 - a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley.
 - b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley.

12. The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed.
13. The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient.
14. The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
 - a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day.
15. The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because:
 - a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City.
 - b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement.
 - c. The majority of products sold at the proposed large retail facility are manufactured outside of the community.
16. The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut-through) traffic from businesses through neighborhoods.
17. The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is

franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood.

18. The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan.
19. The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north.
20. The North Valley Area Plan's Community Design and Development policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and the requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered.
21. The request is not in compliance with Zoning Code Section 14-16-3-11, Site development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies.
22. The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meetings over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites.

MOVED BY COMMISSIONER KLEBESADEL
SECONDED BY COMMISSIONER GROUT

MOTION PASSED UNANIMOUSLY

Original Application
5/4/06

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

- | | | |
|--------------------------|--------------------------|---|
| S | Z | ZONING & PLANNING |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | <input type="checkbox"/> | County Submittal |
| V | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| P | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| L | A | APPEAL / PROTEST of... |
| D | <input type="checkbox"/> | Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Vista Del Norte Development LLC PHONE: 505-883-1674
 ADDRESS: 3804 Carlisle NE FAX: 505-883-0746
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____
 Proprietary interest in site: Owner/Developer List all owners: Same
 AGENT (if any): Tierra West LLC PHONE: 505-858-3100
 ADDRESS: 8509 Jefferson St. NE FAX: 505-858-1118
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____

DESCRIPTION OF REQUEST: Site Plan for Subdivision, Site Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lot M-1 Block: _____ Unit: _____
 Subdiv. / Addn. Vista Del Norte
 Current Zoning: SU-1 for C-2 Uses Proposed zoning: Same
 Zone Atlas page(s): E-16 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 21.2159 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 101606238532010104 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Osuna Road NE
 Between: Vista del Norte Drive NE and Chappell Road NE

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): Prior DRB # 1001150

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: _____

SIGNATURE [Signature] DATE 5/3/06
 (Print) Ronald R. Bohannon, PE Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>06 EPC - 00624</u>	<u>SPBP</u>		\$ <u>355</u>
<input type="checkbox"/> All fees have been collected	<u>06 EPC - 00625</u>	<u>SPS</u>		\$ <u>385</u>
<input type="checkbox"/> All case #s are assigned				\$ _____
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed		<u>Adv. fee</u>		\$ <u>75</u>
<input type="checkbox"/> Site is within 1000ft of a landfill		<u>Conf. fee</u>		\$ <u>50</u>
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date <u>June 15, 2006</u>			Total \$ <u>895</u>

[Signature] 5-4-06 Project # 1001150

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION

IP MASTER DEVELOPMENT PLAN

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30** copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30** copies for EPC public hearings
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Ronald R. Bohannon, PE
Applicant name (print)
5/3/06
Applicant signature / date



Form revised October 2004

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
06 EPC - 00624
06 EPC - 00625

Paul Cordell 5-4-06
Planner signature / date
Project # 1001150

**SITE DEVELOPMENT PLAN
FOR SUBDIVISION CHECKLIST**

Revised 10/20/04

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT
PLANS FOR BUILDING PERMIT** (Optional, but STRONGLY
recommended)

- 1. Overall Design Theme and Land Use Concept
- 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- 3. Street Design
- 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.


Applicant or Agent Signature / Date

5/4/06

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures
- B. Square footage of each structure and building footprint (if different from total square footage)
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, including location.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 882 provided: 913
Handicapped spaces required: 20 provided: 30
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 46
provided: 50
 - N/A 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
- B. Identify Alternate transportation facilities within site or adjacent to site
 - N/A 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - N/A 3. Bus facilities, including routes, bays and shelters existing or required

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

4. Utilities

- 1. Property lines
- 2. Building Footprint
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Fire hydrant locations, existing and proposed.
- 5. Distribution lines
- 6. Existing and proposed water, sewer, storm drainage facilities (public and/or private).

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Method for meeting Water Conservation...Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 -PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location and detail of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations and/or contour lines (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and "common name" colors of all building elements and structures
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Tierra West LLC DATE OF REQUEST: 5/1/06 ZONE ATLAS PAGE(S): E-116

CURRENT:

ZONING SU-1 for C-2 Uses

PARCEL SIZE (AC/SQ. FT.) 21.21

LEGAL DESCRIPTION:

LOT OR ~~TRACT~~ # M-1 BLOCK # _____

SUBDIVISION NAME Vista Del Norte

REQUESTED CITY ACTION(S):

- | | | | |
|----------------|---------------------|-------------------------|---------------------|
| ANNEXATION [] | SECTOR PLAN [] | SITE DEVELOPMENT PLAN: | |
| COMP. PLAN [] | ZONE CHANGE [] | A) SUBDIVISION [X] | BUILDING PERMIT [X] |
| AMENDMENT [] | CONDITIONAL USE [] | B) BUILD'G PURPOSES [] | ACCESS PERMIT [] |
| | | C) AMENDMENT [] | OTHER [] |

PROPOSED DEVELOPMENT:

- NO CONSTRUCTION/DEVELOPMENT []
- NEW CONSTRUCTION [X]
- EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: 2
BUILDING SIZE: 184,212 + (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE [Signature] DATE 5-1-06
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [] BORDERLINE []

THRESHOLDS MET? YES [X] NO [] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes: TIS MUST BE SUBMITTED BY MAY 8 OR PROJECT IS SUBJECT TO REFERRAL.
If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature] DATE 5-2-06
TRAFFIC ENGINEER

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [X] NO []

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. **Any subsequent changes to the development proposal identified above may require an update or new AQIA.**

[Signature] DATE 5-1-06
APPLICANT

Required TIS and/or AQIA **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /



TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

February 1, 2007

Mr. Jeffrey Jesionowski
Chairman, Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

**RE: Request for Site Plan for Subdivision and
Site Plan for Building Permit
Tract M-1, Vista Del Norte
Zone Atlas Page E-16**

Dear Chairman Jesionowski:

Tierra West LLC, on behalf of Wal-Mart Stores East LP and Vista Del Norte Development LLC, requests approval of the Site Plan for Subdivision and Site Plan for Building Permit for a proposed Wal-Mart Supercenter and two retail out parcels. The property, currently vacant, is zoned SU-1 for C-2 Uses and we are not requesting any changes to the existing zoning. The entire site contains approximately 21.21 acres

Location

The site is located at the northeast corner of Osuna Road, NE and Vista Del Norte Drive, NE. and is currently vacant land. Located to the north of the subject site is residential, with a combination of single-family and multi-family housing. The property south of the site, zoned M-1, is occupied by Stephen Passey Auctions, J&H Supply and Lively Equipment Company. The property to the east of the site is also zoned M-1 and is the location of the Dispatch Office for the Cibola National Forest and the local office of the United States Fish and Wildlife Service. The property east of the site, zoned SU-1 for O-1 Uses, is the Desert Springs Church.

History

The site is at the southern end of the 395-acre mixed use master planned development of Vista del Norte and was originally part of a gravel pit. The subject parcel is part of a large redevelopment effort involving the gravel pit, and it is one of the last remaining vacant parcels in this redevelopment effort. The entire master planned development of Vista del Norte, which this site is part of, was filled with 35 to 40 feet of over-burden from the gravel pit. A zone map amendment for this site was approved in November of 1995, over ten years ago, and the site was given its current zoning designation of SU-1 for C2 Uses at that time. A Site Plan for Subdivision was also approved in March of 1998, a copy of which is included in the plan set.

Site Orientation and Circulation

The site will consist of a mid-size Wal-Mart Supercenter and two retail out-lots, comprising a minimum of 156,000.00 square feet, broken down as follows: Lot MI, the location for the Wal-Mart Supercenter, will contain 122,296 square feet of building space and Lot MI-B will contain approximately 34,180 square feet of building space. There has not been a user determined for Lot MI-A. As stated previously, this parcel may be offered for purchase to the neighborhood. The Wal-Mart Supercenter will be open 24-hours a day, 7-days a week. The proposed Supercenter will be oriented to face Osuna Road NE. There is one proposed access point on Vista del Norte Drive NE and two on Osuna Road NE. The proposed access point on Vista del Norte Drive NE is an existing full access entrance to include right-in, right-out, left-in, left-out capabilities. There are also two proposed full access points on Osuna Road NE, to assist in directing traffic away from the neighborhood. The nearest signalized intersection is located at Vista del Norte Drive NE and Osuna Road NE.

The parking field is designed to allow increased pedestrian accessibility with multiple walkways accessing the buildings. The new buildings will provide amenities such as bike racks, pedestrian features and landscaping to include trees. The landscaping requirements, per the DPM, require a minimum of 120,994 square feet. The landscaping plan provided for review includes 295,654 square feet, 174,660 square feet more than what is required. In addition to the landscape buffer along the north side of the site, an 8' high screen wall is proposed as well. This was done to decrease the visual impact of the Supercenter and provide more buffering for the residents in the multi-family dwellings to the north of the site.

Traffic Impact

Osuna Road NE borders the site on the south, Vista del Norte Drive NE on the west and developed property to the east and south. Osuna Road NE, currently a four lane paved road, is classified in the City Long Range Street Plan as a Principal Arterial roadway. Vista del Norte Drive NE is a four-lane, median divided road and has no classification on the Long Range Major Street Plan. Terry O. Brown, PE has prepared the Traffic Impact Study and has submitted it to Tony Loyd with the City of Albuquerque; John Taschek has prepared the Air Quality Impact Analysis Study and submitted that to the City as well.

Proposed Site Plan for Subdivision

Lot MI-B contains approximately 4.05 acres, with a proposed 34,180 square feet of retail space in three buildings. Users for the proposed retail have yet to be determined. The second proposed retail out lot, Lot MI-A, contains approximately 3.80 acres, with a proposed 34,180 square feet of retail space for future development. The remaining parcel, consisting of approximately 13.36 acres, will contain approximately 122,296 square feet for the proposed Wal-Mart Supercenter. We are requesting approval of the Site Plan for Building Permit for only the Wal-Mart Supercenter at this time. All future buildings will require re-submittal to the EPC.

Pedestrian Connections

The proposed site layout will provide for increased pedestrian functionality of the site. The main parking field includes 2 east/west pedestrian walkways, one from the Wal-Mart store connecting to the existing meandering 6' sidewalk on Vista del Norte Drive NE and one from the

proposed lot MI-B, through the main parking field of lot MI to the east side of the site. Four north/south pedestrian connections split the parking field as well, allowing for pedestrian accessibility to all areas of the parking field, and they also access the existing 10' asphalt trail along Osuna Road NE. All walkways are a minimum of 6-feet wide and planned to be patterned concrete along the drive aisles and raised sidewalks and include shade trees in planters lining the paths. All pedestrian crossings in vehicle paths will be constructed of patterned concrete, slightly raised and 6-feet wide. A walkway is provided along the front of the store, in widths varying from 20 to 25 feet.

Elevations

The proposed elevations include the typical design elements required by the EPC and the Zoning Code, such as articulation of the building and screening of the docks and rooftop equipment. The elevations have been designed to complement the surrounding area and add an attractive retail area to an otherwise industrial part of Albuquerque along Osuna Road NE. Also included for your reference are 11"x17" color renderings of the building elevations.

North Valley Area Plan

The subject property lies within the boundaries of the North Valley Area Plan, which was adopted by the City of Albuquerque as a Rank Two Area Plan. Per plan policies, the site is designated as Developing Urban to Semi-Urban and is more specifically located in the North I-25 Sub-area of the North Valley Area Plan. This development proposes to provide landscape buffering to limit the potential impacts on neighboring residential areas and promote commercial development on existing commercially zoned property, as noted in the Zoning and Land Use Plan Policies. Air Quality and Traffic Impact Studies were prepared to determine what mitigation measures, if any, need to be taken. There is no housing involved with this development. Although this project is not located in a designated Village Center, it does follow the principles outlined in the North Valley Area Plan. This site provides for a mixed use development with attractive pedestrian accesses. The scale and character of the project is in line with the surrounding area and serves as a buffer between the residential and industrial uses around the property. The parking areas are broken up by landscaped pedestrian walkways and the building mass is broken up by various methods of articulation. The goals for this sub-area "encourage quality commercial development in established commercial areas, specifically naming the North I-25 area as appropriate for such development".

Albuquerque/Bernalillo County Comprehensive Plan

The subject site is identified as Developing Urban to Established Urban in the Albuquerque/Bernalillo County Comprehensive Plan. Under the policies for Developing and Established Urban Areas in the Comprehensive Plan, the following are furthered by this proposed development:

Policy a

The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses

The proposed development furthers this policy by providing a retail development in an area where access to retail facilities is limited. The proposed project is part of a previously approved Site Plan for Subdivision that included a variety of land uses -- from

single family residential to apartments to industrial uses at the north end of the Subdivision. The subject site (Tract M) was given the C-2 zoning designation to help achieve the goal of allowing a full range of urban uses as stated in both the previously approved Site Plan for Subdivision and the Comprehensive Plan

Policy d

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

The proposed development furthers this policy by providing a retail development that will aesthetically blend with the surrounding neighborhood. It will also provide more variety by allowing potential retail/restaurants/offices within walking distance from the adjacent neighborhood. The zoning of the subject site allows for the proposed uses, which would add a retail element as designated on the previously approved Site Plan for Subdivision.

Policy e

New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services.

This policy is furthered by the proposed development because the site is adjacent to Osuna Rd NE which is classified as a Principal Arterial. Any improvements suggested in the traffic study for this project will be incorporated into the plans. Also, most major infrastructure is already in place and the site is also on a future Public Transit route with no mass transit service currently available. The secondary access road is a four lane, median divided road currently not classified by the Long Range Major Street Plan.

Policy h

Higher density housing is most appropriate in the following situations:

- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas

While this policy is not furthered by the proposed development, it does support the proposed project. There are existing multi-family dwellings directly adjacent to the site on the north, acting as the above-stated "transition" between the single-family homes further north and the proposed development at the subject site. The previously approved Site Plan for Subdivision specifically located the multi-family dwellings as a "transition" in order to allow more intense commercial development on the subject, in accord with this policy.

Policy i

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

The proposed project furthers this policy by minimizing the effects of noise with the use of a landscape buffer and an 8' high screen wall along the north side of the site, directly adjacent to the multi-family development. All site lighting will be designed and

installed to meet Night Sky ordinance requirements and restrictions. The Traffic Impact Study has identified areas where mitigating efforts will be required to alleviate any potential traffic burdens.

Policy j

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

- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.

This policy is furthered as the proposed development will be located in an existing commercially zoned area. Osuna Road is classified as a Principal Arterial and per policy, commercial development should be allowed at the intersection. The Traffic Study prepared by Terry O. Brown, PE and submitted to the City of Albuquerque indicates that the intersection meets criteria for a Level of Service D, indicating the intersection will support the traffic generated by the proposed development.

Policy k

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

The proposed development furthers this policy by utilizing landscaping and the construction of an 8' high screen wall to minimize any harmful effects in the adjacent residential neighborhood. Two full access entrances are proposed off of Osuna Road NE to direct traffic away from the neighborhood.

Environmental Protection and Heritage Conservation

Policy 1.a

Air quality shall be improved through the enforcement of air quality standards to safeguard public health and welfare

An Air Quality Impact Analysis was prepared and submitted to the City of Albuquerque. Per the AQIA prepared by Taschek Environmental Consulting, the proposed development furthers this policy by not approaching or exceeding any city, state or national standards for carbon monoxide introduction.

Policy 1.b

Automobile travels' adverse effect on air quality shall be reduced through a balanced land/use transportation system that promotes the efficient placement of housing, employment and services.

As an infill development, the proposed project furthers this policy by locating retail services in an area, not only adjacent to a residential area where the services would be beneficial, but also adds more variety for employment options in an area that has predominantly commercial, office and industrial uses.

Transportation and Transit

Policy g

Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions

This policy is furthered by the proposed development because pedestrian improvements integrated into the site allow for a pedestrian-friendly travel experience, allowing residents from the adjacent residential area to travel, by foot or bicycle, to the proposed development.

Summary

We request approval of the Site Plan for Subdivision and the Site Plan for Building Permit to allow the development of a new Wal-Mart Supercenter and two retail out parcels. The proposed Site Plan provides pedestrian accessibility and amenities. The building height and building material, along with architectural features, are consistent with current EPC requirements. The subject property is zoned SU-1 for C-2 Uses. The existing zoning allows the proposed development of the site as a Wal-Mart Supercenter along with the 2 retail out parcels. No zoning changes to the subject properties are requested with this application. All guidelines set forth in the previously approved Site Plan for Subdivision have been followed with this submittal

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

cc: Thomas Byland
Michele Henrie
Ron Brown
Steve Wentworth, Alameda North Valley Assoc.
Leroy Gurule, Alameda North Valley Assoc.
Eddie Kurtz, Vista del Norte Alliance
Richard Hix, Vista del Norte Alliance

JN: 25053
RRB/kdk



TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

May 4, 2006

Mr. Jeffrey Jesionowski
Chairman, Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

**RE: Request for Site Plan for Subdivision and
Site Plan for Building Permit
Tract M-1, Vista Del Norte
Zone Atlas Page E-16**

Dear Chairman Jesionowski:

Tierra West LLC, on behalf of Wal-Mart Stores East LP and Vista Del Norte Development LLC, requests approval of the Site Plan for Subdivision and Site Plan for Building Permit for a proposed Wal-Mart Supercenter and one retail out parcel. The property, currently vacant, is zoned SU-1 for C-2 Uses and we are not requesting any changes to the existing zoning. The site contains approximately 21.22 acres

Location

The site is located at the northeast corner of Osuna Road, NE and Vista Del Norte Drive, NE. and is currently vacant land.

History

The site is at the southern end of the 395-acre master planned community of Vista del Norte and was originally part of the gravel pit. The subject parcel was part of a large re-development effort and is one of the last remaining vacant parcels. The entire master planned development of Vista del Norte, which this site is part of, was filled with 35 to 40 feet of overburden from the gravel pit. A zone map amendment for this site was approved in November of 1995 was given its current zoning designation of SU-1 for C2 Uses.

Site Orientation and Circulation

The site will consist of a mid-size Wal-Mart Supercenter and one retail outlot, comprising a minimum of 184,000.00 square feet. The Wal-Mart Supercenter will be open 24 hours a day. The proposed Supercenter will be oriented to face Vista del Norte Drive NE. There are three proposed access points on Vista del Norte Drive NE. The southernmost access point on Vista del Norte Drive NE is to access the retail out parcel; the proposed middle access point on Vista del Norte Drive NE is a full access entrance to include right-in, right-out, left-in, left-out capabilities. The proposed northernmost access point on Vista del Norte Drive NE is a right-in,

right-out access point. There is one proposed full access point on Osuna Road NE and includes a proposed 150' right turn lane. The nearest signalized intersection is located at Vista del Norte Drive NE and Osuna Road NE.

The parking field is designed to allow increased pedestrian accessibility with multiple walkways accessing the building. The new building will provide amenities such as bike racks, pedestrian features and landscaping to include trees. The landscaping requirements per the DPM require a minimum of 112,162 square feet. The landscaping plan provided for review includes 170,301 square feet, 58,139 square feet more than what is required. This was done to decrease the visual impact of the Supercenter and provide more buffering for the residents to the north of the site.

Traffic Impact

Osuna Road NE borders the site on the south, Vista del Norte Drive NE on the west, developed property to the east and south. Osuna Road NE, currently a four lane paved road, is classified in the City Long Range Street Plan as a Principal Arterial roadway. Under this plan Vista del Norte Drive NE has no classification. Terry O. Brown, PE is preparing the Traffic Impact Study and will submit it to Tony Loyd with the City of Albuquerque; John Taschek is preparing the Air Quality Impact Analysis Study for submission to the City as well.

Proposed Site Plan for Subdivision

The proposed retail out parcel contains 1.0139 acres and the occupant of the space has not yet been determined. Using a Floor Area Ratio of .25, the maximum size building for the out parcel would be 12,000 square feet. The remaining parcel will contain approximately 184,000 square feet for the proposed Wal-Mart Supercenter. As the user for the out parcel has not been determined, the minimum square footage of the proposed development is 196,000 square feet.

Pedestrian Connections

The proposed site layout will provide for increased pedestrian functionality of the site. The main parking field includes 3 east/west pedestrian walkways from the Wal-Mart store connecting to the existing meandering 6' sidewalk on Vista del Norte Drive NE, 2-north/south pedestrian connections split the parking field as well, allowing for pedestrian accessibility to all areas of the parking field, and one pedestrian walkway that accesses the existing 10' asphalt trail along Osuna Road NE. All walkways are a minimum of 4-feet wide and planned to be patterned concrete along drive aisles, raised sidewalks and include shade trees in planters lining the paths. All pedestrian crossings in vehicle paths will be constructed of colored concrete, slightly raised and 6-feet wide. A 12-foot wide walkway is provided along the front of the store.

Elevations

The proposed elevations include the typical design elements required by the EPC and the Zoning Code, such as articulation of the building and screening of the docks and rooftop equipment. Also included, for your reference are 11"x17" color renderings of the building elevations.

North Valley Area Plan

The subject property lies within the boundaries of the North Valley Area Plan, which was adopted by the City of Albuquerque as a Rank Two Area Plan. Per plan policies, the site is designated as Developing Urban to Semi-Urban and is more specifically located in the North I-25 Subarea of the North Valley Area Plan. This development proposes to provide landscape buffering to limit the potential impacts on neighboring residential areas and promote commercial development on existing commercially zoned property, as noted in the Zoning and Land Use Plan Policies. Air Quality and Traffic Impact Studies are being prepared to determine what mitigation measures, if any, need to be taken. There is no housing involved with this development and the site is not located in what the plan designates as a Village Center. The goals for this subarea "encourage quality commercial development in established commercial areas, specifically naming the North I-25 area as appropriate for such development".

Summary

We request approval of the Site Plan for Subdivision and the Site Plan for Building Permit to allow the development of a new Wal-Mart Supercenter and one retail out parcel. The proposed Site Plan provides pedestrian accessibility and amenities. The building height and building material, along with architectural features, are consistent with current EPC requirements. The subject property is zoned SU-1 for C-2 Uses. The existing zoning allows the proposed development of the site as a Wal-Mart Supercenter along with the retail out parcel. No zoning changes to the subject properties are requested with this application.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

cc: Dani Ziem
Ron Brown
Steve Wentworth, Alameda North Valley Assoc.
Leroy Gurule, Alameda North Valley Assoc.
Eddie Kurtz, Vista del Norte Alliance
Richard Hix, Vista del Norte Alliance

JN: 25053
RRB/kdk

May 3, 2006

Hand Delivered

City of Albuquerque
Planning Department
600 Second Street, NW
Suite 200
Albuquerque, New Mexico 87103

Re: Tract M-1, Vista del Norte Subdivision
±21.2 acres

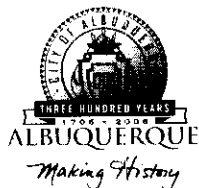
Ladies and Gentlemen:

The undersigned is the owner of the above referenced Property, the subject of a site plan for subdivision and building permit. Wal-Mart Stores East, Limited Partnership is the contract purchaser for the Property and is hereby authorized to retain Tierra West, LLC, as its agent in its application to the Environmental Planning Commission for a site plan for subdivision and building permit. Tierra West, LLC, is further authorized to remain as its agent through any appeals process, if any.

VISTA DEL NORTE DEVELOPMENT,
L.L.C., a New Mexico limited
liability company

By: _____

John A. Myers
Assistant Manager Pro Tem



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

May 2, 2006

Keli Krueger
Tierra West, LLC
8509 Jefferson NE/87113
Phone: 858-3100/Fax: 858-1118
Email: kkrueger@tierrawestllc.com

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Dear Keli:

Thank you for your inquiry of **May 2, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACT M-1, VISTA DEL NORTE LOCATED ON OSUNA ROAD NE BETWEEN VISTA DEL NORTE DRIVE NE AND CHAPPELL ROAD NE** zone map E-16.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

ALAMEDA NORTH VALLEY ASSN. (ANV) "R"

***Steve Wentworth**

8919 Boe Ln. NE/87113-2328 897-3052 (h)

Leroy Gurule

713 Alameda Blvd. NW, Alameda/87114 890-1845 (h)

VISTA DEL NORTE ALLIANCE (VDN) "R"

***Eddie Kurtz**

7101 Casa Elena Dr. NE/87113 292-9436 (h) 977-3916 (c)

Richard Hix

905 Bosque NE/87113 821-5086 (h) 250-1655 (c)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for OCNC use only)

Date of Inquiry: 05/02/06 Entered: 8:50 a.m. ONC Rep. Initials: SW

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

Phone: 505-858-3100
Fax: 505-858-1118

FACSIMILE TRANSMITTAL

To: OFFICE OF NEIGHBORHOOD COORDINATION FAX: 924-3913
TOTAL OF (2) PAGES

From: KELI KRUEGER (kkrueger@tierrawestllc.com)

Subject: HOMEOWNERS ASSOCIATION INFORMATION
JN: 25053

Date: April 29, 2006

**PLEASE FORWARD INFORMATION ON ALL RECOGNIZED AND UNRECOGNIZED
HOMEOWNER ASSOCIATIONS IN THE AREA OF THE PROPERTY DESCRIBED AS:
TRACT M-1, VISTA DEL NORTE**

LOCATED ON Osuna Road NE
LEGAL DESCRIPTION
STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN Vista Del Norte Dr. NE AND Chappell Rd. NE
STREET NAME OR OTHER IDENTIFYING LANDMARK STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS INDICATED ON THE FOLLOWING ZONE ATLAS SHEET: **E-16**
PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS TRANSMITTAL OR
ANY OTHER ITEMS PERTAINING TO THIS PROJECT, PLEASE DO NOT HESITATE
TO CONTACT OUR OFFICE.

IF YOU DO NOT RECEIVE ALL PAGES OF THIS TRANSMITTAL, OR IF MATERIAL IS NOT LEGIBLE,
PLEASE CONTACT OUR OFFICE FROM 8:00 AM TO 5:00 PM, MST, MONDAY THROUGH FRIDAY.
THANK YOU.

U.S. Postal Service
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Return Receipt Fee (Endorsement Required)	1.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 8.30

Postmark Here
 MAY - 4 2002
 ALBUQUERQUE NM 87109 ACADEMY STA

Sent To: Mr. Steve Wentworth
 Alameda North Valley Association
 8919 Boe Lane NE
 Albuquerque, NM 87143-2328
 25053 ERC

PS Form 3800, June 2002 See Reverse for Instructions

U.S. Postal Service
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 8.30

Postmark Here
 MAY - 4 2002
 ALBUQUERQUE NM 87109 ACADEMY STA

Sent To: Mr. Leroy Gurule
 Alameda North Valley Association
 713 Alameda Boulevard NE
 Albuquerque, NM 87114
 25053 ERC

PS Form 3800, June 2002 See Reverse for Instructions

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Sent To: Mr. Richard Hix
 Vista Del Norte Alliance
 905 Bosque NE
 Albuquerque, NM 87113
 25053 ERC

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 8.30

Postmark Here
 MAY - 4 2002
 ALBUQUERQUE NM 87109 ACADEMY STA

Sent To: Mr. Eddie Kurtz
 Vista Del Norte Alliance
 7101 Casa Elena Drive NE
 Albuquerque, NM 87113
 25053 ERC

PS Form 3800, June 2002 See Reverse for Instructions

Facilitated Meeting Held:

Thursday May 25, 2006, 6:30-8:00 pm, Desert Springs Church, 705 Osuna Rd NE 87113

[Held in anticipation of EPC hearing on June 15; the agent agreed to defer the hearing to September 21.]

Project Number: 1001150

Address/Property Description: North side of Osuna between Chappell Road and Vista del Norte NE

Between:

Agent Organization: Tierra West LLC (Ronald Bohannon)—Contact information at end of Report
AND

Neighborhood Assn/Interested Parties: Vista Del Norte Alliance, Vista Del Norte Homeowners Association, Northeast Valley Neighborhood Association, Alameda North Valley Association, North Valley Coalition—Contact information at end of Report

Background/Meeting Summary: This was the first general public meeting regarding this project, which is at the entrance to the development, which encompasses more than 1500 single-family and townhome residences.. It was well-attended. Advance discussion of this project occurred in local media, the Neighborhood Associations were notified and interest was high. The 600-seat Worship Center of the church was filled to overflowing. The meeting was generally orderly, with occasional applause or limited outburst when either neighbors or the presenter made especially popular or unpopular points. Some of the dissatisfactions expressed were related to the history of Vista Del Norte (hereinafter "VDN") and what some neighbors noted as broken or unfulfilled promises on the part of the original developer. Also, some of the comments referred to the characteristics and impacts of Wal-Mart in general, above and beyond this specific proposal.

Neighbors expressed strong feelings with regard to a number of major issues, summarized as follows:

Traffic—volume and speed of traffic and the impacts on access to, and quality of life within, VDN

Traffic study—concern that the results of the Traffic Impact Study (TIS) are reliable

Project size, scale and character—feeling that the size of the Supercenter is inappropriate for this area, that a supermarket and services are highly desirable, but not at this scale and hours of operation, and that a higher-quality development would be more appropriate

Environmental impacts—light from the parking lot, fumes from a Garden Center and Auto Center

Safety—safety of children from increased traffic and potential increase in crime (auto and residential burglary, especially)

Economic impacts—potential decrease in property values as well as impact on other area businesses

Planning process—the speed of the approval process for this project, as well as the role of the North Valley Area Plan

The agent presented the project, with site and elevation drawings, some site details such as landscaping, financial data, and description of the TIS. Some of the neighbors' concerns, especially regarding traffic, were anticipated in the presentation.

Outcome: Responding to requests from neighborhood associations, the agent agreed to defer the EPC hearing for 90 days, until the September 21st hearing date. In addition, the agent and association officers will be meeting to discuss the project, including a review of the Traffic Impact Study.

Facilitator contracted with Peace Builders

Areas of Agreement/Unresolved Issues, Interests, Concerns:

Because this was a first public meeting, with limited time for comments (and not everyone who wished to speak was able to do so), there were no general agreements between the agent and the neighbors; agreements may arise from subsequent meetings. The agent did express openness in engage with the neighbors in these future meetings to address the various concerns.

Meeting Specifics:**Agent presentation—**

The proposed Wal-Mart Supercenter will occupy approximately 188,000 sq.ft. on the east side of the 22 acre parcel, facing Vista del Norte, with a one-acre site at the corner of Osuna and Vista del Norte for a separate retail facility. This will be a 24-hour, seven-day operation. The Garden Center will be to the south side of the property, away from residences. Truck traffic will enter and exit via Osuna only and the docks will be at the rear of the buildings. Primary access for all vehicles will be via Osuna, with some traffic via VDN. A landscape buffer is proposed along the north and west sides of the property, shielding the parking lot; more landscaping will be provided than is required. In addition, the north side will have an eight-foot screen wall and a noise-canceling wall. There will be pedestrian connections from VDN and Osuna. The building will step down from VDN, because the land slopes down to the east. The facade of the building will be CMU block with stucco accents, in a plane broken as per City design code. There will be a monument sign at the Osuna entrance.

The Traffic Impact Study (TIS) was conducted for the Impact Area defined by the City, including intersection impacts at Osuna and Edith, Chappell, Vista del Norte, Jefferson and I-25 Frontage Road. The TIS compares "no build" and "build year" options for trip generation and distribution by the population of the Impact Area. The TIS compares trip generation for the proposed Supercenter with that for a conventional Shopping Center. Potential changes in traffic infrastructure may include additional turn lanes. Diagrams of proposed changes to roadways will be made available to neighbors.

Public discussion of issues (paraphrased, with neighbor concerns italicized)—**Traffic volume and speed:**

Given the large number of residences in VDN, ingress and egress are already quite difficult at peak traffic hours; this project would make this problem much worse. Already Osuna and VDN are "autobahns." We are also concerned because speeding problems on Montaño remain unaddressed. According to the TIS, which was conducted with recent data and looked at intersection capacities, the intersection impacts for VDN will be minimal. Traffic calming can address the "raceway" issue associated with increased traffic volume. Wal-Mart works with authorities to address problems in surrounding areas.

How much traffic will be generated? The impact will be astronomical.

Approximately 11,000 vehicles per day are anticipated, compared with 18-20,000 for a shopping center.

Who pays for roadways and changes? When must changes be completed?

Wal-Mart must mitigate traffic impacts; money is posted for the improvements. All improvements must be completed prior to opening.

This site has an artery on one side only; other Wal-Mart's have arteries on three sides.

This facility is smaller than the others you have looked at.

Traffic study:

Who did the Traffic Study and when?

The TIS was conducted by the traffic engineer we hired, with recent data.

We want all North Valley neighborhood associations to review the TIS with City traffic engineers, looking at all intersections; we want the City and State to help with another review.

We recommend bringing together a core group to review all analyses. [This has been initiated.]

Project size, scale and character:

We are shocked that this is going into an upscale area—can't there be something better? We would prefer an upscale shopping center with Starbucks, Wild Oats, etc. At what point do we reach saturation of big boxes in the area? (There's a Sam's Club 2 ½ miles away—turn it into a Supercenter.) This is large scale, not neighborhood scale.

A Neighborhood Market is planned for the 2nd Street/4th Street area.

What do neighbors want? A grocery, specialty businesses, open space—as we have been promised by the developer of VDN. Smaller stores. Not 24-hour stores. [Question to audience] Who is in favor of Wal-Mart? [About nine hands go up in the audience.]

Economic impacts:

Are there tax incentives for this project? Does Wal-Mart pay full state taxes?

There are no tax incentives. WM pays a considerable amount of Gross Receipts Tax to City and State—\$3 million per store. No corporate taxes are paid in New Mexico by this Arkansas corporation. We paid \$5.7 million in State and local taxes in NM in 2005, plus real estate and payroll taxes. In 2004, WM paid \$121 million to local suppliers.

We have a concern about the negative impact on the Balloon Fiesta—71% of the balloons go over this area and use it as a major and emergency landing area. The Fiesta produced an estimated \$97 million in 10 days in 2003.

Who is concerned about the welfare of the community; property values will go down when Wal-Mart opens. Decreased property values result in decreased property tax revenues. Has there been an economic impact study done?

Property values are based on comparables, not on the presence of Wal-Mart. There has been no study of property value impacts.

Wal-Mart business practices do not support our state.

It attracts other commerce and keeps shopping local.

Environmental impacts:

This will be a 24/7 operation. We are concerned about lighting as well as security on the site.

Light standards will be 15 feet at the perimeter and 30 feet elsewhere in the parking lot. There will be security cameras and cameras in the light standards. The 24/7 operation accommodates non-9-to-5 workers and allows in-store work at night.

We are concerned about air quality effects of the Garden Center and Auto Center.

Air Quality Impact analysis indicated this project will be 2/3 below the required threshold; there will be no violation of air quality standards.

A store of this size will generate litter in the surroundings.

[Eubank store manager responds] We spend a lot of money keeping the area around the Eubank store clean.

We've lost trust in Sundt Corporation; we've been promised a park for over 10 years. This was a condition of approval from EPC in 1995.

We can put money toward landscaping and may contribute to parks and playgrounds in the neighborhood.

Safety:

We are concerned about the safety of children and pets and the quality of life in the neighborhood that will be threatened by the traffic generated by this project. [Applause from audience.]

With increased traffic comes auto and residential burglary and other security issues, due to undesirables coming into our neighborhood. Also, there is no safety plan—police and fire—as we were supposed to get in Vista del Norte.

Will there be alcohol sales? Firearm sales?

There will be alcohol sales, but no firearm sales.

Planning process:

Is this a done deal?

Nothing is a done deal, though the land is under contract. A considerable amount of money has already been spent. The area is zoned C-2 for Shopping Center (Retail Services), so no zone change is required. In addition, the EPC looks only at the user, not the uses.

This parcel is zoned C-2, but the North Valley Area Plan limits large-scale uses. This parcel is not designated for this use under the Plan. Consider a smaller alternative.

What are the points in the approval process where we can intervene if we don't want this? Land-use planning has been what developers—not neighbors—want.

Currently the EPC hearing is June 15. After that, the Appeal process includes the Land Use Hearing Officer, then City Council, then district Court.

How long from final approval to opening? When will we know about the groundbreaking?

Opening will be between 4 or 5 months and a year from approval. This is a big project; you will see the heavy equipment working.

The VDN Alliance was only notified after May 10th; when did this project start? Why weren't we notified earlier?

The project started 3 months ago. Notification takes place after the soil, traffic analyses. If they showed the project not to be economically viable, then it would not go ahead and no one would know.

You say, "Wal-Mart wants to work with residents." This is only the first meeting, with comments coming for the first time. We request a 90 day deferral of the EPC hearing, for thorough consideration of this project. [Audience applauds] The Alliance will conduct additional meetings on this project.

We will come up with a deferral date before the end of this meeting.

Facilitated Meeting Report

Date: 30 May 2006

Facilitators: Philip Crump, Kathleen Anthony, Elizabeth Neustadter

[At the end of the meeting]

We agree to 90-day deferral (3rd Thursday in September = 21st), will meet with NA and Coalition representatives during this time to discuss the project.

Action Plan: During the period prior to the deferred EPC hearing date, the Agent will meet with representatives of the Neighborhood Associations to discuss the project, including the Traffic Impact Study. It is anticipated that there will be more public meetings.

Application Hearing Details:

- 1) Hearing scheduled for Thursday, September 21, 2006. [rescheduled from June 15]
- 2) Hearing Time:
 - i) The Commission will begin Hearing applications at 8:30 AM.
 - ii) The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
- 3) Hearing Process:
 - i) Comments from facilitated meeting will go into a report which goes to City Planner.
 - ii) City Planner includes facilitator report in his recommendations.
 - iii) The Commission will make a decision and parties have 15 days to appeal the decision.
- 4) Resident Participation at Hearing:
 - i) Written comments must be received by 5PM Monday, September 18, 2006 and may be sent to:

xStephanie Shumsky, Staff Planner
sshumsky@cabq.gov
600 2nd Street, Third Floor
Albuquerque NM 87102

or Jeffrey Jesionowski, EPC Chair
c/o Planning Department
600 2nd Street, Third Floor
Albuquerque, NM 87102

Names and Addresses of Attendees:

Due to the large number of attendees, the sign-in sheets are with City Alternative Dispute Resolution Coordinator Shannon Watson 768-4500 (Legal Department).

This report will be available to all interested parties— posted on the City website and available in hardcopy at the Planning Department.

Address comments (including corrections or additions to this Report) to planner Stephanie Shumsky.

Contact information for Principals:

Tierra West LLC (Ronald Bohannon, 858-3100)

Vista Del Norte Alliance (Rod Crawley, Acting Pres, amerrod@yahoo.com;

Richard Hix, VP, vistadelnortealliance@yahoo.com)

Vista Del Norte Homeowners Association

Northeast Valley Neighborhood Association (Virginia Huettig, VP, huettig@earthlink.net)

Alameda North Valley Association (Steve Wentworth, anvanews@aol.com)

North Valley Coalition (Claude Morelli, Pres, claude.morelli@transnuevo.com)

Copies to:

Shannon Watson, ADR Coordinator

Stephani Winklepleck, Neighborhood Program Coord

Debbie Miera, PeaceBuilders

swatson@cabq.gov

swinklepleck@cabq.gov

bkmiera@aol.com

Facilitated Meeting Report

Date: 29 March 2007

Facilitators: Philip Crump, Angelica Chacon, Marsha Kellogg, Molly McIntosh, Laura Bassem, Tonya Covington

Facilitated Meeting Held:

Tuesday March 27, 2007, 6:30-8:00 pm, Desert Springs Church, 705 Osuna Rd NE 87113

[Held in anticipation of EPC hearing on May 17, 2007, deferred from April 19.]

Project Number: 1001150

Address/Property Description: North side of Osuna between Chappell Road and Vista del Norte NE

Between:

Agent Organization: Tierra West LLC (Ronald Bohannon)—Contact information at end of Report
AND

Neighborhood Assn/Interested Parties: Vista Del Norte Alliance, Vista Del Norte Homeowners Association, Northeast Valley Neighborhood Association, Alameda North Valley Association, North Valley Coalition — *Contact information at end of Report*

Attachments: 1. **Handouts distributed at meeting**, by Wal-Mart and by VDN Alliance (Included),
2. **Attachment "A"** - WAL-MART MEETING ATTENDEES LIST
3. **Attachment "B"** - WRITTEN COMMENTS From Facilitated Meeting

Background/Meeting Summary: This was the second general public meeting regarding this project; the first was held in May 2006. The site is at the entrance to the Vista del Norte development, which encompasses more than 1500 single-family and town home residences. Advance discussion of this project had occurred in local media, the Neighborhood Association members had been notified and interest was high. An estimated 500 people attended. The meeting was generally orderly, with occasional applause or limited outburst when either neighbors or the agent made especially popular or unpopular points. This event was structured in such a way that there was no dialogue; it consisted of a series of presentations, and comments from neighbors. There was question and answer period as such; a few written questions were answered by the Wal-Mart representative.

The agent introduced the project, noting some changes made since the first meeting. (Refer to Wal-Mart Comments, attached.) Some of these changes include:

- The size of the store building has been reduced by 75,000 square feet
- The main store entrance has been changed from West-facing to South-facing (toward Osuna)
- A 3.8-acre parcel has been set aside for community purchase as a park (within 3 years)
- An additional 4-acre parcel is designated for future commercial development
- Loading docks have been moved away from residences, with additional sound barrier walls
- There will be no tire or drive-up services, nor firearm sales at this location
- The building architecture will be more in keeping with local style
- Many of the traffic concerns have been addressed

Next, several Neighborhood Association representatives spoke, indicating a range of concerns, some of which had been expressed in the May 2006 meeting. Some of the major concerns included:

- The size of the building is still too large for the site
- The size of the proposed project is much larger than the promised neighborhood center
- Even with a smaller Wal-Mart, the future potential commercial space is larger than the previous
- Neighbors would prefer either neighborhood grocery or open/recreation space at this site
- Increased traffic (including cut-through) will interfere with access/egress to the neighborhood
- There are potential environmental impacts, including noise, light, chemicals and trash

Facilitators: Philip Crump, Angelea Chacon, Marsha Kellogg, Molly McIntosh, Laura Bassem, Tonya Covington

Two speakers addressed Balloon Fiesta concerns, noting that with growth and development, this site has become one of the last major open spaces south of the Fiesta Park. It provides a safe landing area for balloons; without adequate safe landing areas, the Fiesta might be reduced in size. Without this area, they said, the Fiesta could suffer; the Fiesta has a significant positive economic impact on the city. A number of neighbors also spoke, relaying their various concerns about the potential negative impacts of the proposed development on Vista Del Norte residents, balloonists and others in the area.

Outcome: There were no decisions made at this meeting. Those in attendance were given contact information for forwarding comments to the designated planner or to Wal-Mart.

Areas of Agreement/Unresolved Issues, Interests, Concerns: Although the site plan and some design elements were changed in the current proposal, there was no indication that the changes would adequately address the neighborhood concerns. *Please refer to the attached Handouts for summaries of the Wal-Mart proposal and Neighborhood Association concerns.*

Meeting Specifics:

Agent presentation—

The agent opened the presentation (including a concurrent slide show) by noting that the size of the proposed Wal-Mart has been reduced from 186,000 to 126,000 square feet. The store has been reoriented to face Osuna instead of Vista Del Norte, the drive-up pharmacy and tire/lube express have been eliminated. The whole parcel has been divided into three parts. Of the other two, a 3.8 acre parcel has been designated for potential community purchase as a park or open space. If this option were not exercised within three years, it would be developed for commercial uses. In response to the first facilitated meeting, a 4.1 acre parcel will be dedicated to commercial space facing the center of the site, with a variety of stores and uses. They have looked at existing pedestrian and bike trails and access points and plan to preserve and enhance them.

Photos of a Wal-Mart in Gilbert, Arizona were shown, as an example of how the architecture will be more in keeping with local style [including such elements as earth tone stucco and tile roofs]. In response to environmental concerns, the loading docks have been oriented away from the residences adjacent to the site, with an increased buffer zone and 8 foot high sound barrier walls to meet City noise standards. The property will be fenced on the north and east sides. Landscaping and trees have been increased. Lighting is designed to shield the neighbors; light standards within 100 feet of residences will be 16 feet high and elsewhere 25 feet, to comply with the Night Sky ordinance. The trash area is fully enclosed and accessed through the building, to prevent trash from blowing around the site. A pre-existing drainage problem (water that should be retained on-site is flowing on to Vista Del Norte) has been identified and will be corrected.

Noting that traffic has been a concern, the agent said that an additional traffic study has taken place since the 2006 meeting. He said the traffic study would be available in the City of Albuquerque Traffic Division as of Wednesday March 28. The study indicates that the anticipated increase in traffic will not impede the functioning of Vista Del Norte or Osuna. Turn lanes will be installed and other traffic mitigation will be considered and provided as needed. Although they do not anticipate a problem with cut-through traffic, they can install traffic calming devices if needed. Both the main entrance and the truck entrance and exit will be on Osuna, with an additional entry from Vista Del Norte. Trailers will not be left onsite, as Wal-Mart has its own distribution center and trucking fleet. They believe on-site RV parking will not be a problem, because of the distance from the Interstate.

Facilitators: Philip Crump, Angelica Chacon, Marsha Kellogg, Molly McIntosh, Laura Bassein, Tonya Covington

There will be 300-400 jobs at the proposed Wal-Mart. Most of these will be full-time employment, with associated benefits. At the end of the meeting, in response to a written question, the Wal-Mart representative stated that liquor sales might be part of their grocery department, but that there is a separate process for addressing that issue. In response to another question, she indicated that local vendors have available a store delivery entrance near the loading dock. Wal-Mart is willing to talk about the hours of delivery.

Neighborhood Association, neighbor and other comments—

North Valley Coalition: North Valley neighborhoods are concerned about the impact of a Wal-Mart on local stores. Neighbors have asked for a grocery store and a walkable neighborhood and question the need for a big-box store. Additionally, they are concerned about traffic impacts.

Alameda North Valley Association: The Association is 100% opposed to what is now seen as a potential 200,000 square foot buildout, if the 3.8 acres is not used as a park. They believe the plan does not conform to the North Valley Area Plan and would prefer recreational uses at this site as well as? keeping the Balloon Fiesta viable.

Vista Del Norte Homeowners Association: The Association has been meeting since May 2006 with Wal-Mart, trying to come up with a compromise plan; they have not succeeded. The proposed 3.8 acre park is expensive (\$2 million) and not large enough to accommodate balloon landings or recreation. Even though the site is divided into parcels, the volume of traffic would be 11-15,000 cars per day, many of which will come through Vista Del Norte. The neighbors do not want a Supercenter in their backyard. The proposal is for up to 16,000 square feet larger than the proposal in May 2006 and too large for the site. They want a neighborhood shopping center, not a regional one, a walkable area free of trash and excess traffic.

Balloons: Concern for maintaining this site as a safe landing location was addressed by several neighbors, the operator of a balloon ride company and the president of Balloon Fiesta. They said that this is one of the last large open sites where balloons coming south from the Fiesta Park can land with safety, not only during the Fiesta but also throughout the year. The Fiesta brings thousands of visitors and millions of dollars in receipts and taxes to the city. Growth of the city has consumed most of the open space. Loss of this area, it was asserted, could threaten the Fiesta. A committee formed by Mayor Chavez to address landing sites has identified this site as an important one. In addition, some speakers noted that the open space could be used for soccer fields or other recreational opportunities when not used for balloon landing.

Safety: A neighbor who is also a police officer said that the facility will be open 24 hours a day every day and he is concerned that crime increases at this type of facility. When this neighbor goes for a walk, there is already an "autobahn" on the streets in the neighborhood. The traffic will increase with Wal-Mart and with more traffic comes more crime. Liquor sales also breed crime and intoxication in the area. A speaker asked whether the store hours could be limited, to reduce the impact on the neighborhood. Another said that she was concerned about emergency medical access if there is traffic congestion.

Recreation: One neighbor said that this is an opportunity to expand parks. Soccer involves 17,000 participants, with many youth coming to town. We are running out of space for the increased need. The Balloon Fiesta grounds are being used for soccer. There are few tracts of land this size left. At the end

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of the meeting, the VDN Alliance President recognized everyone's hard work. He also received a large show of hands in support of the tract being used for open space.

Traffic volume and safety: One person encouraged the city to observe Calvary Church (and Desert Springs) exodus before deciding on the Wal-Mart situation. This person indicated that volunteer church members and 2 police officers are required to assist with the exodus from Calvary Church. Sandia Prep traffic was also noted; one speaker said that Sandia Prep traffic can slow the flow through the area as much as 20 minutes. The concerns include the volume of traffic on existing streets, potential traffic congestion at a Vista Del Norte entrance to the site and the flow of traffic in the general area.

Scale and character: Many speakers said they think the proposed size is too great for the neighborhood center that was promised by the Vista Del Norte developer. One neighbor purchased her condo based on it being a quiet neighborhood where she could feel safe. She is very upset due to issues of crime, trash and drop in property values. She is against any 24/7 establishment at this site. Her condo faces the site and the additional distance Wal-Mart proposes from the property boundaries does nothing to alleviate her concerns. Another neighbor bought a house in VDN area, based in part on a poster that promised nice streets, parks, trees, neighborhood stores like a small grocery, and a restaurant with outdoor seating. She said she is fighting for what she was promised.

General: One speaker noted the numbers of regional stores in the Albuquerque area -- Sears, Macy's, Dillard's, Montgomery Wards, with 2 or 3 each and 12 Wal-Marts -- asking how many Wal-Marts are enough. State Senator John Ryan said he had no problem with Wal-Mart, but if Wal-Mart plans to treat the community like this, he will shop elsewhere. He had hoped for a compromise. He recognizes Wal-Mart's good deeds, but that needs to be weighed against doing something the community is so much against.

Closing comments: The representative from Wal-Mart answered several questions (included above). The agent told the audience that they could send comments to him for forwarding or send comments directly to the Wal-Mart representative (contact information below). Association representatives urged neighbors to contact the mayor and councilors to express their concerns. The hard work of neighborhood volunteers was acknowledged. The planner told the attendees that they can send comments to her via email, or using the comment forms that had been distributed at the meeting.

Application Hearing Details:

1) Hearing scheduled for Thursday, May 17, 2007; location TBD

2) Hearing Time:

- i) The Commission will begin Hearing applications at 8:30 AM.
- ii) The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule

3) Hearing Process:

- i) Comments from facilitated meeting will go into a report which goes to City Planner.
- ii) **NOTE: Any comments submitted for the prior scheduled hearing in 2006 will be included in the presentation in May 2007**
- iii) City Planner includes facilitator report in recommendations.
- iv) The Commission will make a decision and parties have 15 days to appeal the decision.

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4) Resident Participation at Hearing:

Address comments (including corrections or additions to this Report) to planner Stephanie Shumsky.

1) Written comments must be received by 5PM Monday, May 14, 2007 and may be sent to:

Stephanie Shumsky, Staff Planner
sshumsky@cabq.gov (924-3933)
600 2nd Street, Third Floor
Albuquerque NM 87102

or Jeffrey Jesionowski, EPC Chair
c/o Planning Department
600 2nd Street, Third Floor
Albuquerque, NM 87102

Names and Addresses of Attendees:

Due to the large number of attendees, the sign-in sheets are with City Alternative Dispute Resolution Coordinator Shannon Watson 768-4500 (Legal Department).

This report will be available to all interested parties— posted on the City website and available in hardcopy at the Planning Department.

Contact information for Principals:

Tierra West LLC

Ronald Bohannon, rrb@tierrawestllc.com

Wal-Mart

Delia Garcia, delia.garcia@wal-mart.com

Vista Del Norte Alliance

Rod Crawley, Pres, amerrod@yahoo.com;

Richard Hix, VP, vistadelnortealliance@yahoo.com

Northeast Valley Neighborhood Association

Linda Trujillo, Pres, trujilloabqbc@worldnet.att.net

Virginia Huettig, VP, huettig@earthlink.net

Alameda North Valley Association

Steve Wentworth, Pres, anvanews@aol.com

North Valley Coalition

Claude Morelli, Pres, claude.morelli@transnuevo.com

Cris Weller, VP, dogsandhorses@bluebottle.com

Copies to:

Shannon Watson, ADR Coordinator

Stephani Winklepleck, Neighborhood Program Coord

Marsha Lichtenstein, *IMAGINE* Mediation

swatson@cabq.gov

swinklepleck@cabq.gov

Marsha@ImagineMediation.org

Report submitted by Philip Crump, Facilitator

HANDOUT 1: WAL-MART/TIERRA WEST COMMENTS AT FACILITATED MEETING

Scale & Character:

- Building size was reduced by nearly 75,000 square feet.
- The project is similar in size and character with surrounding facilities.
- Principles from North Valley Area Plan are incorporated into the site: such as providing mixed use and pedestrian friendly development, breaking up the parking area with landscaping and encouraging commercial development in already established commercial areas.

Traffic:

- City Traffic Operations has observed traffic in the area and did not notice any "gridlock."
- City Traffic Operations did notice that bicyclists crossing Osuna on the bicycle path did impede vehicular traffic.
- Bicyclist crossings can be addressed with a special crossing signal.
- This project will not cause the traffic signal at Vista Del Norte and Osuna Road to reach a Level of Service "F." (Traffic signal does not fail.)
- Turn lanes into the site will be added so as not to impede existing traffic on Osuna Road.
- Several intersections around the area will be improved to help address existing traffic deficiencies.
- Cut-through traffic can be studied, even though the Traffic Study does not identify there being a problem. 6.88% of the traffic is generated from the neighborhood. Of that 0.40% is considered cut-through traffic amounting to 43 trips per day.
- If the study identifies a significant cut-through problem traffic calming devices can be used as approved by the City Traffic Engineer.
- Truck docks are oriented away from the neighborhood.
- Truck deliveries are only from the eastern-most entrance on Osuna Road.
- Emergency vehicles have the same access as they do today. A third entrance into the subdivision from Edith Boulevard can be built to provide additional access as originally approved with the Vista Del Norte Subdivision.

Safety:

- Pedestrians - bicyclists will have many ways to access this site without any compromise to their safety.
- All entrances and pedestrian crossings are clearly marked with different paving materials, signage or both.
- The existing asphalt trail on the west and south property lines will remain in place.
- Pet safety shouldn't be a concern since they are required by law to be on a leash.
- The major entrance on Osuna Road was modeled for a gap analysis, which show vehicles can exit in a timely and safe manner.

Environmental Impacts:

- The site is fenced off on the north and east sides, thus helping contain any trash on-site.
- Managers have personnel pick up trash on a daily basis to keep the site clean.
- The trash compactor for the store is internal and will not be exposed to blowing trash.
- This site must comply with the City of Albuquerque Noise Ordinance 9-9-12(A).
- Truck docks are oriented away from the neighborhood to help block noise.
- The trash compactor and compressors are enclosed by a block wall to help reduce noise.
- An 8' tall sound wall will be built along the north property line.
- All lighting on-site must comply with City Ordinance and the New Mexico Night Sky Ordinance.
- Lights within 100 feet of a residence can only be 16 feet high.
- All other lighting will be 25 feet high.
- An Air Quality Impact Study shows this site will be well below the maximum requirements established by the EPA.
- This site must drain excess water as outlined in the approved Master Drainage Plan for the Vista Del Norte Subdivision.

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- All storm drainage will be routed to drop inlets and contained in a Storm Sewer System that connects to the existing ponds
- Electrical service will not be affected since Wal-Mart provides its own switchgear and primary meter.
- Existing water pressure will not be affected since this site is in a different water zone than the subdivision.

Miscellaneous Concerns:

- A 3.81 acre parcel of land was made available for purchase to the neighborhood for a park.
- Traffic from the church is being examined to identify any traffic deficiencies on Sundays.
- Wal-Mart provides cameras and loss prevention personnel on-site to deter crime in the area.
- There will be no drive-up services located at this store.
- There will be no firearm sales from this store.
- Several studies around the country have shown that there are no negative economical impacts on home values around a Wal-Mart store.
- Previous developer's broken promises need to be discussed between the neighborhood and the previous developer.
- No Recreational Vehicle parking will be allowed on site.

(NOTE: A REVISED Site Plan was included with the preceding text.)

HANDOUT 2: MESSAGE AND COMMENTS BY VDN ALLIANCE

Message to Vista Del Norte, Friends and Concerned Citizens

The Vista Del Norte Alliance Neighborhood Association would like to extend our appreciation to our many friends and allies. We have received literally thousands of e-mails over the past 10 months in support of our objective: *A Neighborhood Scale Grocery Store that maintains the quality and enjoyment of life for the North Valley Area.* We have maintained a professional objective position with Wal-Mart representatives during our numerous meetings.

Wal-Mart is stressing the importance of convenience and product selection for the reasoning behind the need for a Super Center at Vista del Norte and Osuna. They say a Neighborhood Market is not economically viable. We have asked on numerous occasions for their definition of "Economic Viability". No response. Our research indicates Wal-Mart is planning a Neighborhood Market for the 2nd and 4th Corridor along with the Supercenter here. This is in direct conflict with their economic viability statement. In reality, we believe Wal-Mart is indeed planning two stores for the area, they indicated a Neighborhood Market was planned during the first facilitated meeting on May 25th, 2006. It is part of the official record.

The following is a Vista Del Norte update on the proposed large scale development at the corner of Vista Del Norte Drive and Osuna Road consisting of approximately 22 acres.

Wal-Mart had originally proposed last May of 2006, a 184,000 S/F (square foot) Super Center, containing approximately 900 parking spaces PLUS an additional 4,000 S/F retail building on the very corner with additional parking and the primary access off of Vista Del Norte. Total Commercial Development from the first proposal was 188,000 square feet.

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Date: 29 March 2007

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The new proposed plan of February 2007, submitted by Wal-Mart to the EPC for approval of a 122,000 S/F Super Center with over 500 parking spaces **PLUS** an additional 34,800 S/F of proposed retail shops and 183 parking spaces **PLUS** an additional 3.8 acres and additional 183 parking spaces that could include multi-family housing, another large retail building or possibly something worse. Total Commercial Development this time is approximately 200,000 Square Feet.

They are reporting in the media that they have "downsized" the proposal from 184,000 to 122,000 square feet in response to our numerous concerns. In reality, the actual total commercial proposal has increased from 188,000 to near 200,000 square feet! What is wrong with this picture?

This proposed plan is not consistent with what the homeowners of the Vista Del Norte Development were promised, nor does it comply with the North Valley Area Plan or the Albuquerque Bernalillo County Comprehensive Plan. When the Vista Del Norte Subdivision was originally developed by the Sundt Corporation, Tucson, Arizona, the adjacent and surrounding neighborhood areas were told that the 22 acre site at the corner of Vista Del Norte Drive and Osuna Road would be developed as a Neighborhood Shopping Center. Retail buildings totaling over 200,000 S/F and 900 plus parking spaces **IS NOT A NEIGHBORHOOD SHOPPING CENTER.**

The major concerns of the homeowners of the Vista Del Norte Development and citizens of the North Valley are as follows:

1. **Primary access to the retail site is off of Vista Del Norte Drive;**
2. **The total improvements to the site increased to approximately 200,000 S/F;**
3. **Parking spaces for over 900 cars;**
4. **Future Liquor sales on the premises?;**
5. **Sale of pesticides and contaminants in the garden center;**
6. **The store will operate 24 HOURS/7DAYS a week;**
7. **Traffic cutting through the Vista Del Norte Development;**
8. **Semi truck traffic on Vista Del Norte at the light to access Osuna Road;**
9. **Big Box building will be in close proximity to the privately owned Condo's (residential) with a lack of proper buffering from the noise of the semi trucks unloading and Halogen commercial lighting on the entire site;**
10. **Possibility of multi-family buildings and/or another large scale commercial building on the remaining land available;**
11. **Traffic study indicates approximately 15,000 additional cars A DAY will severely impact the intersection of Vista Del Norte Drive and Osuna Road;**
12. **Loss of the Balloon Landing Area and the RESULTING NEGATIVE ECONOMIC IMPACT for the entire State of New Mexico and the City of Albuquerque!**
13. **Trash and Debris;**

Facilitated Meeting Rep

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14. **Wal-Mart's lack of Store Maintenance and Appearance;**
15. **Safety for our citizens and pedestrians**

There are other concerns of the residence of the Vista Del Norte Development that you may have but we had to focus on the most urgent issues that may be recognized by the City as valid concerns and so we urge **EVERYONE TO VOICE ANY ADDITIONAL CONCERNS YOU MAY HAVE.**

ADDENDUM "B" – WRITTEN COMMENTS FROM Tuesday, March 27, 2007 – Wal-Mart Facilitated Meeting

Jerry Szulinski - We purchased a home in Vista Del Norte based on it being a part of a community with certain attributes/values. These values were advertised in various brochures and documents used for marketing to sell homes. Now that the homes are all sold these values are inconvenient, but they MUST be honored. These values include a neighborhood store that promotes a local feel. Now somebody wants to renege on their promises simply b/c it makes more money for them. This is not a case of people moving in next to an airport, for example, and then complaining about the airport noise. It is about trying to make people live up to their agreements/promises. Thank you.

Nathan D. Bush - In or around the year 1999, I was involved with some negotiations and public comment regarding a 50-home private development located in and around the 1900 block of Indian School Rd. NW. I, along with my 5 other neighbors, own residences (both now and then) accessed by an MRGCD ditch road spur running south off of Indian School Rd. NW. Tierra West, LLC, was the agent acting on behalf of the developer for this project as well. I am interested in going on record to complain that, in the course of the above-referenced 50-home "Symphony" subdivision project several years ago, the only access (dirt road/ditch road access) to my residence and that of my neighbors was re-routed significantly and, more importantly, not constructed properly, causing us serious difficulty at times in accessing our homes and properties. As a result, the ditch road access to our homes has needed several thousand dollars' worth of bottom-up repair (paid out of our own pockets) in recent years because the new ditch road conceived and constructed by the Tierra West project was not leveled/graded/drained properly. Erosion and subsidence along the road (approximately 400 feet of ditch road) leading to our homes has deteriorated significantly from almost the day that its construction was completed. Furthermore, the re-routed elevated ditch (and our ditch road alongside) paralleling Indian School Rd. for several hundred feet is an eyesore and has not been landscaped properly, which has led to further erosion problems whereby the dirt from the ditch bank is spilling unimpeded out onto sidewalk - and subsequently, the paved portion of Indian School Rd. - each time it rains. I have retained correspondence in my files that I sent to Tierra West during the construction of the new ditch road that called their attention to visible low spots and poor drainage areas that were apparent to me after the road re-construction had been "completed" (by whose standards I'm still not sure). My complaints at that time were ignored. I want to share these historical problems with this other Tierra West development in the North Valley in hopes that it prevents another set of homeowners from being harmed by improperly managed and executed development in our area. Thank you for your consideration in this matter.

Patrice Kelly - With the new amendments/concession for Wal-Mart have made on this issue, how will you be held responsible for these changes once they have their approval? Won't they do "as they please" as in the past. Can they be faced to sign a legal document that these changes would have to stay?

The "Watson Family" - I am currently a resident of the Vista Del Norte Subdivision. I am dismayed at the possibility of a Wal-Mart Super Center being built at the corner of Osuna and Vista Del Norte. My Family has lived in this subdivision for almost five years, and during that time we were promised that a "neighborhood" store would be built. Nothing like the behemoth being proposed was ever discussed. I believe that your focus is on building and ensuring that strong community based neighborhoods is developed throughout Albuquerque. The Wal-Mart Super Center will not allow this happen, for several reasons. 1. Wal-Mart, regardless of where it is built, brings a criminal element with it. 2. Wal-Mart drives property values down. 3. Wal-Mart will cause gridlock and an enormous surge in traffic flow through a once quiet neighborhood. 4. Wal-Mart continues to force their way into Albuquerque neighborhoods, despite the feelings of the citizens. How many Wal-Marts do we need? 5. This area of Albuquerque has always been known for its "mom and pop" locally owned stores. This fosters community. The Wal-Mart Super Center would effectively kill these stores. 6. The Balloon landing area would be diminished. Every year tourist and families come to watch the Balloons land in this area. Without a secure space to land, balloonist may be forced to land in more remote areas and also diminish the "draw" of our neighborhood. 7. Many families are already talking of moving. We must ask ourselves what type of economic impact this might have on the area if multiple families move and sell at a reduced rate. 8. Many retirees have bought their "final" home here. They have served their country and saved for that special place. Now, we are deserting them by not helping to preserve a nice area for them. Finally, I implore you please save this community. Do not allow Wal-Mart to build here and destroy what we have fought so hard to preserve. I appreciate your time and consideration. I look forward to hearing from you.

Kelli & Greg Bishop - This project of a Wal-Mart Super Center in the Vista Del Norte neighborhood continues to NOT meet the desires/expectations of this neighborhood. Here are the concerns: Park 38 acres for purchase of \$2 million; Bike safety/pedestrians w/traffic increase; Liquor Sales; 24/7 operations - light and noise pollution, crime, trash, excess people; Balloon landing area; Local business on 4th Street; Increase of 11,000-21,000 cars in 24 hours; Project no 16,000 sq. ft. larger than original plan; Home price decrease; Need more recreational areas in ABQ, please don't turn our open space into an unwanted Big Box Super Center.

Anthony & Marilyn Farinella -- We had been told when we bought our condo that a grocery store, such as Albertson's or Smith's on the property facing Osuna. We had not have bought if a Wal-Mart would be built. We feel the traffic is horrific between 4 pm & 7 pm. This of course would worsen all day. Crime will rise in our area as it has in other areas where Wal-Mart Stores are located. House & Condo values will decrease.

Sophia Malaika - I'm against the super Wal-Mart construction for the following reasons: I was promised by Ron Brown that my proposal to have a complementary/integrative Medicine Clinic was exactly what they were looking for as part of the planned neighborhood shopping center. I will never be able to afford a place now! My home is right behind the Vista Monte Park. With Liquor sales just down the street it makes an ideal site right behind my home for drinking, etc.

Mary Bunch - Not only is this not what we were told/promised when we bought our homes in Vista Del Norte this is exactly what we were trying to leave behind. With Wal-Mart comes traffic, semi-trucks and most of all people in and out of our neighborhood who don't need to be here. I'm sure that the crime rate will rise, the peace & quiet will go away & this will no longer be a neighborhood where my kids can ride their bikes & play in the park on their own. It's a shame that the city has a plan for zoning and for the planned growth of our city -- but money and power of Wal-Mart makes them forget all of that.

Kenny Grebe - On behalf of the VDNHOA, we do not want a Wal-Mart. We value our neighborhood & fear the increased traffic & crime that will result in having a warehouse store facility. Please do not allow this development.

Michael Glover - This proposed project is the wrong scale for this site. Regional shopping should be located near 2 major highways. My first preference is to use this site for open space - a park that will also be used for balloon landings.

Carla Dumeshil - Need a park for Balloons in October and recreation for remainder of year. We have all shopped elsewhere over the years & can easily do so in the future. Is the real issue, money for the developer!

D. Huerta - Community was built by residents, why should this space be taken away from them?

Betty Tichich - The presence of a Wal-Mart on Osuna will negatively impact the small businesses on 4th Street. I am opposed to the development of a Wal-Mart at Osuna & Vista del Norte NE.

Louis Samtlot - A Wal-Mart is not wanted here! Decrease in property values; increase in traffic; increase in crime; negative impact on the Balloon Fiesta; loss City revenue from tourism; loss of recreation, no jogging, walking areas. These are few of many reasons why a Wal-Mart will never be of benefit to the neighborhood! If it passes the elected officials are the one responsible! I oppose a Wal-Mart at Vista Del Norte.

Karen Samtlot - This Wal-Mart will have a negative effect on the community by bringing more crime varying from burglary to drugs, and alcohol related crimes. There is no need for another Wal-Mart to be built. I don't care if I have to drive to Wyoming/Academy or Menaul/Louisiana to get to one. This Wal-Mart will cause more problems for the community where families already have to watch for speeding vehicles and this community will lose its beauty and family qualities that it currently has.

Chinn Tong -- We don't need a big box that will negatively impact our neighborhood such as decline in house value, increased traffic & crime, and quality of life. We don't need another Super Wal-Mart. We have Costco and Sam's Club just minutes away.

Lisa Pullen - I'm concerned that the size of the proposed development is not suited to the residential nature of this subdivision. A smaller neighborhood friendly grocery store, drycleaners, coffee shop, haircut/barber shop is the types of development more suitable. Traffic is a huge concern. Motorist speed along Vista Del Norte Drive and adding 10,000+ additional motorists to a street with a park 1/8 of a mile away is a recipe for disaster and dangerous. No liquor sales!

Parke Davis - I do not support his "big box" plan that Wal-Mart is proposing since it does not adequately support the "small" needs of a quiet neighborhood community. The big box proposal will bring "regional" shopping thus disturbing our neighborhood community, with excessive traffic, crime, trash, and noise. Wal-Mart already has a Sam's Club a mile and a half from this proposed building site in Vista del Norte so a super center is not practical or needed.

Luis Senicenos - I do not live in this local neighborhood, however I grew up in this area and it hold a lot of memories for me. I listened to everything that was said in the meeting about all the promises that were made by Wal-Mart improving the irrigation, upgrading the trails, slowing traffic and I don't believe them. Bob Dylan once said "sometimes Satan comes as a man of peace". Funny that song came to me during meeting.

Janelle Paz - The City of Albuquerque is known for its hot air balloons and has been for more than 25 years. Not only does it provide wonderful recreation, but mass revenue for our city. If Wal-Mart moves in, it will be one HUGE place that balloons will not be able to land. The Major and the city should buy and preserve this land for the balloons AND for the citizens. When not being used for Balloon Fiesta, the site can be used as a recreation area for children, adults and pets. We DO NOT need or want Wal-Mart.

Dan Johnson - I'm very concerned that Wal-Mart and it's representatives present their analysis as fact and those facts are inconsistent with the same facts as presented by other engineering firms. Why is there such a discrepancy? Why? It is obvious there is an agenda here.

Honey Cohen - Buying a condo in Rancho Mirage was considered a good investment. The information in the sales office was appealing to live in a quaint planned neighborhood in the North Valley. I bought my unit before it was even built. I NEVER would have invested my hard-earned money to buy a home by a Wal-Mart. I NEVER shop at Wal-Mart and do NOT plan to change! A Wal-Mart will DESTROY our quaint neighborhood. Traffic pollution, noise, and especially crime will IMplode and property values will plummet. The corner of Vista Del Norte and Osuna is a ludicrous location for a Wal-Mart Super Center there is ABSOLUTELY NOTHING super about Wal-Mart at all! The LAST thing Vista Del Norte needs is the TRASH Wal-Mart attracts - especially being open 24/7 - how pathetic if a Wal-Mart Super Center is allowed to be built and I didn't even mention the balloons!

David Bishop - We are strongly opposed to the addition of a Wal-Mart center on the lot located at Osuna/Vista Del Norte. Further, we would like to see this site used as a site for the balloons from the Balloon Fiesta to land. Also we are very concerned with the extensive additional traffic that would flow into our neighborhood as a result of this Wal-Mart. I feel that we have a great opportunity to use this space in a manner that will be favorable to Vista Del Norte. I also think that Albuquerque should use this site as an open recreational space. Our neighborhood is not designed for the increase in traffic, trash, pollution and crime that this Wal-Mart would bring. Also several schools and churches let-out during and they delay and add to the traffic in the area. Please consider having this area zoned as a land area for the balloon park. We live in this neighborhood and are strongly opposed to Wal-Mart building at this site.

Beverly Fahruger - We cannot handle the traffic we already have in this community. We do not need a big box store in our community. Our neighbors have managed to shop for groceries in outlying stores. We will continue to do so! Stay away!

Cyndy Garcia - I do not think that Vista del Norte is a proper location for a super Wal-Mart. 24 hour service, traffic, congestion is not something this location can tolerate. A higher traffic area like Paseo del Norte or Coors is a much better location, although I'd question if another super Wal-Mart is really necessary in our community. Our 2 land Vista del Norte and El Pueblo are NOT equipped to deal w/the traffic & environmental impact. Also the churches in this neighborhood will make it impossible to leave your home on Sunday. We like our neighborhood. It's quiet & a wonderful place to raise a family. Super Wal-Mart will change that. Please consider a better location for your store - not our neighborhood.

A. Johnson – As this is not a desired move into our neighborhood by the majority of the residents, the motive if money clearly shows through. The AIBF is in dire need of landing space. We are a neighborhood and do not need this.

Jody & Ty Roberts – Wal-Mart should not develop here – regardless of the site of the store or other businesses. The area needs to be used for neighborhood recreation areas – baseball, soccer fields, pools, golf, balloon landing, etc., other park areas. It isn't all about money and commercial development – invest in our community, children, safety & health.

Charles W. Graham & Crystal C. Rose – There is absolutely no need for a Wal-Mart at this site. It will only lower property values and increase traffic and pollution. There are plenty of Wal-Marts in Albuquerque already!

Celina Grife – As a real estate agent the reasons for putting a Wal-Mart area only beneficial to Wal-Mart. It is highly unreasonable to place a Wal-Mart in such a highly congested area. Since there are only two entrances to Vista Del Norte residences having entrances to Wal-Mart on Vista Del Norte is ridiculous. Also I do not think that it has been taken into consideration the amount of traffic on Sundays for Calvary church and also traffic Balloon Fiesta that is on Osuna. I think this is just one minor issue which just adds to many other problems. I just feel there are too many to mention.

Carolyn Lofgren – A Wal-Mart doesn't belong in a small residential area that only has two entrances and exits. Certain times a day Osuna is gridlocked with trucks and cars. Emergency vehicles would be delayed or prevented from the area. As homeowners we pay for the maintenance and clean-up of the area. Wal-Mart is infamous for trash and problems.

Jose D. Martinez – City Councilors and Planners – please explain why this proposal is being considered. Please explain how super Wal-Mart (or any other big box) would benefit the citizens, local businesses, homeowners, residents and tenants residing in this part of the city. Please explain why, if allowed, the city planners would alter what was already planned for this lot as a taxpaying citizen who votes. I do NOT support his proposal. Regarding traffic – A police office block traffic heading east on Osuna every school morning. Sunday morning's traffic is blocked by traffic coming out of Mt. Cavalry. All of this occurs now before the introduction of a super Wal-Mart.

Julie Chavez – Attention International Balloonists – WEI COME TO WAL-BUQUERQUE!

Sybil Hickie – 70% of our balloons fly over our cities 22 acres at Vista Del Norte and Osuna. Our great city cannot afford to lose Balloon Fiesta. We must have a safe landing zone for our pilots. How many balloons can land on the 3 acre park proposed by Tierra West?

Jane Keeports – I'm absolutely opposed to having a Wal-Mart at this location. It is not just near our housing development but the actual entrance to the development. It will change the culture of the development from quiet, peaceful, safe residential, to commercial, busy, crime ridden. Wal-Mart cannot claim that they advocate for the community when they continue to build where they are clearly not welcomed.

F.J. Young – This zip code as published by the City of Albuquerque already is one of the highest areas of air pollution in Albuquerque. A 24/7 business with 18 wheel trucks will make it even worse. 15,000 vehicles daily with only one main entrance on an already burdened traffic pattern, Osuna back up during rush hour is nearly a half mile, will create havoc for everyone in this area. Wal-Mart is collecting signature throughout Albuquerque and surrounding communities in support of their Osuna proposal. Why would I care that someone in Rio Rancho or elsewhere would sign their support for this store.

Loretta S. Vigil-Young – Two major concerns – 1) traffic congestion – Vista De Norte cannot support 15,000 vehicles. It would be difficult to get in/out of our homes with all the traffic that Wal-Mart will attract. 2) property owners – the value of our homes would depreciate if Wal-Mart builds a super center in this area. This area is not suitable for a super center. We want this land to be preserved for the Balloon Fiesta. (No more Wal-Mart – enough is enough).

Eliz Grant - with the high % of DUI in NM a liquor license is very undesirable. From other super centers, have seen many vehicles going through red lights because there are so many vehicles entering and exiting Wal-Mart. Why should the community purchase the 3.8 acres? Why not donate it. Is there a guarantee that there will not be exemption requests to initial design where will the balloons land? The Balloon Fiesta has a great financial impact on the city.

Barbara M. Thorpe - No Wal-Mart. - up crime/violence, up traffic, down property values. My letter is on file. I will call the Mayor and Governor.

Linda Wilson - I'm concerned about the traffic problems we are going to have and through this area. This is a housing division, not a commercial corner. We are not getting what we were promised when we bought our home here. Where is concern for community, safety and peace? I don't feel good by having liquor sales and 24/7 hours. I am more in favor of recreational space and small shopping area (grocery).

David Grebe - I'm extremely concerned about the traffic impact. Many people going to Wal-Mart will attempt to leave through the neighborhood if only 10% of the expected shoppers travel north on Vista del Norte that will add 1200 to 1500 vehicles per day

Jed Lyden - Without inquiring, I was specifically told by a Savage Thomas Homes Realtor that is area would contain a grocery stores and a variety of other businesses. I deeply feel that if the developer is going present such a sales pitch to influence a potential home buyer, they should be held accountable to fulfill that obligation.

Michelle Guzman Lyden - As a condo owner and homeowner I have a vested interest in this "big box" project. I'm strongly opposed to this project. So opposed, that we have purchased land elsewhere and are planning on moving. We would like to keep our property in Vista Del Norte but not with Wal-Mart so close.

Margaret Lacy - Traffic, crime, noise, pollution are many of the factors for no Wal-Mart. Move the Wal-Mart to the Sam's Club site on Renaissance which is always empty. My family picked this neighborhood because of the pedestrian and bicycle parks and slower moving pace plus the balloon fly over my house. No Wal-Mart!

Dan Radford - Since we live in a democratic society and since Wal-Mart is the last party to enter our neighborhood. Most of us do not create negative impact on our community like a Wal-Mart Does and will. Since we were told before we purchased our home here was the open area would have some smaller stores and services along with a grocery store. The residents surrounding this area should vote approving Wal-Mart to build on this site. Let majority rule rather than Wal-Mart buying there way into our community. All of us are aware of the crime and traffic problems created by Wal-Mart including reduced home values due to Wal-Mart. The big box store does not belong in this community. Wal-Mart should not move into a neighborhood that does not want them here. My government should support my wants and my neighbor wants. Tell Wal-Mart to put the store where it belongs - not here.

Barbara L. Williams - I'm a homeowner in Vista Del Norte. We love our neighborhood because it is peaceful, quiet and relatively crime free and CLEAN. If you allow Wal-Mart in all of that will change. I will NOT feel safe to walk in my neighborhood any longer. My house will decrease in value, the entire neighborhood will decrease in livability - please don't let this happen. The convenience is NOT WORTH the pain, crime, trash, noise, traffic and devaluation of property. A 24 hour stores is UNACCEPTABLE. Please we need the open space and few small shops or a grocery store - a soccer field - yes!

James Humphry - 1) Landscaping of Wal-Mart facility to match surrounding architecture and landscape - make it look like part of our community. 2) If Wal-Mart discontinues business operations what, if any requirements are placed in Wal-Mart lessen property to community - i.e., no vacant buildings in the neighborhood. 3) Keep traffic entrances on Osuna. Will the city place new traffic lights at the main entrance off Osuna and for the truck entrance? 4) Landscape proposed park area during waiting period for purchase.

Lisa Drummond - In a nutshell, if the VDN community does not want Wal-Mart here, why are they trying so hard to move in? There were so many excellent points expressed during the March 27 meeting. We don't want Wal-Mart here because of increased crime, liquor sales, garbage noise, traffic up to 15,000 cars per day, decreased value of our homes, loss of balloon landing site and negative impact on Balloon Fiesta, decreased safety for children, walkers, bicyclist. What we do need is and was promised when we moved in - neighborhood shopping areas for recreational activities and balloon landing sites. Please help us keep Wal-Mart or any other big box stores out of here!

Ron Gallegos – This community VDN has a voice but isn't being listed to. Our small community cannot handle a "regional" center. Too large development of retail stores; 24 hour/7 days week; traffic gridlock; trash/ increase in crime. Children safety – bus stops on Vista del Norte. Our community VDN does not want a Wal-Mart.

Valerie Cano – My family & I strongly oppose the development of the proposed Wal-Mart. In summary, my concerns are: 1) increase in traffic in an already congested area; 2) increase in crime due to increased traffic through neighborhood; 3) safety issues related to increased traffic and the existing parks in the neighborhood. Put yourself in our shoes, would you want a Super Wal-Mart at the entrance to your beautiful new neighborhood? I didn't think so. Please do not approve this development.

Cynthia Romero – When my husband & I were searching for a home to purchase almost 5 years ago, we were looking for a place that would be safe, clean and friendly so we could raise a family. We were told there would be a small scale neighborhood store that would be in the empty lot. Almost 5 years later, we are now fighting to keep that promise. I feel Wal-Mart thinks it can bully people around and build where it wants to. This is a very sad situation.

Suri Ebel – We want what were were proposed by the developer – a neighborhood retail center and what the North Valley Area Plan calls for something that is pedestrian and bicycle friendly. We also want to save Balloon Fiesta. 75,000 square feet of store + open space = solution!

Carol Stuart – I have lived in VDN 4 years. When we were building our home we were given a sales brochure showing the layout of VDN. It stated that the 22 acre lot @ VDN and Osuna was going to be a neighborhood shopping center. If it had stated a Wal-Mart Super Center or any big box store was going to be built on the lot we would have run the other direction to a different subdivision. We live in the highest pollution area of Albuquerque. Even though we are surrounded by commercial it is a peaceful area. Please help us preserve this!! We want what we were promised.

Donald Stuart – First the proposed 22 acre site is totally inappropriate for any big-box development. Second the traffic situation is congested now; if Wal Mart or a big box came in the traffic situation would be horrible. There is no way to mitigate the harm to our neighborhood (traffic, crime, pollution, trash, lighting, noise).

Khristine Tillett – We already have more than enough stores for a city our size. Albuquerque is Wal-Mart heavy. Our streets cannot support more traffic – they are not major streets. Don't want to see local businesses forcing to close their door which usually occurs because of discount pricing, etc. In short, Wal-Mart in, I'm out!

Dorothy & Wayne King – we are completely against Wal-mart coming in because of all the reasons that have been give, but especially because of the increase in traffic turning this area into a true urban area instead of residential as we were promised. Also I'm concerned about the crease in crime that will come.

Kari Hemert – The proposed site plan will place an undue burden on the residents of VDN. On reason for this is the creased traffic pressure at the intersection of VDN and Osuna. Given that this intersection is the primary entrance (and one of only two), the increased traffic will have a dramatic negative impact.

Courtney & Eric Woods – Currently the VDN neighborhood is a clean, safe and attractive area in which families have chosen to live and grow their families. The addition of a 24/7 Super Wal-Mart will very likely remove the "clean, safe and attractive" from the description of this neighborhood and add trash, crime and an extreme amount of traffic. A Wal-Mart Market Place would still not be ideal, but an acceptable compromise. No Super Wal-Mart.

Hans W. Egenes – Access to a super Wal-Mart from a street like Vista Del Norte Drive is inappropriate. I don't believe there is a Super Wal-Mart with similar access in New Mexico. The traffic will be too much for Vista Del Norte Drive.

Jennifer & Craig Sinsabaugh – By allowing Wal-Mart (any big box) to locate here the city is showing it's citizens that they are not as important as some big out-of-state company that pays minimal taxes. Appropriate traffic planning is necessary to relieve long commutes for ABQ citizens and placing a Big Box with a main entrance on a residential road proves a lack of commitment to citizen's needs. Residential/Neighborhood building is the only answer.

Nate O'Brian - This project is nothing less than a nightmare for our community when compared to the myriad of other projects which could have been chosen for this site. As a homeowner in VDN, I'm greatly discouraged at the prospect of the Wal-Mart project coming to fruition.

Harry Davis - This is an upscale residential community with extremely limited entrance and exit ways. VDN to the south and Las Lomas to north. These two egress paths are already traffic heavy and dangerous and the north exit is being commercially developed. VDN is a residential entrance left to/from an island community. This road cannot sustain commercial traffic. Resident of VDN and Rancho Mirage will be trapped between two trashy pollution producing heavy traffic developments. Please do not let Wal-Mart build here.

Cheryl Hauer - This Wal-Mart is a going to be an awhile. We bought our home here because of the development of a small grocery store and a small strip mall. Wal-mart has much more crime. We need them not to build here. Crime will increase. Families will no longer be safe.

Lynette G. Crawford - I purchased my home in the VDN community. I chose this community because I wanted to know my neighbors and enjoy a peaceful tranquil environment. I walk every evening knowing I will be safe and also enjoy stopping and visiting w/others who are waling. I enjoy the balloons every October and community environment every holiday. I'm concerned about the current flow of traffic in and out of my community and now dread the eminent danger of even more traffic if a Wal-Mart Super Center is constructed. I don't want to have to compete with hordes of traffic each evening on my walks or trying to get in/out of my community to and from work. This community is safe for children at this point in time, however w/the presence of a Wal-Mart Super Center I fear that will no longer be the norm. I'm very concerned about the impact a Wal-Mart will have on VDN and oppose a Wal-Mart very strongly.

David Grife - It is not reasonable for an entrance to retail facilities from VDN. I am against having the Wal-Mart in our neighborhood. If we cannot win, we need to make sure that only entrances from Osuna are possible.

Stacey Durham - 1) the potential commercial growth along Renaissance and existing industrial sites could exceed Air Quality and will have a large air quality impact. 2) The commercial growth along Jefferson and new Roadrunner train on El Pueblo has greatly reduced access into Vista Del Norte from El Pueblo. Increase traffic at Osuna/Vista Del Norte will overwhelm the existing traffic facilities.

Mike Castellano - Myself, my wife and our three children who each has their own home in this area do not want the crime and decrease of property values that will com with Wal-Mart

Crystal Western Ford - I'm not in support of this Wal-Mart. 1) we need to support small businesses in the North Valley and not wipe them out by letting big box stores take away their business. 2) this piece of land needs to be bought by the city or Balloon Fiesta org. to be used for balloon landings. 3) Albuquerque already has 12 Wal-Marts, which is more than any other city of its size, so why do we need another?? WE DON'T!

Margaret M. Clark - The very thought of 15,000 cars coming in/out on Vista Del Norte is appalling. How are those of us who live in the community to get to and leave our homes? Surely the environmental planning couldn't consider approving a Wal-Mart Super Center here. This is the very antithesis of the words "Environmental Planning". We were promised a small grocery store and neighborhood shopping. We do not need or want a giant 24 hour/7 days super center. We have a Sam's Club, Costco, Home Depot, Target and Lowe's all within 3 miles for such merchandise - please no Wal-Mart!

Eric Saavedra - Traffic from north to south is a major concern. Especially with the construction of the new park on Vista Del Norte. Safety for the children walking to and from this park should be the #1 priority. The high volume of traffic is not a safe path for children to be walking on the way to the park.

Susan Director - Wee need a "Neighborhood" type of store, if any at all. I have an idea - Trader Joe's is looking to expand in ABQ. The manager suggests that anyone interested in Trader Joe go to their website and suggest that they consider expanding at Osuna & Vista Del Norte location. Imagine how we might get Trader Joe's attention if everyone in Vista Del Norte did this!

Zulema Ibars - Recreational activities (little league) are needed if anything will be built in those acres of open land at VDN neighborhood.

Greg Dart – two Wal-Marts – ten minutes away? How many is enough! What is happening to our SW Community?

Bertha Haner – Wal-Mart – Have you considered a 24 hour super center at the Sam's Club on Renaissance? We would love to have you there – we already access Costco for wholesale.

Frances Garcia – If Wal-Mart does for some reason make it's way into our neighborhood will they provide a man-gated community at both entrances to assure safety in our community?

Gregory & Justina Bowen – If Wal-Mart wants to gain our support they would have to enter a contract with the neighborhood on three points 1) traffic control speed humps at least on Las Lomitas but preferably also down Vista Del Norte; 2) traffic control roundabouts down Vista Del Norte (do discourage through traffic); 3) full participation (until passed) in the process of petitioning the city for an ordinance restricting commercial traffic on Vista Del Norte and through VDN community.

Valerie Clark – Absolutely opposed to this development. I don't want to increased traffic in my neighborhood. There is already a lot of cut through traffic from Paseo Del Norte frontage road to Los Lomitas to Vista Del Norte to Osuna. During morning and evening traffic times to speed of the cars on Las Lomitas is excessive. I'm very concerned about the increased crime statistics that come to every new Wal-Mart site. The city buying proposed park is a joke. The city hasn't completed orginial park in development in the three years we have lived here – JOKES!!

Mary Salazar – I strongly feel that the proposed Wal-Mart or any big box type of store is inappropriate for this neighborhood site. Two miles away there is an appropriate space. Costco and Sam's Club are already there. Two miles to the east is Target, also in an appropriate space next to the interstate. A big box store would ruin the whole free of this neighborhood where people now stroll the sidewalks peacefully. The cut-through traffic is already bad due to no thoroughfare between El Pueblo and Osuna from Vista Del Norte, clear to Jefferson. This land is critical for the Balloon Fiesta and could be used in a year round beneficial manner with the construction of soccer fields or something like that. I know the builder of this subdivision would like to make some money with the sale of this land, but this is a deal with the devil.

S. Morris – Wal-Mart proposal is not consistent w/the VDNHOA agreement. We were promised a neighborhood shopping center. Super Wal-Mart is not a neighborhood shopping center! Traffic projected to come through VDN is unacceptable. Plus Osuna is not large enough to accommodate the increase traffic. Why the land can't be used for balloon landings.

C. Messenger – Proposal is not consistent with the VDNHOA agreement. We were told this would be a neighborhood shopping center Wal-Mart is not a neighborhood shopping center. Also the VDNNA fines us for eyesores i.e., garbage cans in driveways, dead plants). How will Wal-Mart be fined for eyesore, wastebins, etc. The Balloon Fiesta needs a place to land I support the Balloon Fiesta.

Florence Curtis – This will not benefit this community. It will create havoc in the neighborhood. Property values will decrease (continue to decrease have already decreased!!). This has been a perfect location for balloon (hotair) landings. I do not want a Wal-Mart in this community.

Shirley Anderson – Save our balloon landing space – say no to Wal-Mart.

Andrea Cook-Julian – This project does not match the community design and is of regional size net community based. It will trash a nice community within the ABQ area.

Susie Moyer – My concerns is why Wal-Mart is unwilling to compromise a neighborhood market would exactly what we were promised several commercials on TV. Show a Wal-Mart that cares for it's employees and for it's customer they are concerned with good customer service. Who do they think there customers are – the residents of this neighborhood? So why do they not consider, they need to be concerned about our feeling toward a big box on the corner. We should be their main concern when deciding to build on this site. We do not want a Wal-Mart, 24/7, 184, 000 big boxes.

Bambi D. Grice – As a resident of Rancho Mirage Condos, I feel Wal-Mart is pushing us with might and money. In other words they are rapping us and our city allows this. Why? We were told a small development would feed this site what happened to the promise? As it is now we can't open our windows due to the noise on San Mateo. Can't even think what it will be like with a 24/7 Wal-Mart. Fresh air will be a thing of the past. The light, the crime, noise – no way Wal-Mart – go away and build where you're wanted.

Michael Maes – No to Wal-Mart. It isn't a no go for this area. Traffic, school buses and all traffic no good.

Jason Katz – Wal-Mart is in no way looking out for the community. Why not give people what they want so it is a win-win situation. You can guarantee that I will never stop at Wal-Mart again if this goes through. So what is right, listen to the people.

Emily Eads – We didn't want Wal-Mart in this neighborhood. We want open space for recreation and an balloon land space. We don't even have our parks complete in the neighborhood as it is – and Wal-Mart would probably have their operation complete before completion of our parks. Wal-Mart is NOT welcome. And we will make sure they don't come here!

Jamie McLaughlin/Kirsten Lekberg – Wal-Mart will drown out small businesses in the valley! Simply put "we don't want Wal-Mart here" – irregardless of the size of the building, the traffic, noise, etc. Wal-Mart is an unethical business. I will not shop at Wal-Mart period – no matter where it is located due to their unethical business practices. They do not treat other companies with fairness, nor do they treat their employees well. They have monopolized long enough and we do not want you in our neighborhood or near our homes. You're not invited and you're not wanted take your business elsewhere – where you are wanted. If you do have liquor sells those customers into our neighborhood – my home will be for sell ASAP!

Maria Nellie Martinez – DO NOT WANT OR NEED A WAL-MART ON OR AROUND VISTA DEL NORTE. THIS IS A QUIET RESPECTED NEIGHBORHOOD AND WOULD LIKE TO KEEP IT THAT WAY. DO NOT WANT LITTER, TRAFFIC, CRIME, NOISE AND A BIG BOX OPEN 24/7 WE WOULD LIKE A SMALL MALL WITH A SMALL GROCERY STORF (WILD OATS – TRADER JOE'S – SUNFLOWER) SMALL SHOPS – NO WAL-MART!!

Orlando Martinez – We moved here from Colorado and found this perfect quiet place. Nice neighborhood – great neighbors DO NOT NEED or want a Wal-Mart if – which I never do have to go to Wal-Mart I will drive to one which are never far. Let Wal-Mart stores stay far away from quiet neighborhoods like VDN. No not want or need – crime-noise, dirty streets – traffic, etc. There is a Sam's just close by why not turn that in a Wal-Mart?? NO WAL-MART IN VISTA DEL NORTE.

Mary E. Algott – I understand there will be liquor sales – that draws in a a roudy crowd that I do not want in my neighborhood.

Ethel B. Milewski – This big box will create too much traffic, noise, crime. We do not want this Wal-Mart! It will bring down the property value of our properties. It will not be an enhancement to the area. This is a residential area and a nice one!

Leonard & Marian Lake – We moved in to the neighborhood six months ago. The reasons for selecting the neighborhood were varied but included the bike path, relatively light traffic through the neighborhood, and the walking paths. We were told at the time that a neighborhood type market would be built on the 22 acre lot. Not a Wal-Mart Super store. We would not have purchased a house, if we were told that Wal-Mart was going in. We are completely against the Wal-Mart proposal. It is obvious that other were given the same story. There are a number of outstanding issues that Wal-Mart has not resolved, including the size of the development and impacts to the neighborhoods. The City Planning Commission has enough information to not approve the proposal as design and force Wal-Mart at a minimum to significantly reduce the scale and impacts as stated in the neighborhood association's correspondence.

Barb Martin – What part of "NO" does Wal-Mart not understand?!?! I am extremely pissed about this whole circus and am surprised it has gone this far.

Mary Lou Madrid – No way that we can be alright with more traffic, crime, dirt, etc..

Heather Brenner - Sam Walton would be ashamed of Wal-Mart. He started this company to make the customer happy and satisfied. I'm a customer and I'm NOT satisfied! Shame on you Wal-Mart. This is a residential area. All you see is dollars not people. I'm against this Wal-Mart.

Todd Makarewicz - I am totally against Wal-Mart coming to VDN subdivision. There will be increase in traffic, crime, 24 hour operation. Property should be for 12 hour to 14 hour operation or made into a very nice city park or have a few small businesses like a book store, Starbucks, etc. No Big Box operations. We already have three Wal-Marts within five miles of this location.

Dalphine M. Welch - Wal-Mart stores should be in shopping centers not housing areas. We have enough traffic with Calvary Church nearby on Osuna. We don't need anymore traffic. The value of our homes will be affected.

Norene Gurule - I live behind the adjoining wall - when purchased I knew the property behind the condos was commercial - for a grocery store or small office and to be built on the east end of the lot. Please don't allow a 24/7 Wal-Mart. We as a neighborhood would like a business with as little impact of our lifestyle as possible without the high volume Wal-Mart would bring.

Karen Carroll - I never would have purchased my house had I known or even though a Wal-Mart would have been built in the neighborhood. I've quit traveling Osuna now because of the traffic and take Montgomery to Edith. When the city was fixing a hole on Osuna at 7 a.m. VDN was backed up so far, I sat at the light three times to get through. My sister couldn't get out of the subdivision to take her kids to school because everyone was trying alternate ways through Las Lomitas to El Pueblo to Jefferson. I'll sell and leave if they move in. The quality of life around here won't be worth the problems. STOP THEM!

Polly A. Schmidt - we the people of VDN are not a Wal-Mart community! Our community was not built at a four way major intersection and we do not Wal-Mart at the entrance of our family community subdivision. We don't need lucky 13th store and feat the home depreciation crime and traffic where I am a homeowner and tax payer. Sundt lied to us for a strip mall with grocery as compared to a Wal-Mart.

Margaret Simpson - Objections - added traffic in our neighborhood; extreme traffic entering and exiting our area at VDN and Osuna; crime and traffic late at night because of Wal-Mart 24/7 hours; liquor sales - BAD for neighborhood and church. I want balloons to be able to land - no Wal-Mart!

Ken Simpson - Objections - the buildings will interfere with Balloon landing site. Fewer balloonists will have negative economic impact; Extra traffic will wear out the streets prematurely; Liquor sales too close; 24/7 operation will have negative impact on quality of life in our neighborhood. Wal-Mart could build at I-25 and Paseo Del Norte across from Target, away from residential.

Mike & Ashley McDonald - Too large. No 24 hour traffic! No Alcohol sales, trash everywhere, lower property values, traffic, traffic, traffic.

George Rivera - Please no 24/7, no liquor. If Mayor Martin Chavez is concerned about the balloons why not purchase property and develop it into a nice place however balloons only land once a year what a waste. We need a grocery store. Wal-Mart is the only one that can afford to develop it. I wonder how much the land is selling for??

Debbie/David Shaffer - We brought property on Sidewinder Drive and then in Rancho Mirage condo's. We believe the developers promise that commercial development on the 22 acre site would be in line with Policy D. We drive 10 minutes to Wal-Mart on Carlisle; 15 minutes to Wal-Mart on Academy and 15 minutes to the Westside super center. We all shop at Wal-Mart and we don't mind driving to one. Why divide your profits Wal-Mart? You'll just be sharing in the profits of the other stores. NO WAY HERE!!

Linda Ybarra - In my opinion Wal-Mart is being disrespectful in building a 24 hour store include the entrance to the neighborhood. Can't they build away from us like Lowe's Target and other stores? A Sam's Club is only five minutes away. Why do we need a 24 hour store other are so close? The following issues are: 24 hours opening. We do not need traffic in our neighborhood after hours; traffic we don't want Wal-Mart traffic in our neighborhood; store is close to a school bus stop - we do not need the possibility of Wal-Mart customers who may be predators that close to children; property values will go down - no one is going to want to fight Wal-Mart traffic to get to their home; liquor sales should not occur in our neighborhood; security - customers shopping at Wal-Mart after 10 pm have access to

roads going back to our homes; and if Wal-Mart succeeds - they should pay for manned security gates at both entrances to Vista Del Norte. Lot should be purchased by the City for Balloon Landings. Wal-Mart is about money for their shareholders. They don't care about invading our houses.

Bill O'Neill - The Neighborhood is already too congested for a huge block store.

Beth McKinney - There is not enough roads to handle Wal-Mart traffic. My backyard is on Las Lomas and the traffic, speeding and noise is already too much. Osuna cannot handle any more traffic - recently I-25 traffic was diverted to 4th. That caused major gridlock. No Wal-Mart of any SIZE!

Ellie Paysinger - I strongly object to Wal-Mart; 1. Traffic concerns - A. Osuna narrows to one lane going west at Edith. B. Rancho Mirage would be very heavily impacted. There are 17 buildings bordering the south fence (would be parking lot). 68 apts. These would turn into sellouts and turn into rentals - these people are losing their equity and this impacts the entire compound.

Estee Cicia - Is Wal-Mart prepared to buy all houses on Osuna going west to 4th St. to widen roads. Will Walmart build a high wall separating Rancho Mirage and their noisy lot?

Della Mozley - How can you help our already poor air quality (the poorest in the city) by building a Super Walmart on Osuna.

Tanaya M. Brown - neither Albuquerque nor the VDNHOA neighborhood needs another Wal-Mart.

Berlinda Rosales - Will not accept anything but a small neighborhood grocery store.

Michael Jaecks - Traffic will be unbearable if a Wal-Mart is built. Please do something more productive with this space!

Norman Mozley - Rotate back of building from north to east and move south on lot so Condos benefit. Wal-Mart should pay for 24 hour manned guard stations for resident traffic only on north Las Lomas & southern Vista Del Norte. Walmart, not city, should pay to widen Osuna to 4 lanes from I-25 to 4th Street. Traffic is already lousy on Osuna without Walmart.

Malcolm Sperber - My primary reason for NOT having Wal-Mart build in this area is the traffic and environmental effect on our community. The fact that crime, vagrancy, pollution and other factors that are known in areas that big box stores are located, are increased. We were promised a "neighborhood" store/business when we purchased our home - not "Big Box" problems!!!

Jere Berardino - A big box store in our area would bring big traffic problems, lower property values and increase crime. We want to continue the peaceful community that we were promised when we purchased our property.

Sean Curry - I urge the city not to allow such a dichotomy of land use to exist in this location. A 24/7/365 super size retail center would irrevocably change the personality of this community forever. A massive retail center located in an established residential area just does not belong! The EPC and city council should support land use of correct size and scale by blocking construction at this center.

Gloria Cardenas - We don't need a 24hr anything in our neighborhood.

Margaret Wills - Increase in crime; Increase in traffic; Increase in people; No Peace!

Cheryl Rivera - Our neighborhood is well maintained, safe and friendly. We know our neighbors all around us by first name. It is a wonderful place for our young family. The proposed development will have a very negative impact on our neighborhood and quality of life. The scale, traffic, hours and type of retail certainly will not have any positive impacts - we already have a Sam's Club, Costco, Target, Home Depot, Lowe's, etc. within minutes - we don't want or need a super Walmart. All other Super Wal-Mart's are located on much bigger, more appropriate streets and they are still nothing I would want to live next to.

Michael Rivera - Please, no super Wal-Mart! When we moved in we were promised a neighborhood store, perhaps on balloon landing area. Not a super Wal-Mart with 24 hours alcohol sales!! Now, our friends and neighbors walk by, wave, push strollers and say "hello". We do not want this ruined!

Luis A. Seniceros - I do not believe that a Wal-Mart should be built at the proposed location. I feel that it would bring heavy traffic to the area. Traffic is already heavy. I also believe that it would have an effect on our Balloon Fiesta. Albuquerque has grown a lot in the last 15 years and there are no longer a lot of areas where the balloons land. If the Walmart is built it would take away a popular landing spot. Also, I am not a big fan of Wal-Mart in general. I do not feel that their customer service is very, very poor!!

Patricia Shea - I am absolutely opposed to this over development. Many reasons - will destroy pedestrian traffic; unsafe to walk dogs; crime. Wal-Mart demands all deliveries/vendors before 7 am. This will cause truck noise to begin before 3 am. This is not acceptable so close to neighborhood. Balloon fiesta and liquor

Nancy & Greg Dart - Bringing traffic into VDN a plan for disaster.

Sherm & Stephanie Haworth - In favor of Wal-Mart Neighborhood Market approx 50000 sq ft. No stores 24/7.

Doris & Richard Alrick - We are strongly opposed to the large scale development proposed by Wal-Mart. It is totally controversy to the neighborhood some we were promised by the VDN developers. Wal-Mart should consider the property at I-25 & Paseo del Norte instead. It has better access & is near or on major roads. Or they should convert the nearby Sam's Club (which is usually empty) into a Wal-Mart Super Center.

Cory Franklin & John Hulkonen - It seems to us that there has been a breach of a promise by the developer. We understand that homes were sold with understanding that there would be a community retail center on the site up for discussion. The promotion was: "your home, your family, your community." A big box Wal-Mart is not a community retail development. The scale is way greater than needed and does not necessarily meet the community needs. A big box Wal-Mart is a destination retail development. It will draw from the wider Albuquerque area, and perhaps even the greater NM area as a destination store. The infrastructure of the neighborhood street - Vista Del Norte, as well as Osuna on the south and especially Paseo Del Norte (at Jefferson) on the north cannot handle the large amount of traffic that will occur. Folks who live in the VDN community will be tremendously impacted by a destination retail development. In addition to the impact of the traffic and the ensuing congestion, the quiet enjoyment of our homes will cease to exist with such a large scale, 24/7 operation. We ask that all who are involved and concerned, discuss and develop a retail shopping center that honors the community that lives here, as promised.

Michael & Nicole Delgado - This is not a good thing. Makes too much traffic. More crime.

Lani Burns - It would be so much more appropriate to the immediate community to have a more upscale type outdoor mall, rather than a big box. How about a sunflower market/flying star type mall (i.e., an outdoor cafe with trees and greenery maybe an outdoor icerink! Lovely! Like Sun Valley Idaho)! It's a great opportunity to build such an attractive modern "healthy" spot for the young upcoming Vista Del Norte community.

Claudia I. Zamora - Osuna is not big enough to handle all the traffic. Much less Vista Del Norte or Las Lomas. Please protect me and my children. I DO NOT WANT A WAL-MART IN OUR NEIGHBORHOOD. Don't kill the bunnies in the field!

Margaret Szulinski - I don't want any Wal-Mart here at VDN. There will be too much traffic - just look at rush hours. Wal-Mart historically brings crime wherever it goes - this is a quiet good neighborhood - let's keep it that way. I find it offensive that Wal-Mart put sign up sheet in other Wal-Marts - their opinions are irrelevant to my neighborhood - that is obnoxious to get their opinions - they are not relevant to this issue. GET OUT - we don't want you!

Monique Valdez - There are enough Wal-Marts in town. Wal-Mart needs to stay in a commercial area. As a community wishing not to have Wal-Mart we should be listened to.

Roman Valdez - I don't feel that a store of this capacity should be allowed in the middle of a residential community. I think this area should be a area of residential and leave the commercial in a area designated for this.

Terri Christiansen – Crime, Pollution, Traffic, Real Estate Values, No place left for Balloon landings and Wal-Mart labor/manufacturing practices.

Daniel Urenda – I'm concerned that Osuna is only a two lane each way street and the intersecting street, Vista Del Norte is a one lane each way. I find it hard to believe only 43 cars will pass through the neighborhood. The new layout, despite lowering Wal-Mart's square feet adds stores, which will actually increase traffic (same number will visit Wal-Mart). The next nearest main thoroughfares, Edith and Jefferson are over a mile away and the only approaches are the two lane Osuna and the one lane Vista Del Norte. How will the liquor sales be allowed when a church is located so close to the location?

Crystal Chavez – I am very concerned for my children's safety if a Wal-Mart moves in. I don't feel comfortable with one being within walking distance of my house. The amount of traffic will be too much for the VDN entrance. Vista Del Norte is not meant for a commercial street.

Stacey & Krissy Ross – We feel Wal-Mart needs to find another location due to MANY circumstances, mainly because our balloonists need to use this location to land. The Balloon Fiesta brings in MILLIONS of dollars every year to Albuquerque and that event is much more important than yet ANOTHER Wal-Mart in our city. Wal-Mart can find another location. Other disadvantages – criminal rate – increases to our houses; traffic will dramatically increase; homes depreciate.

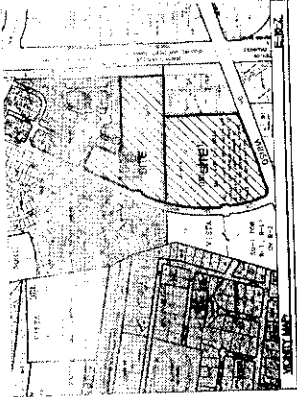
Erin Ingersoll – I highly OPPOSE the new Wal-Mart facility proposed at Osuna and VDN. We were promised strip mall that encompassed several shops not a gigantic Wal-Mart. NO WAL-MART.

Irene Jack – NO WAL-MART!

Jim & Ann Nawarskas – Proposed Wal-Mart too big. PLEASE consider maintaining as open space/park space. Alternatively smaller neighborhood market would be acceptable. Concerned about traffic, crime, unsafe living conditions and preserving landing space for balloons. In short, current proposal is UNACCEPTABLE!

Paul Madrid – I'm a firm believer in economic development. I'm in support for a shopping center to diversity the earnings to different companies. On the other hand, a Wal-Mart will not only take a majority of earnings it will force local businesses to shut down and go out of business. On a personal level I foresee traffic as a major detriment to our community. People choose to live in our community for its privacy and peacefulness. Our privacy will be affected by Wal-Mart attracting unwanted intruders to our community. In addition, a Wal-Mart of this size and proximity is a nuisance.

Michael Holroyd – I'm opposed to the development of a regional Wal-Mart that will be open 24 hours a day at the intersection of Osuna and Vista Del Norte. I do not think that a regional Wal-Mart open 24 hours a day will add to the neighborhood lifestyle originally promoted by the developers to the future residents of the neighborhood. I'm opposed to this development because it will increase traffic on Vista del Norte. It will increase the traffic on Osuna. It will increase traffic cutting through the VDNNA from El Pueblo on the north side. I'm opposed to this development because it will be open 24 hours every day. The light pollution, noise from the unloading of trucks and the endless litter are factors that the residents of the neighborhood should not be expected to cope with. I'm opposed to the development of a regional Wal-Mart at this location because this open space is one of the few large areas for balloons to land and when the open space is gone, it will be gone, where will the balloons go??



LEGAL DESCRIPTION: TRACT 11, PART OF VISTA DEL NORTE, ...

- DESIGN GUIDELINES**
- 1) Landscaping shall be site specific. There shall be a minimum of 20% tree canopy on all lots. Light fixtures shall be designed to be shielded from the street and shall have a maximum height of 15 feet. Light fixtures shall be designed to be shielded from the street and shall have a maximum height of 15 feet.
 - 2) All concrete and masonry buildings shall be architecturally integrated with the main building on each site.
 - 3) No plastic vinyl banners or fabric awnings or fabric awnings at least 10 feet in height.
 - 4) All awnings shall be architecturally integrated.
 - 5) No graphic temporary construction signs shall be permitted.
 - 6) No signs shall be placed on the exterior walls of buildings.
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RANCHO MIRAGE • VISTA DEL NORTE
SITE PLAN FOR SUBDIVISION

DATE: 11/15/18
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NOTES:

1. ALL UTILITIES SHALL BE SHOWN AND DEPT. APPROVED.
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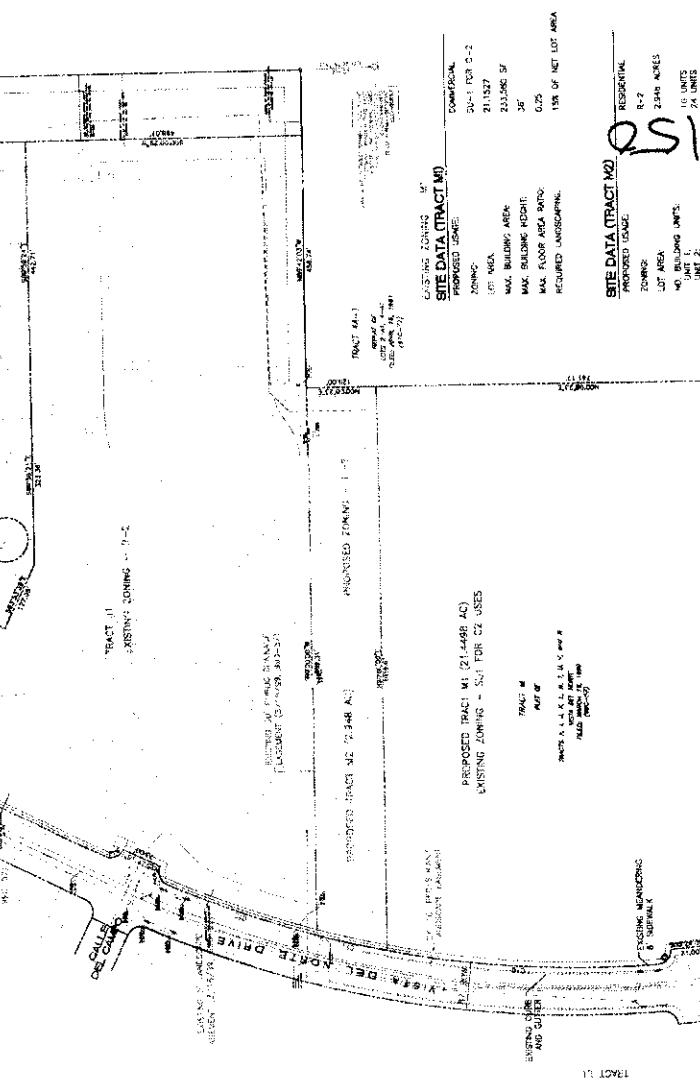
GRAPHIC SCALE

1" = 100'

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DATE: 11/15/18
 DRAWN BY: [Name]
 CHECKED BY: [Name]

TRACT NO.	TRACT AREA (AC)	TRACT PERCENTAGE	TRACT TOTAL AREA (AC)
1	1.25	100%	1.25
2	1.25	100%	1.25
3	1.25	100%	1.25
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5	1.25	100%	1.25
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PROF# 1001150

LEGEND

EXISTING CURB & GUTTER
 PROPOSED CURB & GUTTER
 BOUNDARY LINE
 EXISTING BOUNDARY LINE
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SITE DATA (TRACT M1)

PROPOSED ZONING: COMMERCIAL
 EXISTING ZONING: COMMERCIAL
 LOT AREA: 211,527 SF
 MAX. BUILDING AREA: 211,527 SF
 MAX. FLOOR AREA RATIO: 0.75
 REQUIRED LANDSCAPING: 15% OF NET LOT AREA

SITE DATA (TRACT M2)

PROPOSED ZONING: RESIDENTIAL
 EXISTING ZONING: RESIDENTIAL
 LOT AREA: 2,244 SQUARE FEET
 MAX. BUILDING AREA: 16 UNITS
 MAX. FLOOR AREA RATIO: 24 UNITS
 REQUIRED LANDSCAPING: 21.77 UNITS PER ACRE

Attachment A

Vista del Norte Commercial Development (May, 2007 Plan)
(Osuna Rd. / Vista del Norte Dr. - NE Corner)
TRAFFIC IMPACT STUDY

Summary

STUDY PURPOSE

The study is being conducted in conjunction with a request for approval of a commercial development plan for the property located at the northeast corner of Osuna Rd. / Vista del Norte Dr. The purpose of this study is to identify the impact of the Development on the adjacent transportation system, and to make recommendations to mitigate any significant adverse impact on the adjacent transportation system resulting from the implementation of the facility. This report is being prepared to meet the requirements of the City of Albuquerque Transportation Development Section in association with the development of the proposed project associated with this site plan. This study considers two scenarios of the proposed plan. The first scenario considers that an approximately 3.8 acre park facility will be constructed on the northwest corner of the site (see Appendix Page A-2). The second scenario considers that the site will be developed into commercial uses and that there will be no park.

STUDY PROCEDURES

A scoping meeting was held on Friday, February 22, 2006 with City of Albuquerque staff (Tony Loyd and Steele Nowak) prior to beginning the original Vista del Norte Commercial Development study to discuss scope and methodology to be utilized within that report. This supplement considering the May, 2007 plan will use the same methodology.

The basic procedure followed is described as follows:

- 1) Calculate the generated trips for the proposed commercial development consisting of a proposed 156,000 S.F. free-standing discount superstore and additional retail commercial floor space. The 4.05 acre tract at the southwest corner of the site is proposed to be a retail commercial center containing approximately 34,180 S.F. of floor area. The 3.80 acre parcel at the northwest corner of the project is proposed to be either a 3.80 acre park or a retail commercial center containing approximately 34,180 S.F. of floor area. (See Page A-2 in Appendix).
- 2) Calculate trip distribution for the newly generated trips by both scenarios of this development. The commercial trips shall be distributed based on 2009 DASZ population data within a market draw area defined by the relative locations of other similar uses. To determine the market area, the nearest adjacent discount stores were plotted on a map and the market area determined by drawing a line midpoint between this project and the nearest discount store location. The actual market draw area map (and trip distribution map) is found on Page A-13 in the Appendix of this report. (See Pages A-13 thru A-16 in Appendix).
- 3) Determine Trip Assignments for the newly generated trips (for both scenarios) based on the results of the Trip Distribution Analysis and logical routing to and from the site. (See Pages A-17 thru A-22 in Appendix).

Attachment B

- 4) Obtain AM Peak Hour and PM Peak Hour turning movement traffic counts at the intersection Osuna Rd. / 2nd St., Osuna Rd. / Edith Blvd., Osuna Rd. / Chappell Rd., Osuna Rd. / Academy Parkway Dr., Osuna Rd. / Jefferson St., Osuna Rd. / Vista del Norte Dr., El Pueblo Rd. / Las Lomas Dr., and Vista del Norte Dr. / Las Lomas Dr. (See Pages A-162 thru A-179 in Appendix).
- 5) Calculate Historic Growth Rates for each of the approaches to the intersections targeted for analysis where the historic data was available. (See Pages A-23 thru A-34 in Appendix).
- 6) Determine 2009 NO BUILD intersection volumes by growing the data from the existing traffic counts at the calculated historic growth rate to the analysis year (2009), then add in traffic volumes generated by nearby recently approved undeveloped projects. (See Pages A-35 thru A-59 in Appendix).
- 7) Add in data from Trip Assignments Maps and Tables to the 2009 NO BUILD Volumes to obtain 2009 BUILD Volumes for this project. The 2009 BUILD Volumes will be calculated for both the 2007 Plan with Park and the 2007 Plan with NO Park (See Pages A-35 thru A-84 in Appendix).
- 8) Provide signalized and unsignalized intersection analyses for the following intersections:

INTERSECTION	TYPE CONTROL	NO BUILD	BUILD
Osuna Rd. / Edith Blvd.	Traffic Signal	2009	2009
Osuna Rd. / Chappell Dr.	Traffic Signal	2009	2009
Osuna Rd. / Academy Parkway Dr.	Traffic Signal	2009	2009
Osuna Rd. / Jefferson St.	Traffic Signal	2009	2009
Osuna Rd. / Vista del Norte Dr.	Traffic Signal	2009	2009
El Pueblo Rd. / Las Lomas Dr.	Stop Sign	2009	2009
Vista del Norte Dr. / Las Lomas Dr.	Stop Sign	2009	2009
Osuna Rd. / Driveway "A"	Stop Sign	N/A	2009
Driveway "B" / Vista del Norte Dr.	Stop Sign	2009	2009
Osuna Rd. / Driveway "C"	Stop Sign	N/A	2009

- 9) Provide signalized and unsignalized intersection analyses for the BUILD Condition of the intersections listed above considering both scenarios of the development plan. (See Pages A-85 thru A-161 in Appendix).

PREVIOUS RELATED TRAFFIC IMPACT STUDIES

There were no previous related Traffic Impact Study to consider in this study. The Vista del Norte Subdivision is approximately 100% implemented. Traffic generated by the proposed Las Lomas Industrial Park at the north end of Vista del Norte Subdivision was calculated and added into the background traffic volumes utilized in this study. There was no Traffic Impact Study that was performed solely for the Las Lomas Industrial Park.

There is a minor development project (Agave Subdivision) consisting of the development of 31 residential lots (single family detached homes) that have been approved by the City of Albuquerque and recently constructed. The access to the Agave Subdivision is shared with the main driveway into Desert Springs Church on Vista del Norte Dr. The proposed Driveway "B" for the Vista del Norte Commercial Development will align with the Desert Springs Church / Agave Subdivision driveway. Trips from the Agave Subdivision were calculated and added into the background traffic volumes in this study also.

GENERAL AREA CHARACTERISTICS

Surrounding land uses consist of residential and apartments to the north. This project is located within a relatively active development area. To the south across Osuna is industrial development.

AREA STREET NETWORK

Osuna Rd. is classified as a Principal Arterial roadway on the Long Range Roadway Plan for the Albuquerque Metropolitan Area. It is currently a paved urban four-lane facility with raised medians and curbs and gutters on both sides of the street. The posted speed limit on Osuna Rd. from I-25 to 2nd St. is 45 M.P.H.

Edith Blvd. is classified as a Minor Arterial roadway on the Long Range Roadway Plan for the Albuquerque Metropolitan Area. In the vicinity of Osuna Rd., it is a mix of rural-type and urban two lane and four-lane paved roadway.

Jefferson St. is classified as a Minor Arterial roadway on the Long Range Roadway Plan for the Albuquerque Metropolitan Area. It is an urban four lane paved roadway from I-25 north to Alameda Blvd. with raised medians and curbs and gutters on both sides of the street.

Chappell Dr., Academy Parkway, Vista del Norte Dr., Las Lomas Dr. are not classified on the Long Range Roadway Plan for the Albuquerque Urban Area.

El Pueblo Rd. serves as a south frontage road to Paseo del Norte from Rio Grande Blvd. to Jefferson St. It is primarily a two lane paved rural type of roadway.

Vista del Norte Dr. is not classified on the Long Range Roadway System Map for the Albuquerque Metropolitan Planning Area. It is a four-lane divided urban roadway from Osuna Rd. north to Vista Monte Dr. (about 2,200 feet of four lane roadway) after which Vista del Norte Dr. becomes a two-lane urban roadway. The capacity of the four lane section of Vista del Norte Dr. from Osuna Rd. to Vista Monte Dr. is approximately 30,000 vehicles per day.

FUTURE C.I.P. IMPROVEMENTS TO TRANSPORTATION SYSTEM

The City of Albuquerque has plans to widen Osuna Rd. from Edith Blvd. to Jefferson St. to provide three thru lanes eastbound and westbound. The most recent scoping study incorporated Osuna Rd. from Vista del Norte east to I-25. The project is targeted for construction in 2011. However, funding may limit the scope of what can be constructed at that time. The City of Albuquerque's Ten Year Plan designates \$ 300,000 for the year 2008 and \$ 3,000,000 for the year 2011. Construction of the additional eastbound and westbound thru lanes on Osuna Rd. would provide enough additional capacity to solve most of the capacity shortfalls revealed in this study for the projected 2009 NO BUILD Conditions. Osuna Rd. is a City street from the railroad tracks between 2nd St. and Edith Blvd. east to Interstate 25. It is a County street west of the railroad tracks.

EXISTING TRAFFIC VOLUMES

2005 Average Weekday Traffic Volumes (AWDT) for major streets in the site plan area are shown on Page A-3 in the Appendix.

Existing AM and PM peak hour turning movement counts for the year 2004 to 2006 were provided by the City of Albuquerque for the following intersections:

Osuna Rd. / Edith Blvd. (2005)
Osuna Rd. / Chappell Dr. (2004)
Osuna Rd. / Jefferson St.. (2004)

The existing traffic counts are included Appendix P pages A-162 thru A-172.

Traffic volumes for the intersections of Osuna Rd. / Academy Parkway Dr., Osuna Rd. / Vista del Norte Dr., Vista del Norte / Las Lomas, and El Pueblo / Las Lomas were recently counted by the consulting engineer performing this study.

EXISTING LEVELS OF SERVICE

The Highway Capacity Manual defines Level of Service (LOS) for signalized intersections in terms of average controlled delay per vehicle as follows:

LOS A	10.0" or less	Most Vehicles do not stop
LOS B	10.1 to 20.0"	Some Vehicles stop
LOS C	20.1 to 35.0"	Significant number of vehicles stop
LOS D	35.1 to 55.0"	Many vehicles stop.
LOS E	55.1 to 80.0"	Limit of acceptable delay.
LOS F	> 80.0"	Unacceptable delay.

Level of Service D is generally considered acceptable in urban areas and is the desirable base condition for analysis in a traffic study. In addition to consideration of the overall level-of-service of the signalized intersection, the level s-of-service of each individual movement should be considered also.

Existing levels-of-service were not provided in this study since the implementation year is only two years from now. The implementation year NO BUILD analysis should approximate the existing levels-of-service.

PROPOSED DEVELOPMENT

The development plan is a proposed 21.2 acre Commercial use consisting approximately of a 156,000 S.F. Free-Standing Discount Superstore (including garden area and mezzanine), approximately 34,180 S. F. of retail commercial floor space at the southwest corner of the site, and either a 3.8 acre park (scenario 1 – with park) or approximately 34,180 S.F. of retail commercial floor space (scenario 2 – NO Park) at the northwest corner of the project. The land uses utilized for this analysis should be representative of the type of uses that will result from the proposed development. Should the development occur in such a manner that the actual number of trips generated significantly exceed that projected in this study, the City of Albuquerque may require an updated Traffic Impact Study.

Access is provided into the proposed facility via two full access driveways onto Osuna Rd. east of Vista del Norte and one full access driveway onto Vista del Norte Dr. The proposed driveways onto Osuna Rd. are designated as Driveway "A" and Driveway "C" in this study. They are located approximately 425 feet to the east of Vista del Norte Dr. (centerline to centerline) and 810 feet to the east of Vista del Norte Dr. (centerline to centerline) respectively.

Driveway "B" on Vista del Norte Dr. is located approximately 620 feet to the north of Osuna Rd. (centerline to centerline). It is a proposed full access unsignalized driveway which aligns with the existing driveway to Desert Springs Church.

TRIP GENERATION

Projected trips were calculated from data in the Institute of Transportation Engineers Trip Generation report (7th Edition, 2003). Trips for the development were determined based on land uses projected to be associated with the zone change request for this property.

The resulting number of trips generated for the proposed development is summarized in the following tables:

Park Plan:

Vista del Norte Commercial Development (2007 Plan) With Park Trip Generation Data

USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.		
		GROSS	ENTER	EXIT	ENTER	EXIT
<i>DESCRIPTION</i>						
Summary Sheet	Units					
Free-Standing Discount Superstore (813)	156.00	7,586	146	141	295	307
Shopping Center (820)	34.18	3,380	50	32	148	161
City Park (411)	4.00	6	-	-	-	-
Subtotal		10,972	196	173	443	468
Pass-by Trips	30%				(133)	(140)
Net New Trips to System		10,972	196	173	310	328

NO Park Plan:

Vista del Norte Commercial Development (2007 Plan)

**Without Park
Trip Generation Data**

USE (ITE CODE)	DESCRIPTION	24 HR VOL GROSS	A. M. PEAK HR.		P. M. PEAK HR.	
			ENTER	EXIT	ENTER	EXIT
Summary Sheet		Units				
	Free-Standing Discount Superstore (813)	156.00	7,586	146	141	295 307
	Shopping Center (820)	68.36	5,303	76	49	234 254
	Subtotal		12,889	222	190	529 561
	Pass-by Trips	30%				(159) (168)
	Net New Trips to System		12,889	222	190	370 393

(See Pages A-6 thru A-12 in the Appendix of this report for Trip Generation Worksheets and Summary Table.)

TRIP DISTRIBUTION

Primary and Diverted Linked Trips:

Trips were distributed as follows:

Commercial Land Use

Primary and diverted linked trips for the commercial land use development were distributed proportionally to the 2009 projected population of Data Analysis Subzones within an irregular boundary around the proposed development based on locations of existing similar types of facilities. Population data for the years 2000 and 2025 were taken from the 2025 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico, S-03-01 (2000), Appendix B and Appendix C, supplied by the Mid-Region Council of Governments (MRCOG). Population data from the years 2000 and 2025 was interpolated linearly to obtain 2008 population data to utilize for this analysis. Population Subzones were grouped based on the most likely major street(s) or route(s) to the subject development. The trip distribution worksheets and associated map of data analysis subzones is shown in the Appendix on Pages A-13 thru A-16.

TRIP ASSIGNMENT

Trip assignments are first made on a percentage basis derived from data established in the trip distribution determination process and logical routing. Those percentages are then applied to the projected trips to determine individual traffic movements. Percentage trip assignments are shown in the Appendix, Pages A-17 thru A-22. A 30% Pass-by trip reduction was applied to this development for the PM Peak Hour volumes.

B-6

BACKGROUND TRAFFIC GROWTH

Background traffic growth rates were considered for each individual approach to an intersection that was targeted for analysis based on data from the 2000, 2001, 2002, 2003, and 2004 Traffic Flow maps prepared by the Mid-Region Council of Governments. Almost all of the Traffic Flow Data for the years 2000 thru 2004 taken from the MRCOG Traffic Flow Maps were Standard Data. The data from those years for each approach was plotted on a graph and a linear "regression trend line" calculated using the equation format $y=mx+b$. The growth rate was determined by calculating the average volume increase per year during the time period considered and dividing that volume into the most recent AWDT used in the analysis from which future volumes will be calculated. The rate of growth of that trend line was utilized as the growth rate for each approach if that calculated rate appeared feasible. However, there were some instances where the rate indicated a negative growth trend. In those cases, an appropriate growth rate from an adjacent segment of the same roadway was used or a shorter time span was used to determine the growth rate, or a generic 3% growth rate was utilized. In this area of Albuquerque, the generic growth rate utilized was usually 5% per year. Due to the potential for growth in the area, it was believed that a zero percent growth rate was inappropriate for this study. Additionally, if the R^2 value of the trend line was low, other means of establishing a probable growth rate from the data accumulated was considered. Historical Growth Rate Graphs with linear regression trendlines are shown on Appendix Pages A-23 thru A-34. Additionally, the growth rate utilized for each approach to an intersection is printed at the top of the Turning Movement sheets for each intersection (Appendix Pages A-35 thru A-84).

PROJECTED PEAK HOUR TURNING MOVEMENTS FOR 2009 BUILDOUT

The calculated annual growth rates were applied to the existing (2004, 2005, or 2006) peak hour traffic counts furnished by the City of Albuquerque or counted by the consultant to establish the 2009 background traffic volumes. Calculated trips generated by the new Las Lomas Industrial Park were added to obtain the NO BUILD Volumes utilized in this report. To these volumes, the generated trips based on implementation of the proposed assumed land uses were added to obtain the 2009 BUILD volumes for the intersection analyses. See Appendix Pages A-35 thru A-84 for further information regarding turning movement counts for this project. 2009 NO BUILD Volumes Map, Trips Generated Map, and 2009 BUILD Volumes Map for this project are on Pages A-84a thru A-84e in the Appendix.

Three scenarios are evaluated in this study:

- 2009 NO BUILD Volumes
- 2009 BUILD Volumes (Plan w/Park)
- 2009 BUILD Volumes (Plan with NO Park)

INTERSECTION CAPACITY ANALYSIS

Intersection capacity analyses were performed in accordance with the procedures for signalized and unsignalized intersections in the Highway Capacity Manual, Special Report 209, Transportation Research Board, 2000, using TEAPAC's Signal 2000 Software for signalized intersections and HiCAP Version 2 for unsignalized intersections. For signalized intersections, the operational method of analysis was used for 2009 conditions (NO BUILD and BUILD). In addition to utilizing the operational analysis for the intersections, the 1985 planning method may also be used to provide additional information at the intersection to help define critical lane volumes and to help analyze a solution.

Capacity analyses were performed for the following traffic conditions.

- ⇒ 2009 without development of the subject property (NO BUILD)
- ⇒ 2009 with development as per the assumed land uses considering total implementation of the plan with the Park in the northwest corner of the property.
- ⇒ 2009 with development as per the assumed land uses considering total implementation of the plan with NO Park.

The results of the 2009 NO BUILD and the 2009 BUILD capacity analyses are summarized in the following sections - *Results and Discussion of Intersection Capacity Analyses*.

RESULTS OF SIGNALIZED INTERSECTION CAPACITY ANALYSES

IMPLEMENTATION YEAR (2009)

Intersection #1 - Osuna Rd. / 2nd St.

The results of the 2009 implementation year analysis of the signalized intersection of Osuna Rd. / Edith Blvd. are summarized in the following table:

Osuna Rd. / 2 nd St.	2009 No Build		2009 BUILD / Park	
	A.M.	P.M.	A.M.	P.M.
Existing Geometry	C - 30.0	<i>D - 41.4</i>	C - 34.0	<i>E - 65.7</i>
Exist. Geometry – Add Northbound Thru Lane			C - 33.5	

D - 38.3 – Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS "E" or worse.

Analysis of BUILD Condition for Vista del Norte Commercial Center Plan with NO Park:

Osuna Rd. / 2 nd St.	2009 BUILD – NO Park	
	A.M.	P.M.
Existing Geometry	C - 34.6	<i>E - 68.5</i>
Exist. Geometry – Add Northbound Thru Lane		D - 35.1

D - 38.3 – Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS "E" or worse.

Existing Geometry (Osuna Rd. / 2nd St.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Osuna Rd.	1	0	2	0	1
WB Osuna Rd.	1	0	1	0	1
NB 2 nd St.	1	0	2	1	0
SB 2 nd St.	1	0	2	0	1

The intersection of Osuna Rd. / 2nd St. is near capacity for the 2009 PM Peak Hour BUILD analysis. The volumes added from the Vista del Norte Commercial Development impact the intersection, especially during the PM Peak Hour. Mitigation of the impact consists of construction of a third northbound thru lane at the intersection. The new thru lane should be constructed to accommodate the projected intersection queues and should extend through the intersection at least 750 feet beyond.

The trips generated by the proposed Vista del Norte commercial development comprises only about 7% or less of the overall 2009 projected BUILD traffic volumes at the intersection of Osuna Rd. / 2nd St.

Queueing Analysis Summary Sheet

Project:
Intersection:

Vista del Norte Commercial Development (Osuna Rd. / Vista del Norte)
Osuna Rd. / 2nd St.

2009												
Approach		Left Turns			Thru Movements			Right Turns				
Eastbound	# Lanes	Vol.	Length	# Lanes	Vol.	Length	# Lanes	Vol.	Length			
<i>Existing Lane Length</i>	1	66	120	2	383	<i>Cont</i>	1	57	125			
AM NO BUILD Queue	1	72	125	2	417	300	1	62	125			
AM BUILD Queue	1	72	125	2	456	325	1	62	125			
<i>Existing Lane Length</i>	1	89	120	2	176	<i>Cont</i>	1	70	125			
PM NO BUILD Queue	1	97	175	2	192	175	1	76	150			
PM BUILD Queue	1	97	175	2	258	225	1	76	150			
Westbound												
<i>Existing Lane Length</i>	1	105	225	1	188	<i>Cont</i>	1	188	999			
AM NO BUILD Queue	1	114	175	1	205	275	1	205	275			
AM BUILD Queue	1	131	200	1	239	325	1	229	300			
<i>Existing Lane Length</i>	1	256	225	1	463	<i>Cont</i>	1	618	999			
PM NO BUILD Queue	1	279	400	1	505	650	1	674	825			
PM BUILD Queue	1	315	425	1	575	725	1	723	875			
Northbound												
<i>Existing Lane Length</i>	1	38	400	2	553	<i>Cont</i>	0	240	0			
AM NO BUILD Queue	1	40	75	2	586	400	0	254	350			
AM BUILD Queue	1	40	75	2	586	400	0	274	350			
<i>Existing Lane Length</i>	1	68	400	2	884	<i>Cont</i>	0	160	0			
PM NO BUILD Queue	1	72	125	2	937	650	0	170	250			
PM BUILD Queue	1	72	125	2	937	650	0	204	300			
Southbound												
<i>Existing Lane Length</i>	1	387	225	2	1,145	<i>Cont</i>	1	35	350			
AM NO BUILD Queue	1	410	500	2	1,214	750	1	37	75			
AM BUILD Queue	1	438	525	2	1,214	750	1	37	75			
<i>Existing Lane Length</i>	1	285	225	2	776	<i>Cont</i>	1	77	350			
PM NO BUILD Queue	1	302	425	2	823	575	1	82	150			
PM BUILD Queue	1	348	475	2	823	575	1	82	150			

Cycle Length: **AM** **PM**
 120 130

NOTE: Queue lengths are in feet.

The Queueing Analysis for this intersection results in the lanes length changes summarized in the following table:

B-10

Intersection #2 - Osuna Rd. / Edith Blvd.

The results of the 2009 implementation year analysis of the signalized intersection of Osuna Rd. / Edith Blvd. are summarized in the following table:

Osuna Rd. / Edith Blvd.	2009 No Build		2009 BUILD w/Park	
	A.M.	P.M.	A.M.	P.M.
Existing Geometry	<i>D - 43.0</i>	D - 36.0	<i>D - 48.9</i>	D - 44.3
Exist. Geom. - ADD EB Thru Lane			C - 29.7	

D - 38.3 - Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS "E" or worse.

Analysis of BUILD Condition for Vista del Norte Commercial Center Plan with NO Park:

Osuna Rd. / Edith Blvd.	2009 BUILD - NO Park	
	A.M.	P.M.
Existing Geometry	<i>D - 50.1</i>	<i>D - 48.2</i>
Exist. Geom. - ADD EB Thru Lane	C - 30.2	D - 40.2

D - 38.3 - Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS "E" or worse.

Existing Geometry (Osuna Rd. / Edith Blvd.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Osuna Rd.	1	0	1	1	0
WB Osuna Rd.	1	0	1	1	0
NB Edith Blvd.	1	0	1	0	1
SB Edith Blvd.	1	0	0	1	0

The intersection of Osuna Rd. / Edith Blvd. is near capacity for the 2009 AM Peak Hour NO BUILD and BUILD analyses. The volumes added from the Vista del Norte Commercial Development impact the intersection, especially during the AM Peak Hour. Mitigation of the impact consists of construction of a third eastbound thru lane at the intersection. The new thru lane should be constructed to accommodate the projected intersection queues and should extend through the intersection at least 750 feet beyond.

The City's Plan to improve Osuna Blvd. targeted for construction in 2011 should include improvements to the intersection of Osuna Rd. / Edith Blvd. to address capacity issues projected for the 2009 AM Peak Hour conditions analyzed in this study. The intersection will be at capacity for the 2009 AM Peak Hour BUILD Condition if the City does not address this issue with the Osuna project.

The trips generated by the proposed Vista del Norte commercial development comprises only about 10% or less of the overall 2009 projected BUILD traffic volumes at the intersection of Osuna Rd. / Edith Blvd.

Queueing Analysis Summary Sheet

Project: Vista del Norte Commercial Development (Osuna Rd. / Vista del Norte)
 Intersection: Osuna Rd. / Edith Blvd.

2009

Approach	Left Turns			Thru Movements			Right Turns		
Eastbound	# Lanes	Vol.	Length	# Lanes	Vol.	Length	# Lanes	Vol.	Length
Existing Lane Length	1	27	200	2	819	Cont	0	225	0
AM NO BUILD Queue	1	30	75	2	917	600	0	252	325
AM BUILD Queue	1	30	75	2	1,004	650	0	252	325
Existing Lane Length	1	45	200	2	431	Cont	0	116	0
PM NO BUILD Queue	1	50	100	2	483	375	0	130	200
PM BUILD Queue	1	50	100	2	629	475	0	130	200
Westbound									
Existing Lane Length	1	152	330	2	361	Cont	0	64	0
AM NO BUILD Queue	1	158	225	2	375	275	0	67	125
AM BUILD Queue	1	172	250	2	450	325	0	73	125
Existing Lane Length	1	155	330	2	971	Cont	0	152	0
PM NO BUILD Queue	1	161	250	2	1,010	700	0	158	250
PM BUILD Queue	1	189	275	2	1,165	775	0	171	275
Northbound									
Existing Lane Length	1	144	200	1	214	Cont	1	142	999
AM NO BUILD Queue	1	156	225	1	231	325	1	153	225
AM BUILD Queue	1	156	225	1	231	325	1	169	250
Existing Lane Length	1	278	200	1	437	Cont	1	150	999
PM NO BUILD Queue	1	300	425	1	472	600	1	162	250
PM BUILD Queue	1	300	425	1	472	600	1	189	275
Southbound									
Existing Lane Length	1	164	100	1	347	Cont	0	24	0
AM NO BUILD Queue	1	184	250	1	389	475	0	27	75
AM BUILD Queue	1	191	275	1	389	475	0	27	75
Existing Lane Length	1	101	100	1	272	Cont	0	52	0
PM NO BUILD Queue	1	113	200	1	305	425	0	58	125
PM BUILD Queue	1	125	200	1	305	425	0	58	125

Cycle Length: **AM** **PM**
 120 130

NOTE: Queue lengths are in feet.

The Queueing Analysis for this intersection results in the lanes length changes summarized in the following table:

It is usually acceptable to divide the calculated right turn queue length by 2 to account for right turns on red, and right turn overlaps.

B-12

Intersection #3 - Osuna Rd. / Chappell Dr.

The results of the 2009 implementation year analysis of the signalized intersection of Osuna Rd. / Chappell Dr. are summarized in the following table:

Osuna Rd. / Chappell Dr.	2009 No Build		2009 BUILD w/Park	
	A.M.	P.M.	A.M.	P.M.
Existing Geometry	<i>D - 46.0</i>	D - 40.8	<i>D - 51.2</i>	<i>D - 50.7</i>

D - 38.3 – Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS “E” or worse.

Analysis of BUILD Condition for Vista del Norte Commercial Center Plan with NO Park:

Osuna Rd. / Chappell Dr.	2009 BUILD – NO Park	
	A.M.	P.M.
Existing Geometry	<i>D - 51.7</i>	<i>D - 53.2</i>

D - 38.3 – Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS “E” or worse.

Existing Geometry (Osuna Rd. / Chappell Dr.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Osuna Rd.	1	0	1	1	0
WB Osuna Rd.	1	0	1	1	0
NB Chappell Dr.	0	1	0	0	1
SB Chappell Dr.	0	0	1+	0	0

1+ designates a single lane approach that serves all turning movements.

The intersection of Osuna Rd. / Chappell Dr. is close to capacity for the 2009 AM Peak Hour NO BUILD analysis. Consequently, some of the turning movements operate at LOS “E”. The volumes added from the Vista del Norte Commercial Development impact the intersection, especially during the PM Peak Hour. Since the overall operation of the intersection did not exceed LOS “D” and there was no individual movement that exceeded LOS “E”, then no recommendation was made to mitigate the impact of the development on this intersection.

The widening of Osuna Rd. to three eastbound and three westbound thru lanes will provide more capacity for this intersection. The Osuna Rd. widening project is targeted to occur in 2009 or 2010. Also, this study recommends that the City consider widening the northbound and southbound approaches on Chappell Dr. to accommodate exclusive left turn lanes and a thru / right turn lane for both legs. The northbound left turn volume for the projected 2009 implementation year analyzed in this study is above 250 vehicles per hour. That volume should warrant consideration of an exclusive left turn lane to prevent split phasing of the signal in the future. The implementation of a southbound left turn lane on the north leg of the intersection will probably require additional right of way.

The Queuing Analysis for this intersection results in the lanes length changes summarized in the following table:

Queueing Analysis Summary Sheet

Project: Vista del Norte Commercial Development (Osuna Rd. / Vista del Norte)
 Intersection: Osuna Rd. / Chappel Dr.

2009

Approach	Left Turns			Thru Movements			Right Turns		
Eastbound	# Lanes	Vol.	Length	# Lanes	Vol.	Length	# Lanes	Vol.	Length
Existing Lane Length	1	23	125	2	1,342	Cont	0	251	0
AM NO BUILD Queue	1	30	75	2	1,745	>1,000	0	326	425
AM BUILD Queue	1	30	75	2	1,827	>1,000	0	326	425
Existing Lane Length	1	3	125	2	810	Cont	0	61	0
PM NO BUILD Queue	1	4	25	2	1,053	725	0	79	150
PM BUILD Queue	1	4	25	2	1,223	825	0	80	150
Westbound									
Existing Lane Length	1	105	180	2	813	Cont	0	38	0
AM NO BUILD Queue	1	137	200	2	1,057	675	0	49	100
AM BUILD Queue	1	137	200	2	1,153	725	0	49	100
Existing Lane Length	1	94	180	2	1,430	Cont	0	5	0
PM NO BUILD Queue	1	122	200	2	1,859	>1,000	0	7	25
PM BUILD Queue	1	122	200	2	2,019	>1,000	0	7	25
Northbound									
Existing Lane Length	0	64	0	1	5	Cont	1	88	50
AM NO BUILD Queue	0	80	150	1	6	25	1	110	175
AM BUILD Queue	0	80	150	1	6	25	1	110	175
Existing Lane Length	0	209	0	1	2	Cont	1	151	50
PM NO BUILD Queue	0	261	375	1	3	25	1	189	275
PM BUILD Queue	0	262	375	1	3	25	1	189	275
Southbound									
Existing Lane Length	0	5	0	1	1	Cont	0	4	0
AM NO BUILD Queue	0	6	25	1	1	0	0	5	25
AM BUILD Queue	0	6	25	1	1	0	0	5	25
Existing Lane Length	0	48	0	1	20	Cont	0	24	0
PM NO BUILD Queue	0	60	125	1	25	75	0	30	75
PM BUILD Queue	0	60	125	1	25	75	0	30	75

Cycle Length: **AM** **PM**
 120 130

NOTE: Queue lengths are in feet.

It is usually acceptable to divide the calculated right turn queue length by 2 to account for right turns on red and right turn overlaps.

Intersection #4 - Osuna Rd. / Academy Parkway Dr.

The results of the 2009 implementation year analysis of the signalized intersection of Osuna Rd. / Academy Parkway Dr. are summarized in the following table:

Osuna Rd. / Academy Parkway Dr.	2009 No Build		2009 BUILD w/Park	
	A.M.	P.M.	A.M.	P.M.
Existing Geometry	A-4.4	A-8.1	A-4.7	A-9.2

D - 38.3 – Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS “E” or worse.

Analysis of BUILD Condition for Vista del Norte Commercial Center Plan with NO Park:

Osuna Rd. / Academy Parkway Dr.	2009 BUILD – NO Park	
	A.M.	P.M.
Existing Geometry	A-4.7	A-9.4

D - 38.3 – Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS “E” or worse.

Existing Geometry (Osuna Rd. / Academy Parkway Dr.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Osuna Rd.	1	0	1	1	0
WB Osuna Rd.	1	0	1	1	0
NB Academy Parkway	0	1	0	0	1
SB Academy Parkway	0	0	1+	0	0

1+ designates a single lane approach that serves all turning movements.

The analysis of the intersection of Osuna Rd. / Academy Parkway Dr. indicates that the intersection will operate at satisfactory levels-of-service for all conditions analyzed in this study, and that the implementation of the proposed Vista del Norte Commercial Development will have minimal impact on the signalized intersection.

The Queuing Analysis for this intersection results in the lanes length changes summarized in the following table:

Queueing Analysis Summary Sheet

Project: Vista del Norte Commercial Development (Csuna Rd. / Vista del Norte)
 Intersection: Osuna Rd. / Academy Parkway

2009

Approach	Left Turns			Thru Movements			Right Turns		
Eastbound	# Lanes	Vol.	Length	# Lanes	Vol.	Length	# Lanes	Vol.	Length
Existing Lane Length	1	54	150	2	1,303	Cont	0	4	0
AM NO BUILD Queue	1	64	125	2	1,538	>1,000	0	5	25
AM BUILD Queue	1	64	125	2	1,620	>1,000	0	5	25
Existing Lane Length	1	8	150	2	1,095	Cont	0	0	0
PM NO BUILD Queue	1	9	25	2	1,292	850	0	0	0
PM BUILD Queue	1	9	25	2	1,462	>1,000	0	0	0
Westbound									
Existing Lane Length	1	39	125	2	845	Cont	0	89	0
AM NO BUILD Queue	1	46	100	2	997	650	0	105	175
AM BUILD Queue	1	46	100	2	1,093	700	0	105	175
Existing Lane Length	1	29	125	2	1,444	Cont	0	21	0
PM NO BUILD Queue	1	34	75	2	1,704	>1,000	0	25	75
PM BUILD Queue	1	34	75	2	1,864	>1,000	0	25	75
Northbound									
Existing Lane Length	0	6	0	1	0	Cont	1	23	50
AM NO BUILD Queue	0	7	25	1	0	0	1	26	75
AM BUILD Queue	0	7	25	1	0	0	1	26	75
Existing Lane Length	0	24	0	1	0	Cont	1	56	50
PM NO BUILD Queue	0	28	75	1	0	0	1	64	125
PM BUILD Queue	0	28	75	1	0	0	1	64	125
Southbound									
Existing Lane Length	0	52	0	1	0	Cont	0	17	0
AM NO BUILD Queue	0	60	125	1	0	0	0	20	50
AM BUILD Queue	0	60	125	1	0	0	0	20	50
Existing Lane Length	0	83	0	1	1	Cont	0	42	0
PM NO BUILD Queue	0	95	175	1	1	0	0	48	100
PM BUILD Queue	0	95	175	1	1	0	0	48	100

Cycle Length: **AM** **PM**
 120 130

NOTE: Queue lengths are in feet.

It is usually acceptable to divide the calculated right turn queue length by 2 to account for right turns on red and right turn overlaps.

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Intersection #5 - Osuna Rd. / Jefferson St.

The results of the 2009 implementation year analysis of the signalized intersection of Osuna Rd. / Jefferson St. are summarized in the following table:

Osuna Rd. / Jefferson St.	2009 No Build		2009 BUILD w/Park	
	A.M.	P.M.	A.M.	P.M.
Existing Geometry	C - 33.5	<i>F - 91.0</i>	D - 40.2	<i>F - 106</i>
Exist. Geom. - ADD WB Thru Lane				<i>F - 101</i>
Exist. Geom. - ADD WB Thru, SB RT Lane				<i>E - 75.8</i>
Exist. Geom. - ADD EB, WB Thru, SB RT Lane				<i>D - 50.8</i>

D - 38.3 - Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS "E" or worse.

Analysis of BUILD Condition for Vista del Norte Commercial Center Plan with NO Park:

Osuna Rd. / Jefferson St.	2009 BUILD - NO Park	
	A.M.	P.M.
Existing Geometry	D - 40.8	<i>F - 109</i>
Exist. Geom. - ADD WB Thru Lane		<i>F - 91.4</i>
Exist. Geom. - ADD WB Thru, SB RT Lane		<i>E - 77.1</i>
Exist. Geom. - ADD EB, WB Thru, SB RT Lane		<i>D - 51.7</i>

D - 38.3 - Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS "E" or worse.

Existing Geometry (Osuna Rd. / Jefferson St.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Osuna Rd.	2	0	2	1	0
WB Osuna Rd.	2	0	2	0	1
NB Jefferson St.	1	0	2	0	1
SB Jefferson St.	1	0	1	1	0

The intersection of Osuna Rd. / Jefferson St. is operating beyond capacity during the projected PM Peak Hour NO BUILD Conditions. Mitigation of the capacity shortfall at the intersection of Osuna Rd. / Jefferson St. consists of construction of a fourth eastbound thru lane on Osuna Rd., a third westbound thru lane on Osuna Rd., and a southbound right turn lane on Jefferson St. It is questionable whether or not sufficient right-of-way exists to construct this level of improvements. The City of Albuquerque should consider a minimum geometry similar to the one proposed for mitigation if at all possible as part of the Osuna widening project to provide capacity at the intersection in the future.

The trips generated by the proposed Vista del Norte commercial development comprises only about 5.1% or less of the overall 2009 projected BUILD traffic volumes at the intersection of Osuna Rd. / Edith Blvd.

The Queuing Analysis for this intersection results in the lanes length changes summarized in the following table:

B-17

Queueing Analysis Summary Sheet

Project: Vista del Norte Commercial Development (Osuna Rd. / Vista del Norte)
 Intersection: Osuna Rd. / Jefferson St.

2009

Approach	Left Turns			Thru Movements			Right Turns		
Eastbound	# Lanes	Vol.	Length	# Lanes	Vol.	Length	# Lanes	Vol.	Length
<i>Existing Lane Length</i>	2	236	190	3	1,081	Cont	0	154	0
AM NO BUILD Queue	2	307	250	3	1,405	625	0	200	275
AM BUILD Queue	2	324	250	3	1,468	650	0	202	275
<i>Existing Lane Length</i>	2	248	190	3	1,487	Cont	0	81	0
PM NO BUILD Queue	2	322	275	3	1,933	900	0	105	175
PM BUILD Queue	2	357	300	3	2,063	>1,000	0	109	175
Westbound									
<i>Existing Lane Length</i>	3	182	190	2	921	Cont	1	262	900
AM NO BUILD Queue	3	209	175	2	1,059	675	1	301	375
AM BUILD Queue	3	209	175	2	1,133	725	1	301	375
<i>Existing Lane Length</i>	3	88	190	2	1,016	Cont	1	201	900
PM NO BUILD Queue	3	101	125	2	1,168	775	1	231	325
PM BUILD Queue	3	101	125	2	1,291	850	1	231	325
Northbound									
<i>Existing Lane Length</i>	1	122	150	2	227	Cont	1	42	150
AM NO BUILD Queue	1	134	200	2	250	200	1	46	100
AM BUILD Queue	1	136	200	2	250	200	1	46	100
<i>Existing Lane Length</i>	1	291	150	2	557	Cont	1	264	150
PM NO BUILD Queue	1	320	425	2	613	450	1	290	400
PM BUILD Queue	1	324	450	2	613	450	1	290	400
Southbound									
<i>Existing Lane Length</i>	1	197	175	2	374	Cont	0	160	0
AM NO BUILD Queue	1	217	300	2	411	300	0	176	250
AM BUILD Queue	1	217	300	2	411	300	0	196	275
<i>Existing Lane Length</i>	1	335	175	2	342	Cont	0	303	0
PM NO BUILD Queue	1	369	500	2	376	300	0	333	450
PM BUILD Queue	1	369	500	2	376	300	0	366	475

Cycle Length: **AM** **PM**
 120 130

NOTE: Queue lengths are in feet.

It is usually acceptable to divide the calculated right turn queue length by 2 to account for right turns on red and right turn overlaps.

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Intersection #6 - Osuna Rd. / Vista del Norte Dr.

The results of the 2009 implementation year analysis of the signalized intersection of Osuna Rd. / Vista del Norte Dr. are summarized in the following table:

Osuna Rd. / Vista del Norte	2009 No Build		2009 BUILD	
	A.M.	P.M.	A.M.	P.M.
Existing Geometry	C - 23.1	B - 10.4	C - 23.8	B - 13.5

D - 38.3 – Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS “E” or worse.

Analysis of BUILD Condition for Vista del Norte Commercial Center Plan with NO Park:

Osuna Rd. / Vista del Norte Dr.	2009 BUILD – NO Park	
	A.M.	P.M.
Existing Geometry	C - 23.8	B - 14.0

D - 38.3 – Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS “E” or worse.

Existing Geometry (Osuna Rd. / Vista del Norte Dr.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Osuna Rd.	1	0	2	0	0
WB Osuna Rd.	1	0	2	0	1
NB Vista del Norte	0	0	0	0	0
SB Vista del Norte	2	0	0	0	1

The analysis of the intersection of Osuna Rd. / Vista del Norte Dr. indicates that the intersection will operate at satisfactory levels-of-service for all conditions analyzed in this study, and that the implementation of the proposed Vista del Norte Commercial Development will have minimal impact on the signalized intersection.

The Queuing Analysis for this intersection results in the lanes length changes summarized in the following table:

B-19

Queueing Analysis Summary Sheet

Project: Vista del Norte Commercial Development (Osuna Rd. / Vista del Norte)
 Intersection: Osuna Rd. / Vista del Norte

2009											
Approach		Left Turns			Thru Movements			Right Turns			
Eastbound	# Lanes	Vol.	Length	# Lanes	Vol.	Length	# Lanes	Vol.	Length		
<i>Existing Lane Length</i>		1	21	190	2	1,183	Cont	0	0	0	
AM NO BUILD Queue		1	34	75	2	1,218	750	0	0	0	
AM BUILD Queue		1	56	100	2	1,307	800	0	0	0	
<i>Existing Lane Length</i>		1	94	190	2	761	Cont	0	0	0	
PM NO BUILD Queue		1	104	175	2	784	550	0	0	0	
PM BUILD Queue		1	166	250	2	906	625	0	0	0	
<hr/>											
Westbound	# Lanes	Vol.	Length	# Lanes	Vol.	Length	# Lanes	Vol.	Length		
<i>Existing Lane Length</i>		0	0	190	2	638	Cont	1	91	300	
AM NO BUILD Queue		0	0	0	2	753	500	1	132	200	
AM BUILD Queue		0	0	0	2	829	550	1	139	200	
<i>Existing Lane Length</i>		0	0	190	2	1,371	Cont	1	519	300	
PM NO BUILD Queue		0	0	0	2	1,618	>1,000	1	636	775	
PM BUILD Queue		0	0	0	2	1,764	>1,000	1	648	800	
<hr/>											
Northbound	# Lanes	Vol.	Length	# Lanes	Vol.	Length	# Lanes	Vol.	Length		
<i>Existing Lane Length</i>		0	0	0	0	0	Cont	0	0	0	
AM NO BUILD Queue		0	0	0	0	0	0	0	0	0	
AM BUILD Queue		0	0	0	0	0	0	0	0	0	
<i>Existing Lane Length</i>		0	0	0	0	0	Cont	0	0	0	
PM NO BUILD Queue		0	0	0	0	0	0	0	0	0	
PM BUILD Queue		0	0	0	0	0	0	0	0	0	
<hr/>											
Southbound	# Lanes	Vol.	Length	# Lanes	Vol.	Length	# Lanes	Vol.	Length		
<i>Existing Lane Length</i>		2	665	999	0	0	Cont	1	96	400	
AM NO BUILD Queue		2	788	525	0	0	0	1	116	175	
AM BUILD Queue		2	794	525	0	0	0	1	135	200	
<i>Existing Lane Length</i>		2	155	999	0	0	Cont	1	47	400	
PM NO BUILD Queue		2	203	200	0	0	0	1	65	125	
PM BUILD Queue		2	242	225	0	0	0	1	117	200	

Cycle Length: **AM** **PM**
 120 130

NOTE: Queue lengths are in feet.

It is usually acceptable to divide the calculated right turn queue length by 2 to account for right turns on red and right turn overlaps.

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RESULTS OF UNSIGNALIZED INTERSECTION CAPACITY ANALYSES

IMPLEMENTATION YEAR (2009)

Intersection #7 - Vista del Norte Dr. / Las Lomas Dr

The results of the analysis of the unsignalized intersection of Vista del Norte Dr. / Las Lomas Dr. are summarized in the following table:

	2009 NO BUILD		2009 BUILD w/Park	
	AM	AM	AM	PM
VdN / Las Lomas Dr.				
Minor Street (Las Lomas)				
SB Left	B - 12	B - 12	B - 12	B - 12
SB Right	B - 12	B - 12	B - 12	B - 12
Major Street (Vista del Norte Dr.)				
EB Left	A - 8	A - 8	A - 8	A - 8

The analysis of the NO Park plan for this intersection showed no significant difference in levels-of-service / delays. (See Pages A-153a and A-153b).

This analysis indicates that the intersection of Vista del Norte Dr. / Las Lomas Dr. will operate at satisfactory levels-of-service for all conditions analyzed in this study.

Intersection #8 - El Pueblo Rd. / Las Lomas Dr

The results of the analysis of the unsignalized intersection of El Pueblo Rd. / Las Lomas Dr. are summarized in the following table:

	2009 NO BUILD		2009 BUILD w/Park	
	AM	PM	AM	PM
El Pueblo Rd. / Las Lomas Dr.				
Minor Street (Las Lomas)				
NB Left	F - 51	D - 31	F - 51	D - 31
NB Right	C - 16	A - 10	C - 16	A - 10
Major Street (El Pueblo Rd.)				
WB Left	B - 11	A - 8	B - 11	A - 8

The analysis of the NO Park plan for this intersection showed no significant difference in levels-of-service / delays. (See Pages A-154 and A-155).

This analysis indicates that the intersection of El Pueblo Rd. / Las Lomas Dr. will operate at satisfactory levels-of-service for the PM Peak Hour period and less-than acceptable levels-of-service for the AM Peak Hour period analyzed in this study. This study demonstrates that the capacity issue at El Pueblo Rd. / Las Lomas Dr. is caused by the background traffic and is not impacted by the implementation of the Vista del Norte Commercial development.

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Intersection #9 - Osuna Rd. / Driveway "A"

The results of the analysis of the unsignalized intersection of Osuna Rd. / Driveway "A" are summarized in the following table:

	2009 BUILD w/Park	
	AM	PM
Osuna Rd. / Driveway "A"		
Minor Street (Driveway "A")		
SB Left	E - 44	F - *
SB Right	B - 12	F - 63
Major Street (Osuna Rd.)		
EB Left	B - 11	E - 47

The analysis of Driveway "A" under the NO Park Plan scenario yields the following results:

NO Park Plan	2009 BUILD - NO Park	
	AM	PM
Osuna Rd. / Driveway "A"		
Minor Street (Driveway "A")		
SB Left	E - 47	F - *
SB Right	B - 12	F - 89
Major Street (Osuna Rd.)		
EB Left	B - 11	F - 60

The fact that there are existing traffic signals to the east and to the west of Driveway "A" on Osuna Rd. will help the driveway function better than what is shown in the above tables. The existing traffic signals to either side of the driveway will create gaps in eastbound and westbound traffic on Osuna Rd., thus allowing traffic to turn onto Osuna in a reasonable manner.

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Intersection #10 - Driveway "B" / Vista del Norte Dr.

The results of the analysis of the unsignalized intersection of Driveway "B" / Vista del Norte Dr. are summarized in the following table:

Driveway "B" / VdN	2009 BUILD w/Park	
	AM	PM
Minor Street (Driveway "B")		
WB Left	C - 17	C - 25
WB Thru	A - 10	A - 12
WB Right	A - 10	A - 12
Minor Street (Desert Springs Driveway)		
EB Left	C - 24	C - 16
EB Thru	B - 13	A - 10
EB Right	B - 13	A - 10
Major Street (Vista del Norte Dr.)		
NB Left	B - 11	A - 8
SB Left	A - 8	A - 10

The analysis of Driveway "B" under the NO Park Plan scenario yields the following results:

NO Park PLAN	2009 BUILD - NO Park	
	AM	PM
Driveway "B" / VdN		
Minor Street (Driveway "B")		
WB Left	C - 17	D - 26
WB Thru	A - 10	B - 12
WB Right	A - 10	B - 12
Minor Street (Desert Springs Driveway)		
EB Left	C - 25	C - 16
EB Thru	B - 13	A - 10
EB Right	B - 13	A - 10
Major Street (Vista del Norte Dr.)		
NB Left	B - 11	A - 8
SB Left	A - 8	A - 10

This analysis indicates that there will be a reasonable operation of the proposed driveway on Vista del Norte under both the Park Plan and the NO Park Plan analyzed in this study. This differs from the previous study which determined that there would be long delays at the main intersection on Vista del Norte that aligned with the Desert Springs Church driveway. The previously proposed plan was primarily a Free Standing Discount Superstore that was oriented facing Vista del Norte. As a result, much of the traffic generated by the previously plan was distributed onto Vista del Norte for access. The new 2007 plan (both scenarios) orient the center towards Osuna Rd. Therefore, most of the traffic generated by the site is distributed onto Osuna Rd. instead of Vista del Norte. The result is that Vista del Norte Dr. is much less impacted under the new plan. The HCM calculated queue length for the westbound left turn movement under the new 2007 proposed plan is 1 vehicle (25 feet). This study recommends that at least a 50 feet long queuing area be provided for westbound left turn traffic at Driveway "B" to provide a high safety factor.

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A similar conditions is projected for the southbound left turn into Driveway "B". The queue length calculated by the Synchro HCM analysis is very small (1 vehicle). However, the City of Albuquerque will require the southbound left turn lane into Driveway "B" to be constructed to a length of 100 feet plus a 150'-150' transition. The existing southbound left turn lane on Vista del Norte Dr. at proposed Driveway "B" is approximately 275 feet long.

Osuna Rd. / Driveway "C"

The results of the analysis of the unsignalized intersection of Osuna Rd. / Driveway C" are summarized in the following table:

	2009 BUILD w/Park	
	AM	PM
Osuna Rd. / Driveway "C"		
Minor Street (Driveway "C")		
SB Left	E - 44	F - *
SB Right	B - 12	F - 63
Major Street (Osuna Rd.)		
EB Left	B - 11	E - 48

The analysis of Driveway "A" under the NO Park Plan scenario yields the following results:

	NO Park Plan	2009 BUILD - NO Park
		AM PM
Osuna Rd. / Driveway "C"		
Minor Street (Driveway "C")		
SB Left	E - 47	F - *
SB Right	B - 12	F - 87
Major Street (Osuna Rd.)		
EB Left	B - 11	F - 61

The volumes projected at the proposed Driveway "C" on Osuna Rd. are very similar to those projected at Driveway "A" located approximately 500 feet to the west. The fact that there are existing traffic signals to the east and to the west of Driveway "C" on Osuna Rd. will help the driveway function better than what is shown in the above tables. The existing traffic signals to either side of the driveway will create gaps in eastbound and westbound traffic on Osuna Rd., thus allowing traffic to turn onto Osuna in a reasonable manner.

It should be noted that Levels of Service (LOS) for unsignalized intersections cannot be compared directly with Levels of Service for signalized intersections. LOS for unsignalized intersections is based on reserve capacity, which is converted to generalized levels of delay; LOS for signalized intersections is based on actual delay in seconds..

LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

<u>Average Delay</u> <u>(secs)</u>	<u>Level-of-Service</u>
≤ 10	A
> 10 and ≤ 15	B
> 15 and ≤ 25	C
> 25 and ≤ 35	D
> 35 and ≤ 50	E
> 50	F

Generally speaking, a Level-of-Service D or better is an acceptable parameter for design purposes.

CONCLUSIONS

This analysis was conducted using the following methodology: Trip Generation was established using the Institute of Transportation Engineers' (ITE's) Trip Generation Manual (7th Edition). Generated Trips were distributed proportionately based on the Population Data Analysis Subzones within an irregular boundary around the site based on relative locations of the nearest similar types of commercial uses; Growth rate of background traffic volumes was established from historical data from 2000 through 2004; and the intersection analyses were performed in accordance with the 2000 Highway Capacity Manual, Special Report 209. The Traffic Impact Study showed a moderate increase in traffic congestion for the adjacent transportation network based on 100% buildout of the proposed project.

There were some capacity shortfalls noted, especially at the intersections of Osuna Rd. / 2nd St., Osuna Rd. / Edith Blvd. and Osuna Rd. / Jefferson St. that should be resolved when the City constructs the Osuna Rd. widening project in 2009 or 2010 to implement a third eastbound and a third westbound thru lane on Osuna Rd. from Edith Blvd. to Jefferson St.

Analysis of a two scenarios of the proposed 2007 plan were conducted for this site. Both plans yield similar offsite volumes and result in the same recommended mitigation measures.

In summary, the proposed 2007 development plan for the Vista del Norte Commercial Development facility at the northeast corner of Osuna Rd. / Vista del Norte will present no significant adverse impact to the adjacent transportation system provided that the following recommendations are followed:

RECOMMENDATIONS

FROM IMPLEMENTATION YEAR (2009) ANALYSIS

- Design and construction of the proposed development should insure that adequate site distances are maintained to the extent possible at all proposed driveways and intersections, and at existing intersections contingent to this site.
- **Osuna Rd. / 2nd St.** – Construct a new northbound thru lane on 2nd St. through Osuna Rd. (See discussion on Page 9). The trips generated by the proposed Vista del Norte commercial development comprises only about 7% or less of the overall 2009 projected BUILD traffic volumes at the intersection of Osuna Rd. / 2nd St.
- **Osuna Rd. / Edith Blvd.** – Construct a new eastbound thru lane on Osuna Rd. at Edith Blvd. (See discussion on Page 11). The trips generated by the proposed Vista del Norte commercial development comprises only about 10% or less of the overall 2009 projected BUILD traffic volumes at the intersection of Osuna Rd. / Edith Blvd.
- **Osuna Rd. / Jefferson St.** – Construct a fourth eastbound thru lane on Osuna Rd., a third westbound thru lane on Osuna Rd., and a southbound right turn lane on Jefferson St. (See discussion on Page 17). The trips generated by the proposed Vista del Norte commercial development comprises only about 5.1% or less of the overall 2009 projected BUILD traffic volumes at the intersection of Osuna Rd. / Edith Blvd.
- **Driveway "A"** – Driveway "A" is recommended to be a full access unsignalized driveway on Osuna Rd. located approximately 425 feet east of Vista del Norte Dr. (centerline to centerline).
 - The existing eastbound left turn lane into Driveway "A" is 150 feet long. This study recommends that the eastbound left turn lane length be increased to 250 feet plus transition.
 - A westbound right turn lane is warranted at Driveway "A" on Osuna Rd. The length of the westbound right turn lane should be 150 feet plus a 150'-300' reverse curve radius transition.
 - Driveway "A" should be constructed with two exiting lanes (one for left turn and one for right turns) and one entering lane.
- **Driveway "B"** – Driveway "B" is recommended to be a full access unsignalized driveway on Vista del Norte Dr. located approximately 620 feet north of Osuna Rd. (centerline to centerline).
 - Driveway "B" should be aligned with the existing driveway to Desert Springs Church on the west side of Vista del Norte Dr.
 - A southbound left turn lane is recommended on Osuna Rd. at Driveway "B". The existing southbound left turn lane on Vista del Norte Dr. is sufficiently long to serve Driveway "B".
 - Driveway "B" should be constructed with two exiting lanes (one for left turns and one for thru / right turns) and one entering lane.
- **Driveway "C"** – This study recommends that Driveway "C" be permitted as a full access driveway on Osuna Rd. at the east end of the project to align with the existing median cut in Osuna Rd. approximately 950 feet east of Vista del Norte (centerline to centerline).
 - An eastbound left turn lane is warranted at Driveway "C". The eastbound left turn lane should be constructed to a minimum length of 200 feet plus transition.
 - A westbound right turn lane is warranted at Driveway "C" on Osuna Rd. The length of the westbound right turn lane should be 150 feet plus a 150'-300' reverse curve radius transition.

- All driveways should be constructed utilizing 25 feet curb returns or larger if needed to accommodate large delivery trucks.
- As is consistent with City policy, the developer will be required to contribute cash towards improvements at offsite intersections proportionate to the percentage of traffic contributed to each intersection by this development.

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Vista del Norte Commercial Development
(Osuna Rd. / Vista del Norte Dr. - NE Corner)
TRAFFIC IMPACT STUDY

May 2006

Summary

STUDY PURPOSE

The study is being conducted in conjunction with a request for approval of a commercial development plan for the property located at the northeast corner of Osuna Rd. / Vista del Norte Dr. The current plan being considered by the Environmental Planning Commission is for the larger part of the development, but does not include the approximately 1.0 acre pad site on the hard corner. However, this study takes into consideration that the corner parcel will be developed in the future as a Fast Food Restaurant with a drive-up window or some similar use that will generate a comparable volume of traffic. The purpose of this study is to identify the impact of the Development on the adjacent transportation system, and to make recommendations to mitigate any significant adverse impact on the adjacent transportation system resulting from the implementation of the facility. This report is being prepared to meet the requirements of the City of Albuquerque Transportation Development Section in association with the development of the proposed project associated with this site plan.

STUDY PROCEDURES

A scoping meeting was held on Friday, February 22, 2006 with City of Albuquerque staff (Tony Loyd and Steele Nowak) prior to beginning the Vista del Norte Commercial Development study to discuss scope and methodology to be utilized within that report.

The basic procedure followed is described as follows:

- 1) Calculate the generated trips for the proposed commercial development consisting of a proposed 185,000 S.F. discount super-center and a 4,000 S.F. Fast Food Restaurant with a drive-in window. Only the discount super-center is being proposed at this time. The Fast Food Restaurant is a speculative use. (See Pages A-6 thru A-8 in Appendix).
- 2) Calculate trip distribution for the newly generated trips by this development. The commercial trips shall be distributed based on 2008 DASZ population data within an approximate two-mile radius of the proposed site. However, the actual market draw area is defined by the relative locations of other similar uses. The actual market draw area map (and trip distribution map) is found on Page A-9 in the Appendix of this report. (See Pages A-9 thru A-13 in Appendix).
- 3) Determine Trip Assignments for the newly generated trips based on the results of the Trip Distribution Analysis and logical routing to and from the site. (See Pages 14 thru A-16 in Appendix).
- 4) Obtain AM Peak Hour and PM Peak Hour turning movement traffic counts at the intersection Osuna Rd. / Edith Blvd., Osuna Rd. / Chappell Rd., Osuna Rd. / Academy Parkway Dr., Osuna Rd. / Jefferson St., Osuna Rd. / Vista del Norte Dr., El Pueblo Rd. / Las Lomas Dr., and Vista del Norte Dr. / Las Lomas Dr. (See Pages A-188 thru A-198 in Appendix).

Attachment C

- 5) Calculate Historic Growth Rates for each of the approaches to the intersections targeted for analysis where the historic data was available. (See Pages A-17 thru A-29 in Appendix).
- 6) Determine 2008 NO BUILD intersection volumes by growing the data from the existing traffic counts at the calculated historic growth rate to the analysis year (2008), then add in traffic volumes generated by nearby recently approved undeveloped projects. (See Pages A-30 thru A-55 in Appendix).
- 7) Add in data from Trip Assignments Maps and Tables to the 2008 NO BUILD Volumes to obtain 2008 BUILD Volumes for this project. (See Pages A-30 thru A-55 in Appendix).
- 8) Provide signalized and unsignalized intersection analyses for the following intersections (See Pages A-56 thru A-187 in Appendix):

INTERSECTION	TYPE CONTROL	NO BUILD	BUILD
Osuna Rd. / Edith Blvd.	Traffic Signal	2008	2008
Osuna Rd. / Chappell Dr.	Traffic Signal	2008	2008
Osuna Rd. / Academy Parkway Dr.	Traffic Signal	2008	2008
Osuna Rd. / Jefferson St.	Traffic Signal	2008	2008
Osuna Rd. / Vista del Norte Dr.	Traffic Signal	2008	2008
El Pueblo Rd. / Las Lomas Dr.	Stop Sign	2008	2008
Vista del Norte Dr. / Las Lomas Dr.	Stop Sign	2008	2008
Osuna Rd. / Driveway "A"	Stop Sign	N/A	2008
Driveway "B" / Vista del Norte Dr.	Stop Sign	2008	2008
Driveway "C" / Vista del Norte Dr.	Stop Sign	N/A	2008

- 9) Calculate the trip generation rate of an alternate development plan that could occur on the property considering the allowable uses and floor-area ratios. (See Page A-119 in Appendix).
- 10) Add in alternate development data from Trip Assignments Maps and Tables to the 2008 NO BUILD Volumes to obtain 2008 BUILD Volumes for the alternate project. (See Pages A-131 thru A-151 in Appendix).
- 11) Provide signalized and unsignalized intersection analyses for the BUILD Condition of the intersections listed above considering the alternate development plan. (See Pages A-152 thru A-187 in Appendix).

PREVIOUS RELATED TRAFFIC IMPACT STUDIES

There were no previous related Traffic Impact Study to consider in this study. The Vista del Norte Subdivision is approximately 80% implemented. Traffic growth from future development in Vista del Norte will be considered to be included in the background growth rate. Hence, this study utilized a generic growth rate of 5% instead of the normal 3% generic growth rate.

There is one minor development project (Agave Subdivision) consisting of the development of 31 residential lots (single family detached homes) that have been approved by the City of Albuquerque and are currently under construction. The access to the Agave Subdivision is shared with the main driveway into Desert Springs Church on Vista del Norte Dr. The proposed Driveway "B" for the Vista del Norte Commercial Development will align with the Desert Springs Church / Agave Subdivision driveway.

GENERAL AREA CHARACTERISTICS

Surrounding land uses consist of residential and apartments to the north. This project is located within a relatively active development area. To the south across Osuna is industrial development.

AREA STREET NETWORK

Osuna Rd. is classified as a Principal Arterial roadway on the Long Range Roadway Plan for the Albuquerque Metropolitan Area. It is currently a paved urban four-lane facility with raised medians and curbs and gutters on both sides of the street. The posted speed limit on Osuna Rd. from I-25 to 2nd St. is 45 M.P.H.

Edith Blvd. is classified as a Minor Arterial roadway on the Long Range Roadway Plan for the Albuquerque Metropolitan Area. In the vicinity of Osuna Rd., it is a mix of rural-type and urban two lane and four-lane paved roadway.

Jefferson St. is classified as a Minor Arterial roadway on the Long Range Roadway Plan for the Albuquerque Metropolitan Area. It is an urban four lane paved roadway from I-25 north to Alameda Blvd. with raised medians and curbs and gutters on both sides of the street.

Chappell Dr., Academy Parkway, Vista del Norte Dr., Las Lomas Dr. are not classified on the Long Range Roadway Plan for the Albuquerque Urban Area.

El Pueblo Rd. serves as a south frontage road to Paseo del Norte from Rio Grande Blvd. to Jefferson St. It is primarily a two lane paved rural type of roadway.

FUTURE C.I.P. IMPROVEMENTS TO TRANSPORTATION SYSTEM

The City of Albuquerque has plans to widen Osuna Rd. from Edith Blvd. to Jefferson St. to provide three thru lanes eastbound and westbound. The most recent scoping study incorporated Osuna Rd. from Vista del Norte east to I-25. The project is targeted for construction in 2009. However, funding may limit the scope of what can be constructed at that time. The City of Albuquerque's Ten Year Plan designates \$ 200,000 for the year 2007 and \$ 2,000,000 for the year 2009. Construction of the additional eastbound and westbound thru lanes on Osuna Rd. would provide enough additional capacity to solve most of the capacity shortfalls revealed in this study for the projected 2008 NO BUILD Conditions. Osuna Rd. is a City street from the railroad tracks between 2nd St. and Edith Blvd. east to Interstate 25. It is a County street west of the railroad tracks.

EXISTING TRAFFIC VOLUMES

2004 Average Weekday Traffic Volumes (AWDT) for major streets in the site plan area are shown on Page A-5 in the Appendix.

Existing AM and PM peak hour turning movement counts for the year 2004 to 2006 were provided by the City of Albuquerque for the following intersections:

Osuna Rd. / Edith Blvd. (2005)
Osuna Rd. / Chappell Dr. (2004)
Osuna Rd. / Jefferson St.. (2004)

The existing traffic counts are included Appendix P pages A-188 thru A-198.

Traffic volumes for the intersections of Osuna Rd. / Academy Parkway Dr., Osuna Rd. / Vista del Norte Dr., Vista del Norte / Las Lomas, and El Pueblo / Las Lomas were recently counted by the consulting engineer performing this study.

EXISTING LEVELS OF SERVICE

The Highway Capacity Manual defines Level of Service (LOS) for signalized intersections in terms of average controlled delay per vehicle as follows:

LOS A	10.0" or less	Most Vehicles do not stop
LOS B	10.1 to 20.0"	Some Vehicles stop
LOS C	20.1 to 35.0"	Significant number of vehicles stop
LOS D	35.1 to 55.0"	Many vehicles stop.
LOS E	55.1 to 80.0"	Limit of acceptable delay.
LOS F	> 80.0"	Unacceptable delay.

Level of Service D is generally considered acceptable in urban areas and is the desirable base condition for analysis in a traffic study. In addition to consideration of the overall level-of-service of the signalized intersection, the levels-of-service of each individual movement should be considered also.

Existing levels-of-service were not provided in this study since the implementation year is only two years from now. The implementation year NO BUILD analysis should approximate the existing levels-of-service.

PROPOSED DEVELOPMENT

The development plan is a proposed 21.2 acre Commercial use consisting approximately of a 185,000 S.F. Free-Standing Discount Supercenter and a possible 4,000 S.F. Fast Food Restaurant with Drive-Thru Window. The land uses utilized for this analysis should be representative of the type of uses that will result from the proposed development. Should the development occur in such a manner that the actual number of trips generated significantly exceed that projected in this study, the City of Albuquerque may require an updated Traffic Impact Study.

Access is provided into the proposed facility via a full access driveway onto Osuna Rd. east of Vista del Norte and two full access driveways onto Vista del Norte Dr. The proposed driveway onto Osuna Rd. is designated as Driveway "A" in this study. It is located approximately 425 feet to the east of Vista del Norte Dr. (centerline to centerline).

The two proposed driveways onto Vista del Norte are both proposed as full access unsignalized driveways. The proposed driveway located near the center of the property is designated as Driveway "B". It is proposed as a full access unsignalized intersection which aligns with the existing driveway to the Desert Springs Church on the northwest corner of Osuna Rd. / Vista del Norte Dr. Driveway "B" is located approximately 620 feet to the north of Osuna Rd. (centerline to centerline).

Driveway "C" is the proposed north driveway on Vista del Norte Dr. It is proposed as a right-turn-in, right-turn-out unsignalized intersection. It is located near the north property line of the project.

TRIP GENERATION

Projected trips were calculated from data in the Institute of Transportation Engineers Trip Generation report (7th Edition, 2003). Trips for the development were determined based on land uses projected to be associated with the zone change request for this property.

The resulting number of trips generated for the proposed development is summarized in the following table:

Proposed Commercial Center (Osuna Rd. / Vista del Norte) Trip Generation Data

USE (ITE CODE)	DESCRIPTION	24 HR VOL	A. M. PEAK HR.			P. M. PEAK HR.	
			GROSS	ENTER	EXIT	ENTER	EXIT
Summary Sheet		Units					
	Free-Standing Discount Superstore (813)	185.00	9,735	174	167	355	370
	Fast Food Restaurant w/ Drive-Thru Window (934)	4.00	1,984	108	104	72	67
	Subtotal		11,719	282	271	427	437
	Pass-by Trip Reduction (PM ONLY)	30%	-	-	-	(128)	(131)
	Net New Trips to Offsite System		11,719	282	271	299	306

(See Pages A-6 thru A-8 in the Appendix of this report for Trip Generation Worksheets and Summary Table.)

The project as proposed is characterized by a floor-area ratio of about 0.2. However, this tract of land could be developed in a more intense manner that would generate considerably more traffic than the currently proposed plan. For example, if this tract were developed with a 120,000 S.F. of retail commercial floor space, two high-turnover sit-down restaurants (one at 10,000 S.F. and one at 12,000 S.F.), a drive-in bank with 3 windows, two fast food restaurants with drive-in windows (3,000 S.F. each), a 56,000 S.F. supermarket, and a 15,000 S.F. automobile parts store, then the trip generation rate would look like the following (See Pages A-119 and A-120).

#5

Vista del Norte Commercial Development (Alternate Plan)

Trip Generation Data

USE (ITE CODE)	DESCRIPTION	24 HR VOL			A. M. PEAK HR.		P. M. PEAK HR.		
		GROSS	ENTER	EXIT	ENTER	EXIT			
Summary Sheet		Units							
	Shopping Center (820)	120	7,645	107	68	340	368		
	High Turnover (Sit-Down) Restaurant (932)	10	1,272	60	55	67	43		
	High Turnover (Sit-Down) Restaurant (932)	12	1,526	72	66	80	51		
	Drive-In Bank (912)	3	1,067	34	24	77	77		
	Fast Food Restaurant w/ Drive-Thru Window (934)	3	1,488	81	78	54	50		
	Fast Food Restaurant w/ Drive-Thru Window (934)	3	1,488	81	78	54	50		
	Supermarket (850)	56	5,141	138	88	301	289		
	Automobile Parts Sales (943)	15	1,065	19	19	51	53		
	Subtotal		20,692	592	476	1,024	981		
	Pass-by Trip Adjustment	30%	0	0	0	-307	-294		
	New New Trips to System		20,692	592	476	717	687		

The number of trips generated by such a plan would be substantially higher than that being proposed.

TRIP DISTRIBUTION

Primary and Diverted Linked Trips:

Trips were distributed as follows:

Commercial Land Use

Primary and diverted linked trips for the commercial land use development were distributed proportionally to the 2008 projected population of Data Analysis Subzones within an irregular boundary around the proposed development based on locations of existing similar types of facilities. Population data for the years 2000 and 2025 were taken from the 2025 Socioeconomic Forecasts by Data Analysis Subzones for the Mid-Region of New Mexico, S-03-01 (2000), Appendix B and Appendix C, supplied by the Mid-Region Council of Governments (MRCOG). Population data from the years 2000 and 2025 was interpolated linearly to obtain 2008 population data to utilize for this analysis. Population Subzones were grouped based on the most likely major street(s) or route(s) to the subject development. The trip distribution worksheets and associated map of data analysis subzones is shown in the Appendix on Pages A-9 thru A-14.

TRIP ASSIGNMENT

Trip assignments are first made on a percentage basis derived from data established in the trip distribution determination process and logical routing. Those percentages are then applied to the projected trips to determine individual traffic movements. Percentage trip assignments are shown in the Appendix, Pages A-13 thru A-14. No adjustments for Pass-by Trips on this project were applied.

BACKGROUND TRAFFIC GROWTH

Background traffic growth rates were considered for each individual approach to an intersection that was targeted for analysis based on data from the 2000, 2001, 2002, 2003, and 2004 Traffic Flow maps prepared by the Mid-Region Council of Governments. Almost all of the Traffic Flow Data for the years 2000 thru 2004 taken from the MRCOG Traffic Flow Maps were Standard Data. The data from those years for each approach was plotted on a graph and a linear "regression trend line" calculated using the equation format $y=mx+b$. The growth rate was determined by calculating the average volume increase per year during the time period considered and dividing that volume into the most recent AWDT used in the analysis from which future volumes will be calculated. The rate of growth of that trend line was utilized as the growth rate for each approach if that calculated rate appeared feasible. However, there were some instances where the rate indicated a negative growth trend. In those cases, an appropriate growth rate from an adjacent segment of the same roadway was used or a shorter time span was used to determine the growth rate, or a generic 3% growth rate was utilized. In this area of Albuquerque, the generic growth rate utilized was usually 5% per year. Due to the potential for growth in the area, it was believed that a zero percent growth rate was inappropriate for this study. Additionally, if the R^2 value of the trend line was low, other means of establishing a probable growth rate from the data accumulated was considered. Historical Growth Rate Graphs with linear regression trendlines are shown on Appendix Pages A-15 thru A-26. Additionally, the growth rate utilized for each approach to an intersection is printed at the top of the Turning Movement sheets for each intersection (Appendix Pages A-30 thru A-52).

PROJECTED PEAK HOUR TURNING MOVEMENTS FOR 2008 BUILDOUT

The calculated annual growth rates were applied to the existing (2004, 2005, or 2006) peak hour traffic counts furnished by the City of Albuquerque (or counted by the consultant) to establish the 2008 background traffic volumes. Generated trips from one other recently approved project were added to obtain the 2008 NO BUILD Volumes to the extent applicable. To these volumes, the generated trips based on implementation of the proposed assumed land uses were added to obtain the 2008 BUILD volumes for the intersection analyses. See Appendix Pages A-30 thru A-52 for further information regarding turning movement counts for this project. 2008 NO BUILD Volumes Map, Trips Generated Map, and 2008 BUILD Volumes Map for this project are on Pages A-53 thru A-55 in the Appendix.

Also, the 2008 BUILD Volumes were calculated using the ALTERNATE plan as previously defined. (See Pages A-131 thru A-151 for 2008 BUILD Volumes for ALTERNATE plan.

INTERSECTION CAPACITY ANALYSIS

Intersection capacity analyses were performed in accordance with the procedures for signalized and unsignalized intersections in the Highway Capacity Manual, Special Report 209, Transportation Research Board, 2000, using TEAPAC's Signal 2000 Software for signalized intersections and HiCAP Version 2 for unsignalized intersections. For signalized intersections, the operational method of analysis was used for 2008 conditions (NO BUILD and BUILD). In addition to utilizing the operational analysis for the intersections, the 1985 planning method may also be used to provide additional information at the intersection to help define critical lane volumes and to help analyze a solution.

Capacity analyses were performed for the following traffic conditions.

- ⇒ 2008 without development of the subject property (NO BUILD)
- ⇒ 2008 with development as per the assumed land uses considering total implementation of the plan.
- ⇒ 2008 with development as per the ALTERNATE land uses considering total implementation of the plan.

The results of the 2008 NO BUILD and the 2008 BUILD capacity analyses are summarized in the following sections - *Results and Discussion of Intersection Capacity Analyses*.

RESULTS OF SIGNALIZED INTERSECTION CAPACITY ANALYSES

IMPLEMENTATION YEAR (2008)

Osuna Rd. / Edith Blvd. - Pages A-57 thru A-72

The results of the 2008 implementation year analysis of the signalized intersection of Osuna Rd. / Edith Blvd. are summarized in the following table:

Osuna Rd. / Edith Blvd.	2008 No Build		2008 BUILD	
	A.M.	P.M.	A.M.	P.M.
Existing Geometry	<i>F - 88.9</i>	<i>D - 52.9</i>	<i>F - 102</i>	<i>E - 63.8</i>
Exist. Geom. - ADD EB Thru Lane	<i>D - 49.3</i>		<i>E - 58.2</i>	<i>E - 60.7</i>
Exist. Geom. - ADD EB Thru Lane, SB RT Lane			<i>C - 27.2</i>	<i>D - 51.8</i>
Exist. Geom. - ADD EB/WB Thru, SB RT Lane				<i>D - 36.3</i>

D - 38.3 - Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS "E" or worse.

Alternate Plan: The results of the 2008 BUILD analysis for the ALTERNATE plan for this property is summarized in the following table:

Osuna Rd. / Edith Blvd.	2008 BUILD	
	A.M.	P.M.
Existing Geometry - ALTERNATE PLAN	<i>F - 116</i>	<i>F - 91.7</i>

D - 38.3 - Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS "E" or worse.

Existing Geometry (Osuna Rd. / Edith Blvd.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Osuna Rd.	1	0	1	1	0
WB Osuna Rd.	1	0	1	1	0
NB Edith Blvd.	1	0	1	0	1
SB Edith Blvd.	1	0	0	1	0

The intersection of Osuna Rd. / Edith Blvd. is very over capacity for the 2008 AM Peak Hour NO BUILD analysis and near capacity for the 2008 PM Peak Hour NO BUILD Analysis. The volumes added from the Vista del Norte Commercial Development impact the intersection, especially during the AM Peak Hour. Mitigation of the impact consists of construction of a third eastbound and westbound thru lane and a southbound right turn lane at the intersection. The new thru lanes should be constructed to accommodate the projected intersection queues and should extend through the intersection at least 750 feet beyond. The southbound right turn lane should be constructed to accommodate the calculated intersection queue for that movement. The southbound right turn calculated queue length can be divided by 2 to adjust for right turns on red and overlap phases.

The Queuing Analysis for this intersection results in the lanes length changes summarized in the following table:

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Queueing Analysis Summary Sheet

Project:
Intersection:

Vista del Norte Commercial Development (Osuna Rd. / Vista del Norte)
Osuna Rd. / Edith Blvd.

2008

Eastbound				Left Turns			Thru Movements			Right Turns		
Approach	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>	1	27	225	2	819	Cont	0	225	0	0	225	0
AM NO BUILD Queue	1	29	50	2	893	500	0	245	275	0	245	275
AM BUILD Queue	1	29	50	2	1,004	550	0	245	275	0	245	275
<i>Existing Lane Length</i>	1	45	225	2	431	Cont	0	116	0	0	116	0
PM NO BUILD Queue	1	49	100	2	470	375	0	126	200	0	126	200
PM BUILD Queue	1	49	100	2	588	450	0	126	200	0	126	200

Westbound				Left Turns			Thru Movements			Right Turns		
Approach	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>	1	152	325	2	381	Cont	0	64	0	0	64	0
AM NO BUILD Queue	1	157	200	2	372	250	0	66	100	0	66	100
AM BUILD Queue	1	177	225	2	479	300	0	75	125	0	75	125
<i>Existing Lane Length</i>	1	155	325	2	971	Cont	0	152	0	0	152	0
PM NO BUILD Queue	1	160	250	2	1,000	675	0	157	250	0	157	250
PM BUILD Queue	1	182	275	2	1,120	750	0	167	250	0	167	250

Northbound				Left Turns			Thru Movements			Right Turns		
Approach	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>	1	144	225	1	214	Cont	1	142	500+	1	142	500+
AM NO BUILD Queue	1	153	200	1	227	275	1	151	200	1	151	200
AM BUILD Queue	1	153	200	1	227	275	1	171	225	1	171	225
<i>Existing Lane Length</i>	1	278	225	1	437	Cont	1	150	500+	1	150	500+
PM NO BUILD Queue	1	295	400	1	463	600	1	159	250	1	159	250
PM BUILD Queue	1	295	400	1	463	600	1	181	275	1	181	275

Southbound				Left Turns			Thru Movements			Right Turns		
Approach	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>	1	164	90	1	347	Cont	0	241	0	0	241	0
AM NO BUILD Queue	1	179	225	1	378	400	0	263	300	0	263	300
AM BUILD Queue	1	188	225	1	378	400	0	263	300	0	263	300
<i>Existing Lane Length</i>	1	101	90	1	425	Cont	0	52	0	0	52	0
PM NO BUILD Queue	1	110	175	1	463	600	0	57	125	0	57	125
PM BUILD Queue	1	120	200	1	463	600	0	57	125	0	57	125

Cycle Length: **AM** **PM**
 100 130

It is usually acceptable to divide the calculated right turn queue length by 2 to account for right turns on red, and right turn overlaps.

C-10

Osuna Rd. / Chappell Dr. - Pages A-73 thru A-82

The results of the 2008 implementation year analysis of the signalized intersection of Osuna Rd. / Chappell Dr. are summarized in the following table:

Osuna Rd. / Chappell Dr.	2008 No Build		2008 BUILD	
	A.M.	P.M.	A.M.	P.M.
Existing Geometry	<i>D - 36.6</i>	C - 30.2	<i>D - 43.8</i>	<i>D - 41.0</i>

D - 38.3 – Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS “E” or worse.

Alternate Plan: The results of the 2008 BUILD analysis for the ALTERNATE plan for this property is summarized in the following table:

Osuna Rd. / Chappell Dr.	2008 BUILD	
	A.M.	P.M.
Existing Geometry – ALTERNATE PLAN	<i>D - 50.8</i>	<i>D - 55.4</i>

D - 38.3 – Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS “E” or worse.

Existing Geometry (Osuna Rd. / Chappell Dr.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Osuna Rd.	1	0	1	1	0
WB Osuna Rd.	1	0	1	1	0
NB Chappell Dr.	0	1	0	0	1
SB Chappell Dr.	0	0	1+	0	0

1+ designates a single lane approach that serves all turning movements.

The intersection of Osuna Rd. / Chappell Dr. is close to capacity for the 2008 AM Peak Hour NO BUILD analysis. Consequently, some of the turning movements operate at LOS “E”. The volumes added from the Vista del Norte Commercial Development impact the intersection, especially during the PM Peak Hour. Since the overall operation of the intersection did not exceed LOS “D” and there was not individual movement that exceeded LOS “E”, then no recommendation was made to mitigate the impact of the development on this intersection.

The widening of Osuna Rd. to three eastbound and three westbound thru lanes will provide more capacity for this intersection. The Osuna Rd. widening project is targeted to occur in 2009 or 2010. Also, this study recommends that the City consider widening the northbound and southbound approaches on Chappell Dr. to accommodate exclusive left turn lanes and a thru / right turn lane for both legs. The northbound left turn volume for the projected 2008 implementation year analyzed in this study is above 250 vehicles per hour. That volume should warrant consideration of an exclusive left turn lane to prevent split phasing of the signal in the future.

The Queuing Analysis for this intersection results in the lanes length changes summarized in the following table:

C-11

Queueing Analysis Summary Sheet

Project:
Intersection:

Vista del Norte Commercial Development (Osuna Rd. / Vista del Norte)
Osuna Rd. / Chappel Dr.

2008												
Eastbound				Left Turns			Thru Movements			Right Turns		
Approach				# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>				1	23	125	2	1,342	Cont	0	251	0
AM NO BUILD Queue				1	29	50	2	1,664	850	0	311	350
AM BUILD Queue				1	29	50	2	1,781	900	0	311	350
<i>Existing Lane Length</i>				1	3	125	2	810	Cont	0	61	0
PM NO BUILD Queue				1	4	25	2	1,004	700	0	76	150
PM BUILD Queue				1	4	25	2	1,136	775	0	76	150
Westbound												
Approach				# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>				1	105	125	2	813	Cont	0	38	0
AM NO BUILD Queue				1	130	175	2	1,008	550	0	47	75
AM BUILD Queue				1	130	175	2	1,130	600	0	47	75
<i>Existing Lane Length</i>				1	94	125	2	1,430	Cont	0	5	0
PM NO BUILD Queue				1	117	200	2	1,773	>1,000	0	6	25
PM BUILD Queue				1	117	200	2	1,902	>1,000	0	6	25
Northbound												
Approach				# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>				0	64	0	1	5	Cont	1	88	50
AM NO BUILD Queue				0	77	125	1	6	25	1	106	150
AM BUILD Queue				0	77	125	1	6	25	1	106	150
<i>Existing Lane Length</i>				0	209	0	1	2	Cont	1	151	50
PM NO BUILD Queue				0	251	350	1	2	0	1	181	275
PM BUILD Queue				0	251	350	1	2	0	1	181	275
Southbound												
Approach				# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>				0	5	0	1	1	Cont	0	4	0
AM NO BUILD Queue				0	6	25	1	1	0	0	5	25
AM BUILD Queue				0	6	25	1	1	0	0	5	25
<i>Existing Lane Length</i>				0	48	0	1	20	Cont	0	24	0
PM NO BUILD Queue				0	58	125	1	24	75	0	29	75
PM BUILD Queue				0	58	125	1	24	75	0	29	75

Cycle Length: **AM** **PM**
 100 130

It is usually acceptable to divide the calculated right turn queue length by 2 to account for right turns on red and right turn overlaps.

0-12

Osuna Rd. / Academy Parkway Dr. - Pages A-83 thru A-92

The results of the 2008 implementation year analysis of the signalized intersection of Osuna Rd. / Academy Parkway Dr. are summarized in the following table:

Osuna Rd. / Academy Parkway Dr.	2008 No Build		2008 BUILD	
	A.M.	P.M.	A.M.	P.M.
Existing Geometry	A-4.2	A-7.5	A-4.2	A-7.9

D - 38.3 – Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS "E" or worse.

Alternate Plan: The results of the 2008 BUILD analysis for the ALTERNATE plan for this property is summarized in the following table:

Osuna Rd. / Academy Parkway Dr.	2008 BUILD	
	A.M.	P.M.
Existing Geometry – ALTERNATE PLAN	A-4.6	A-9.6

D - 38.3 – Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS "E" or worse.

Existing Geometry (Osuna Rd. / Academy Parkway Dr.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Osuna Rd.	1	0	1	1	0
WB Osuna Rd.	1	0	1	1	0
NB Academy Parkway	0	1	0	0	1
SB Academy Parkway	0	0	1+	0	0

1+ designates a single lane approach that serves all turning movements.

The analysis of the intersection of Osuna Rd. / Academy Parkway Dr. indicates that the intersection will operate at satisfactory levels-of-service for all conditions analyzed in this study, and that the implementation of the proposed Vista del Norte Commercial Development will have minimal impact on the signalized intersection.

The Queuing Analysis for this intersection results in the lanes length changes summarized in the following table:

Queueing Analysis Summary Sheet

Project:
Intersection:

Vista del Norte Commercial Development (Osuna Rd. / Vista del Norte)
Osuna Rd. / Academy Parkway

2008												
Eastbound				Left Turns			Thru Movements			Right Turns		
Approach				# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>				1	54	150	2	1,303	Cont	0	4	0
AM NO BUILD Queue				1	60	100	2	1,459	750	0	4	25
AM BUILD Queue				1	60	100	2	1,576	800	0	4	25
<i>Existing Lane Length</i>				1	8	150	2	1,095	Cont	0	0	0
PM NO BUILD Queue				1	9	25	2	1,226	825	0	0	0
PM BUILD Queue				1	9	25	2	1,358	900	0	0	0
<hr/>												
Westbound				# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>				1	39	125	2	845	Cont	0	89	0
AM NO BUILD Queue				1	44	75	2	946	525	0	100	150
AM BUILD Queue				1	44	75	2	1,068	575	0	100	150
<i>Existing Lane Length</i>				1	29	125	2	1,444	Cont	0	21	0
PM NO BUILD Queue				1	32	75	2	1,617	>1,000	0	24	75
PM BUILD Queue				1	32	75	2	1,746	>1,000	0	24	75
<hr/>												
Northbound				# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>				0	6	0	1	0	Cont	0	23	50
AM NO BUILD Queue				0	7	25	1	0	0	0	25	50
AM BUILD Queue				0	7	25	1	0	0	0	25	50
<i>Existing Lane Length</i>				0	24	0	1	0	Cont	0	56	50
PM NO BUILD Queue				0	26	75	1	0	0	0	62	125
PM BUILD Queue				0	26	75	1	0	0	0	62	125
<hr/>												
Southbound				# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>				1	52	100	1	0	Cont	0	17	0
AM NO BUILD Queue				1	57	100	1	0	0	0	19	50
AM BUILD Queue				1	57	100	1	0	0	0	19	50
<i>Existing Lane Length</i>				1	83	100	1	1	Cont	0	42	0
PM NO BUILD Queue				1	91	175	1	1	0	0	46	100
PM BUILD Queue				1	91	175	1	1	0	0	46	100

Cycle Length: AM PM
 100 130

It is usually acceptable to divide the calculated right turn queue length by 2 to account for right turns on red and right turn overlaps.

0-14

Osuna Rd. / Jefferson St. - Pages A-93 thru A-107

The results of the 2008 implementation year analysis of the signalized intersection of Osuna Rd. / Jefferson St. are summarized in the following table:

Osuna Rd. / Jefferson St.	2008 No Build		2008 BUILD	
	A.M.	P.M.	A.M.	P.M.
Existing Geometry	D - 33.9	<i>F - 82.0</i>	D - 35.4	<i>F - 94.1</i>
Exist. Geom. - ADD WB Thru Lane		<i>E - 72.1</i>		<i>F - 80.1</i>
Exist. Geom. - ADD WB Thru, SB RT Lane		<i>E - 59.1</i>		<i>E - 68.5</i>
Exist. Geom. - ADD EB.WB Thru, SB RT Lane				<i>D - 46.1</i>

D - 38.3 - Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS "E" or worse.

Alternate Plan: The results of the 2008 BUILD analysis for the ALTERNATE plan for this property is summarized in the following table:

Osuna Rd. / Jefferson St.	2008 BUILD	
	A.M.	P.M.
Existing Geometry - ALTERNATE PLAN	D - 46.7	<i>F - 113</i>

D - 38.3 - Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS "E" or worse.

Existing Geometry (Osuna Rd. / Jefferson St.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Osuna Rd.	2	0	2	1	0
WB Osuna Rd.	2	0	2	0	1
NB Jefferson St.	1	0	2	0	1
SB Jefferson St.	1	0	1	1	0

The intersection of Osuna Rd. / Jefferson St. is operating above capacity during the projected PM Peak Hour NO BUILD Conditions. Mitigation of the capacity shortfall at the intersection of Osuna Rd. / Jefferson St. consists of construction of a fourth eastbound thru lane on Osuna Rd., a third westbound thru lane on Osuna Rd., and a southbound right turn lane on Jefferson St. It is questionable whether or not sufficient right-of-way exists to construct this level of improvements.

The Queuing Analysis for this intersection results in the lanes length changes summarized in the following table:

Queueing Analysis Summary Sheet

Project:
Intersection:

Vista del Norte Commercial Development (Osuna Rd. / Vista del Norte)
Osuna Rd. / Jefferson St.

2008												
Eastbound				Left Turns			Thru Movements			Right Turns		
Approach				# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>				2	236	210	3	1,081	Cont	0	164	0
AM NO BUILD Queue				2	293	200	3	1,340	525	0	191	225
AM BUILD Queue				2	317	225	3	1,430	550	0	194	225
<i>Existing Lane Length</i>				2	248	210	3	1,487	Cont	0	81	0
PM NO BUILD Queue				2	308	250	3	1,844	850	0	100	175
PM BUILD Queue				2	335	275	3	1,945	900	0	103	175
Westbound												
Approach				# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>				2	182	175	2	921	Cont	1	262	350
AM NO BUILD Queue				2	204	150	2	1,032	575	1	293	325
AM BUILD Queue				2	204	150	2	1,126	600	1	293	325
<i>Existing Lane Length</i>				2	88	175	2	1,016	Cont	1	201	350
PM NO BUILD Queue				2	99	100	2	1,138	775	1	225	325
PM BUILD Queue				2	99	100	2	1,237	825	1	225	325
Northbound												
Approach				# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>				1	122	160	2	227	Cont	1	42	150
AM NO BUILD Queue				1	132	175	2	245	175	1	45	75
AM BUILD Queue				1	135	175	2	245	175	1	45	75
<i>Existing Lane Length</i>				1	291	160	2	557	Cont	1	264	150
PM NO BUILD Queue				1	314	425	2	602	450	1	285	400
PM BUILD Queue				1	317	425	2	602	450	1	285	400
Southbound												
Approach				# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>				1	197	275	2	374	Cont	0	160	0
AM NO BUILD Queue				1	213	250	2	404	275	0	173	225
AM BUILD Queue				1	213	250	2	404	275	0	198	250
<i>Existing Lane Length</i>				1	335	275	2	342	Cont	0	303	0
PM NO BUILD Queue				1	362	475	2	369	300	0	327	450
PM BUILD Queue				1	362	475	2	369	300	0	354	475

Cycle Length: **AM** **PM**
 100 130

It is usually acceptable to divide the calculated right turn queue length by 2 to account for right turns on red and right turn overlaps.

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Osuna Rd. / Vista del Norte Dr. - Pages A-108 thru A-117

The results of the 2008 implementation year analysis of the signalized intersection of Osuna Rd. / Vista del Norte Dr. are summarized in the following table:

Osuna Rd. / Vista del Norte	2008 No Build		2008 BUILD	
	A.M.	P.M.	A.M.	P.M.
Existing Geometry	C - 20.1	A - 9.4	C - 22.6	B - 18.1

D - 38.3 – Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS "E" or worse.

Alternate Plan: The results of the 2008 BUILD analysis for the ALTERNATE plan for this property is summarized in the following table:

Osuna Rd. / Vista del Norte Dr.	2008 BUILD	
	A.M.	P.M.
Existing Geometry – ALTERNATE PLAN	C - 26.9	D - 40.3

D - 38.3 – Bold Italicized LOS / Delay designates that one or more turning movements operate at LOS "E" or worse.

Existing Geometry (Osuna Rd. / Vista del Norte Dr.)

Approach	Left Turn Lanes	Thru/Lefts	Thru Lanes	Thru/Rights	Right Turn Lanes
EB Osuna Rd.	1	0	2	0	0
WB Osuna Rd.	1	0	2	0	1
NB Vista del Norte	0	0	0	0	0
SB Vista del Norte	2	0	0	0	1

The analysis of the intersection of Osuna Rd. / Vista del Norte Dr. indicates that the intersection will operate at satisfactory levels-of-service for all conditions analyzed in this study, and that the implementation of the proposed Vista del Norte Commercial Development will have minimal impact on the signalized inter section.

The Queuing Analysis for this intersection results in the lanes length changes sum marized in the following table:

A-117

Queueing Analysis Summary Sheet

Project:
Intersection:

Vista del Norte Commercial Development (Osuna Rd. / Vista del Norte)
Osuna Rd. / Vista del Norte

2008												
Eastbound				Left Turns			Thru Movements			Right Turns		
Approach				# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>				1	21	300	2	1,183	Cont	0	0	0
AM NO BUILD Queue				1	26	50	2	1,207	650	0	0	0
AM BUILD Queue				1	111	150	2	1,263	675	0	0	0
<i>Existing Lane Length</i>				1	94	300	2	761	Cont	0	0	0
PM NO BUILD Queue				1	101	175	2	776	550	0	0	0
PM BUILD Queue				1	217	325	2	809	575	0	0	0
Westbound												
Approach				# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>				0	0	0	2	638	Cont	1	91	300
AM NO BUILD Queue				0	0	0	2	715	425	1	112	150
AM BUILD Queue				0	0	0	2	782	450	1	150	200
<i>Existing Lane Length</i>				0	0	0	2	1,371	Cont	1	519	300
PM NO BUILD Queue				0	0	0	2	1,536	>1,000	1	601	750
PM BUILD Queue				0	0	0	2	1,601	>1,000	1	641	775
Northbound												
Approach				# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>				0	0	0	0	0	Cont	0	0	0
AM NO BUILD Queue				0	0	0	0	0	0	0	0	0
AM BUILD Queue				0	0	0	0	0	0	0	0	0
<i>Existing Lane Length</i>				0	0	0	0	0	Cont	0	0	0
PM NO BUILD Queue				0	0	0	0	0	0	0	0	0
PM BUILD Queue				0	0	0	0	0	0	0	0	0
Southbound												
Approach				# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)	# Lanes	Vol.	Length (Ft.)
<i>Existing Lane Length</i>				2	665	475	0	0	Cont	1	96	400
AM NO BUILD Queue				2	752	425	0	0	0	1	111	150
AM BUILD Queue				2	833	475	0	0	0	1	178	225
<i>Existing Lane Length</i>				2	155	475	0	0	Cont	1	47	400
PM NO BUILD Queue				2	181	175	0	0	0	1	57	125
PM BUILD Queue				2	299	250	0	0	0	1	146	225

Cycle Length: **AM** **PM**
 100 130

It is usually acceptable to divide the calculated right turn queue length by 2 to account for right turns on red and right turn overlaps.

C-18

RESULTS OF UNSIGNALIZED INTERSECTION CAPACITY ANALYSES

IMPLEMENTATION YEAR (2008)

Vista del Norte Dr. / Las Lomitas Dr. - Pages A-164 thru A-169

The results of the analysis of the unsignalized intersection of Vista del Norte Dr. / Las Lomitas Dr. are summarized in the following table:

	2008 NO BUILD		2008 BUILD	
	AM	PM	AM	PM
VdN / Las Lomitas Dr.				
Minor Street (Las Lomitas)				
SB Left	B - 12	B - 11	B - 12	B - 12
SB Right	B - 12	B - 11	B - 12	B - 12
Major Street (Vista del Norte Dr.)				
EB Left	A - 8	A - 8	A - 8	A - 8

The analysis of the Alternate plan for this intersection showed no significant difference in levels-of-service / delays. (See Pages A-166 and A-169).

This analysis indicates that the intersection of Vista del Norte Dr. / Las Lomitas Dr. will operate at satisfactory levels-of-service for all conditions analyzed in this study.

El Pueblo Rd. / Las Lomitas Dr. - Pages A-170 thru A-175

The results of the analysis of the unsignalized intersection of El Pueblo Rd. / Las Lomitas Dr. are summarized in the following table:

	2008 NO BUILD		2008 BUILD	
	AM	PM	AM	PM
El Pueblo Rd. / Las Lomitas Dr.				
Minor Street (Las Lomitas)				
NB Left	C - 17	C - 16	C - 17	C - 16
NB Right	B - 15	A - 9	B - 15	A - 9
Major Street (El Pueblo Rd.)				
WB Left	A - 9	A - 8	A - 9	A - 8

The analysis of the Alternate plan for this intersection showed no significant difference in levels-of-service / delays. (See Pages A-172 and A-175).

This analysis indicates that the intersection of El Pueblo Rd. / Las Lomitas Dr. will operate at satisfactory levels-of-service for all conditions analyzed in this study.

Osuna Rd. / Driveway "A" - Pages A-176 thru A-179

The results of the analysis of the unsignalized intersection of Osuna Rd. / Driveway "A" are summarized in the following table:

	2008 BUILD	
	AM	PM
Osuna Rd. / Driveway "A"		
Minor Street (Driveway "A")		
SB Left	F - *	F - *
SB Right	B - 13	F - 55
Major Street (Osuna Rd.)		
EB Left	B - 11	E - 45

The analysis of Driveway "A" under the Alternate Plan scenario yields the following results:

ALTERNATE PLAN	2008 BUILD	
	AM	PM
Osuna Rd. / Driveway "A"		
Minor Street (Driveway "A")		
SB Left	F - *	F - *
SB Right	B - 13	F - 141
Major Street (Osuna Rd.)		
EB Left	B - 12	F - 124

The fact that there are existing traffic signals to the east and to the west of Driveway "A" on Osuna Rd. will help the driveway function better than what is shown in the above tables. The existing traffic signals to either side of the driveway will create gaps in eastbound and westbound traffic on Osuna Rd., thus allowing traffic to turn onto Osuna in a reasonable manner.

Driveway "B" / Vista del Norte Dr. - Pages A-180 thru A-183

The results of the analysis of the unsignalized intersection of Driveway "B" / Vista del Norte Dr. are summarized in the following table:

	2008 BUILD	
	AM	PM
Driveway "B" / VdN		
Minor Street (Driveway "B")		
WB Left	D - 26	F - 151
WB Thru	A - 9	B - 12
WB Right	A - 9	B - 12
Minor Street (Desert Springs Driveway)		
EB Left	C - 24	C - 16
EB Thru	B - 13	A - 10
EB Right	B - 13	A - 10
Major Street (Vista del Norte Dr.)		
NB Left	B - 11	A - 8
SB Left	A - 8	B - 11

The analysis of Driveway "B" under the Alternate Plan scenario yields the following results:

ALTERNATE PLAN	2008 BUILD	
	AM	PM
Driveway "B" / VdN		
Minor Street (Driveway "B")		
WB Left	E - 40	F - 451
WB Thru	A - 9	B - 12
WB Right	A - 9	B - 12
Minor Street (Desert Springs Driveway)		
EB Left	C - 25	C - 17
EB Thru	B - 13	A - 10
EB Right	B - 13	A - 10
Major Street (Vista del Norte Dr.)		
NB Left	B - 11	A - 8
SB Left	A - 8	B - 12

This analysis indicates that there will be long delays at Driveway "B" for the projected PM Peak Hour Conditions. The HCM calculated queue length for the westbound left turn movement under the currently proposed plan is 13 vehicles (300 feet). Mitigation of the long left turn queues can be accomplished to some degree by implementing the north driveway (Driveway "C") as a full access driveway instead of a right-turn-in, right-turn-out only driveway. This will reduce the westbound left turn queues by 1) reducing the volume of westbound left turn traffic at Driveway "A", and 2) reducing the volume of southbound left turns into Driveway "B" considerably. A second consideration might be to allow Driveway "C" to operate as a right-turn-in, right-turn-out, left-turn-in only driveway and designate Driveway "B" as a right-turn-in, right-turn-out, left turn out only driveway (prohibiting left turns in). This will accomplish a reduction or elimination of the southbound left turn volume at Driveway "B", thus allowing for better operation of the intersection.

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Driveway "C" / Vista del Norte Dr. - Pages A-184 thru A-187

The results of the analysis of the unsignalized intersection of Driveway "C" / Vista del Norte Dr. are summarized in the following table:

	2008 BUILD	
	AM	PM
Driveway "C" / VdN		
Minor Street (Driveway "C")		
WB Left	N/A	N/A
WB Right	A - 9.1	B - 12
Major Street (Holly Ave.)		
SB Left	N/A	N/A

The analysis of the Alternate plan for this intersection showed no significant difference in levels-of-service / delays. (See Pages A-185 and A-187).

The City should consider allowing Driveway "C" to be more than just a right-turn-in, right-turn-out driveway to allow better operation of Driveway "B".

It should be noted that Levels of Service (LOS) for unsignalized intersections cannot be compared directly with Levels of Service for signalized intersections. LOS for unsignalized intersections is based on reserve capacity, which is converted to generalized levels of delay; LOS for signalized intersections is based on actual delay in seconds..

LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

<u>Average Delay</u> <u>(secs)</u>	<u>Level-of-Service</u>
≤ 10	A
> 10 and ≤ 15	B
> 15 and ≤ 25	C
> 25 and ≤ 35	D
> 35 and ≤ 50	E
> 50	F

Generally speaking, a Level-of-Service D or better is an acceptable parameter for design purposes.

CONCLUSIONS

This analysis was conducted using the following methodology: Trip Generation was established using the Institute of Transportation Engineers' (ITE's) Trip Generation Manual (7th Edition). Generated Trips were distributed proportionately based on the Population Data Analysis Subzones within an irregular boundary around the site based on relative locations of the nearest similar types of commercial uses; Growth rate of background traffic volumes was established from historical data from 2000 through 2004; and the intersection analyses were performed in accordance with the 2000 Highway Capacity Manual, Special

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Report 209. The Traffic Impact Study showed a moderate increase in traffic congestion for the adjacent transportation network based on 100% buildout of the proposed project.

There were some capacity shortfalls noted, especially at the intersections of Osuna Rd. / Edith Blvd. that will be mostly resolved when the City constructs the Osuna Rd. widening project in 2009 or 2010 to implement a third eastbound and a third westbound thru lane on Osuna Rd. from Edith Blvd. to Jefferson St.

Analysis of a more dense possible use was conducted for this site. The proposed use shows a significant reduction in the volume of traffic that could be generated by the site if developed under the more dense scenario permitted under existing zoning of the property.

In summary, the proposed development of the Vista del Norte Commercial Development facility at the northeast corner of Osuna Rd. / Vista del Norte will present no significant adverse impact to the adjacent transportation system provided that the following recommendations are followed:

RECOMMENDATIONS

FROM IMPLEMENTATION YEAR (2008) ANALYSIS

- Design and construction of the proposed development should insure that adequate site distances are maintained to the extent possible at all proposed driveways and intersections, and at existing intersections contingent to this site.
- **Osuna Rd. / Edith Blvd.** – Construct a new eastbound thru lane on Osuna Rd., a new westbound thru lane on Osuna Rd., and a new southbound right turn lane on Edith Blvd. (See discussion on Page 10)
- **Osuna Rd. / Jefferson St.** – Construct a fourth eastbound thru lane on Osuna Rd., a third westbound thru lane on Osuna Rd., and a southbound right turn lane on Jefferson St. (See discussion on Page 16)
- **Driveway "A"** – Driveway "A" is recommended to be a full access unsignalized driveway on Osuna Rd. located approximately 425 feet east of Vista del Norte Dr. (centerline to centerline).
 - The existing eastbound left turn lane into Driveway "A" is 150 feet long. This study recommends that the eastbound left turn lane length be increased to 200 feet.
 - A westbound right turn lane is warranted at Driveway "A" on Osuna Rd. The length of the westbound right turn lane should be 150 feet plus a 150'-300' reverse curve radius transition.
 - Driveway "A" should be constructed with two exiting lanes (one for left turn and one for right turns) and one entering lane.
- **Driveway "B"** – Driveway "B" is recommended to be a full access unsignalized driveway on Vista del Norte Dr. located approximately 620 feet north of Osuna Rd. (centerline to centerline).
 - Driveway "B" should be aligned with the existing driveway to Desert Springs Church on the west side of Vista del Norte Dr.
 - A southbound left turn lane is recommended on Osuna Rd. at Driveway "B". The length of the southbound left turn lane is recommended to be a minimum of 300 feet in length.
 - Driveway "B" should be constructed with two exiting lanes (one for left turns and one for thru / right turns) and one entering lane.

- **Driveway "C"** – This study recommends that Driveway "C" be permitted as a full access driveway to provide some relief to Driveway "B".
- All driveways should be constructed utilizing 25 feet curb returns or larger if needed to accommodate large delivery trucks.

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Intentionally Left Blank	A-130
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Individual Intersection Turning Movement Volumes Worksheets	A-134 thru A-151
Signalized Intersection Analyses (Osuna Rd. / Edith Blvd.)	A-152 thru A-154
Signalized Intersection Analyses (Osuna Rd. / Chappell Dr.)	A-155 thru A-156
Signalized Intersection Analyses (Osuna Rd. / Academy Parkway Dr.)	A-157 thru A-158
Signalized Intersection Analyses (Osuna Rd. / Jefferson St.)	A-159 thru A-160
Signalized Intersection Analyses (Osuna Rd. / Vista del Norte Dr.)	A-161 thru A-162
<u>UNSIGNALIZED INTERSECTION ANALYSES</u>	
Unsignalized Intersection Analysis of Vista del Norte / Las Lomas Dr.	A - 163 thru A-169
Unsignalized Intersection Analysis of El Pueblo / Las Lomas Dr.	A-170 thru A-175
Unsignalized Intersection Analysis of Driveways "A", "B", and "C"	A-176 thru A-187
<u>Supporting Data</u>	
Traffic Count Data	A-188 thru A-198
Intersection Data Sheets	A-199 thru A-205

ALFREDO R. SANTISTEVAN, DIRECTOR



Making History
Martin J. Chavez, Mayor

June 12, 2006

John Taschek
Taschek Environmental Consulting
8901 Adams NE
Albuquerque, NM 87113

Subject: Completed Review of Air Quality Impact Analysis for Vista del Norte commercial
Development Project # 1001150, Case: 06EPC-00624 & 00625

Dear John,

On June 1, 2006 the Air Quality Division (AQD) received from Taschek Environmental Consulting, an AQIA evaluating the projected potential increase in carbon monoxide (CO) emission concentrations within the vicinity of the proposed 22 acre Vista del Norte Commercial Development, on the north side of Osuna Rd. NE between Vista del Norte Dr. NE and Chappell Rd. NE. Terry O. Brown, P.E. prepared the Traffic Impact Study (TIS) used as a basis for the development of the AQIA.

P.O. Box 1293

AQD's review involved a complete analysis of the input/output data from the appropriate mobile source modeling runs for CO impacts from this project. The potential 1-hour and 8-hour average CO concentrations projected in the AQIA do not exceed the standards, and are not expected to cause or contribute to any air quality exceedance. The AQIA assumes a CO emissions factor based on projected emissions for the project design year of 2008, so if the scope or timing of this project changes, then the TIS and AQIA will need to be reevaluated using conditions for that year.

Albuquerque

The projected levels of service for the intersections modeled in the AQIA are at the level of 'D' or worse, therefore I sincerely hope that amenable mitigation strategies would be implemented prior to and after any build scenarios for this vicinity to help maintain or reduce any potential impacts to air quality. Although it appears that potential impacts to CO concentrations will not exceed the standards, our goals include continued reductions beyond compliance with the ambient air quality standards.

New Mexico 87103

www.cabq.gov

Please note that there may be other local air quality source registration or permit requirements (fugitive dust control, renovation/demolition, emergency generator, etc.) that would need to be applied for and issued, prior to any planned site development, that are not related to this AQIA evaluation.

With the submittal of this report, it is my conclusion that the AQIA is complete and sufficient and no further information is required. If you have any questions relating to ambient air quality requirements please contact Fabian Macias, Operations Manager for AQD, at 768-1972. Thank you for your attention to this matter.

Sincerely,

Alfredo R. Santistevan
Director, Environmental Health Department

cc: Ron Bohannon, Tierra West
Stephanie Shumsky, Staff Planner, Planning Department
Fabian Macias, Operations Manager, Air Quality Division
Margaret Nieto, Control Strategies Supervisor, Air Quality Division
Neal Butt, Air Quality Planner, Air Quality Division

Attachments = 2

CITY OF ALBUQUERQUE
DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

PYRAMID
Z127

Sundt Corporation
4101 E. Irvington Rd.
Tucson, Az. 85714

March 5, 1998

CERTIFICATION OF ZONING

FILE: Z-95-73
DATE OF FINAL ACTION: November 16, 1995
LEGAL DESCRIPTION: An unplatted tract of land in Sections 22 and 27, T11N, R3E, Tracts Z1, Z2A and Z2B, Huntzinger Addition and the westerly and easterly portions of Tract 61, MRGCD Map #28, located between Osuna Road NE and Paseo Del Norte NE and between Edith Boulevard Ne and the North Diversion Channel, containing approximately 353.5 acres. (D-16 & E-16)

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE CITED PROPERTY IS NOW CHANGED AS FOLLOWS:

FROM SU-1 FOR SAND AND GRAVEL EXTRACTION AND RELATED ACTIVITIES AND USES PERMISSIVE IN THE M-1 ZONE TO SU-1 FOR LIMITED MIXED USES AS ASSIGNED ON THE DRB APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB-98-71)

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

Sincerely,

FOR Fabrizio Bertolotti
Planning Director

RS/ac
cc: Zoning
Neal Weinberg/AGIS

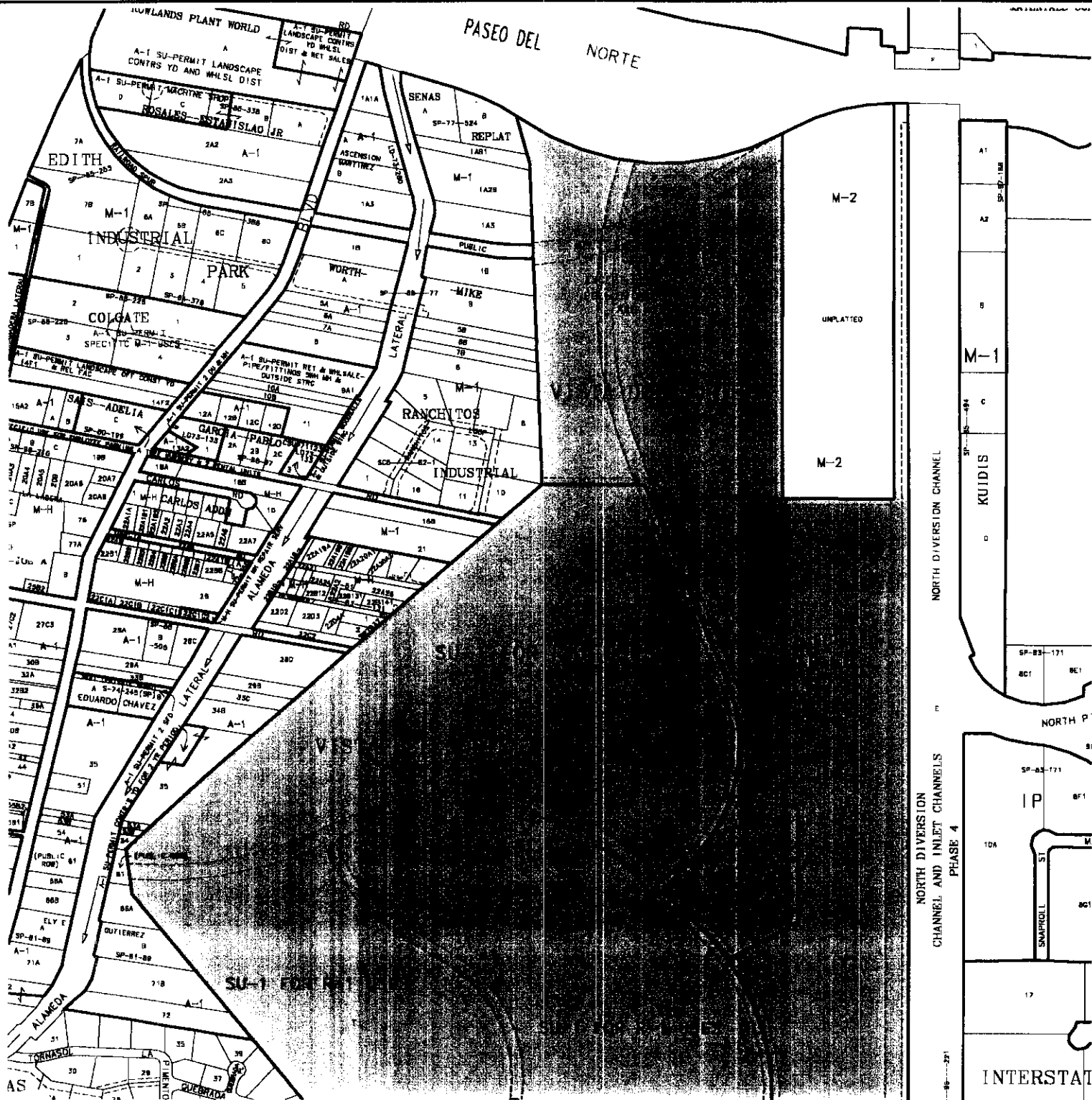
Richard, AGIS cannot determine the boundaries of this property as written. Can we do as in 7
FOR

Attachment E

ZONE MAP CHANGE VERIFICATION

FILE No.:
Z-95-73

Bob Paul 6.30.99
APPROVED DATE



ZONE MAP PAGE: D-16

E-2

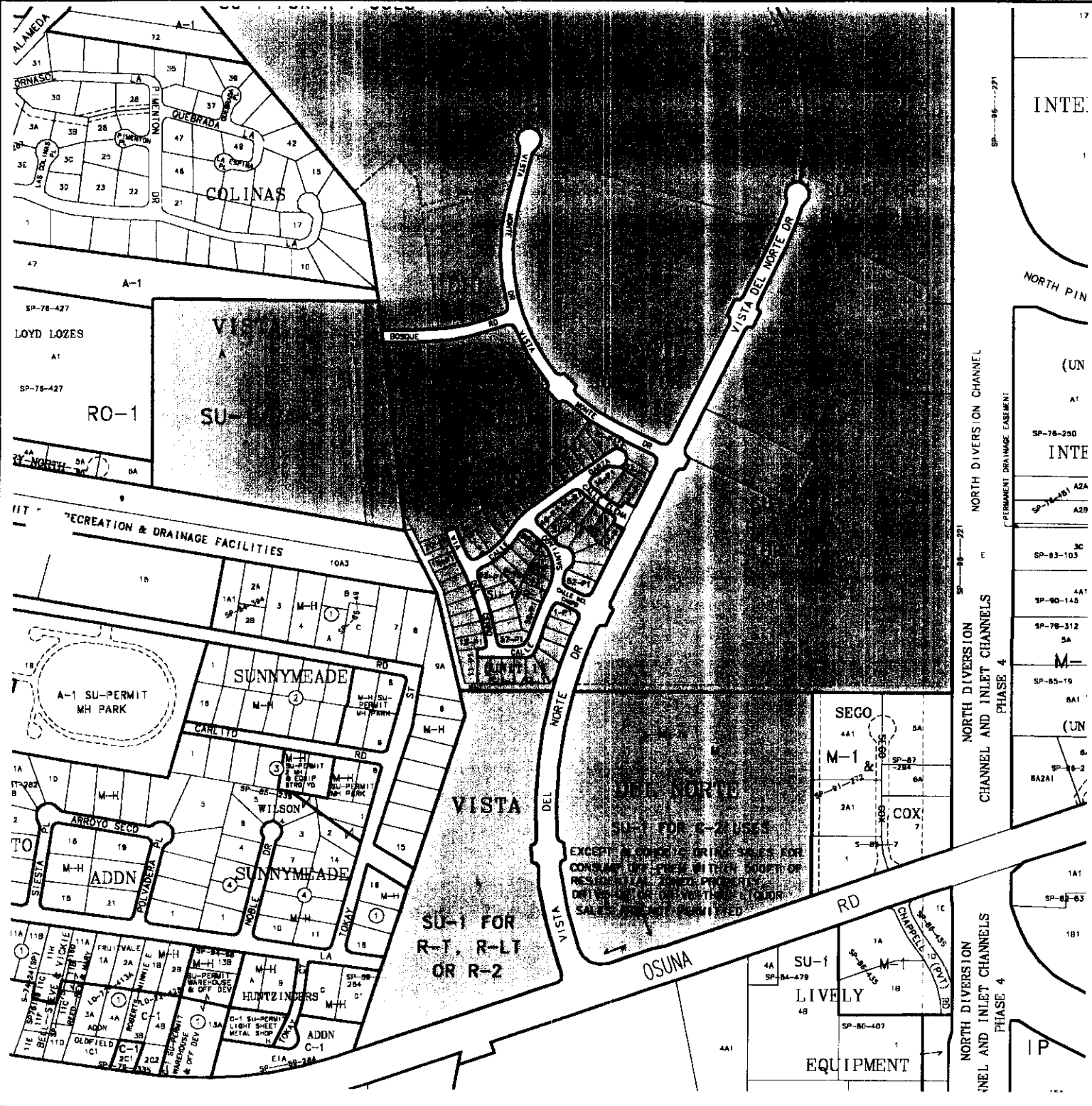
ZONE MAP CHANGE VERIFICATION

FILE No.:

Z-95-73

APPROVED

DATE



ZONE MAP PAGE: E-16

E-3

Large Retail Facility Locations in Albuquerque

Big Box Retailer	Location	Major Activity Center	Community Activity Center	Major Transit Corridor (Central, 4th St., Louisiana Blvd.)	Express Corridor	Enhanced Transit Corridor
Proposed Walmart	Vista Del Norte & Osuna	NO	NO	NO	NO	NO
Walmart	Cottonwood (Coors ByPass)	YES	NO	NO	YES	YES
Walmart	West Bluff (2550 Coors)	NO	Adjacent to	NO	YES	YES
Walmart	Carlisle & Menaul (2701 Carlisle)	NO	YES	NO	YES	YES
Walmart	Coors & Rio Bravo (3500 Coors SW)	NO	YES	NO	YES	YES
Walmart	Eubank & I-40 (400 Eubank)	NO	Adjacent to	NO	YES	YES
Walmart	Academy & Wyoming (8000 Academy)	NO	YES	NO	NO	YES
Walmart	San Mateo & Central/Zuni	NO	YES	YES	NO	YES
Walmart	Wyoming & Menaul	NO	YES	NO	NO	YES
Sams Club	Cottonwood (Coors ByPass)	YES	NO	NO	YES	YES
Sams Club	Eubank & I-40 (400 Eubank)	NO	Adjacent to	NO	YES	YES
Sams Club	Renaissance (I-25 & Montano)	YES	NO	NO	YES	YES
Home Depot	Renaissance (I-25 & Montano)	YES	NO	NO	YES	YES
Home Depot	Eubank & Central	NO	NO	NO	NO	YES (2)
Home Depot	West Bluff (Coors)	NO	Adjacent to	NO	YES	YES
Home Depot	Cottonwood	YES	NO	NO	YES	YES
Lowe's	Paseo del Norte & I-25	NO	NO	NO	YES (2)	NO
Lowe's	Juan Tabo	NO	NO	NO	NO	YES
Lowe's	Cottonwood (NM 528)	YES	NO	NO	YES	YES
Costco	Eubank & Central	NO	NO	NO	NO	YES (2)
Costco	Renaissance (I-25 & Montano)	YES	NO	NO	YES	YES
K-Mart	Montgomery	NO	NO	NO	NO	YES
K-Mart	Atrisco & Central	NO	YES	YES	NO	NO
K-Mart	Carlisle & I-40/Menaul	NO	Adjacent to	NO	YES	YES
Target	Eubank & I-40	NO	YES	NO	YES	YES
Target	Coors & Paseo del Norte	NO	YES	NO	YES	YES
Target	Paseo del Norte & I-25	NO	NO	NO	YES (2)	NO

Attachment: F

Shumsky, Stephanie E.

From: Shumsky, Stephanie E.
Sent: Thursday, February 08, 2007 2:22 PM
To: 'Kelli Krueger'

Kelli,
This email will serve as notice of initial site plan deficiencies for Project 1001150 (Wal-Mart). Prior to further review, please address the following deficiencies. Provide 5 complete revised site plan sets by 2/15/07 or sooner, if possible (one for me, one for the file, Tony Loyd, Brad Bingham, and Nick Kuhn). Prior to making new copies for the EPC allow me a few days for further review. Please contact me if you have questions or need clarification on deficiencies. Thank you.

Site Development Plan for Subdivision deficiencies to be addressed by applicant:

- Fade back or delete development on Lot M1-B since it is speculative at this time.
- Indicate access locations for Lot M1-A (and Lot M1-B)
- Provide FAR for each Lot
- Revise parking calculations, they are incorrect (vehicle, HC, MC, and bicycle). See ZC Section 14-16-3-1 for requirements. A row for SC spaces should be added.
- Delete the portion of Note 8 that relates to Coors Boulevard. Notes and legend should reflect current submittal. Please do not cut and paste from previous projects. It is confusing and misrepresents the project.
- Note 5 should be revised to state that lights will be no more than 20' in height or 16' within 100' of residential zone. Light pole heights should be consistent over all three lots and since lots M1-A and M1-B are less than 5 acres, lights are limited to 20'. This should set the standard for the Wal-Mart site too.
- Provide actual building height limit based on note 9.
- Clarify note 3. Landscape maintenance shall be the responsibility of the property owner.
- Eliminate parking area in loading dock area and relocate the MC spaces. This conflicts with smooth truck circulation and is unnecessary parking.
- ID phases of development, if applicable.
- Place a note on the plan indicating that no outdoor storage is allowed.
- ID locations of trash receptacles. Provide many trash receptacles in order to combat trash accumulation on and off the site.
- According to the site plan for subdivision, the site's zoning is SU-1 for C-2 Permissive Uses and as Regulated in the C-2 Zone.

Design Standard deficiencies to be addressed by applicant:

- Provide design standards for future development of Lots M1-A and M1-B. Future development of these lots will require EPC review and approval (no delegation to DRB). Design standards will provide consistency in site design.
- Design Standards should include information about the overall design theme, landscape requirements, architectural design requirements, signage requirements, lighting, and site circulation at a minimum.

Site Development Plan for Building Permit deficiencies to be addressed by applicant:

- Fade back or remove development on lot M1-B since it is speculative at this time.
- Remove items from the legend that are not on the plan.
- Delete the portion of Note 8 that relates to Coors Boulevard. Notes and legend should reflect current submittal. Please do not cut and paste from previous projects. It is confusing and misrepresents the project.
- Note 5 should be revised to state that lights will be no more than 20' in height or 16' within 100' of residential zone. Light pole heights should be consistent over all three lots and since lots M1-A and M1-B are less than 5 acres, lights are limited to 20'. This should set the standard for the Wal-Mart site too.
- Clarify note 3. Landscape maintenance shall be the responsibility of the property owner.
- Revise parking calculations, they are incorrect (vehicle, HC, MC, and bicycle). See ZC Section 14-16-3-1 for requirements. A row for SC spaces should be added.
- Eliminate parking area in loading dock area and relocate the MC spaces. This conflicts with smooth truck circulation and is unnecessary parking.
- ID phases of development, if applicable
- ID all existing and proposed easements (the 20' SAS easement and the 20' waterline easement are missing)
- The screen wall and retaining wall elevations do not match the site plan. The heights are different. Exact wall height should be specified (not 1.5' to 8', which is a huge difference in height). The wall along Osuna is limited to 3' in height within 5' of R-O-W line (see ZC Section 14-16-3-19(A)(3)(a). What is the handrail for? Is there a grade change

1
Attachment 6

- proposed?
- Smooth face CMU is discouraged for walls and retaining walls. A completely stuccoed wall should be used (or a split faced CMU) and the wall should be consistent in materials and color with VdN subdivision.
 - Specify the exact color of retaining wall.
 - Specify the dimensions of the building.
 - More detail is needed on the refuse enclosure area. Are the dumpster and refuse enclosure the same thin on the plan? If so, label them the same on the detail sheet.
 - Provide curve radii for all vehicular ingress/egress locations.
 - Provide curve radii for all end aisle locations.
 - Provide dimensions of sidewalk in front of building
 - ID paving treatment across drive aisles.
 - Provide description of site amenities. Seating, public outdoor space, and employee space is required. None was indicated on Plan. (see ZC Section 14-16-3-18-(C)(3) for regulations). 1,630 sf of public outdoor space is required and must consist of a plaza, patio, courtyard with 25% seating shaded. A minimum of 16 seats are required 4 must be shaded. Employee area of 300 sf can be included in the public outdoor space.
 - Consider extending boulevard landscaping from VdN and consider providing a boulevard from center entrance from Osuna. This will help site blend well with neighborhood and boulevard along VdN.
 - A stop sign is needed at the center drive aisle from Osuna. ID stop sign at this location.
 - ID existing/proposed bike lane along Osuna.
 - Easternmost pedestrian. Walkway needs to be 8' as specified in Note B. It measures as 6'.
 - No outdoor storage is allowed as per zoning. This includes the bale and pallet storage on the site plan. Place a note on the plan indicating that no outdoor storage is allowed.
 - Amend keyed note H. It should be as per detail sheet 9 (not 8).
 - Are the meandering drive aisle crossings going to be straightened or will they remain meandering?
 - The proposed roadway improvements adjacent to the center drive aisle cut into the meandering sidewalk. Is the sidewalk going to be relocated? If so, show new location of sidewalk.
 - The screen wall on the north side of site cannot have an effective height over 8' on the residential site as per ZC Section 14-16-3-3(A)(4)(b). Provide a cross section from the residential zone line to the wall to show that the wall will not exceed 8'.
 - A light detail is needed that shows height of light (limit to 20'). The camera can be shown on the light but the entire light needs to be shown with dimensions.
 - Provide a lighting plan if possible. Are there too many lights? Or not enough? I know the neighborhoods will want this info.
 - Remove the manhole icons from the site plan.

Landscaping Plan deficiencies to be addressed by applicant:

- ID individual lots and lot lines more clearly
- ID all easements. Trees and plants should be sensitive to easements. Relocate any landscaping that conflicts with easements.
- Specify species name of Redbud. What species is it?
- Specify scientific name of Palm Yucca.
- Is the Butterfly Bush the dwarf variety? If so, specify specific species name.
- Is Regal Mist the same as Gulf Muly? If not, amend species name in legend.
- Revise Landscape calculations. Calculations should be provided for each separate lot. Each lot must meet it's own landscape requirements.
- The rear landscape buffer (adjacent to the residential zone) must be primarily dense vegetation 8' min. at time of planting, 25' min at maturity. Trees must be spaces 25-30' on center and/or in clumps. Desert Willow is not appropriate as landscaping in this area since it only reaches 15' at maturity. Evergreens, Oaks, and Chinese Pistache are ok (see ZC Section 14-16-3-10(E)(4)).
- ID Ponding areas.
- ID water harvesting methods. Parking lot runoff should drain to landscape and ponding areas prior to discharge into storm sewer. Roof runoff should be captured in cisterns and/or directed to landscape areas.
- Provide irrigation system description for each phase of plant growth.
- Provide sf of planting beds for each tract. Some of the numbers are illegible.
- Is turf provided? If not, remove the icon from the legend.
- Provide a tree planting detail.
- Provide a Street Tree Plan.
- ID contour lines.
- ID screen and retaining walls.
- Are all three lots being landscaped at this time? If so, leave the line weight as it is. If not, fade line weight.

- Remove manhole icon from plan.
- What is Mugo Pine? Is it low water? Shrub? Tree?
- A parking lot tree is required for the spaces near the loading dock.
- Remove the parking spaces south of the loading dock. They interfere with the loading area. Relocate the MC spaces.
- Provide caliper of Austrian Pine.

Grading and Drainage Plan deficiencies to be addressed by applicant:

- Fade back or remove development on lot M1-B since it is speculative at this time.
- ID all easements (existing and proposed).
- Provide building sf.
- Remove unused legend icons.
- Provide narrative if site topography and topography within 100 feet of site.
- Provide contour lines.
- ID ponding areas.
- Provide cross sections for grade changes over 4'.
- Clarify flow pattern. Runoff should be directed to cisterns and/or landscape areas to promote water harvesting and reduce runoff.
- Grade elevations do not match spot elevations

Utility Plan deficiencies to be addressed by applicant:

- Fade back or remove development on lot M1-B since it is speculative at this time.
- ID all existing and proposed easements
- ID building sf
- Provide fire hydrant icon in legend

Elevations Plan deficiencies to be addressed by applicant:

- Architectural elevations are required (not a photo simulation).
- ID overall building dimensions length, width, height)
- ID dimensions of doors and windows.
- Provide material and common name colors for all building elements.
- ID cardinal directions (not just front, left, right, etc.)
- Scale is inaccurate. Provide scale and bar scale.
- ID signage locations with sf of sign on elevations.
- ID sign lighting. Uplighting is not allowed
- ID sign materials.
- Remove trees from illustrative elevations.
- Signage is based on the Shopping Center requirements and the C-2 zone, whichever is more restrictive. It is difficult to see if the signage complies with the ZC because the elevations do not have a scale or dimensions on them.
- The signage regulations are: Free Standing signage (includes pylon and monument signs)- 1 sign/300 feet of street frontage on Osuna (150sf max. sign face area and 26' height max.), no free-standing sign allowed on VdN. Building Mounted signage- 10% of façade area on VdN side and 15% of façade area on Osuna side.

Other issues/questions/comments/ideas:

- Utilize boulevard concept as stated above. This will complement the boulevard along VdN.
- Reduce parking requirement to minimum since shared parking is allowed an overage of parking is not necessary. I will not support a parking overage.
- Do not use smooth faced CMU for screen and retaining walls. Completely stuccoed walls and/or split faced CMU is preferred.
- Widen the internal meandering pedestrian walkways to the entire concrete area.
- Consider eliminating the Pharmacy Drive through.
- Consider limiting delivery times.
- Consider non-24-hour operation.
- Break up the parking area with additional landscaping/public outdoor areas.

Stephanie Shumsky, Planner
 City of Albuquerque Planning Department
 Development Review Division
 600 2nd Street, 3rd Floor
 Albuquerque, NM 87102

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3100

March 19, 2007

Mr. Jeffrey Jesionowski
Chairman, Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

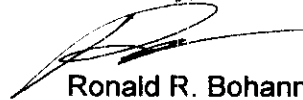
**RE: 30 Day Deferral of Case # 1001150
Wal-Mart Supercenter – Osuna & Vista Del Norte
Application # 06EPC-00624, 00625**

Dear Mr. Jesionowski:

Tierra West LLC, on behalf of-Mart Stores East LP and Vista Del Norte Development LLC, requests a 30 day deferral of the Site Plan for Subdivision and Site Plan for Building Permit application to the May 17, 2007 hearing date. We are requesting this deferral to allow for time to continue meetings with the neighbors to resolve remaining development issues.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

cc: Thomas Byland
Ron Brown
John A. Myers
Michele Henrie
Steve Wentworth, Alameda North Valley Assoc.
Leroy Gurule, Alameda North Valley Assoc.
Rod Crawley, Vista del Norte Alliance
Richard Hix, Vista del Norte Alliance

JN: 25053
RRB/kdk

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

February 13, 2007

Mr. Jeffrey Jesionowski
Chairman, Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

**RE: 30 Day Deferral of Case # 1001150
Wal-Mart Supercenter – Osuna & Vista Del Norte
Application # 06EPC-00624, 00625**

Dear Mr. Jesionowski:

Tierra West LLC, on behalf of-Mart Stores East LP and Vista Del Norte Development LLC, requests a 30 day deferral of the Site Plan for Subdivision and Site Plan for Building Permit application to the April 19, 2007 hearing date. We are requesting this deferral to allow for time to continue meetings with the neighbors to resolve remaining development issues.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

cc: Thomas Byland
Ron Brown
John A. Myers
Michele Henrie
Steve Wentworth, Alameda North Valley Assoc.
Leroy Gurule, Alameda North Valley Assoc.
Eddie Kurtz, Vista del Norte Alliance
Richard Hix, Vista del Norte Alliance

JN: 25053
RRB/kdk

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

(505) 858-3100
fax (505) 858-1118

wlcr@tierrawestllc.com
1-800-245-3102

December 15, 2006

Mr. Jeffrey Jesionowski
Chairman, Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

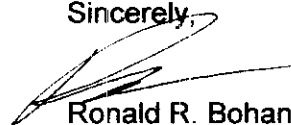
**RE: 60 Day Deferral of Case # 1001150
Wal-Mart Supercenter – Osuna & Vista Del Norte
Application # 06EPC-00624, 00625**

Dear Mr. Jesionowski:

Tierra West LLC, on behalf of-Mart Stores East LP and Vista Del Norte Development LLC, requests a 60 day deferral of the Site Plan for Subdivision and Site Plan for Building Permit application to the March 15, 2007 hearing date. We are requesting this deferral to allow for time to continue meetings with the neighbors.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

cc: Thomas Byland
Ron Brown
John A. Myers
Michele Henrie
Steve Wentworth, Alameda North Valley Assoc.
Leroy Gurule, Alameda North Valley Assoc.
Eddie Kurtz, Vista del Norte Alliance
Richard Hix, Vista del Norte Alliance

JN: 25053
RRB/kdk



2005.25053 EPC Deferral 121506

TIERRA WEST, LLC

5571 Meadow Fork Place NE
Albuquerque, NM 87109

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twllc@tierrawestllc.com
1-800-245-3102

October 30, 2006

Mr. Jeffrey Jesionowski
Chairman, Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

**RE: Deferral of Case # 1001150
Wal-Mart Supercenter – Osuna & Vista Del Norte
Application # 06EPC-00624, 00625**

Dear Mr. Jesionowski:

Tierra West LLC, on behalf of-Mart Stores East LP and Vista Del Norte Development LLC, requests a deferral of the Site Plan for Subdivision and Site Plan for Building Permit application to the January 18, 2007 hearing date. We are requesting this deferral to allow for time to continue meetings with the neighbors.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Denna Bohannon
for Ronald R. Bohannon, PE

cc: Thomas Byland
Ron Brown
John A. Myers
Michele Henrie
Steve Wentworth, Alameda North Valley Assoc.
Leroy Gurule, Alameda North Valley Assoc.
Eddie Kurtz, Vista del Norte Alliance
Richard Hix, Vista del Norte Alliance

JN: 25053
RRB/kdk

2005.25053 EPC Deferral 103006

TIERRA WEST, LLC

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Albuquerque, NM 87109

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Fax (505) 858-1118

rwllc@tierrawestllc.com
1-800-245-3102

August 29, 2006

Mr. Jeffrey Jesionowksi, Chairman
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

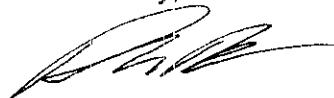
**RE: 60-Day Deferral of Site Plan for Subdivision &
Site Plan for Building Permit
Project# 1001150, Application # 06EPC-00624, 00625**

Dear Chairman Jesionowksi:

Tierra West LLC, on behalf of Vista Del Norte LLC and Wal-Mart Stores East LP requests a 60-day deferral for the above-referenced project. This will allow time to continue meetings with the Neighborhood Associations.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, P.E.

cc: Ron Brown
Thomas Byland

JN: 25053
RRB/kdk

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

May 31, 2006

Mr. Jeffrey Jesionowski
Chairman, Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

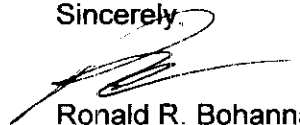
**RE: 90 Day Deferral of Case # 1001150
Wal-Mart Supercenter
Application # 06EPC-00624, 00625**

Dear Mr. Jesionowski:

Tierra West LLC, on behalf of-Mart Stores East LP and Vista Del Norte Development LLC, requests a 90-day deferral of the Site Plan for Subdivision and Site Plan for Building Permit application. We are requesting this deferral to allow for time to meet with the neighbors.

If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,



Ronald R. Bohannon, PE

cc: Dani Ziem
Ron Brown
John A. Myers
Michele Henrie
Steve Wentworth, Alameda North Valley Assoc.
Leroy Gurule, Alameda North Valley Assoc.
Eddie Kurtz, Vista del Norte Alliance
Richard Hix, Vista del Norte Alliance

JN: 25053
RRB/kdk

1315 Villa Lila NE
Albuquerque, NM 87113
345-3926
June 20, 2007

Environmental Planning Commission
ATTN: Jeffrey Jesionowski, Chair
600-2nd Street NW
Albuquerque, NM 87103

Dear Mr. Commissioner:

I wanted to take the time to thank you and the other commissioners for your thoughtful consideration on June 14 of the WalMart proposal for Osuna and Vista del Norte.

In case Walmart appeals I also wanted to outline a few observations I made during the short time I was able to stay for the hearing:

- 1) WalMart "stacked the deck" by sending on-the-clock employees.
- 2) Traffic:
 - a. Were those cute little cars shown in real time? The light at Osuna and Vista del Norte rarely changed and when it did it only allowed a couple of cars in and out at a time.
 - b. Actually, a lady near me saw very few cars coming out.
 - c. How are people supposed to turn left back out of Walmart? Turn right in, but left out???
- 3) I saw a parallel to what's happening with the Fourth Street development.
 - a. The demise of the small, family business
- 4) Were the signatures that were collected against WalMart accepted as evidence? Will WalMart's signatures be accepted if there is an appeal process?
- 5) The park:
 - a. The city proposes to buy the 22 acres for \$6,000,000, or approximately \$275,000 per acre.
 - b. WalMart says they will sell three acres to any interested party for . . . \$2,000,000. This works out to \$666,666 per acre.
- 6) Balloon Landing:
 - a. They said we missed opportunities for landing sites in the Renaissance area.
 - b. There is a Sam's Club in the Renaissance area . . .
 - c. If I had any idea that we might be missing another opportunity for balloon landing I would have not wanted my house to be built, but it's OK for them to want a Big Box.
- 7) Landscaping

- a. I've been to a lot of WalMarts (but not since this started). There is little or no landscaping at any of them
 - b. In earlier research I found that WalMart promises a lot of landscaping but rarely puts in what's been promised.
 - c. If we do get that many trees it'll be a great hiding place for indigents and criminals.
- 8) Feeder roads
- a. There are no WalMarts on San Pedro. I understand there is a possibility of WalMart wanting a store north of town? Will this be near San Pedro?
 - b. The other street that was mentioned was Lowell. The Walmart is much closer to Wyoming than Lowell! So, how can they say it affected this feeder street at much as "our" WalMart?
- 9) Commercial in-fill and sustained development
- a. WalMart is correct in that we should have expected commercial development. However, we would have liked a NEIGHBORHOOD grocery store. We even asked them for their neighborhood store. They insisted it would be a 24/7 Super WalMart. Granted, smaller than other stores because of only one major artery, but a SuperCenter, nonetheless.
 - b. Fill in shouldn't be at the cost of usable open space, community centers, parks and other recreational spots.
- 10) WalMart (and other Big Boxes)has many, many, many zoning violations, environmental violations, criminal complaints, labor disputes, etc. A big box is not a good solution for our area.
- 11) Slowdown of Emergency vehicle response
- 12) Danger to pedestrians and bicyclists accessing the ditch bank path.
- 13) Ironic moratorium of Big Box developments by the City Council:
- a. Long overdo!!!!
 - b. The straw that broke the camel's back and forced this move.

Again, thank you for your diligence!

Sincerely,



Terri Christiansen

CITY OF ALBUQUERQUE
CITY COUNCIL

INTEROFFICE MEMORANDUM

TO: Jeff Jesionowski, Chair, Environmental Planning Commission
FROM: Debbie O'Malley, President, City Council *DO*
SUBJECT: June 14, 2007 EPC Meeting
DATE: June 1, 2007
CC: All Councilors, Richard Dineen, Mark Hirsch

I understand that the Environmental Planning Commission will be holding a special meeting on Thursday, June 14, 2007 in the Convention Center to hear public comment on the site development plan application within the Vista del Norte subdivision. I also understand that the meeting is scheduled to begin at 1:00 in the afternoon. I am concerned that many members of the public will not be able to attend the meeting because of the time that the meeting is being held.

I am respectfully requesting that you move the time of the meeting to 5 p.m. so more members of the public will be able to attend. If you are unable to move the start time of the meeting, I would request that you continue the meeting and allow public comment after 5 p.m. so interested parties can join the meeting after work and be allowed to speak.

Thank you for your consideration.

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Thursday, June 14, 2007 8:14 AM
To: Shumsky, Stephanie E.
Cc: 'gaylemwise@gmail.com'
Subject: FW: Osuna Walmart

S - FYI. D

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

From: Gayle Wise [mailto:gaylemwise@gmail.com]
Sent: Wednesday, June 13, 2007 5:44 PM
To: Nason, Deborah A.
Subject: Osuna Walmart

We have had 2 petitioners, and 2 phone calls at our home asking us to support the new Osuna Walmart. Neither my husband or I support the building of yet another Walmart unless one already up and running is demolished and rebuilt. We feel Walmart threatens small businesses and does not support it's workers with a living wage or health care. They are big ugly monstrosities. The fewer the better.
Gayle Wise and Mark Bish

Shumsky, Stephanie E.

From: William Brizzee [bil414@gmail.com]

Sent: Thursday, June 14, 2007 6:57 AM

To: Shumsky, Stephanie E.

Subject: In support of Osuna Wal-Mart

I stand by the plan to build a Wal Mart on Osuna. The fact is, the area around the proposed Wal-Mart doesn't have any type of store with inexpensive goods and food. Albertsons, Smith's, and Raley's sometimes charge three times more than a Wal Mart Supercenter will for the exact same product. Gas prices are so high that if I want just one item that many times I'm torn between running up to Albertson's and getting blatantly ripped off, or driving halfway across town. The balloonists are complaining about the lack of landing space if the facility is built, but the Fiesta is nine days a year with about seven days of actual flights (in a good year). So seven days of balloonists having one of thousands of places to land or every day savings for lower-middle class people like me. Not to mention the hundreds of jobs that will be created as well.

Thank you.

William Brizzee
6933 White Pine PL. N.E.
Albuquerque, NM 87109

Shumsky, Stephanie E.

From: karin van der Gaarden-Jayne [karinester@hotmail.com]
Sent: Wednesday, June 13, 2007 5:22 PM
To: Shumsky, Stephanie E.
Subject: Osuna Walmart

To Whom It May Concern:

I cannot attend the EPC meeting tomorrow, but as a member of the community I would like to support the opening of the new Walmart on Osuna. I think it will be an asset to our city, and fully support that this project will go ahead.

Thank you.

Mrs. Karin van der Gaarden-Jayne
4706 Southern Ave SE
Albuquerque, NM 87108
505-255-1830

Make every IM count. Download Messenger and join the i'm Initiative now.
It's free. http://im.live.com/messenger/im/home/?source=TAGHM_June07

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Wednesday, June 13, 2007 1:16 PM
To: Shumsky, Stephanie E.
Cc: 'jade93003@comcast.net'
Subject: FW: Wal Mart in Vista del Norte

S - FYI. I know the submittal deadline has passed but here is another one.

D

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

-----Original Message-----

From: jade93003@comcast.net [mailto:jade93003@comcast.net]
Sent: Wednesday, June 13, 2007 11:30 AM
To: Candelaria, April M.; Nason, Deborah A.
Subject: Wal Mart in Vista del Norte

Jonathan Siegel, Member, District 2
Jeffrey Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Dear Mr. Jonathan Siegel, Member District 2:

Re: Project No. 1001150, 06-EPC-00624 and 06-EPC-00625

I am writing to urge the Environmental Planning Commission to deny the request of Tierra West LLC to develop the commercial site on the corner of Osuna Road and Vista del Norte Drive NE (Lot M-1, Vista del Norte Subdivision) as a Wal-Mart Supercenter. The size and scale of this project is not appropriate for the surrounding neighborhood and would have a significant negative impact upon the residents of Vista del Norte and the entire North Valley.

One of the reasons the residents of our community choose to live in and near the North Valley is the sense of neighborhood we have here. We are not against commercial development, but we want it to be on a small scale that fits our neighborhood. The North Valley Area Plan, adopted in 1993, outlines the concept of "village centers" that are pedestrian-friendly and feature neighborhood-style shopping. Clearly, a Wal-Mart Supercenter does not conform to the spirit of the North Valley Area Plan.

The proposed Wal-Mart would be open 24 hours a day, would be 187,000 square feet in size, and would have parking for more than 900 vehicles. A retailer of this size would introduce significant traffic problems into the neighborhood. We have been told by the developer, Tierra West, that there would be an increase of 11,000 cars per day in our neighborhood, raising safety and air-quality concerns for children and families. There is no way to increase access to the Vista del Norte subdivision because there is no place to cut through with even one new street.

Vista del Norte Drive is not a main thoroughfare. All other "big box" retailers in Albuquerque are located in established commercial areas at the intersection of two major collector streets. Vista del Norte Drive is not a major street; it leads only into the neighborhood itself, and many homes border directly along it. The increased traffic along Vista del Norte Drive would create a severe

noise and pollution burden for the homeowners whose property directly borders the roadway, as well as for residents of the entire neighborhood. These are factors we hope you will study seriously.

Lot M-1, Vista del Norte Subdivision, is more appropriately suited for a small neighborhood shopping center, not a "big box" retailer that will draw customers from throughout the region. Please consider the collective desires of the members of our neighborhood, who long to maintain a sense of community living with small-scale commercial development. This is the reason why we moved here, live here, and love our community. Again, I urge you to deny 06-EPC-00624 and 06-EPC-00625 at your hearing.

Sincerely,

Joseph and Joan M. De Oliveira
905 Calle Fuerte NE
Alta Tierra del Norte
Vista del Norte NE
Albuquerque, NM 87113-2373

Tel: 345-1290
e-mail: <jade93003@comcast.net>

June 11, 2007

Environmental Planning
c/o Stephanie Shumsky
600 Second Street NW, 3rd Floor
Albuquerque, NM 87102

Dear Commissioners:

As a resident of the Vista del Norte subdivision, I am writing to express my opposition to the proposed Super Wal-Mart. I am not opposed to development of the land, but to the building of any "big-box" store like Wal-Mart. Unfortunately, I am unable to attend the June 14 hearing.

I bought my home in one of the first housing developments in the subdivision. I can assure you that when the lots and houses were marketed, there was no indication that a big-box store would be developed in the commercially zoned land at the corner of Osuna and Vista del Norte. There was, however, mention of a neighborhood appropriate commercial development, something along the lines of the Whole Foods strip mall at Wyoming and Academy or the Presidential Plaza development at Osuna and Jefferson. Enclosed please find a copy of the original marketing brochure indicating such.

My opposition to the Super Wal-Mart development stems from a number of concerns. The first concern is traffic. During the one public meeting held about the proposed development, the developer shared that they expected an increase in traffic of 10,000 to 11,000 cars per day; all the while assuring the residents that the development would not affect the areas traffic patterns. I can assure you that the additional traffic will certainly affect traffic in the area. There has been a marked increase in the number of cars in the area since the main road through the subdivision was connected to El Pueblo. It has become a cut-through to reach Paseo del Norte. As a result, the increase in the amount of time it takes to get into or out of the subdivision during peak commute times has increased during the past few years. This does not even consider the speed with which some people, residents and non-residents alike, go through the subdivision. Traffic will be impacted.

The proposed Super Wal-Mart would be a 24/7 operation that sells alcohol. I believe this would be an open invitation to everyone to come into our neighborhood at all hours of the day and of more concern, the night. Currently, this is an area where I feel comfortable both day and night. I do not know that I could say the same if this proposed development is approved as presented. A 24/7 operation is bound to attract an element of the society that I do not want to have an open invitation into my neighborhood. The Wal-Mart representative at the meeting assured us that security for their store would be provided. However, my concern is not for the security of their store, it is for my home and family.

There are numerous other concerns including the loss of the bike/running path on Osuna, increased litter, the delivery trucks, overnight camping/parking of RVs that Wal-Mart allows and the impact on home values in the area, particularly the condominiums that would have an up close and personal view of the area.

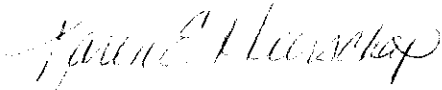
I do not believe that there is another Super Wal-Mart directly in a subdivision anywhere else in the city and I do not believe this is the time to start. Per capita, Albuquerque has more Wal-Marts and Super Wal-Marts than other similar size cities. In addition, there is a new Sam's Club on Renaissance and a Wal-Mart at Wyoming

and Academy. I'm not anti-growth or development, but I do believe the time has come to ask ourselves whether it is necessary to have a Wal-Mart, McDonald's, Starbucks, Home Depot or Walgreens on every corner.

Wal-Mart and the developers, with their lack of dialogue and unwillingness to address the Community's concerns, have shown that they will not be a good neighbor and that their assurances of store security and minimal impact on traffic patters are not to be believed.

I ask you to deny the application for the development of the Super Wal-Mart at Osuna and Vista del Norte as it is currently proposed. Thank you for your time and consideration.

Sincerely,



Karen E. Heerschap
1400 Villa los Ranchos NE
Albuquerque, NM 87113



A 50-year-old cottonwood graces the entrance to Vista del Norte. The majestic tree symbolizes the land — its history and its future.

Vista del Norte offers an unparalleled opportunity for your family to live in a planned community nestled in the quaint near North Valley, yet convenient to the city. Become part of the area's history and enjoy a bright future living in Vista del Norte.

Vista del Norte

Your Community, Your Family, Your Life

Community

Welcome, we're the largest central community in the city, and one of the finest in the Albuquerque area. You'll love our location near I-25 and Paseo del Norte, within easy reach of the nearly 20,000 jobs along the I-25 corridor, not to mention shopping, fine dining, entertainment, medical facilities, churches and community attractions. We're only a short drive from Downtown and our proximity to The Balloon Fiesta Park brings colorful balloons our way each fall. Put simply, Vista Del Norte is a fantastic location.

Vista del Norte is a planned community that will consist of a variety of housing opportunities, provided by a hand-picked team of homebuilders. This mix will make Vista del Norte a premier neighborhood in the heart of Albuquerque — a place you're proud to call home.

Here are just a few of the nearby amenities:

Shopping

Vista del Norte is ideally located for shopping. If you're looking for a shopping center, Cottonwood, Winrock and Coronado malls are all just minutes away. Major grocery stores and a wide variety of national and local retail stores and restaurants are very conveniently located to the community.

We expect shopping will become even more convenient in the future — Vista del Norte has reserved land for a neighborhood retail center near the Osuna entrance.

Medical

Presbyterian Northside Hospital offering emergency treatment and routine healthcare, is less than 5 minutes east of Vista del Norte. The state's three largest hospitals are a short drive down I-25.

Activities

Vista del Norte residents have easy access to the finer things in life — from sports to movies, theatre to fine dining. We're located just minutes from Arroyo Del Oso municipal golf course, the Century Rio 24 movie theaters, Popejoy Hall, University of New Mexico sports facilities and many of Albuquerque's finest restaurants. If personal fitness and recreation is more your style, you can always run, walk, bike, or hike the trails adjoining Vista Del Norte to the east.

Every October the skies over Vista del Norte glow with the vibrant colors and dazzling shapes of The Albuquerque International Balloon Fiesta. For one week, hundreds upon hundreds of balloons launch from Balloon Fiesta park located a mile and a half due north of Vista del Norte. The prevailing winds often gently push the balloons south over our community. The beauty and majesty of this event is truly one of the great benefits of living in Vista del Norte.

Churches

No matter what your religious preference, you'll find a place of worship nearby. Vista del Norte is centrally located to many of Albuquerque's largest congregations, as well as smaller, more intimate churches and temples.

Vista del Norte

Vista del Norte



Planned Neighborhood Park



Landscaped Trail



Vista del Norte is more than just a development — it's a vision of community. We've created a haven where families can walk or bike together — where children play safely — where neighbors greet one another warmly.

We offer the perfect balance of city life and planned community. Because our residents share an interest in the finer things in life, we've chosen a central location near I-25 and Paseo del Norte. You'll find ample employment and shopping opportunities nearby, as well as choice restaurants, movie theaters, medical facilities and places of worship. You'll have easy access to every



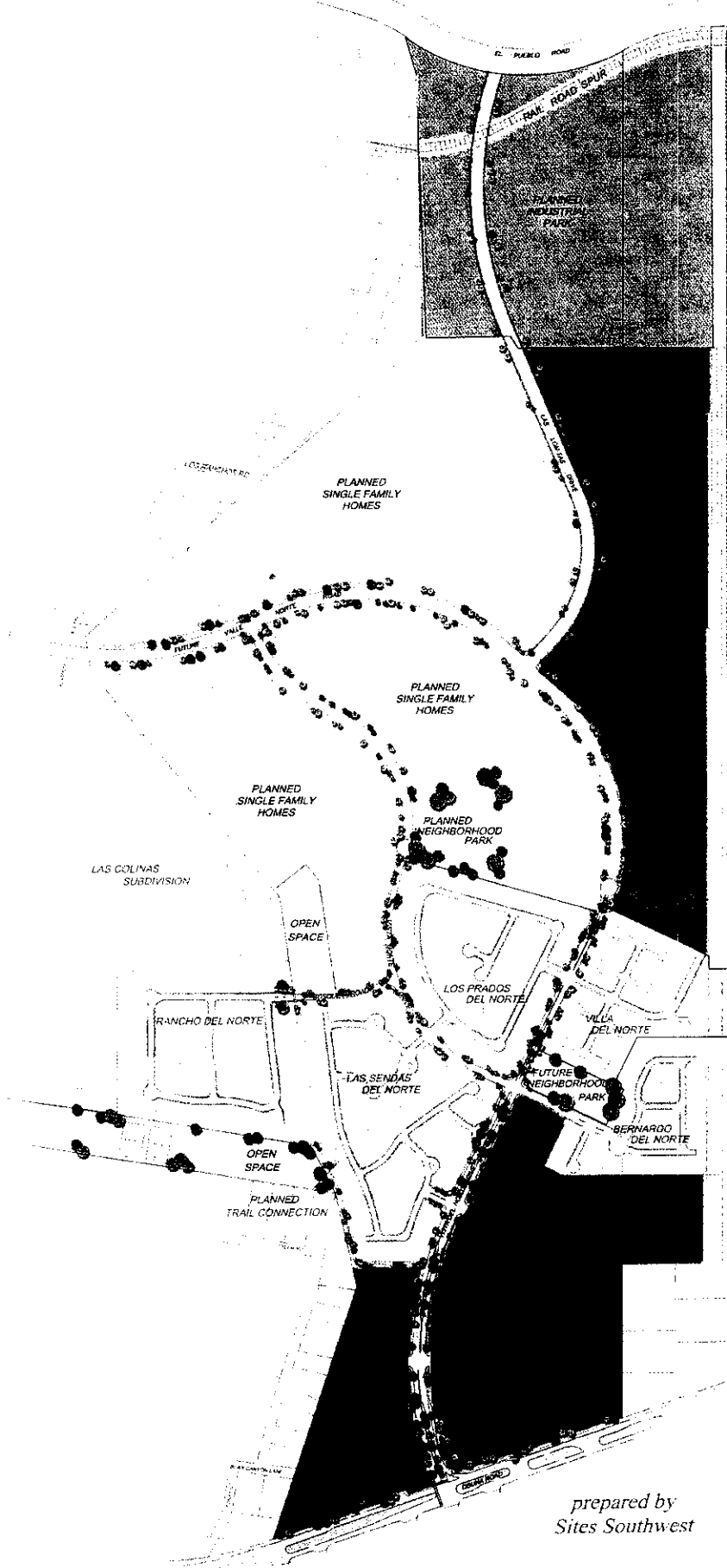
sector of the city — including Downtown and university-area attractions.

What's more, we've created a community that will grow with our residents' needs. In addition to setting aside 65 acres for several planned parks, we've reserved land near the Osuna entrance for retail development to support your shopping needs.

To preserve the unique qualities of Vista del Norte, we've established a Homeowners' Association that will help ensure your investment and quality of life remain secure over the years.

At Vista del Norte you'll find the best Albuquerque has to offer — the satisfaction of home ownership, the comfort of community, the tranquility of the North Valley and the convenience of the city. It's a place you'll be proud to call "home."





prepared by
Sites Southwest

Welcome

Vista del Norte, Albuquerque's newest planned community, has set a new benchmark for planned communities. From day one it has been the goal of every person involved with the project to exceed the expectations of residents who will one day call Vista del Norte home.

We began by selecting a prime location near I-25 and Paseo del Norte — simply one of the best in Albuquerque. The interstate offers easy access to employment, entertainment, shopping, Downtown attractions and places of worship. You'll have all the city's amenities at your fingertips and still enjoy life in the peaceful North Valley.

You will notice on the site map how carefully the streets have been laid out, keeping traffic to a minimum and making the streets safe for children to ride bicycles and families to take evening walks.

There are several planned parks that will sprout up as the community grows — perfect places for a picnic or a game of football, baseball or soccer. To the east, Vista del Norte adjoins the city's bicycle trail which is ideal for walking, bicycling or roller blading.

Community planners have taken special care to design Vista del Norte with residents' needs in mind — making it a community as special as the people who will live in it.

Ultimately, as Vista del Norte matures, the addition of retail and office space is planned for the southernmost end of the property bordering Osuna, to assist your shopping needs.

With its community feel and city convenience, Vista del Norte is one of the most desirable neighborhood locations in all of Albuquerque. We hope you and your family will spend many happy years living and growing in Vista del Norte.

Plot map accurate as of December 6, 2009. This map is subject to change.

Covenants

When you purchase your home at Vista del Norte, you're not just buying a house — you're becoming part of a unique community. The Vista del Norte Homeowners Association has been established to help ensure that your investment and quality of life will remain secure over the years.

What is the Vista del Norte Homeowners Association?

The Vista del Norte Homeowners Association is a non-profit association of Vista del Norte property owners to assist in maintaining the quality environment of the community.

Who belongs to the Vista del Norte Homeowners Association?

When you purchase a home in Vista del Norte, you automatically become a member.

What are the Vista del Norte Homeowners Association fees?

Fees are limited to \$10 a month through 2002, with a possible moderate increase after that date.

Who directs the Vista del Norte Homeowners Association?

The association is directed by a Board of Directors who are guided by a Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation and By-laws.

What are the responsibilities of the Association?

The Vista del Norte Homeowners Association is responsible for the maintenance of designated common areas, oversees the Architectural Control Committee, plus handles community and policy issues.

What are the Declaration of Covenants, Conditions and Restrictions?

Each property owner is subject to the Declaration of Covenants and Design Guidelines, which were established as a development plan. Design Guidelines address issues such as construction of any type, landscaping, animals, storage sheds, noise, inoperable vehicles, campers and RV storage, etc. These rules are not meant to restrict, but rather to enhance the lifestyle of all Vista del Norte residents.

What are the responsibilities of the Architectural Control Committee?

The Architectural Control Committee must approve the design, construction and landscaping of every home built in Vista del Norte as well as any exterior remodeling to existing homes in an effort to maintain architectural consistency.

Where can I find out more information about the Vista del Norte Homeowners Association?

For a more detailed explanation of the operation and responsibilities of the Vista del Norte Homeowners Association, please read the Declaration of Covenants, Articles of Incorporation and By-laws of Vista del Norte. Copies of these documents are available through each homebuilder's representative.

Vista del Norte
Your Community, Your Family, Your Life

Walmart

Shumsky, Stephanie E.

From: mantley@slfcu.org
Sent: Wednesday, June 13, 2007 10:29 AM
To: Shumsky, Stephanie E.
Subject: Osuna Walmart

I've worked near this location off of Osuna for 15 years. I grew up in the North Valley. We NEED this Walmart!!!!

Please approve their request for this supercenter.

Margie Antley

6/13/2007

June 12, 2007

Jonathan Siegel, Member, District 2
Jeffrey Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Dear Mr. Siegel and Mr. Jesionowski,

Re: Project No. 1001150, 06-EPC-00624 and 06-EPC-00625

I am writing to urge the Environmental Planning Commission to deny the request of Tierra West LLC to develop the commercial site on the corner of Osuna Road and Vista del Norte Drive NE (Lot M-1, Vista del Norte Subdivision) as a Wal-Mart Supercenter. The size and scale of this project is not appropriate for the surrounding neighborhood and would have a significant negative impact upon the residents of Vista del Norte and the entire North Valley.

We have lived in this community for three and a half years, and chose this community because of the location and the safety it offered our family. One of the reasons the residents of our community choose to live in and near the North Valley is the sense of neighborhood we have here. We are not against commercial development, but we want it to be on a small scale that fits our neighborhood. One of the selling points to our community was a neighborhood sized grocery store, which appealed to us. The North Valley Area Plan, adopted in 1993, outlines the concept of "village centers" that are pedestrian-friendly and feature neighborhood-style shopping. Clearly, a Wal-Mart Supercenter does not conform to the spirit of the North Valley Area Plan.

The proposed Wal-Mart would be open 24 hours a day, would be 187,000 square feet in size, and would have parking for more than 900 vehicles. A retailer of this size would introduce significant traffic problems into the neighborhood. We have been told by the developer, Tierra West, that there would be an increase of 11,000 cars per day in our neighborhood, raising safety and air-quality concerns for children and families. We currently take many walks along Vista del Norte Drive, and feel quite safe. However, we are concerned that the amount of traffic would increase so much that we would no longer feel comfortable walking our small child along this road.

Vista del Norte Drive is not a main thoroughfare. All other "big box" retailers in Albuquerque are located in established commercial areas at the intersection of two major collector streets. Vista del Norte Drive is not a major street; it leads only into the neighborhood itself, and many homes border directly along it. The increased traffic along Vista del Norte Drive would create a severe noise and pollution burden for the

homeowners whose property directly borders the roadway, as well as for residents of the entire neighborhood. These are factors we hope you will study seriously.

Lot M-1, Vista del Norte Subdivision, is more appropriately suited for a small neighborhood shopping center, not a "big box" retailer that will draw customers from throughout the region. Please consider the collective desires of the members of our neighborhood, who long to maintain a sense of community living with small-scale commercial development. This is the reason we moved here, live here, and love our community. Again, I urge you to deny 06-EPC-00624 and 06-EPC-00625 at your hearing.

Sincerely,

Stephen and Heidi Giebel
7731 Calle Comodo NE
(505) 342-1233

Shumsky, Stephanie E.

From: jeren@cfaith.com
Sent: Tuesday, June 12, 2007 6:18 PM
To: Shumsky, Stephanie E.
Subject: Osuna Wal Mart

I urge mayor Chavez, the City Council and the City Planning Department to support the proposed Osuna Wal Mart.

Jerelynn B. Newcomb

Vogel Campbell & Blueher, P.C.

ATTORNEYS AT LAW

THOMAS F. BLUEHER
DAVID S. CAMPBELL
JAY D. HILL
CLINTON W. MARRS
STEPHEN JOSEPH VOGEL
MICHAEL W. WILE

6100 UPTOWN BLVD. NE, SUITE 500
ALBUQUERQUE, NM 87110-4143

TELEPHONE
(505) 884-8444

FACSIMILE
(505) 875-9021

June 12, 2007

VIA HAND DELIVERY

Mr. Jeff Jesionowski
Chairman, Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

**RE: Project #1001150; Wal-Mart Store # 4519 Vista Del Norte, NE & Osuna, NE
Response to Staff Report and Comments**

Dear Chairman Jesionowski:

This firm represents Vista del Norte Development, LLC and its agent Tierra West LLC with respect to the above-captioned application pending before the EPC. We have reviewed the Planning Department's Staff Report in this matter, and are providing this response to the Staff's Report and Recommendations. We seek the EPC's approval of the applications for Site Plan for Subdivision and Site Plan for Building Permit.

The subject property lies within the boundaries of the North Valley Area Plan (NVAP), which was adopted by the City of Albuquerque as a Rank Two Area Plan. Per plan policies, the site is designated as Developing Urban to Semi-Urban and is more specifically located in the North I-25 Sub-area of the NVAP.

As shown on the Preferred Scenario Land Use Plan (found on page 37 of the NVAP) this site falls within the area designated for industrial uses. This proposed land use is consistent with the other businesses in the area along the Osuna Road corridor.

This site furthers the Zoning and Land Use Policies of the NVAP (page 63, Section 3c) by promoting "commercial development and redevelopment of existing commercially zoned properties." The site also complies with Section 3d by adopting and promoting "Village Center Principles for new and redeveloped commercial properties."

Although this project is not located in a designated Village Center, it follows principles outlined in the North Valley Area Plan. Starting with the Pedestrian Attraction and Accessibility section on page 134, this site provides many pedestrian walkways from the streets to the store. All crosswalks are of a material other than the asphalt driving surface. There is a 1700 square foot plaza area with outdoor seating located near the southeast corner of the building. There is a

wide walkway in front of the building and wide tree lined sidewalks that break up the parking lot.

The scale and character of the project is in line with the surrounding area and serves as a buffer between the residential and industrial uses around the property. The parking areas are broken up by landscaped pedestrian walkways and the building mass is broken up by various methods of articulation. These are the same principles found on page 136, "Where larger buildings are desired, Village Center Principles can still be incorporated by breaking up building mass and parking into smaller parts."

The goals for this sub-area, found on Appendices page 8, "encourage quality commercial development in established commercial areas, specifically naming the North I-25 area as appropriate for such development". The NVAP specifies that this site is within the North I-25 corridor. (see Appendices-7) This site is also part of a subdivision master plan and was envisioned to be a commercial center. It is zoned SU-1 for C-2 Community Commercial uses.

We have only identified a few ways in which this site complies with the NVAP preferring to focus on the site specific issues. The site is surrounded by industrial and commercial uses thus following the scale and character of the immediate area. To the west is a large church, to the east are offices in a large complex, to the south is mining and industrial land use, and to the north is multi-family residential. This project is located on land zoned for community commercial use and planned as shown on the Vista Del Norte Master Plan. The site plan shows numerous pedestrian connections and amenities which are heavily landscaped and break up the parking field.

There is an existing approved Site Development Plan on this vacant property, which was adopted nearly five years ago, in 2002. The land has been vacant during all of this time, and was built under the R-2 apartment zoning and then converted to condominiums. The City of Albuquerque Zoning Code is clear that site development plans may be amended, and there is no prohibition of one approved site development plan being adopted in place of another plan. §14-16-2-22 (A)(6) R. O. 1994.

We believe that staff has erred in its report Findings, in taking what appears to be an extreme position regarding vacant, undeveloped lands and an existing approved site development plan. Certainly, it is permissible for changes to be made to the approved site development plan, and, if processed and approved properly, one site development plan can replace another. We believe that this review is the responsibility of the Environmental Planning Commission. The Zoning Code anticipates that changes will be made to existing site development plans: "If the Planning Director believes there might be a person substantially aggrieved by the altered [site development] plan or if the total building square footage would be increased more than 2%, he shall give mailed notice of the proposed change to owners of adjacent property and to neighborhood associations entitled to notice of zone change proposals there." §14-16-2-22(A)(6) R. O. 1994.

We welcome the EPC's review of all the Design Guidelines set out and approved by the DRB as part of Project #1001150 on July 24, 2002. The current proposed development meets all 22 Design Guidelines. To the extent that staff or EPC disagree with this conclusion, some or all of the 22 Design Guidelines and the 15 Notes adopted in 2002 may be placed as conditions of approval for this new proposed development. In any case, the 2002 Notes and Design Guidelines, if applicable, are not legitimate grounds for denial of the new proposed site plan.

The following are the Findings from the Staff Report, followed (in italics with underlines) by our response to each of the relevant findings.

- 4 A governing site development plan for subdivision was approved for the subject site in July 2002, (Project 1001150/02DRB-01071) and includes site data, design guidelines, and site plan notes that apply to all of Tract M (M-1, M-1A and M-1B). The proposed site development plan for subdivision does not comply with the following requirements of this plan:
 - a. Average light levels shall be limited to 2-foot candles with maximum levels limited to 16-foot candles as measured from 4 feet above the surface level of any point on the site. Luminaries shall have glare cut off angles of maximum. RESPONSE: The Applicant will meet the lighting requirements.
 - b. Five percent of the total parking spaces are to be used for multiple occupancy vehicle parking located near building entrances and identified on the site plan. RESPONSE: The Applicant will meet the parking requirements, and such additional requirements may be made conditions of the EPC approval.
 - c. Locate bicycle locker units at convenient locations and identify them on the site plan. RESPONSE: Bicycle locker units will be provided and identified. If desired, the EPC will make such lockers a condition of approval.
 - d. Pedestrian crossings of vehicle circulation areas shall be minimum 6' wide, of an alternative texture material and slightly raised. Where parking spaces are perpendicular or angled to pedestrian walks, the pedestrian walk shall be protected by providing tire stops so that parked cars do not overlap the pedestrian walk or by making the walk 10' wide if there is parking on one, 10' wide if there is parking on both sides. The pedestrian walk at the entry elevation shall be a minimum of 15' in width with trees at 25' O.C. or portals canopies, etc. for the entire length of the façade. RESPONSE: Pedestrian crossings are provided in the site plan and will meet these requirements. EPC may specify this requirement as a condition of approval.
 - e. Pedestrian areas in front of major buildings shall be minimum 15' wide from building edge to edge of curbing less any planters; 10' wide in front of smaller buildings on major centers. RESPONSE: The site plan meets the requested pedestrian area requirements.
 - f. Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be down light, shoebox fixtures with flush lenses and horizontal light elements to prevent fugitive light. RESPONSE: The site plan will meet the lighting requirements of the site, including any and all Dark Sky Ordinance requirements.

- g. No generic franchise architecture shall be permitted. RESPONSE: The proposed site plan and structure has been considerably modified to eliminate any "generic franchise architecture", and the designs and architecture have been substantially modified in response to City staff and neighborhood input.
- h. Walls shall follow the adopted City of Albuquerque Wall Design Guidelines. RESPONSE: The walls shall meet all legal requirements. If the present design does not, the EPC can make this a condition of approval.
- i. No black or dark color asphalt shingles shall be permitted. RESPONSE: Roofing materials shall be approved by the City of Albuquerque.
- j. Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere. RESPONSE: The site plan meets the minimum light standards.
- k. Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area. RESPONSE: Signage for the development will meet all City requirements.
- l. Signage maximum letter size shall be 2-foot individual, channelized letters, backlit or neon and no signage shall face abutting residential. RESPONSE: Signage for the site will meet all City requirements.
- m. All loading docks shall be covered and screened with an architecturally integrated roof and wall. RESPONSE: The site plan already shows an architecturally integrated wall. The loading dock on the store shall include a roof that is architecturally integrated.
- n. The face of curb to the entry façade shall be a minimum of 15 feet with a 6-foot clear pathway and trees at 25-feet on center in 5' by 5' planters or canopies and portals for the entire length of the building façade. RESPONSE: The landscaping shall meet these and all City requirements.
- o. All building shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5' x 5' planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way. RESPONSE: The pedestrian crossings on the site shall meet these and all other City requirements.
- p. Auto dominated uses shall be secondary to pedestrian ways. RESPONSE: The site includes considerable numbers of pedestrian ways which are protected from auto drive aisles.
- q. Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet. RESPONSE: Plazas are incorporated into the design of the site as required.
- r. Commercial and office uses shall be located adjacent to streets with minimal parking between the entry façade and the street. RESPONSE: The number of parking spaces between the entry façade and the street are the minimum required by the Zoning Code. The project cannot have fewer parking spaces without violating the Zoning Code.
- s. Commercial buildings should typically be linked with plazas and pedestrian ways. RESPONSE: The commercial building has a plaza and pedestrian ways that are connected to the rest of the shopping center through 8 foot walk ways.

- 5 A Transportation/Traffic Impact Study (TIS) was required for this project. A copy of the study was received and reviewed by the City's Transportation Engineer. A copy of the study is available for public review with the Transportation Engineer and in the file for this project. The study recommends several mitigation measures that are required in order to minimize the impact of this project on the adjacent transportation system. RESPONSE: The TIS identified several mitigation measures to be installed for the project, and these mitigation measures shall be done by the Applicant following the normal City of Albuquerque work order process, and may be enforced as conditions in an approved site plan.

- 6 The applicant was required to complete an Air Quality Impact Analysis (AQIA) because the proposed development met the thresholds defined in the Zoning Code for such a study (Section 14-16-3-14). On June 1, 2006, the City's Environmental Health Air Quality Division received the AQIA. In a letter from the Air Quality Division Director dated June 12, 2006, it states that the proposed development is "not expected to cause or contribute to any air quality exceedance." RESPONSE: The Applicant agrees that this proposed development is not expected to cause or contribute to any air quality exceedance.

- 7 The Comprehensive Plan's Established Urban Area goal and policies d, e, j, k, l, and m are not furthered by the request because:
 - a. The proposed development is not innovative and does not contribute to a pleasing built environment. RESPONSE: This is a subjective conclusion with no evidence as backup. In fact, the proposed development is properly located, is appropriately zoned, is innovative in its approach to providing needed local services and contributes to a much improved environment on the site.
 - b. The building architecture is typical franchise architecture and is in conflict with the governing site development plan for subdivision design guidelines. RESPONSE: The building architecture has been substantially modified from a "typical franchise architecture" in response to community and staff input. Not only would this store comply with all current City standards and policies, but it would meet the majority of proposed "Big Box Ordinance" requirements, as the BBO is presently drafted.
 - c. The proposed site layout is not pedestrian friendly because the parking lot is expansive and separates the building from the street, which does not comply with the governing site development plan for subdivision. RESPONSE: The site plan includes pedestrian connections with concrete walkways in several drive aisles, three of which run north and south, two of which run east and west. The existing site plan for subdivision is proposed to be modified by this submittal.
 - d. The proposed layout is not neighborhood scale nor does it provide an effective interface with the adjacent residential development. RESPONSE: The site is zoned C-2 Community Commercial. Community Commercial is intended to be of higher intensity and size than a "neighborhood commercial", or C-1 zoned site. There is no request here for a zone change to neighborhood commercial zoning.

- e. The rear of the building is oriented toward the residential area, which does not promote an interface that respects the neighborhood values of walkability, cross access, and neighborhood scale, village-like commercial development. RESPONSE: When the proposal was first submitted to the City of Albuquerque, the building faced west to Vista Del Norte. Following input from neighbors and City staff, changes were made to orient the building to the south towards Osuna and to create additional walkability, cross access, and appropriate commercial development. The neighborhood to the north of the project does not have any connection points developed in its project and is in fact a gated community not wishing for any connection to the rear of the store. The supposed "neighborhood values" of walkability and cross access were not built into the neighborhood's own design. Also, "neighborhood values" is a subjective designation, not found in the Zoning Code or other legal authority.
 - f. The proposed use will generate noise and is designed to serve a much larger area than just the surrounding neighborhoods. RESPONSE: This site and any development on it complies with the City of Albuquerque Noise Ordinance; the property is zoned C-2 Community Commercial, and such activities may, in fact, generate some noise. All uses on the site have met the City of Albuquerque Noise Ordinance. As Community Commercial zoning, it is intended to serve a larger market area than a C-1 neighborhood commercial site.
 - g. The proposed lighting does not comply with the governing site development plan for subdivision and does not respect the neighborhood's (and the north valley's) dark sky values. RESPONSE: The development of the site will follow the City of Albuquerque Dark Sky Ordinance, if any, and any additional legal requirements imposed by government on all properties. "Dark Sky values" is not a legal or measurable standard.
 - h. Although the proposed development would provide jobs for area residents it is not doing so in a way that complements the adjacent residential areas and the proposed building is not sited to minimize adverse effects of noise, lighting, pollution, and traffic on the residential environment. RESPONSE: This is an unsupported and subjective allegation that is not based on evidence. In fact, the siting of the building was changed in response to input from the adjacent residential areas, lighting complies with all legal requirements, the pollution issue (as noted in #6 above) shows no exceedence, and the traffic study shows that the traffic plan, as designed, will not exceed City standards.
- 8 The Comprehensive Plan's Activity Center goal and policies a, c, and f are not furthered because:
- a. The subject site is not located in a Community Activity Center although the proposed scale of development and the building layout are more appropriate within a Community Activity Center. RESPONSE: The subject site is a "shopping center site" (see §14-16-3-2 R.O. 1994) of over 21 acres and zoned as C-2 Community Commercial, and is subject to a Special Use designation (SU-1). The scale and type of development is contemplated by the Zoning Code and is

appropriate for this site. The existing site zoning is appropriate and sufficient for the proposed commercial use.

- b. Throughout the City, developments of the size and scale of that proposed by these requests are found in either Community Activity Centers or at intersections of primary arterials. Nowhere in the City is a development of this size located adjacent to a residential area, on a local street and outside of a community activity center. RESPONSE: This is an untrue statement. The retail establishments on Hotel Circle (near Lomas and Eubank NE) are located adjacent to a residential area on a local street and not within a Community Activity Center. Additionally, La Cueva Town Center at Paseo del Norte and Wyoming is similarly situated. The Development Process Manual (DPM) §23.2.B sets out the criteria for a "collector street" as being a road with 73' width right of way. The DPM establishes a "Minor Arterial" as having 91' required width right of way. Vista Del Norte is a four lane divided roadway adjacent to the subject site, ranging from an 86' width to a 98' width right of way. Therefore, Vista del Norte is wider than the City standard for a collector, and nearly qualifies as a minor arterial. It is NOT a local street. Osuna Road, adjacent to the site, has a 150' right of way width, and is classified as a Principal Arterial roadway designation in the DPM. These widths are indicative of major transportation corridors, and the TIS shows that the roadways can well handle the development.
- c. Commercial development is allowed and desired on the subject site, however, the approved governing site development plan for subdivision and City goals, policies and regulations require a more neighborhood scale development on this site. RESPONSE: Commercial development is what the subject site is zoned to contain and the scale of the development must be consistent with the C-2 Community Commercial requirements. The requirements of the existing site development plan are met or are appropriately being modified to develop that which the site zoning allows: community commercial development

9. The Comprehensive Plan's Noise goal and policies a and b are not furthered because:

- a. The proposed development will generate noise, which will have an adverse effect on adjacent residential area. RESPONSE: The site and development meets the City of Albuquerque Noise Ordinance, The possible generation of noise is not a disabling criteria for development of commercial sites. Notwithstanding this, the Applicant has provided extensive landscaping, buffering, and an 8-foot sound absorbing wall between the commercial development and the residential area.
- b. The proposed landscaping and screen walls do not completely reduce the noise impact on the adjacent residential area. RESPONSE: The site and any development on the site will meet the requirements of the City of Albuquerque Noise Ordinance. The Noise Ordinance sets out the legal requirements for noise abatement, which does not have a standard of "completely reduce the noise impact."
- c. The loading docks do not comply with the governing site development plan for subdivision, which requires them to be enclosed with walls and a roof.

RESPONSE: The loading dock has a wall but is not designed with a roof. The EPC can condition approval based upon the addition of a roof to the loading dock, and a roof will be built.

10 The Comprehensive Plan's Developed Landscape goal and policy d are not furthered because:

- a. The proposed franchise architecture does not enhance the developed area and does not compliment the architecture of the adjacent residential area. RESPONSE: This is a subjective conclusion, not backed with evidence. Furthermore, the design of the commercial building has been substantially changed to provide articulated sides and front, along with a variety of building materials which eliminate any notion of "franchise architecture."
- b. The Landscaping plan is deficient and will not be effective in creating a visually pleasing environment. RESPONSE: The landscaping plan meets the City's requirements for such plans. If the EPC decides that it does not, a condition of approval can be to meet the City's landscaping requirements. In actual fact, not only does this proposal meet the City's landscaping requirements, but it exceeds the City's requirements by 31,000 square feet, or 58%.

11 The Comprehensive Plan's Community Identity and Urban Design goal and policy a are not furthered because:

- a. The proposed development is out of scale with the surrounding residential areas and other commercial developments within the north valley. RESPONSE: The subject site is zoned for C-2 Community Commercial; to the east of the subject site are offices, to the west is a church with a 600 person sanctuary; and to the south is an auction yard and gravel mining. The project to the north is zoned apartments under the R-2 and was permitted under an apartment building permit. This commercial use is an appropriate buffer to a neighborhood from the non-residential surrounding uses.
- b. It does not respect the existing neighborhoods, commercial businesses or the natural environment of the north valley and the proposed development does not function as a transition between the more intense uses in the North I-25 corridor and the north valley. RESPONSE: As noted above, this proposed use does serve as a transition between the more intense adjacent uses, and it is considerably less intense than the industrial uses which are designated for the North I-25 corridor in the North Valley Area Plan.

12 The Comprehensive Plan's Water Management goal and policies a and b are not furthered because there no water harvesting methods are proposed. RESPONSE: Water harvesting is not advised on this property because of 30 feet of uncontrolled fill which lies beneath it. However, techniques are available such as cisterns and other methods that can be conditioned on the site. We recommend that these not be employed due to the highly collapsing nature of the soils.

- 13 The Comprehensive Plan's Energy Management goal and policies a, b, and c are not furthered because there is no reference in the application materials that renewable energy resources will be used, recycling will occur, or that the building materials are energy efficient. RESPONSE: The Applicant fully intends to use green construction techniques, recycling, efficient lighting and an abundance of skylights to eliminate the need for excessive energy consumption during the daylight hours. The EPC can place this as a condition of site development.
- 14 The Comprehensive Plan's Transportation and Transit goal and policies a, g, and o are not furthered because:
- a. The proposed development is of a size and scale that is typically found in an Activity Center or at the intersections of two arterials. RESPONSE: This is a community commercial site in its zoning and scale of use. The site is located on the intersection of a Principal Arterial and a 4 lane divided roadway which meets the requirements of a collector street, and nearly meets Minor Arterial status. The Traffic Impact Study states that the traffic works for this development and is appropriate on the site.
 - b. The proposed development does not provide sufficient pedestrian amenities as required by the Zoning Code and the governing site development plan for subdivision. RESPONSE: The subject site plan includes a 1,700 square foot plaza with multiple concrete tree lined and shaded pedestrian connections throughout the site, crossing east-west and north-south. If additional such amenities are desired, the EPC may add such a condition.
 - c. The proposed development will contribute to peak demands on the circulation system since the hours of operation are planned to be 24 hours a day. RESPONSE: The traffic study showed that the peak demands have been met and meet the City criteria for traffic circulation. The additional traffic from the 24 hour operation does not have any adverse impacts on the surrounding network. This criticism does not make sense because 24 hour operations do not represent the peak. The Traffic Impact Study did not show failures of the traffic in the area, even at peak hours, much less through the 24 hour cycle.
- 15 The Comprehensive Plan's Economic Development goal and policies a, b, and c are not appreciably furthered because: (We are not certain what "appreciably furthered" means, and why it would be the standard by which to judge this proposal.)
- a. The proposed development conflicts with the goal to balance economic development with other important social, cultural, and environmental goals. Staff's analysis as well as the significant number of letters of opposition, show how the proposed development does not respect social, cultural, and environmental goals of the surrounding neighborhood and the City. RESPONSE: This project is a substantial economic development initiative, creating hundreds of jobs which do not presently exist in the area, and which, judging by the popularity and success of Albuquerque's Wal-Mart stores, does, in fact, respect the social, cultural, and environmental goals of the neighborhood and City.

- b. The proposed retail uses do not provide a wide range of new jobs with different salary levels and opportunities for advancement. RESPONSE: The proposed development on the site is for a Wal-Mart Super Center; Wal-Mart is the largest private employer in New Mexico and one of the largest retailers in the world. There are abundant variety of jobs, economic development opportunities, and opportunities for individual advancement within the store and the corporation.
- c. The majority of products sold at the proposed large retail facility are manufactured outside of the community. RESPONSE: This criticism of a lack of locally manufactured goods is neither true nor fair. It is not true because Wal-Mart does, in fact, make local procurement an emphasis and sells locally produced items at its stores. Even if it didn't, this objection has never been a criteria for allowing or disallowing commercial uses in the community. There is no legitimate rule in the Comprehensive Plan nor the Zoning Code that would deny permission to develop land on the basis of the provenance of the goods to be sold.
- 16 The request fails to further the intent of the North Valley Area Plan because the proposed request does not comply with the attributes for new commercial development as specified on page 38 of the Plan. Specifically the proposed request is not neighborhood oriented, does not provide adequate pedestrian and bicycle access, is not small scale, does not incorporate Village Center Principals of pedestrian access, mixed-uses and valley scale and character, does not discourage reliance on automobile use, is not accessible to public transit, does not improve non-vehicular connections to and from residential areas of the valley, does not provide sufficient landscaping to control erosion and dust and to create a visually pleasing environment, does not provide an effective buffer between residential and non-residential/heavy commercial uses, and does not help to eliminate (cut through) traffic from businesses through neighborhoods. RESPONSE: This proposal does, in fact, comply with the policies of the North Valley Area Plan (NVAP) particularly with the preferred scenario commercial uses which indicates, on page 38, that "larger scale community or regional commercial development would be located in the available areas within the North I-25 corridor." At Appendix 9, the NVAP shows the North I-25 corridor as containing this site. It is precisely in this area of the North Valley that large regional commercial development is instructed to be located.
- 17 The North Valley Area Plan's General Goals 1, 2, 6, 7, and 11 are not furthered by this request. The proposed development on Lot M-1 is out of scale with other commercial development in the north valley. The proposed development conflicts with all of the attributes of north valley development. In addition, the proposed building architecture is franchise type architecture, the proposed signs are too large and don't comply with City regulations, and the proposed layout creates a barrier for pedestrians because of the large expansive parking lot separating the street from the building. And, the proposed development detracts from the rural flavor of the north valley and introduces a use that will generate noise from delivery trucks, garbage trucks, vehicles and customers, which will adversely affect the adjacent neighborhood. RESPONSE: There are other large retailers in the North Valley Area, including at Fourth and Guadalupe, Fourth and Osuna, Fourth and Ranchitos. The signage for this development will comply with all City

regulations, and the Applicant is not seeking a sign variance. The "rural flavor" of the North Valley is not pervasive in the North Valley, and does not even exist in the environment of the subject site. In fact, the subject site is more characteristic of gravel mining and quarries than it is of any rural flavor. The NVAP places this site in the industrial area defined as the North I-25 corridor. The use of this property as it is presently zoned for Community Commercial will, by its nature, generate noise from trucks, vehicles and customers. However, generation of noise in accordance with the allowed uses is not a sufficient reason for denying approval of a commercial project.

- 18 The North Valley Area Plan's Zoning and Land Use Policies 2 and 3 are not furthered because there will be adverse impacts on the adjacent residential area and the proposed building layout does not reflect the village center principals that are called for in the Plan. RESPONSE: The NVAP states that this site is within the North I-25 corridor and that C-2 zoning is appropriate in this area, along with industrial and manufacturing uses. The village center principles in the NVAP have not been extended to the North I-25 corridor.
- 19 The North Valley Area Plan's Housing Policy 1 is not furthered because the proposed non-residential use will have adverse impacts on the adjacent residential area. The proposed use will create noise and traffic and other impacts that will encroach upon the residential area to the north. RESPONSE: The subject site is a Community Commercial site and is not zoned for residential uses. No zoning amendment is being requested and placing housing on the site would be a present zoning violation.
- 20 The North Valley Area Plan's Community Design and Development Policies 1, 3, and 7 are not furthered because the proposed development does not comply with the Zoning Code regulations and requirements of the governing site development plan for subdivision in regard to setbacks, lighting, signage, massing of building, screening of loading areas, and landscaping. The proposed development does not respect the north valley as a unique regional resource because of the proposed layout, building architecture, and scale of development. The proposed development will negatively impact the north valley residential neighborhood to the north. Because of the conflicting information in the application submittal in regard to whether or not a park is planned for Lot M-1A, it is unclear whether or not policy 7 is furthered. RESPONSE: These are conclusions and subjective statements without evidentiary background. We have addressed each of the requirements of the site development plan with respect to setbacks, lighting, signage, massing of buildings, screening of loading area, and landscaping. The Applicant has offered Lot M-1A to the City or the neighborhood association as a park. It can be used for that, however, all of the traffic estimates were done using a "worst case scenario" based on a Community Commercial use of all 21 acres of land.
- 21 The request is not in compliance with Zoning Code Section 14-16-43-11, Site Development Plan Approval Requirements; Possible Plan Termination, because this site development plan does not meet the requirements of adopted City policies. RESPONSE: This critique is unclear in what requirements of adopted City policies are violated by the proposed site development plan. In fact, the proposed site development plan meets the

City's criteria, policies and procedures and, as shown above, meets the existing requirements.

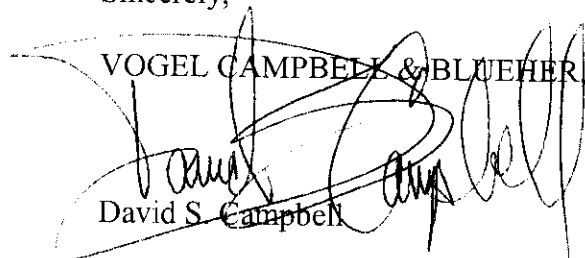
- 22 The Alameda North Valley Association and the Vista Del Norte Alliance were notified of this request. Two facilitated meetings were held, one in May 2006 and another in March 2007. At both facilitated meeting over 600 people were in attendance in May 2006 and over 500 people were in attendance in March 2007. There is significant opposition to this request and the Planning Department has received over 150 letters of opposition. Neighborhood concerns, which have not been fully addressed by the applicant, include: increased traffic, 24/7 operation, hours for truck deliveries, lighting, safety/crime, litter, building size, scale, and massing, lack of village like layout, "Big Box" design, lack of opportunity of local business to locate at the site, loss of balloon landing sites. RESPONSE: The Applicant has addressed each of the City's requirements, and has additionally addressed the opposition from neighbors and neighborhood association as well as City staff. The proposed development should be approved.

The proposed Site Development Plan for Subdivision and for Building Permit are comprehensive, and address each of the City's requirements for approval. The site is zoned for the precise use, community commercial, that is being proposed. The TIS shows that the roadway infrastructure is appropriate for the traffic in the area. While there is an existing site development plan for the property, the design guidelines in the plan are either met by this submittal, or are appropriately modified. There is nothing improper with seeking to amend a five year old site plan of vacant property, when there now exists a realistic, well developed, and compliant development proposal before the City.

This letter is submitted along with three (3) compact discs (CDs) which contain the modeling of the traffic study that will be presented as part of the Applicant's presentation on Thursday. These CDs, and the information contained on them, are submitted to be part of the case record.

We look forward to presenting this development proposal to the EPC on Thursday, and to entertaining your questions and comments at that time.

Sincerely,

VOGEL CAMPBELL & BLUEHER, PC

David S. Campbell

cc: Stephanie Shumsky
Tierra West, LLC

Vista Del Norte Alliance
P.O. Box 36555
Albuquerque, NM 87176

June 11, 2007

Environmental Planning Commission
C/O Stephanie Shumsky
600 2nd Street
Albuquerque, NM 87102

RE: Wal-Mart Proposal Vista Del Norte @ Osuna
Project # 1001150

Dear Commissioners:

On June 14, 2007 you will review application for project 1001150, the Vista Del Norte Wal-Mart. To our knowledge, never in the history of Albuquerque has a proposal gained so much publicity and controversy. ***We URGE you to deny the colossal retail build out proposed by Tierra West, LLC.***

The original proposal of an 184,000 square foot Super Center was announced in May, 2006 seeking approval by EPC during the meeting scheduled for June 15, 2006. Due to the magnitude of this proposal and the overwhelming negative effects on the region, the city with the assistance of the Alliance organized a facilitated meeting at Desert Springs Church conducted on May 26, 2006. A record breaking attendance in excess of 800 concerned citizens forced Wal-Mart to agree to a 60 day deferral. The Alliance met with Wal-Mart representatives shortly there after and provided a written list of our concerns.

Our letter to Tierra West, LLC dated July 25, 2006 stated we would encourage Wal-Mart to work on a win/win development by delivering a "Neighborhood Market" with less than 50,000 square feet. We were actively seeking out a compromise with Wal-Mart that would be a benefit all interested parties, maintain the livability of the area, and be more consistent with the North Valley Area Plan and the Comprehensive Plan.

Numerous meetings took place between the neighborhood associations and Wal-Mart for the past year with no concessions made by the developer to move toward their Neighborhood Market product. Instead of looking at a Neighborhood Market as a viable alternative to the enormous Super Center, they insisted the Super Center was needed by the residences of the North Valley and the Neighborhood Market would not be economically viable for Wal-Mart. We disagreed and found that the residences of the North Valley are within a short driving distance to either the Cottonwood Wal-Mart or the Carlisle Wal-Mart. The distances from various points within the North Valley to the existing Wal-Marts were measured utilizing the Wal-Mart website. Surprisingly, the

proposed store on Osuna would not provide any additional convenience for the North Valley.

However, the commuter traffic in the area is tremendous with thousands of cars going across the river. Our distance research indicates Wal-Mart is seeking the commuters to add to their customer base. While the traffic study of 15,000 cars per day produced by Wal-Mart indicates little to no adverse traffic tie ups, the potential diversion of the traffic off Paseo Del Norte to visit their store would cause absolute failure and total gridlock.

The long list concerns such as 24/7 operations, ingress/egress, emergency access, cut-through, excessive noise, trash and debris, discarded shopping carts, safety for our residences, children and pets, truck noise, pollutants, air quality, depreciation of home values, bicyclist safety, liquor sales, lack of appropriate buffer zones, inappropriateness of the size and scale were never addressed *objectively* by Wal-Mart. Their response letter dated February 16, 2007 did not firmly address the issues and only provided subjective answers based on hypothetical situations.

The Alliance has continually suggested the Wal-Mart "Neighborhood Market" product as a viable alternative to the colossal Super Center.

We urge you to deny the request based on inappropriateness of the project. The location will not accommodate the massive size and scale of the proposal. The negative impacts are well documented and far out weigh any benefit a big box of this magnitude could provide.

Sincerely,

/s/

Rod Crawley

Vista Del Norte Alliance



ALAMEDA NORTH VALLEY ASSOCIATION
Deborah Potter, President
1019 Guadalupe Ct., N.W.
Alameda, NM 87114-2325

Albuquerque Environmental Planning Commission
Jeffery Jesionowski, Chairman

June 11, 2007

Re: Project # 1001150
06EPC-00624 / 00625 EPC Site Development Plan for Subdivision (Amendment), Site
Development Plan for Building Permit

Dear Chairman Jesionowski and Commissioners,

The Alameda North Valley Association (ANVA) suggests denial of the requests.

Process issues:

ANVA tried in vain to work with the agents for Wal-Mart Stores East LP, Tierra West, LLC and Vista Del Norte LLC. I believe most of the meetings with the agents were generally a waste of time and effort. The neighborhood associations attending the several meetings included representatives from the Vista del Norte Alliance, the Northeast Valley Neighborhood Association, the Vista del Norte Homeowners Association and the Alameda North Valley Association. Suggestions were made and some small changes were made by the agents for Wal-Mart to minor items. Concerns about major items that included issues about size and scale of the proposed development, traffic volumes, liquor sales, hours of operation, proximity to residential uses and other items were ultimately not addressed by the agents in my opinion.

The Alameda North Valley Association did not receive the last set of plans the applicant sent to City Planning for review despite many requests by ANVA to be provided complete information by the applicant. The applicant had agreed to provide complete information to ANVA and did not follow through.

Development in New Mexico is a privilege allowed by local governments, not a right. Our local governments developed plans to guide growth and development in Albuquerque with the input from hundreds of citizens. The agents for Wal-Mart are professionals that have deliberately and repeatedly twisted the language of the plans to confuse the community and City representatives. I certainly do not believe the justifications made for the development are valid.

Wal-Mart has distributed and promoted petitions at stores throughout the city, seeking support from customers who are not directly affected by the location of this particular store. This tactic is meant to mislead the commission about the amount of community support for the store.

The applicant did request several deferrals to the EPC to "allow them to continue working with the neighbors", but this was deceitful in most cases since the applicant was in fact not working with the neighborhoods.

The possible development of over 200,000 sq. ft. of retail space at this location would be dangerous for the area. The proposed development would have very negative impacts on the health and safety of the residents of the area. The increased traffic and other negatives that range from crime to environmental issues will impact the Vista del Norte community, the North Valley area and the Village of Los Ranchos. The impact on small local business will be awful and I believe local business will certainly fail if the Supercenter is allowed to go in.

Compliance issues:

The request does not comply with the Albuquerque/Bernalillo County Comprehensive Plan.

The proposed development does not comply with the Comprehensive Plan and is counter to the plans, policies and goals expressed in the Comprehensive Plan.

- 1) Policy d states: "The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern."
 - a) The scale of this business is huge, intense and is meant to be regional, not neighborhood scale. The use should not be allowed in the middle of a rural residential area.
 - b) The request is for a "big box" retail building with over 150,000 square feet of commercial retail uses.
 - i) The site plans shows other commercial / retail business consisting of over 12,500 square feet.
 - ii) (Policy c) The types of these commercial uses have not been defined. Long-term employment opportunities for these uses will be very minimal even though the uses are very intense.
 - c) The Centers and Corridor Plan amendment of the Albuquerque/Bernalillo County Comprehensive Plan does not designate the area as an Activity Center location.
- 2) (Policy k) The placement of such a large scale development next to a residential area with access from a residential street is wrong and will create dangerous problems for the community.
- 3) (Section II.C.9, a) The design and layout of the proposed development is not unique and is the standard design Wal-Mart uses that will not complement the existing architecture of the area. The proposed architecture is out of character with the existing north valley community.
 - a) (Section II.C.4)The layout of the project puts loading and other noisy activities close to residential areas.
 - b) Noise problems, orders and pollution from this area will be detrimental to the health and safety of the adjacent residents.
- 4) (Policy J) The typical layout of the large parking lots, loading areas and scale will make community pedestrian or bicycle access difficult and dangerous.

The request does not comply with the North Valley Area Plan.

The proposed use does not comply with the goals, plans and policies of the North Valley Area Plan. The North Valley Area Plan (NVAP) was prepared with assistance of residents and property owners, business people and others in accordance with their desires as expressed in public meetings and responds to citizen goals of recognizing the North Valley as a unique and fragile resource and irreplaceable part of the metropolitan community. Residents of the North Valley have worked to protect and enhance the areas where they live and consider the NVAP as important as other area plans.

- 1) The North Valley Area Plan (NVAP) does not designate the area as a Village Center.
 - i) The NVAP, Albuquerque/Bernalillo County Comprehensive Plan section under Preferred Commercial Uses states: "New commercial uses in the valley would meet local neighborhood needs and would be oriented to those neighborhoods... These businesses would be smaller scale and would incorporate Village Center Principles... of Valley scale and character." The proposed project is not in a Village Center area and is too intense and too dense to be considered of neighborhood or Valley scale.
- 2) The NVAP Transportation Policy 1, states: "The City and County shall encourage the smooth flow of traffic on arterials." The proposed development will create traffic problems for the entire area particularly the adjacent community.

The proposed 4 acre park land that the applicant is willing to sell to the City presents several problems. The property is not large enough or configured in a manner that would allow safe landing zones for Albuquerque Balloonists. The proximity to the entrance to a regional retail area along with the intense traffic will make the area dangerous for children or adults to use.

The Mayor of Albuquerque and the City Council have determined that the property should be acquired by the City for uses that would benefit the entire City. Proposed uses by the City for the property include recreational playing fields for all ages and balloon landing sites that are in critical need for the continuing success of the Balloon Fiesta. These uses utilize the entire property and would serve and enhance the area and the City of Albuquerque far into the future for future generations.

The listing of problems associated with the proposed development would cover many pages that would list negative issue after negative issue. The problems with this proposal range from negative traffic issues and environmental concerns to noncompliance with existing plans and policies of Albuquerque and Bernalillo County. The proposed development should not be located in the neighborhood area and the request should be denied.

The Alameda North Valley Association suggests denial of the requests.

The ANVA Zoning Committee has reviewed and approved this letter.

Thank you for your consideration.

Steve Wentworth

Steve Wentworth
Zoning Chair, Alameda North Valley Association

Shumsky, Stephanie E.

From: Richard Hix [rhix5@comcast.net]
Sent: Monday, June 11, 2007 3:42 PM
To: Shumsky, Stephanie E.
Subject: EPC Project #1001150

June 11, 2007

Jeff Jesionowski, EPC Chair
c/o Planning Department
600 Second Street NW, 3rd Floor
Albuquerque, New Mexico 87102

RE: EPC Project #1001150

Dear Chair Jesionowski,

As the president of the Vista Del Norte Homeowners Association and Vice President of the Vista Del Norte Alliance, I would like to express our opposition to the proposed large scale development at the intersection of Vista Del Norte Drive and Osuna Road NE.

Vista Del Norte Drive was and is built as the primary entrance to the Vista Del Norte Development of approximately 1,700 homes and 352 condominiums. Should any large scale development be built at the intersection of Vista Del Norte and Osuna Road the safety and welfare of this entire community would be impacted. There is only one other way in or out of this development to the north and it is being developed into industrial/commercial uses that most likely will include large trucks and commercial traffic. If there ever was an accident at either of these intersections, the community would suffer the effects and/or if someone had an emergency in the community and the intersections were operating at what they refer to as "peak traffic periods", the community would suffer the impacts.

This Vista Del Norte Development has had several misfortunes due to the developer not keeping their promises to the individual builders that built in the area nor the folks that actually bought homes in the development. I realize you as a commissioner cannot correct the misstatements made by the developers of Vista Del Norte, however you can enforce the guidelines set forth by the Site Plan for Subdivision that was approved by the DRB in July 2002.

There was also a Vista Del Norte Zone Map Amendment that was drafted October 5, 1995 that would be interesting reading for the commissioners pertaining to what was presented when obtaining support for the Vista Del Norte Development from the adjoining property owners and presentation to the EPC. This Zone Map Amendment was approved by the EPC on November 16, 1995.

The proposed development does not comply the North Valley Area Plan, The Albuquerque/Bernalillo Comprehensive Plan, the Site Plan for Subdivision dated July 2002 nor the Vista Del Norte Zone Map Amendment dated October 1995.

Not only are we requesting the proposed plan be denied, it would be a settlement to the Vista Del Norte Community for the EPC to insure that another proposal like the one before you could not be presented again unless it met the requirements set forth by your commission on June 14, 2007 that would reference all pertaining guidelines and plans.

It is also noted that the city has in process a plan to purchase the above mentioned site for balloon landings and park uses that would be a far better use of the site than large scale developments that would impact the community with excess traffic, environmental, noise, trash, safety and ill designed structures as the one being proposed that will not compliment the adjacent neighborhoods.

6/11/2007

Candelaria, April M.

From: BARBARA PADILLA [grneyedldiABQ@msn.com]
Sent: Monday, June 11, 2007 7:29 PM
To: Candelaria, April M.
Subject: Vista del Norte Project 1001150,06-EPC-00624 and 06-EPC-00625

Jonathan Siegel, Member, District 2
Jeffrey Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Dear EPC Members:

Re: Project No. 1001150, 06-EPC-00624 and 06-EPC-00625

I am especially concerned about the proposed Wal-Mart because I have just recently bid on a home in Vista del Norte and will close on the property in June. I would like to proceed knowing a Supercenter will not be part of my new surroundings. I chose Vista del Norte because of its convenience and because it's a beautifully maintained neighborhood and I am understandably concerned that it may not stay that way. There is also the criminal aspect that comes along with having a Supercenter at the entrance to this beautiful neighborhood. Also, the easy access into the neighborhood may also be very much impacted and mostly likely traffic will be traveling right through Vista del Norte to get to and from the Supercenter.

I am writing to urge the Environmental Planning Commission to deny the request of Tierra West LLC to develop the commercial site on the corner of Osuna Road and Vista del Norte Drive NE (Lot M-1, Vista del Norte Subdivision) as a Wal-Mart Supercenter. The size and scale of this project is not appropriate for the surrounding neighborhood and would have a significant negative impact upon the residents of Vista del Norte and the entire North Valley.

One of the reasons the residents of our community choose to live in and near the North Valley is the sense of neighborhood we have here. We are not against commercial development, but we want it to be on a small scale that fits our neighborhood. The North Valley Area Plan, adopted in 1993, outlines the concept of "village centers" that are pedestrian-friendly and feature neighborhood-style shopping. Clearly, a Wal-Mart Supercenter does not conform to the spirit of the North Valley Area Plan.

The proposed Wal-Mart would be open 24 hours a day, would be 187,000 square feet in size, and would have parking for more than 900 vehicles. A retailer of this size would introduce significant traffic problems into the neighborhood. We have been told by the developer, Tierra West, that there would be an increase of 11,000 cars per day in our neighborhood, raising safety and air-quality concerns for children and families.

Vista del Norte Drive is not a main thoroughfare. All other "big box" retailers in Albuquerque are located in established commercial areas at the intersection of two major collector streets. Vista del Norte Drive is not a major street; it leads only into the neighborhood itself, and many homes border directly along it. The increased traffic along Vista del Norte Drive would create a severe noise and pollution burden for the homeowners whose property directly borders the roadway, as well as for residents of the entire neighborhood. These are

factors we hope you will study seriously.

Lot M-1, Vista del Norte Subdivision, is more appropriately suited for a small neighborhood shopping center, not a "big box" retailer that will draw customers from throughout the region. Please consider the collective desires of the members of our neighborhood, who long to maintain a sense of community living with small-scale commercial development. This is the reason we moved here, live here, and love our community. Again, I urge you to deny 06-EPC-00624 and 06-EPC-00625 at your hearing.

Sincerely,

Barbara Padilla
future owner of:
816 Calle Encino NE
Albuquerque NM 87113

Dear Mr. Jesionowski & Mr Jonathan Siegel:

Re: Project No. 1001150, 06-EPC-00624 and 06-EPC-00625

I am writing to urge the Environmental Planning Commission to deny the request of Tierra West LLC to develop the commercial site on the corner of Osuna Road and Vista del Norte Drive NE (Lot M-1, Vista del Norte Subdivision) as a Wal-Mart Supercenter. The size and scale of this project is not appropriate for the surrounding neighborhood and would have a significant negative impact upon the residents of Vista del Norte and the entire North Valley.

We have lived in this neighborhood for 2 ½ years. My family is very distraught about the Supercenter that is proposed. One of the reasons the residents of our community choose to live in and near the North Valley is the sense of neighborhood we have here. We feel we are in a family safe environment and we feel if the Wal-Mart is built it will bring more traffic and crime into our neighborhood. We are not against commercial development, but we want it to be on a small scale that fits our neighborhood. The North Valley Area Plan, adopted in 1993, outlines the concept of "village centers" that are pedestrian-friendly and feature neighborhood-style shopping. Clearly, a Wal-Mart Supercenter does not conform to the spirit of the North Valley Area Plan.

The proposed Wal-Mart would be open 24 hours a day, would be 187,000 square feet in size, and would have parking for more than 900 vehicles. A retailer of this size would introduce significant traffic problems into the neighborhood. We have been told by the developer, Tierra West, that there would be an increase of 11,000 cars per day in our neighborhood, raising safety and air-quality concerns for children and families.

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Lot M-1, Vista del Norte Subdivision, is more appropriately suited for a small neighborhood shopping center, not a "big box" retailer that will draw customers from throughout the region. Please consider the collective desires of the members of our neighborhood, who long to maintain a sense of community living with small-scale commercial development. This is the reason we moved here, live here, and love our community. Again, I urge you to deny 06-EPC-00624 and 06-EPC-00625 at your hearing.

Sincerely,

Michael Rosales & Berlinda Rosales Phone# 341-0660
7512 Calle Montana NE
Albuquerque, NM 87113

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Friday, June 08, 2007 10:45 AM
To: Shumsky, Stephanie E.
Cc: Brito, Russell D.; 'Caroline.Smatana@molnlyckeus.com'
Subject: FW: Vista Del Norte

S - is this still yours??

Thanks. D

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

From: Caroline.Smatana@molnlyckeus.com [mailto:Caroline.Smatana@molnlyckeus.com]
Sent: Friday, June 08, 2007 9:47 AM
To: Nason, Deborah A.
Subject: Vista Del Norte

Dear Ms. Nason,

I am unable to attend the EPC meeting on the 14th. However, I wanted to voice my concerns in regards to the "Big Box" project. When we moved into this neighborhood we were guaranteed that the space on Osuna and Vista Del Norte would be used for a "small" strip mall with a neighborhood market. We do not want to live in a neighborhood that is going to have extreme traffic that a WalMart would impose. It would lead to safety concerns and a higher rate of crime. There are only two entrances to our neighborhood and to have one of them used as a entrance to the WalMart would be ridiculous. A park was just put in less than a mile from where the proposed entrance would be. This can not be a safe environment for our children. Please do not let the "big pockets" of WalMart convince the city that this is a good idea and will not cause significant problems for our neighborhood. I beg you to put a stop to this project. The location makes no sense and the neighborhood does not welcome them. Shouldn't we have a say in this matter? Should WalMart get to build in this location simply because they want to? We resided in this neighborhood first. We should be able to decide what is developed on the land in question.

Thank you for your support!

Have a wonderful day!

Caroline Smatana
Molnlycke Healthcare
505-440-7253 cell
800-882-4582 x7556

6/8/2007

Shumsky, Stephanie E.

From: Lynn Adams [lynn@new-castle.com]
Sent: Monday, June 11, 2007 3:30 PM
To: Shumsky, Stephanie E.
Subject: Yes to Wal Mart

Yes.. would love a Wal Mart at Osuna !!!!!!!!!!!!!!!

Lynn Adams
Loan Processor
Lynn@new-castle.com
NewCastle Mortgage, LLC
Phone: (505) 821-5690
Fax: (505) 821-5694
Toll Free: 888-638-1815

Shumsky, Stephanie E.

From: Sandra Sharick [sandra@americanteamwork.net]
Sent: Monday, June 11, 2007 12:06 PM
To: Shumsky, Stephanie E.
Subject: WAL MART/OSUNA

I vote "YES" to put the Wal Mart up on Osuna.

Shumsky, Stephanie E.

From: Stanley Higgins [stanleyhiggins@msn.com]
Sent: Saturday, June 09, 2007 10:02 PM
To: Shumsky, Stephanie E.
Subject: Osuna WalMart

I support the proposed Osuna WalMart.

WalMart is a beneficial corporate member of our community, providing employment, tax revenue, charitable donations, and affordable product prices.

Please support this desirable addition to our city.

Stanley D. Higgins
6250 Indian School Rd. NE
A-113
Albuquerque, NM 87110
505-270-3982

Shumsky, Stephanie E.

From: Anhogue@cs.com
Sent: Monday, June 11, 2007 8:57 AM
To: Shumsky, Stephanie E.
Cc: Anhogue@cs.com
Subject: OSUNA WALMART

WalMart facilities are good neighbors in a number of ways. For one thing....they pay TAXES. Will the City be charging any balloons that happen to land on that empty property a "landing fee" or an entry fee for the balloon chasers?

That community needs everything that WalMart will bring to the area!

Name: Ann & Norman Hogue
Street: 9601 Avenida del Oso NE
City: Albuquerque
State/Province: NM
Zip/Postal Code: 87111
Phone: 505 821 9395
Email: anhogue@cs.com

Shumsky, Stephanie E.

From: Bernadette Andrea ORTEGA [arrivedintime@msn.com]
Sent: Monday, June 11, 2007 9:45 AM
To: Shumsky, Stephanie E.
Subject: WALMART ON OSUNA

Dear Sir or Madam;

My husband and I live near 2nd St. and Osuna NW and we would absolutely appreciate a WalMart near our home. As it is I have to travel to Menaul NE or across the river to shop for low prices. This is not convenient and I'm sure many families in our area would find it a great help. Also, the proposals from WalMart are in very good taste and ecologically sound. We urge you to pass this.

Sincerely,

*Mrs. Bernadette Ortega
168 Pueblo Luna NW
Albuq, 87107
345-2293*

Shumsky, Stephanie E.

From: Klabbate@aol.com
Sent: Monday, June 11, 2007 9:59 AM
To: Shumsky, Stephanie E.
Subject: Proposed Walmart on Osuna

I am writing this email in favor of the proposed Walmart on Osuna. This area lacks in convenience for the residents as far as grocery stores and any kind of 24 hour emergency needs. The only grocery store for this entire area is the Smiths on 4th street and if you lived in this area you would see why the residents are not fond of shopping at that store. There is not a single store in this area open 24 hours in the case of any kind of emergency of a sick child or something along those lines. A Walmart in this area would be a saving grace for a number of people. Please add this email response to the list of people in favor of the Walmart.

See what's free at AOL.com.



FORT KNOX SELF STORAGE

June 7, 2007

Mr. Jeffery Jesionowski, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Vista Del Norte & Osuna Wal-Mart

To Whom It May Concern:

Fort Knox Self Storage, 6650 Edith Blvd NE is located less than one half mile from the proposed shopping center which includes the Wal-Mart. We are strongly in favor of the proposed development as it benefits the surrounding neighborhood by adding a large spectrum of items and services for sale not currently found in the surrounding neighborhood. I believe it would lessen traffic, as shoppers would not have to travel so far to find items and services they desire, as is the current case. Furthermore this would add a significant number of jobs in the immediate area not to mention the sizable property taxes and gross receipts taxes to the City, County and State treasuries.

Sincerely,

Rick Quant
President
Fort Knox Self Storage Company, Inc.

CC: Stephanie Shumsky, Planning Department via fax 505-924-3339

Where We Store Your Valuables As If They Were GOLD!!

6650 EDITH BOULEVARD NORTHEAST * ALBUQUERQUE, NEW MEXICO 87113

PHONE (505) 344-4114 * FAX (505) 342-2214

Shumsky, Stephanie E.

From: Williams, Brenda (TS) [Brenda.Williams@ngc.com]
Sent: Tuesday, June 12, 2007 7:38 AM
To: Shumsky, Stephanie E.
Subject: Wal-Mart

Just wanted to voice my opinion on the proposed Wal-Mart on Osuna. I am a North Valley resident and I am in favor of this store.

Brenda Williams

Shumsky, Stephanie E.

From: Nason, Deborah A.
Sent: Tuesday, June 12, 2007 8:18 AM
To: Shumsky, Stephanie E.
Cc: 'terric4@juno.com'
Subject: FW: Wal-Mart at Osuna and Vista del Norte in Albuquerque, NM

S - FYI.

D

Deborah A. Nason
Public Information Officer
City Planning Department
505-924-3911
dnason@cabq.gov

-----Original Message-----

From: Terri C [mailto:terric4@juno.com]
Sent: Tuesday, June 12, 2007 7:52 AM
To: Candelaria, April M.; Nason, Deborah A.
Subject: Wal-Mart at Osuna and Vista del Norte in Albuquerque, NM

Please remember tomorrow, June 14, at 2:00 that you are the Environmental PROTECTION Commission not the Commercial Development Commission.

What an extreme disappointment this is! We are being sold out!!! I thought the Mayor and Council were against this development because of the impact on the Balloon Fiesta??!!??

I've done a little Google research of my own:

- 1) Crime
 - a. Wal-Mart 1,460,000 hits in Google
 - b. K-Mart 712,000
 - c. Target 1,390,000
 - d. http://swivel.com/data_sets/show/1002864 (compares Wal-Mart to Target)
- 2) Zoning violations
 - a. Wal-Mart 240,000
 - b. K-mart 71,200
 - c. Target 1,010,000
- 3) Hazmat responses
 - a. Wal-Mart 122,000
 - b. K-Mart 31,200
 - c. Target 1,090,000
- 4) Real Estate values
 - a. Wal-Mart 1,240,000
 - b. K-Mart 679,000
 - c. Target 1,250,000
- b) Landscaping violations (also includes information on sweatshops)
 - a. Wal-Mart 340,000
 - b. K-Mart 63,800
 - c. Target 1,060,000

Wal-Mart employees are under paid to the extent they qualify for food stamps and CNMH medical care. That is not good for our economy.

Wal-Mart is involved in a huge gender discrimination lawsuit. That is not good for our women and the children they need to support.

Obviously, Big Box developments of any sort are not good for neighborhoods.

The thing that truly worried me is when I did the searches for Real Estate values was that when a big box goes in commercial values goes up! Which means, of course, that our quiet little neighborhood will be primed for even more commercial development!

Please listen to the neighborhood and not the money that Wal-Mart promises to bring. They will only bring headaches and heartaches. Compared to the Balloon Fiesta the money is moot.

Terri Christiansen
1315 Villa Lila NE, 87113
345-4916

Shumsky, Stephanie E.

From: ALLEN E GARBER [garberand@msn.com]
Sent: Tuesday, June 12, 2007 9:14 AM
To: Shumsky, Stephanie E.
Cc: garberand@msn.com
Subject: EPC meeting June 14, 2007

We wish to enter a vote FOR the proposed Wal-Mart complex at the Osuna location. We have read all of the documentation for and against the site development. We feel that the location would carry the estimated traffic. It is the proposal to consider the City buying the land to make a park and "Balloon Landing Site" that we are opposing. This is very short sighted. How many more years will the Balloon Fiesta be viable? We have already spent many millions of dollars to facilitate the Balloonists. As far as a landing site. The Balloonists are skilled enough to find landing places, even in the populated areas. (Three of them landed on our street last year, much to the delight of the neighborhood). The "Park/landing site" will become a COST center, as opposed to the PROFIT center that the Wal-Mart complex would be. Considering all the pros and cons, we feel the Wal-Mart proposal will be an asset to the neighborhood.

Respectfully submitted

Allen and Donna Garber

7400 Frank Pk. NE

Albuquerque, NM 87109-5543

Candelaria, April M.

From: christina garcia [christipye24@yahoo.com]
Sent: Friday, June 08, 2007 2:08 PM
To: Candelaria, April M.
Cc: Nason, Deborah A.
Subject: BIG BOX "WAL-MART" ISSUE

To Whom It May Concern:

I am a resident of the Rancho Mirage Condominiums which I purchased because of the location. It is a nice and quiet neighborhood where my family and I feel safe. When we heard about plans of a Wal-Mart being put in our neighborhood I was and still am very upset. This Wal-Mart is not only going to bring CRIME, THRASH, AND NOISE into our neighborhoods, but more importantly it is also going to drop the values of the homes and the Condos in this community. I am very much against the idea of having a twenty-four hours/seven days a week! BOX being built practically right in our **back yards!** I am one of the residents in the Condominiums that will be facing this BOX! This BOX is being built just feet away from the Condos. Also this 8 foot sound barrier wall that they are putting does nothing for the second floor condo residents.

If I had known something like this was going to be built in the Vista Del Norte Subdivision I would have never purchased my Condo. We do not want or even need a store like Wal-Mart to be built in our neighborhood. This is a small, family neighborhood with streets that cannot handle the current traffic flow let alone what will come along with a twenty four hours seven days a week business like Wal-Mart. I would really love to have the City of Albuquerque purchase the land and make the site a balloon fiesta park annex.

I have talked to everyone I have come in contact with in this area and every single person I talked to already shops at Wal-Mart. Not one person in this area has the slightest problem driving the short distance to get to any of the other existing Wal-Mart stores. This store will **NOT** gain any new customers by building this new proposed store. On the contrary, Wal-Mart will **LOSE** customers because I will no longer shop there and will do my best to deter all others from spending their hard earned dollars at a business who has **ZERO** regards for the residents or community! Please do everything in your power to prevent this disaster.

Thank You,

Christina Garcia

Food fight? Enjoy some healthy debate
in the Yahoo! Answers Food & Drink Q&A.

Shumsky, Stephanie E.

From: Sandy Rodvold [san1rod@yahoo.com]
Sent: Tuesday, June 12, 2007 9:31 AM
To: Shumsky, Stephanie E.
Subject: Proposed Walmart on Osuna

I have lived in Vista Del Norte for the last six years
and I am totally for the WalMart.

Sandy Rodvold

Sandy Rodvold

505-350-0855 cell

Shumsky, Stephanie E.

From: Btshade@aol.com
Sent: Tuesday, June 12, 2007 10:12 AM
To: Shumsky, Stephanie E.
Subject: Proposed Osuna Wal-Mart.

I Urge Mayor Chavez, the City Council, and the City Planning Department to support the proposed Osuna Wal-Mart.

Joey Velarde
7237 Gatling Dr NE
87109

505 821 2574

See what's free at AOL.com.

800 Calle Encina NE
Albuquerque, NM 87113
June 6, 2007

Jonathan Siegel, Member, District 2
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Dear Mr. Siegel:

Re: Project No. 1001150, 06-EPC-00624 and 06-EPC-00625

I am writing to urge the Environmental Planning Commission to deny the request of Tierra West LLC to develop the commercial site on the corner of Osuna Road and Vista del Norte Drive NE (Lot M-1, Vista del Norte Subdivision) as a Wal-Mart Supercenter. The size and scale of this project are not appropriate for the surrounding neighborhood and would have a significant negative impact upon the residents of Vista del Norte and the entire North Valley.

My husband and I moved to Albuquerque from the Philadelphia, Pennsylvania area. We selected the Vista del Norte neighborhood as our new home because we liked the quiet, neighborhood feel of the community, the limited traffic within the neighborhood, and the overall feel of the North Valley with its' smaller, more unique businesses. When we were purchasing our home, we were told that Lot M-1 would be a neighborhood shopping center, probably a super market. We would NEVER have purchased here had we known it could become a Wal-Mart that would have its' traffic entering and exiting on Vista del Norte Drive.

The proposed development is far too large for the lot in question given that the primary access will be from a residential street. It also does not fit with the North Valley Area Plan and its' concept of village centers. The level of traffic that would be added to Vista del Norte Drive by the proposed development would destroy our neighborhood. It would become dangerous to bike through the neighborhood and likely difficult to cross the street safely on foot. It certainly would no longer be a pedestrian friendly neighborhood.

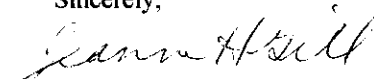
In addition to the level of traffic entering/exiting via our main street, we are concerned about the 24 hour operation and proposal to sell alcohol at this location. As stated earlier, we were looking for a quiet neighborhood when we selected Vista del Norte. 24 hour businesses do not fit with that concept because of the constant traffic, noise from delivery vehicles, and intense lighting.

All other "big box" retailers in Albuquerque are located in established commercial areas at the intersection of two major streets. Vista del Norte is not a major street; it leads only into the neighborhood itself and is lined with residences. The increased traffic along Vista del Norte Drive would create a severe noise and pollution burden for the homeowners whose property directly borders the roadway, as well as for the residents of the entire neighborhood.

Lot M-1, Vista del Norte Subdivision, is more appropriately suited for a small neighborhood shopping center, not a "big box" retailer that will draw customers from throughout the region. Please consider the collective desires of the members of our neighborhood who long to maintain a sense of community living with a small-scale commercial development. This is the reason we moved here and love our community.

Again, I urge you to deny 06-EPC-00624 and 06-EPC-00625 at your hearing.

Sincerely,


Jeanne H. Gill

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from

May 31 To June 15, 2006

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Keeli D. Krueger
(Applicant or Agent)

5/4/06
(Date)

I issued 2 signs for this application,

5/4/06
(Date)

Paul Linder
(Staff Member)

DRB PROJECT NUMBER:

1001150

**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

PAID RECEIPT

APPLICANT NAME Wal-mart Stores East LP / Vista Del Norte Development
 AGENT Tierra West LLC
 ADDRESS 5571 Midway Park Place NE
 PROJECT & APP # ~~1001150~~ 1001150 / 06EPC-00624, 00625
 PROJECT NAME Wal-Mart @ Osuna & Vista Del Norte

\$ _____ 441032/3424000 Conflict Management Fee
 \$ _____ 441006/4983000 DRB Actions
 \$ 110⁰⁰ 441006/4971000 EPC/AA/LUCC Actions & All Appeals Deferral
 \$ _____ 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study
 \$ 110⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an

TIERRA WEST LLC 8509 JEFFERSON NE ALBUQUERQUE, NM 87113 PH (505) 858-3100		2597 95-877/1070
PAY TO THE ORDER OF <u>City of Albuquerque</u>		DATE <u>3/19/07</u>
<u>One Hundred & Ten</u>		\$ <u>110.00</u>
HIGH DESERT STATE BANK Member FDIC 8110 Ventura NE Albuquerque, NM 87122		***DUPLICATE*** City Of Albuquerque Treasury Division
FOR <u>25053 Deferral Fee</u>		RECEIVED 00078126 WSH 007 TRANS# 0012 Account 441006 Fund 0110
⑈002597⑈ ⑆107006677⑆		20 18 4 3 11

Activity 4771000	TRNSFP
Trans Amt	\$110.00
J24 Misc	\$110.00
CK	\$110.00
CHANGE	\$0.00

Thank You

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Wal-Mart Stores East + Vista Del Norte Development
AGENT Tierra West LLC
ADDRESS 5571 Midway Park Place NE
PROJECT & APP # 1001150 / 06 EPC - 00624, 00625
PROJECT NAME Wal-Mart @ Osuna + Vista Del Norte

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 110⁰⁰ 441006/4971000 EPC/AA/LUCC Actions & All Appeals Deferral
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 110⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

2567
95-677/1070

DATE 2/13/07

PAY TO THE ORDER OF City of Albuquerque \$ 110.⁰⁰
One Hundred & Ten and 00 DOLLARS

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 25053 Depural Fees

Donna Bohannon NP

⑈002567⑈ ⑆107006677⑆ 201813⑈

**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

PAID RECEIPT

APPLICANT NAME Wal-Mart Stores East LP
 AGENT Tierra West LLC
 ADDRESS 5571 Midway Park Place NE
 PROJECT & APP # # 1001150 / 06EPC-00624, 00625
 PROJECT NAME Wal-Mart - Osuna + Vista Del Norte

- \$ _____ 441032/3424000 Conflict Management Fee
- \$ _____ 441006/4983000 DRB Actions
- \$ 110⁰⁰ 441006/4971000 EPC/AA/LUCC Actions & All Appeals *Deferral*
- \$ _____ 441018/4971000 Public Notification
- \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 Major/Minor Subdivision Site Development Plan Bldg Permit
 Letter of Map Revision Conditional Letter of Map Revision
 Traffic Impact Study

\$ 110⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

2524
95-877/1070

PAY TO THE ORDER OF City of Albuquerque
One hundred ten + no/100

DATE 12/15/2006 TIME 11:02AM
City of Albuquerque
Treasury Division

\$ 110⁰⁰
DOLLARS

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

RECEIPT# 00070925 WS# 006 TRANS# 0012
Account 441006 Fund 011)
Activity 4971000 TRSC05
Trans Am \$110.00
IC Misc \$110.00
CHANGE \$0.00

FOR: 25053 - EPC Deferral
⑈002524⑈ ⑆107006677⑆

2018 1 31

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME _____

AGENT TIERRA WEST LLC

ADDRESS _____

PROJECT & APP # 1001150 / 06EPC-00624, 00625

PROJECT NAME WAL-MART SUPERCENTER - OSUNA & VISTA DEL NORTE

\$ _____ 441032/3424000 Conflict Management Fee

\$ _____ 441006/4983000 DRB Actions

\$ 110.⁰⁰ 441006/4971000 EPC/AA/LUCC Actions & All Appeals DEFERRAL

\$ _____ 441018/4971000 Public Notification

\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 110.⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

2482
95-677/1070

DATE 10/30/06

PAY TO THE ORDER OF City of Albuquerque \$ 110.⁰⁰
One hundred - ten dollars + ^{NO}100 DOLLARS

 HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 25053- Deferral Fee

Donna Bohannan MP

⑈002482⑈ ⑆107006677⑆

201813⑈

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME NISTA DEL NORTE LLC
AGENT TIERRA WEST
ADDRESS _____
PROJECT & APP # 10011.50 / 06 EPC 00624, 00625
PROJECT NAME WAL-MART

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 110.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals DEFERRAL
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 110.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

2438
95-677/1070

DATE 8/29/06

PAY TO THE ORDER OF City of Albuquerque \$ 110.00
One Hundred + Ten and 00 DOLLARS

HIGH DESERT STATE BANK
Member FDIC
6110 Venture NE
Albuquerque, NM 87122

FOR 25053 - WM Referral Fee

Donna J. Bohannon MP
201813

⑈002438⑈ ⑆107006677⑆

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Wal-Mart Stores East LP / Vista Del Norte Development LLC
AGENT Tierra West LLC
ADDRESS 8509 Jefferson St. NE
PROJECT & APP # DRB # 100.1150 / App # DBEPC - 00624, 00625
PROJECT NAME Wal-Mart Supercenter - Osuna + Vista Del Norte

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 110⁰⁰ 441006/4971000 EPC AA/LUCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 110⁰⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

2376
95-677/1070

PAY TO THE ORDER OF City of Albuquerque DATE 5/31/06
One Hundred & Ten and 00/100 \$ 110.00 DOLLARS

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 25053 - Special Fee Donna J Bohannon
⑈002376⑈ ⑆107006677⑆ 201813⑈

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ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Vista del Norte
AGENT Tierra West
ADDRESS 8509 Jefferson NE
PROJECT & APP # 1001150
PROJECT NAME _____

\$ 50 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 770 441006/4971000 EPC/AA/LUCC Actions & All Appeals
\$ 75 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study
\$ 895 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

TIERRA WEST LLC
8509 JEFFERSON NE
ALBUQUERQUE, NM 87113
PH (505) 858-3100

2357
95-877/1070

DATE 5/2/06

PAY TO THE ORDER OF City of Albuquerque \$ 895.00
Eight Hundred & Ninety Five and 00 DOLLARS

HIGH DESERT STATE BANK
Member FDIC
8110 Ventura NE
Albuquerque, NM 87122

FOR 25053 EPC Submittal Fee

Donna J Bohannan

⑈002357⑈ ⑆107006677⑆

201813⑈

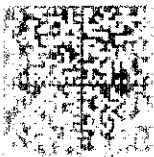


CITY OF ALBUQUERQUE

Planning Department

EPC

Francis Cheever
6800 Vista del Norte Dr. #422
Albuq. NM 87113

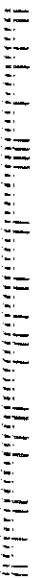


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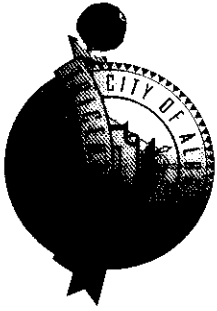
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87113+131
971068199



P.O. Box 1293 Albuquerque, New Mexico 87102

P O Box 1293 Albuquerque, New Mexico 87103



Planning Department


EPC

A

CITY OF ALBUQUERQUE

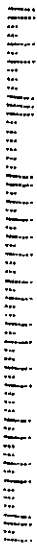
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Carolina Downs
5585 View Trail
Edgewood, NM 87015

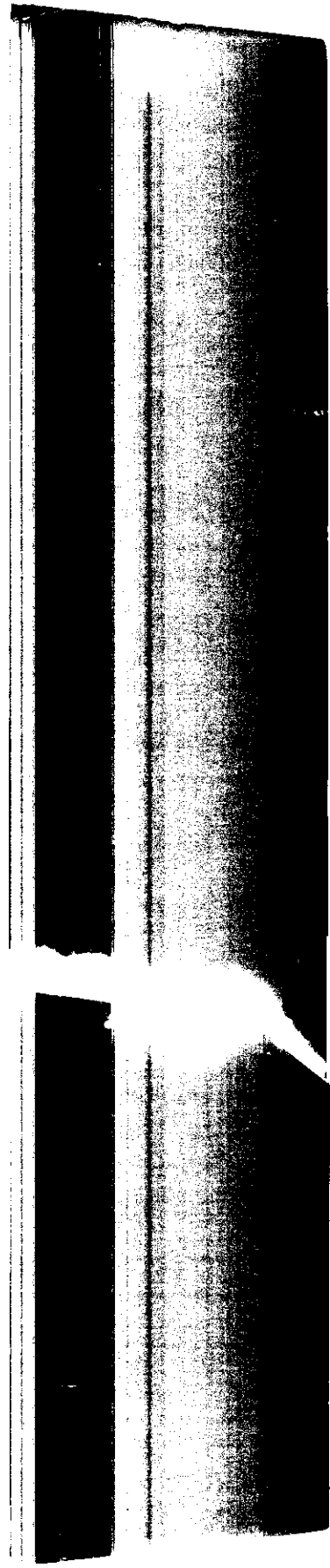
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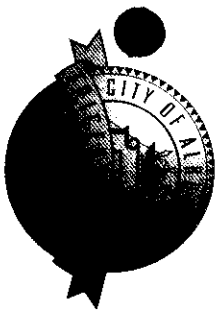
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Or Current Resident



ANK





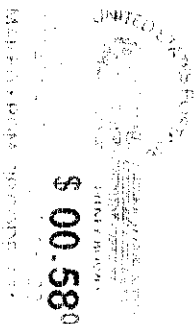
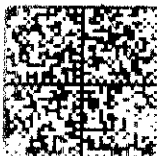
Planning Department

EPC

CITY OF ALBUQUERQUE

NSN

Steven Stewart
420 High St. SE
Albuq. NM 87106

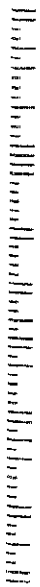


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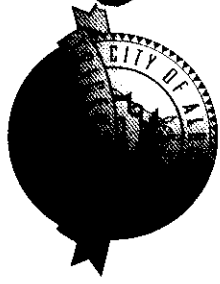
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Dr. Current Rev
87103129393
8710301293



P. O. Box 1293 Albuquerque, New Mexico 87103



Planning Department

EPC

CITY OF ALBUQUERQUE

WPM

Maybelline Perez
5022 Hobbs SW
Albuq. NM 87144

- Not Deliverable / No Return Address
- Unable To Forward
- Incorrect Address
- Moved / Last 7th Address
- Unsubscribed / Discontinued
- Assumptive - Not Known
- No Such Street / No Return
- Unknown / No Reply
- No Mail Frequency
- Box Closed - No Order
- Returned For Better Address
- Postage Due



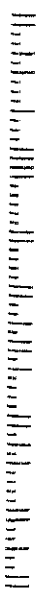
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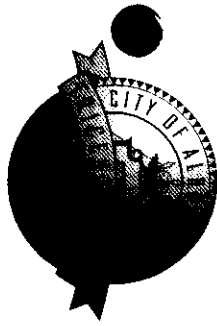
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87144+6308 P11
8710961293

BC: 871096129393 *0568-06887-19-37



P O Box 1293 Albuquerque, New Mexico 87103

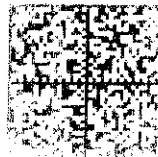


Planning Department

EPIC

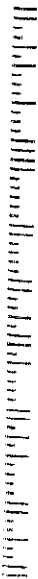
CITY OF ALBUQUERQUE

Debbie Sanderson
4509 Via Desert NE
Albunq, NM 87113



0058

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8710961233

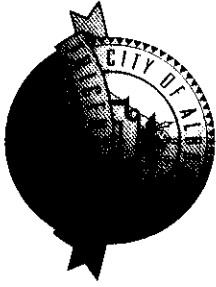


BC: 87103129393 *0468-19235-18-37

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NIXIE 871 CC 1 10 08/20/07

P O Box 1293 Albuquerque, New Mexico 87103

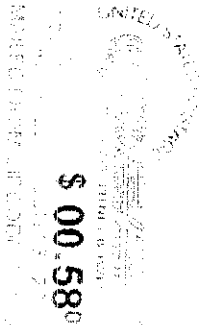
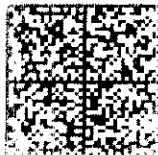


Planning Department

EPC

CITY OF ALBUQUERQUE

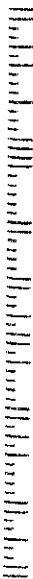
Kiffany Valencia
7501 Montgomery Blvd. NE
Albuq. NM 87109



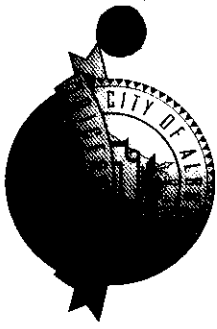
Or Current file

8710941532
8710901299

NIXIE 871 CE 1 10 06/22/07
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BC: 871093129993 *0769-23120-18-32



P.O. Box 1293 Albuquerque, New Mexico 87103

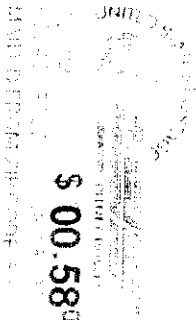
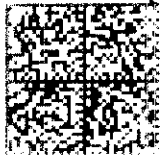


Planning Department

EPC

CITY OF ALBUQUERQUE

Cindy Rivera
2010 Punneali
Rio Rancho, NM 87124

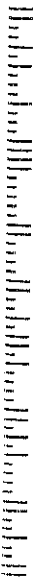


NIXIE 871 CC 1 10 06/20/07

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 87103129393 *0569-06710-18-37

87103129393
8710301293



P O Box 1295 Albuquerque, New Mexico 87103

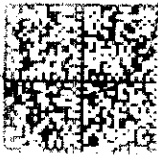


Planning Department

CITY OF ALBUQUERQUE

Or Current Resident
KB HOME SALES-NM INC
4921 ALEXANDER NE SUITE B
ALBUQUERQUE, NM 87107

EPC



\$ 00.39

NIXIE 071 1 10 03/25/07

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 07103129993 *0968-02880-20

071073702071031299

