City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Supplemental form

SUBDIVISION S
- ____ Major Subdivision Plat
- ____ Minor Subdivision Plat
- ____ Vacation V
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P
- _X_ ...for Subdivision Purposes
- ____ ...for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) L

Supplemental form

ZONING Z
- ____ Annexation & Zone Establishment
- _X_ Sector Plan Tower Unser & West 66
- _X_ Zone Change
- ____ Text Amendment
- ____ Special Exception E

APPEAL / PROTEST of... A
- ____ Decision by: Planning Director or Staff, DRB, EPC, Zoning Board of Appeals, LUCC

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: Mr. Patrick Milligan PHONE: (505) 831-2264
ADDRESS: c/o Jude Baca 3913 72nd Street NW FAX:
CITY: Albuquerque STATE NM ZIP E-MAIL:
Proprietary interest in site: Owner
AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801
ADDRESS: 924 Park Avenue SW FAX: 842-5495
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Zone map amendment request from SU-1 for MH to C-2; Amendment of the West 66 Sector and Tower/Unser Sector Plan; Site Plan for Subdivision Approval

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts 90, 91, 92, 94; Lots A, B, C, D Block: Unit: 6
Subdiv. / Addn. Town of Atrisco Grant
Current Zoning: SU-1 for MH Proposed zoning: C-2
Zone Atlas page(s): K-10 No. of **existing** lots: 7 No. of **proposed** lots: 4
Total area of site (acres): 18 Density if applicable: dwellings per gross acre: dwellings per net acre:
Within city limits? [X] Yes. No [ ] but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? N
UPC No. 101005735807240522 MRGCD Map No.
LOCATION OF PROPERTY BY STREETS: On or Near: Coors Boulevard SW
Between: Central Avenue SW and Bridge Street SW

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Z-69-47, Z-73-101, DRB 99-48, 00110 00000 00596, 00138 00000 00597, 00128 00000 00588

Check-off if project was previously reviewed by Sketch Plat/Plan [x], or Pre-application Review Team [ ]. Date of review:

SIGNATURE for James Strozier DATE 5/31/01
(Print) James K. Strozier [ ] Applicant [X] Agent

FOR OFFICIAL USE ONLY Form revised September 2000

- ❑ 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	S.F.	Fees
01110 - 00000 - 00747	AZM	Z	$ 1,008.00
01138 - 00000 - 00748	ASDP	Z	$
01138 - 00000 - 00749	ASDP	Z	$
01128 - 00000 - 00750	SDPS	P(1)	$
- -			$
			Total $ 1,008.00

Hearing date 7-19-01

J. Chz 5/31/01
Planner signature / date

Project # 1001278

FORM Z: ZONE MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT

☐ **ANNEXATION AND ESTABLISHMENT OF ZONING**
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
- __ Letter briefly describing, explaining, and justifying the request
- __ Letter of authorization from the property owner if application is submitted by an agent
- __ Property Boundary Survey prepared by a licensed professional surveyor
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- __ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- __ 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.**

☐ **SECTOR DEVELOPMENT PLAN PHASE I - DRB CONCEPTUAL PLAN REVIEW** (Unadvertised)

☐ **SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPROVAL** (Public Hearing)

☐ **SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF** (Unadvertised)
- __ Copy of findings from required pre-application meeting (for the DRB conceptual plan review only)
- __ Proposed Sector Plan (**30** copies for EPC, **6** copies for DRB)
- __ Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC final review and approval public hearing only)
- __ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC final review and approval public hearing only)
- __ Fee for final review and approval only (see schedule)
- __ Any original and/or related file numbers are listed on the cover application

Refer to the schedules for the dates, times and places of D.R.B. unadvertised meetings and E.P.C. hearings. **Your attendance is required.**

☒ **AMENDMENT TO ZONE MAP (ZONE CHANGE)**
- X Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
- X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- X Letter briefly describing, explaining, and justifying the request
  NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
- X Letter of authorization from the property owner if application is submitted by an agent
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- __ Sign Posting Agreement
- X TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- X Fee (see schedule)
- X 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.**

☒ **AMENDMENT TO SECTOR DEVELOPMENT PLAN** Town Under / West Side
- X Proposed Amendment referenced to the materials in the sector plan being amended See justification
- X Sector Plan to be amended with materials to be changed noted and marked
- X Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
- X Letter briefly describing, explaining, and justifying the request
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- X Fee (see schedule)
- X 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.**

Additional information regarding amendment is found in the justification

☐ **AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT**
- __ Amendment referenced to the sections of the Zone Code being amended
- __ Sections of the Zone Code to be amended with text to be changed noted and marked
- __ Letter briefly describing, explaining, and justifying the request
- __ 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.

James K. Strozier
Applicant name (print)

for James Strozier
Applicant signature / date

Form revised September 2000

- ☐ Checklists complete
- ☐ Fees collected
- ☐ Case #s assigned
- ☐ Related #s listed

Application case numbers
01110 00000-00747
01138 00000-00748
01138 00000-00749

J. Mig 5-31-01
Planner signature / date

Project # 1001378

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

☐ **IP MASTER DEVELOPMENT PLAN**

- X 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.
- X Site plans and related drawings reduced to 8.5" x 11" format
- X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- X Letter briefly describing, explaining, and justifying the request
- X Letter of authorization from the property owner if application is submitted by an agent
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- X 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development)
- X TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- X 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 FOR BUILDING PERMIT OF 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 Building Permit Checklist
- __ 2 copies of the Conceptual Utility Layout Plan (mark one for Planning, one for Utility development)
- __ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form with required signatures
- __ Fee (see schedule)
- __ Any original and/or related file numbers are listed on the cover application

NOTE; For wireless telecommunications facilities that are concealed and/or subject to site development plan review, 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 / Air Quality Impact Assessment form with required signatures
- __ 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.

James K. Strozier
Applicant name (print)

For James Strozier
Applicant signature / date

Form revised September 2000

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
01128 00000-00750
_____-_____-_____
_____-_____-_____

L. Chm 5-31-01
Planner signature / date

Project # 1005178

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

Date: July 20, 2001

OFFICIAL NOTIFICATION OF DECISION

Mr. Patrick Milligan
c/o Jude Baca
3913 72nd St. NW
Albuq. NM 87120

FILE: 01110 00747/01138 00748/01138 00749/01128 00750
LEGAL DESCRIPTION: for Tracts 90, 91, 92, 94, Town of Atrisco Grant Unit 6, and Lots A, B, C, D, Gonzales Family Lands, located on Coors Boulevard SW between Central Avenue and Bridge Boulevard, containing approximately 18 acres. (K-10) Russell Brito, Staff Planner

On July 19, 2001, the Environmental Planning Commission voted to recommend approval to the City Council of 01138 00748, a map amendment to the *West Route 66 Sector Development Plan*, from SU-1 for MH Park to SU-1 for C-2 Permissive Uses for Tracts 90, 91 and 92, Town of Atrisco Grant Unit 6, based on the following Findings:

FINDINGS:

1. This is a request for an amendment to the *West Route 66 Sector Development Plan* to change the Plan map, figure 25, page 64, from SU-1 for MH Park to SU-1 for C-2 Permissive Uses for an approximately 12.5 acre site located on Coors Boulevard SW between Central Avenue and Gonzales Road.

2. Since the area of the requested amendment is over ten acres in size, the City Council has approval jurisdiction as per the Zoning Code (§ 14-16-4-3(C)(3)).

3. This sector plan amendment is necessary for the accompanying zone map amendment request from SU-1 for MH Park to SU-1 for C-2 Permissive Uses.

4. This sector plan amendment furthers the applicable goals and policies of the *Comprehensive Plan* by creating the opportunity for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment. Also, the Established Urban Area of the Comprehensive Plan encourages a full range of urban land uses, and states that new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be assured.

5. The request furthers the applicable policies of the *West Side Strategic Plan* by proposing a zone that will allow commercial and office uses in the designated Central/Coors Village Center. The Environmental Planning Commission recently approved an amendment to the *West Route 66 Sector Development Plan* immediately to the northeast of the subject site, which is also located in the Central/Coors Village Center.

6. The request furthers the *Southwest Area Plan* by being consistent with the Plan's intent for commercial development.

7. The requests furthers the purpose of the *West Route 66 Sector Development Plan* by proposing a zone category that has more development potential to enhance the community image of West Central Avenue and instill community confidence in this area as a developable segment of the City.

8. The request is justified as per the policies and requirements of *Resolution 270-1980* because of changed neighborhood conditions in the form of a zone map amendment and sector plan amendment adjacent to the site and a different zoning category will be more advantageous to the community as articulated in the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Southwest Area Plan* and the *West Route 66 Sector Development Plan.*

On July 19, 2001, the Environmental Planning Commission voted to recommend approval to the City Council of 01110 00747, a zone map amendment from SU-1 for MH Park to SU-1 for C-2 Permissive Uses, for Tracts 90, 91 and 92, Town of Atrisco Grant Unit 6, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for MH Park to SU-1 for C-2 Permissive Uses for an approximately 12.5 acre site located on Coors Boulevard SW between Central Avenue and Gonzales Road.

2. This site is within the *West Route 66 Sector Plan* and is over ten acres in size, giving the City Council approval jurisdiction as per the Zoning Code (§ 14-16-4-3(C)(3)).

3. This zone map amendment request from SU-1 for MH Park to SU-1 for C-2 Permissive Uses is dependant on the accompanying sector plan amendment.

4. The requested SU-1 zone is currently listed in the *West Route 66 Sector Plan.*

5. This zone map amendment furthers the applicable goals and policies of the *Comprehensive Plan* by creating the opportunity for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment. Also, the Established Urban Area of the Comprehensive Plan encourages a full range of urban land uses, and states that new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be assured.

6. The request furthers the applicable policies of the *West Side Strategic Plan* by proposing a zone that will allow commercial and office uses in the designated Central/Coors Village Center. The Environmental Planning Commission recently approved a zone map amendment immediately to the northeast of the subject site, which is also located in the Central/Coors Village Center.

7. The request furthers the *Southwest Area Plan* by being consistent with the Plan's intent for commercial development.

8. The requests furthers the purpose of the *West Route 66 Sector Development Plan* by proposing a zone category that has more development potential to enhance the community image of West Central Avenue and instill community confidence in this area as a developable segment of the City.

9. The request is justified as per the policies and requirements of *Resolution 270-1980* because of changed neighborhood conditions in the form of a zone map amendment and sector plan amendment nearby the site and a different zoning category will be more advantageous to the community as articulated in the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Southwest Area Plan* and the *West Route 66 Sector Development Plan.*

10. The accompanying site plan for subdivision supports the applicant's zone map amendment request by giving the City greater control in determining the type and manner of the development that will take place on the site, ensuring that development is respectful of the surrounding neighborhood and community.

CONDITIONS:

1. The site shall be replatted to create lot and zone boundary lines that correspond to the accompanying site development plan for subdivision.

On July 19, 2001, the Environmental Planning Commission voted to approve 01138 00749, a map amendment to the *Tower / Unser Sector Development Plan*, from SU-1 for MH Park to SU-1 for C-2 Permissive Uses, for Tract 94, Town of Atrisco Grant Unit 6, and Tracts A, B, C and D, Gonzales Family Lands, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to the *Tower/Unser Sector Development Plan* to change the Plan map, Figure 13, page 62, from SU-1 for MH Park to SU-1 for C-2 Permissive Uses for an approximately 5.5 acre site located on Coors Boulevard SW between Central Avenue and Gonzales Road.

2. Since the area of the requested amendment is less than ten acres in size, the EPC has approval jurisdiction as per the Zoning Code (§ 14-16-4-3(C)(3)).

3. This sector plan amendment is necessary for the accompanying zone map amendment request from SU-1 for MH Park to SU-1 for C-2 Permissive Uses.

4. This sector plan amendment furthers the applicable goals and policies of the *Comprehensive Plan* by creating the opportunity for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment. Also, the Established Urban Area of the Comprehensive Plan encourages a full range of urban land uses, and states that new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be assured.

5. The request furthers the applicable policies of the *West Side Strategic Plan* by proposing a zone that will allow commercial and office uses in the designated Central/Coors Village Center. The Environmental Planning Commission recently approved an amendment to the *West Route 66 Sector Development Plan* immediately to the northeast of the subject site, which is also located in the Central/Coors Village Center.

6. The request furthers the *Southwest Area Plan* by being consistent with the Plan's intent for commercial development.

7. The requests furthers the primary goal of the *Tower/Unser Sector Development Plan* by proposing a zone category that has more development potential under which orderly development can occur.

8. The request is justified as per the policies and requirements of *Resolution 270-1980* because of changed neighborhood conditions in the form of a zone map amendment and sector plan amendment nearby the site and a different zoning category will be more advantageous to the community as articulated in the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Southwest Area Plan* and the *Tower/Unser Sector Development Plan.*

9. This sector plan amendment request is intricately tied to an accompanying amendment to the *West Route 66 Sector Development Plan* under City Council jurisdiction.

CONDITIONS:

1. This sector plan amendment request is dependant on approval of an accompanying amendment to the *West Route 66 Sector Development Plan* by the City Council.

On July 19, 2001, the Environmental Planning Commission voted to approve 01110 00747, a zone map amendment from SU-1 for MH Park to SU-1 for C-2 Permissive Uses, for Tract 94, Town of Atrisco Grant Unit 6, and Tracts A, B, C and D, Gonzales Family Lands, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for MH Park to SU-1 for C-2 Permissive Uses for an approximately 5.5 acre site located on Coors Boulevard SW between Central Avenue and Gonzales Road.

2. The EPC has approval jurisdiction for this site within the *Tower/Unser Sector Plan* (§ 14-16-4-3(C)(3)).

3. This zone map amendment request from SU-1 for MH Park to SU-1 for C-2 Permissive Uses is dependant on the accompanying sector plan amendment.

4. The requested SU-1 zone is currently listed in the *Tower/Unser Sector Plan*

5. This zone map amendment furthers the applicable goals and policies of the *Comprehensive Plan* by creating the opportunity for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment. Also, the Established Urban Area of the Comprehensive Plan encourages a full range of urban land uses, and states that new growth shall be accommodated through development

6. The request furthers the applicable policies of the *West Side Strategic Plan* by proposing a zone that will allow commercial and office uses in the designated Central/Coors Village Center. The Environmental Planning Commission recently approved a zone map amendment immediately to the northeast of the subject site, which is also located in the Central/Coors Village Center.

7. The request furthers the *Southwest Area Plan* by being consistent with the Plan's intent for commercial development.

8. The requests furthers the primary goal of the *Tower/Unser Sector Development Plan* by proposing a zone category that has more development potential under which orderly development can occur.

9. The request is justified as per the policies and requirements of *Resolution 270-1980* because of changed neighborhood conditions in the form of a zone map amendment and sector plan amendment nearby the site and a different zoning category will be more advantageous to the community as articulated in the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Southwest Area Plan* and the *Tower/Unser Sector Development Plan.*

10. The accompanying site plan for subdivision supports the applicant's zone map amendment request by giving the City greater control in determining the type and manner of the development that will take place on the site, ensuring that development is respectful of the surrounding neighborhood and community.

11. This request is intricately tied to an accompanying amendment to the *West Route 66 Sector Development Plan* and zone map amendment under City Council jurisdiction.

CONDITIONS:

1. This zone map amendment is dependant on approvals of an accompanying amendment to the *West Route 66 Sector Development Plan* and a zone map amendment by the City Council.

2. The site shall be replatted to create lot and zone boundary lines that correspond to the accompanying site development plan for subdivision.

On July 19, 2001, the Environmental Planning Commission voted to approve 01128 00750, a site development plan for subdivision, for Tracts 90, 91, 92 and 94, Town of Atrisco Grant Unit 6, and Tracts A, B, C and D, Gonzales Family Lands, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 18 acre site located on Coors Boulevard SW between Central Avenue and Gonzales Road.

2. This site development plan accompanies two sector plan amendment requests and a zone map amendment request for the same site.

3. This site development plan for subdivision supports the applicant's zone map amendment request by giving the City greater control in determining the type and manner of the development that will take place on the site, ensuring that development is respectful of the surrounding neighborhood and community.

4. The submittal furthers the applicable goals and policies of the *Comprehensive Plan* by creating the framework for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment. Also, the Established Urban Area of the Comprehensive Plan encourages a full range of urban land uses, and states that new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be assured.

5. The submittal furthers the applicable policies of the *West Side Strategic Plan* by proposing an outline for commercial and office uses in the designated Central/Coors Village Center.

6. The submittal furthers the *Southwest Area Plan* by being consistent with the Plan's intent for commercial development north of Pajarito Road.

7. The submittal furthers the purpose of the *West Route 66 Sector Development Plan* by proposing a development framework to enhance the community image of West Central Avenue and instill community confidence in this area as a developable segment of the City.

8. The submittal furthers the primary goal of the *Tower/Unser Sector Development Plan* by proposing a context under which orderly development can occur.

9. The submitted site plan meets the requirements of the *Zoning Code* for site development plan for subdivision.

10. The submittal will be adequate with some changes and additions.

CONDITIONS:

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

2. This site plan is dependant on approvals of an accompanying amendment to the *West Route 66 Sector Development Plan* and a zone map amendment by the City Council.

3. Under Site Design, General, Standards, bullet nine shall be changed to read: "Each tract shall be required to provide a plaza area."

4. Under Site Design, Setbacks, Standards, bullet six shall be changed to read: "15 feet from R.O.W. line of the interior road (the maximum setback of building entries from internal streets to the front entry of the building shall be 40 feet) and 80 feet from the property line of a residential zone. A 20 foot landscape buffer with evergreen trees, spaced a minimum of 15 feet on-center, is required immediately adjacent to the property line of a residential zone."

5. An additional note shall be added under Site Design, Circulation, Standards: "Loading docks and truck delivery routes shall be designed to minimize any and all adverse impacts on adjacent residential zoned areas."

6. A Design Standard shall be added under Circulation that states: "Every development shall provide employee bicycle lockers and every development with over fifty employees shall provide showers and lockers at the worksite."

7. A note shall be added that states: "Environmental Planning Commission Review and Approval is required for any and all future site development plans for building permit unless otherwise delegated by the EPC."

8. Public Works Department Conditions:
   a. Coordination with the K-mart TIS where a portion of this site was assumed to be developed as a commercial use.
   b. Provision of a 30-foot access easement for adjacent parcels, i.e., extension of Bjarne Avenue to the west.
   c. a TIS update is required prior to the submittal of any site plan for building purposes.
   d. The utility plan does not comply with the availability statement of June 6, 2001. Modifications may be required prior to DRB action. On and off-site infrastructure must be financially guaranteed prior to DRB approval.
   e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer.

9. AMAFCA Condition: Water quality measures for stormwater runoff shall be incorporated into the final design.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **AUGUST 3, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

for Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuq. NM 87102
Jeanette Baca, Alamosa NA, 901 Field SW, Albuq. NM 87121
Klarissa Pena, Alamosa NA, 6525 Sunset Gardens SW, Albuq. NM 87121
LeRoy Martinez, Skyview West NA, 408 Sesame St. SW, Albuq. NM 87121
Terry Carr, Skyview West NA, 2920 Carlisle Blvd. NE, Albuq. NM 87110

5. The request furthers the applicable policies of the *West Side Strategic Plan* by proposing a zone that will allow commercial and office uses in the designated Central/Coors Village Center. The Environmental Planning Commission recently approved an amendment to the *West Route 66 Sector Development Plan* immediately to the northeast of the subject site, which is also located in the Central/Coors Village Center.

6. The request furthers the *Southwest Area Plan* by being consistent with the Plan's intent for commercial development.

7. The requests furthers the purpose of the *West Route 66 Sector Development Plan* by proposing a zone category that has more development potential to enhance the community image of West Central Avenue and instill community confidence in this area as a developable segment of the City.

8. The request is justified as per the policies and requirements of *Resolution 270-1980* because of changed neighborhood conditions in the form of a zone map amendment and sector plan amendment adjacent to the site and a different zoning category will be more advantageous to the community as articulated in the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Southwest Area Plan* and the *West Route 66 Sector Development Plan*.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER SERRANO MOTION CARRIED UNAIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to recommend approval to the City Council of 01110 00747, a zone map amendment from SU-1 for MH Park to SU-1 for C-2 Permissive Uses, for Tracts 90, 91 and 92, Town of Atrisco Grant Unit 6, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for MH Park to SU-1 for C-2 Permissive Uses for an approximately 12.5 acre site located on Coors Boulevard SW between Central Avenue and Gonzales Road.

2. This site is within the *West Route 66 Sector Plan* and is over ten acres in size, giving the City Council approval jurisdiction as per the Zoning Code (§ 14-16-4-3(C)(3)).

3. This zone map amendment request from SU-1 for MH Park to SU-1 for C-2 Permissive Uses is dependant on the accompanying sector plan amendment.

4. The requested SU-1 zone is currently listed in the *West Route 66 Sector Plan*.

5. This zone map amendment furthers the applicable goals and policies of the *Comprehensive Plan* by creating the opportunity for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment. Also, the Established Urban Area of the Comprehensive Plan encourages a full range of urban land uses, and states that new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be assured.

6. The request furthers the applicable policies of the *West Side Strategic Plan* by proposing a zone that will allow commercial and office uses in the designated Central/Coors Village Center. The Environmental Planning Commission recently approved a zone map amendment immediately to the northeast of the subject site, which is also located in the Central/Coors Village Center.

7. The request furthers the *Southwest Area Plan* by being consistent with the Plan's intent for commercial development.

8. The requests furthers the purpose of the *West Route 66 Sector Development Plan* by proposing a zone category that has more development potential to enhance the community image of West Central Avenue and instill community confidence in this area as a developable segment of the City.

9. The request is justified as per the policies and requirements of *Resolution 270-1980* because of changed neighborhood conditions in the form of a zone map amendment and sector plan amendment nearby the site and a different zoning category will be more advantageous to the community as articulated in the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Southwest Area Plan* and the *West Route 66 Sector Development Plan*.

10. The accompanying site plan for subdivision supports the applicant's zone map amendment request by giving the City greater control in determining the type and manner of the development that will take place on the site, ensuring that development is respectful of the surrounding neighborhood and community.

CONDITIONS:

1. The site shall be replatted to create lot and zone boundary lines that correspond to the accompanying site development plan for subdivision.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER SERRANO MOTION CARRIED UNAIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01138 00749, a map amendment to the *Tower / Unser Sector Development Plan*, from SU-1 for MH Park to SU-1 for C-2 Permissive Uses, for Tract 94, Town of Atrisco Grant Unit 6, and Tracts A, B, C and D, Gonzales Family Lands, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to the *Tower/Unser Sector Development Plan* to change the Plan map, Figure 13, page 62, from SU-1 for MH Park to SU-1 for C-2 Permissive Uses for an approximately 5.5 acre site located on Coors Boulevard SW between Central Avenue and Gonzales Road.

2. Since the area of the requested amendment is less than ten acres in size, the EPC has approval jurisdiction as per the Zoning Code (§ 14-16-4-3(C)(3)).

3. This sector plan amendment is necessary for the accompanying zone map amendment request from SU-1 for MH Park to SU-1 for C-2 Permissive Uses.

4. This sector plan amendment furthers the applicable goals and policies of the *Comprehensive Plan* by creating the opportunity for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment. Also, the Established Urban Area of the Comprehensive Plan encourages a full range of urban land uses, and states that new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be assured.

5. The request furthers the applicable policies of the *West Side Strategic Plan* by proposing a zone that will allow commercial and office uses in the designated Central/Coors Village Center. The Environmental Planning Commission recently approved an amendment to the *West Route 66 Sector Development Plan* immediately to the northeast of the subject site, which is also located in the Central/Coors Village Center.

6. The request furthers the *Southwest Area Plan* by being consistent with the Plan's intent for commercial development.

7. The requests furthers the primary goal of the *Tower/Unser Sector Development Plan* by proposing a zone category that has more development potential under which orderly development can occur.

8. The request is justified as per the policies and requirements of *Resolution 270-1980* because of changed neighborhood conditions in the form of a zone map amendment and sector plan amendment nearby the site and a different zoning category will be more advantageous to the community as articulated in the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Southwest Area Plan* and the *Tower/Unser Sector Development Plan*.

9. This sector plan amendment request is intricately tied to an accompanying amendment to the *West Route 66 Sector Development Plan* under City Council jurisdiction.

CONDITIONS:

1. This sector plan amendment request is dependant on approval of an accompanying amendment to the *West Route 66 Sector Development Plan* by the City Council.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER CHAVEZ MOTION CARRIED UNAIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01110 00747, a zone map amendment from SU-1 for MH Park to SU-1 for C-2 Permissive Uses, for Tract 94, Town of Atrisco Grant Unit 6, and Tracts A, B, C and D, Gonzales Family Lands, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from SU-1 for MH Park to SU-1 for C-2 Permissive Uses for an approximately 5.5 acre site located on Coors Boulevard SW between Central Avenue and Gonzales Road.

2. The EPC has approval jurisdiction for this site within the *Tower/Unser Sector Plan* (§ 14-16-4-3(C)(3)).

3. This zone map amendment request from SU-1 for MH Park to SU-1 for C-2 Permissive Uses is dependant on the accompanying sector plan amendment.

4. The requested SU-1 zone is currently listed in the *Tower/Unser Sector Plan*

5. This zone map amendment furthers the applicable goals and policies of the *Comprehensive Plan* by creating the opportunity for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment. Also, the Established Urban Area of the Comprehensive Plan encourages a full range of urban land uses, and states that new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be assured.

6. The request furthers the applicable policies of the *West Side Strategic Plan* by proposing a zone that will allow commercial and office uses in the designated Central/Coors Village Center. The Environmental Planning Commission recently approved a zone map amendment immediately to the northeast of the subject site, which is also located in the Central/Coors Village Center.

7. The request furthers the *Southwest Area Plan* by being consistent with the Plan's intent for commercial development.

8. The requests furthers the primary goal of the *Tower/Unser Sector Development Plan* by proposing a zone category that has more development potential under which orderly development can occur.

9. The request is justified as per the policies and requirements of *Resolution 270-1980* because of changed neighborhood conditions in the form of a zone map amendment and sector plan amendment nearby the site and a different zoning category will be more advantageous to the community as articulated in the *Comprehensive Plan*, the *West Side Strategic Plan*, the *Southwest Area Plan* and the *Tower/Unser Sector Development Plan*.

10. The accompanying site plan for subdivision supports the applicant's zone map amendment request by giving the City greater control in determining the type and manner of the development that will take place on the site, ensuring that development is respectful of the surrounding neighborhood and community.

11. This request is intricately tied to an accompanying amendment to the *West Route 66 Sector Development Plan* and zone map amendment under City Council jurisdiction.

CONDITIONS:

1. This zone map amendment is dependant on approvals of an accompanying amendment to the *West Route 66 Sector Development Plan* and a zone map amendment by the City Council.

2. The site shall be replatted to create lot and zone boundary lines that correspond to the accompanying site development plan for subdivision.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER CHAVEZ MOTION CARRIED UNAIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve 01128 00750, a site development plan for subdivision, for Tracts 90, 91, 92 and 94, Town of Atrisco Grant Unit 6, and Tracts A, B, C and D, Gonzales Family Lands, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 18 acre site located on Coors Boulevard SW between Central Avenue and Gonzales Road.

2. This site development plan accompanies two sector plan amendment requests and a zone map amendment request for the same site.

3. This site development plan for subdivision supports the applicant's zone map amendment request by giving the City greater control in determining the type and manner of the development that will take place on the site, ensuring that development is respectful of the surrounding neighborhood and community.

4. The submittal furthers the applicable goals and policies of the *Comprehensive Plan* by creating the framework for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment. Also, the Established Urban Area of the Comprehensive Plan encourages a full range of urban land uses, and states that new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be assured.

5. The submittal furthers the applicable policies of the *West Side Strategic Plan* by proposing an outline for commercial and office uses in the designated Central/Coors Village Center.

6. The submittal furthers the *Southwest Area Plan* by being consistent with the Plan's intent for commercial development north of Pajarito Road.

7. The submittal furthers the purpose of the *West Route 66 Sector Development Plan* by proposing a development framework to enhance the community image of West Central Avenue and instill community confidence in this area as a developable segment of the City.

8. The submittal furthers the primary goal of the *Tower/Unser Sector Development Plan* by proposing a context under which orderly development can occur.

9. The submitted site plan meets the requirements of the *Zoning Code* for site development plan for subdivision.

10. The submittal will be adequate with some changes and additions.

CONDITIONS:

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

2. This site plan is dependant on approvals of an accompanying amendment to the *West Route 66 Sector Development Plan* and a zone map amendment by the City Council.

3. Under Site Design, General, Standards, bullet nine shall be changed to read: "Each tract shall be required to provide a plaza area."

4. Under Site Design, Setbacks, Standards, bullet six shall be changed to read: "15 feet from R.O.W. line of the interior road (the maximum setback of building entries from internal streets to the front entry of the building shall be 40 feet) and 80 feet from the property line of a residential zone. A 20 foot landscape buffer with evergreen trees, spaced a minimum of 15 feet on-center, is required immediately adjacent to the property line of a residential zone."

5. An additional note shall be added under Site Design, Circulation, Standards: "Loading docks and truck delivery routes shall be designed to minimize any and all adverse impacts on adjacent residential zoned areas."

6. A Design Standard shall be added under Circulation that states: "Every development shall provide employee bicycle lockers and every development with over fifty employees shall provide showers and lockers at the worksite."

7. A note shall be added that states: "Environmental Planning Commission Review and Approval is required for any and all future site development plans for building permit unless otherwise delegated by the EPC."

8. Public Works Department Conditions:
   a. Coordination with the K-mart TIS where a portion of this site was assumed to be developed as a commercial use.
   b. Provision of a 30-foot access easement for adjacent parcels, i.e., extension of Bjarne Avenue to the west.
   c. a TIS update is required prior to the submittal of any site plan for building purposes.
   d. The utility plan does not comply with the availability statement of June 6, 2001. Modifications may be required prior to DRB action. On and off-site infrastructure must be financially guaranteed prior to DRB approval.
   e. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer.

9. AMAFCA Condition: Water quality measures for stormwater runoff shall be incorporated into the final design.

MOVED BY COMMISSIONER JOHNSON
SECONDED BY COMMISSIONER CHAVEZ MOTION CARRIED UNAIMOUSLY

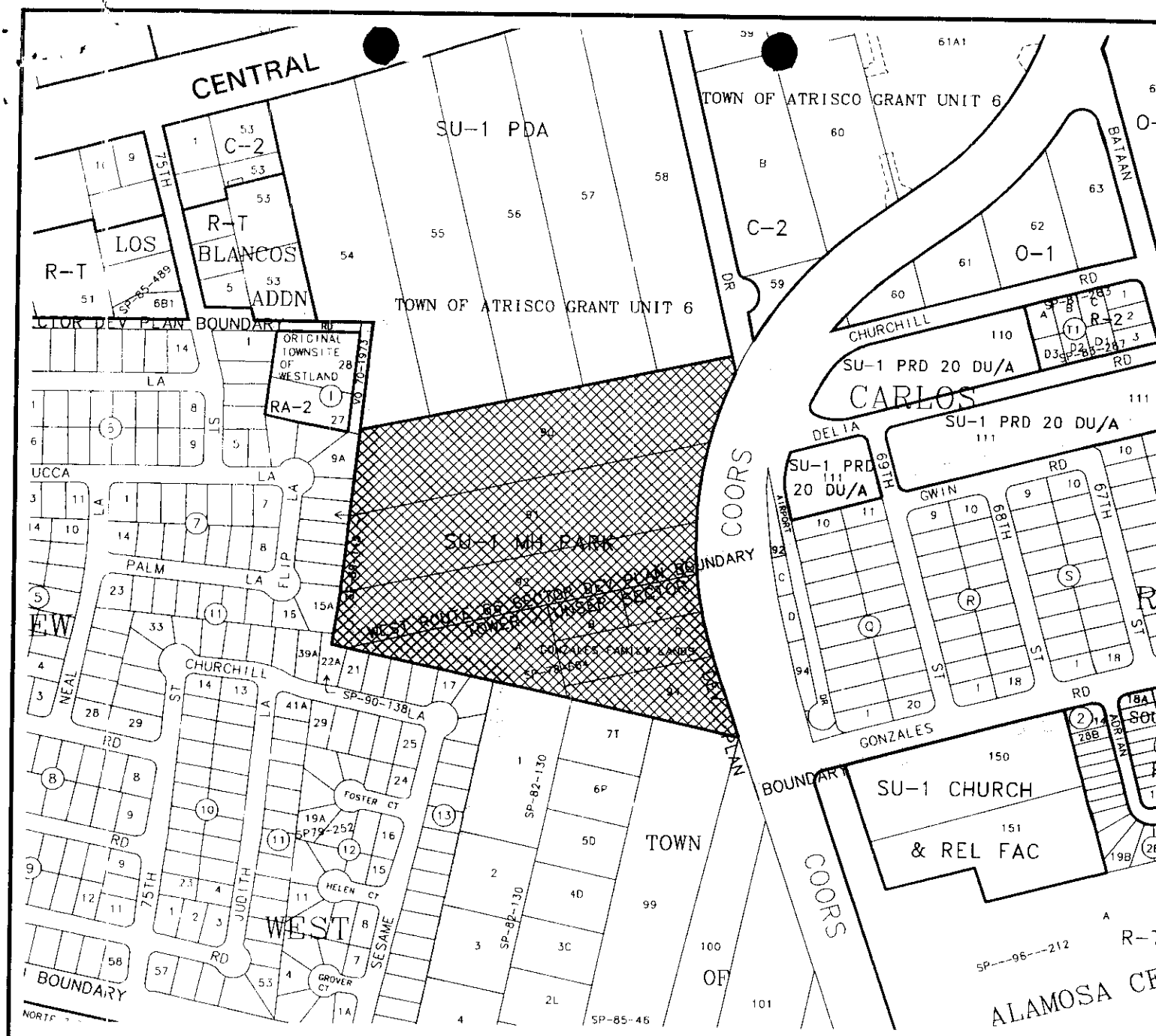
15. 01128 00753 Project #1001280 New Mexico State Parks and the City of Albuquerque Open Space Division request approval of a Site Development Plan for Building Permit/ Extraordinary Facility for Lots A-2 and A-1, Candelaria Farm Area, zoned SU-1 for Nature Study Center& Nature Preserve, located on Candelaria Road NW between the Rio Grande River and Rio Grande Boulevard, containing approximately 118 acres. (F-12 & G-12) Lola Bird, Staff Planner **(APPROVED WITH CONDITIONS.)**

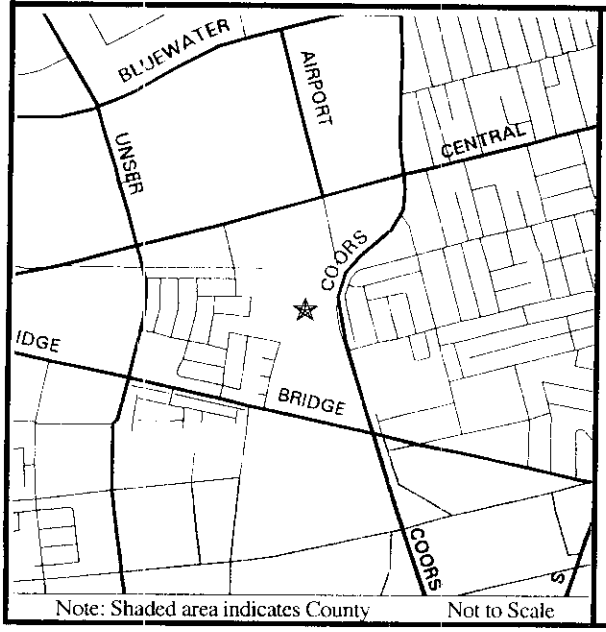
STAFF PRESENT:

Lola Bird, Planning Department

PERSONS TO SPEAK IN FAVOR OF THIS REQUEST:

Rob Vadurro, 1220 S. St. Francis Dr.





Note: Shaded area indicates County Not to Scale

ZONING MAP

-93-

AGIS

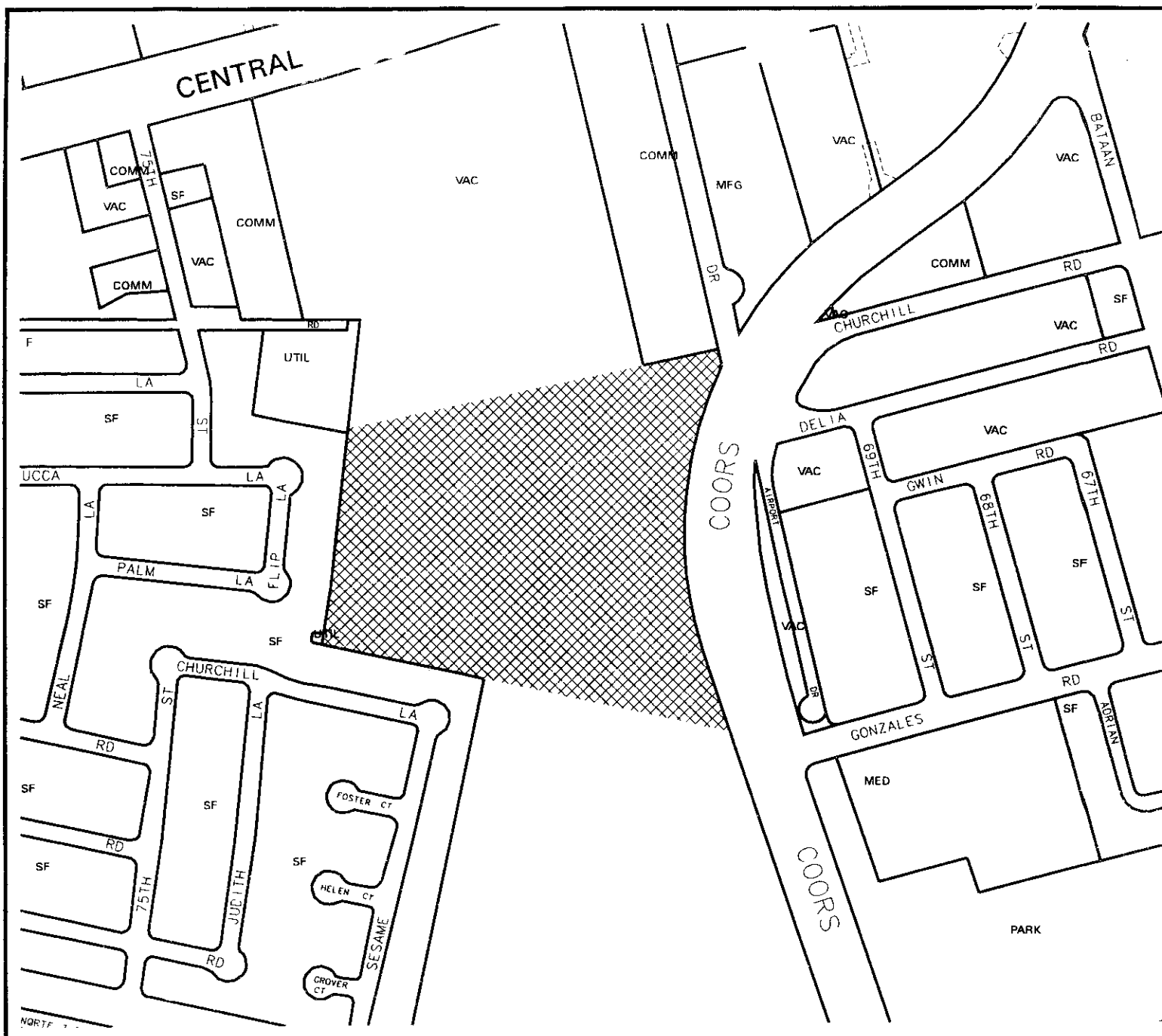
Scale 1" = 392 '

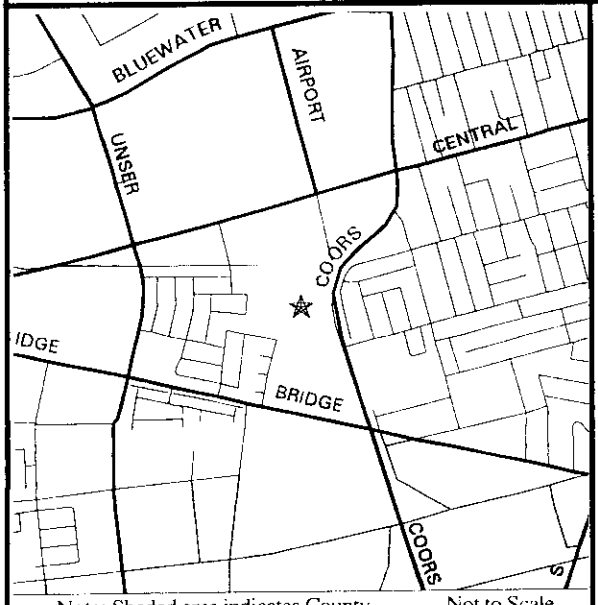
PROJECT NO.
1001278

HEARING DATE
7/19/01

MAP NO.
K-10

APPLICATION NO.
01110-00000-00747
01138-00000-00748
01138-00000-00749
01128-00000-00750





Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

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

-94-

AGIS

Scale 1"= 392 '

PROJECT NO.
1001278

HEARING DATE
7/19/01

MAP NO.
K-10

APPLICATION NO.
01110-00000-00747
01138-00000-00748
01138-00000-00749
01128-00000-00750

MR. BRITO: Nothing further.

CHAIR BEGAY: Mr. Strozier?

MR. STROZIER: Madam Chair, Commissioners I do not think we have anything further. I do believe that we have taken a great deal of care and staff has proposed some additional improvements to what we have proposed in terms of the design guidelines relative to the relationship between this property and the surrounding neighborhood. We did spend time going over that at the neighborhood meeting and I think if it is handled correctly that the buffering that can occur between Coors and this area and the neighborhood can be done properly designed with landscaping, setbacks, lighting restrictions. We went through all of this with the neighborhood association in great detail at our meeting and I think that is one of the reasons why the support has been so strong. In addition to the other comments that you heard which is really just down right need for, need and desire for a variety of commercial retail and service uses out there. And we thank you and would respectfully request that you approve these request. Thank you.

CHAIR BEGAY: Thank you Mr. Strozier. Do we have any other questions for staff or anybody before we close the floor? Okay lets close the floor. Comments? Mr. Chavez?

COMMISSIONER CHAVEZ: Well I would like to speak in support of this project. I think clearly this area needs services as they have unanimously testified. It certainly can use the jobs. I think that the community is fortunate to have somebody that is willing to step forward and risk their resources in making this work. I agree that there has been some neglect in the support for these kinds of things in this area. And while I think in an ideal situation a mixed use would be nice here, it is not ideal. There are needs here. I think clearly they understand, at least it is my interpretation from the comments and the support of the consequences of the C-2 butting up to the residential. But I think they have weighed that in light of the needs that they have. And so I think this is something that would be good for this part of town and I wholeheartedly support this effort.

CHAIR BEGAY: Any body else? Commissioner Gara?

COMMISSIONER GARA: I have a problem with the C-2. The neighborhood commercial that we are talking about as far as the dry cleaners, as far as some of the other facilities can be accomplished in either a C-1 or SU-1 type zone and have more of an impact on the neighborhood. I still have a problem with it being all C-2 simply from the standpoint of we have worked long and hard on the Westside Strategic Plan and the amendments to the Westside Strategic Plan to basically discourage strip type zoning and I see this being a strip type zoning with the C-2 across the front being the pad sites and everything. Even though there is not access you still have the linear dimension there. I have a problem with the C-2 backing up to the residential. Although we have unanimous support tonight that is two people. And I think if you polled the residence that back up to that C-2 and talk about all of the things that can go there and if you look at the conditional uses within a C-2 zone you can have adult amusement establishments and other things of that nature. I think if there were

MS. PERALTA: Hello, I am Michelle Peralta. I am here on behalf of the Skyview West Neighborhood Association just to let you know that we are in favor of the rezoning. We do not want a mobile home in the neighborhood. We would like to have it rezoned for commercial use.

CHAIR BEGAY: What kind of commercial uses are you looking for?

MS. PERALTA: Retail stores, restaurants, different things that we do not have up there right now.

CHAIR BEGAY: And what do you think about commercial backing up to those houses in the back?

MS. PERALTA: As opposed to a mobile home or apartments I would rather have commercial back up to the houses. So would the other people in the neighborhood. We voted on it and that is what we voted for.

CHAIR BEGAY: Thank you.

MS. PERALTA: Thank you.

CHAIR BEGAY: Any other questions? Is that it April?

MR. BACA: Madam Chair, Commissioners, my name is Jude Baca, I am the developer of the property along with Mr. Pat Milligan who has owned the property for roughly thirty years. We have been working on this project just kind of talking to people for probably a couple of years. I just want to reiterate what you have already heard is all the communications, one hundred percent; we have had nothing absolutely negative about our proposals. The people do not want high-density apartments there. They do not want mobile home parks there. They feel that they just do not have the services that are in other parts of Albuquerque and they feel that you bring in apartments you are bringing in low-income apartments; you are further degrading our area. These are things I have actually heard from people. We did try to bring in a large big box home improvement center and they spent probably three months and lots of money doing their planning and basically said we do not want to be here. And it is the stigma of the area and we feel that what we are trying to accomplish here is going to help alleviate that problem because it is a problem down there. The southwest area of town does not have the same services and amenities that the other quadrants of the city have and they want it bad. All our neighborhood association meetings they have really strongly have supported us. Thank you.

CHAIR BEGAY: Any questions for Mr. Baca? Thank you.

MR. BACA: Thank you.

CHAIR BEGAY: Russell, do you have any closing comments?

some buffering of the residential from the C-2 I would be more in support of it. For those reasons I will not support the recommendations of staff.

CHAIR BEGAY: Commissioner Johnson?

COMMISSIONER JOHNSON: I am interested Commissioner Gara in what you would have in mind for a buffering uses for the residential. Maybe you were not even saying uses. What would constitute adequate residential buffering in your estimation?

COMMISSIONER GARA: Again as we have talked many times on this Commission the ideal situation in any rezoning case where it involves property that is outside of a designated community or village center on the Westside that it be a mixture of uses to encourage a mixture of uses which includes residential, office, retail, restaurants, and the whole nine yards. I do not see this area any different then the Cottonwood Mall area and the area outside of the immediate mall area. We have looked at projects there that have the potential of being a mixture of uses as opposed to all retail. We have denied things if I remember correctly along Coors Boulevard to the north, to the south of Paseo del Norte that were retail of nature without a mixture of uses. So I am just trying to be consistent in what we have talked about and what we have tried to accomplish for this community on a community wide basis. If there are neighborhood types of uses that are necessary for that location fine lets take a look at them. But what I see is again not a disregard but not a lot of thought going into the zoning request to create any kind of mixture of uses that can take place on this site. And if we can do it on north Coors why can we not do it on south Coors.

CHAIR BEGAY: Any body else? Commissioner Serrano?

COMMISSIONER SERRANO: Yes I spend a considerable amount of time in this particular area. As most of you know on the Commission know I do a lot of volunteer work and I am not talking about the Environmental Planning Commission. But I do spend a considerable amount of time over around the Atrisco area; Westgate area and I think that Mr. Montoya is correct. It is different and it is unique. And I think that the people there, I mean I go there a lot and I have heard the people tell me personally that just in passing that when they go shopping they have to go clear across the river and they have to go to Coronado or to Winrock etcetera and I have been there and have said gee lets run down to such and such and pick up something and there is no place to go. And I realize I have to go a long way to get whatever supplies I am needing for that particular day. And I think sometimes you have to look at what the intent, I mean I know we have rules and I know we have regulations but sometimes I think you have to look at what the intent is and you have to go to the people. And my feeling is that I think that they support this. I think they want this and I think this is an area of town that needs this type of zoning so that they can grow and that they can prosper. There is a huge stretch down Coors Road where you just go for miles and there is no place to dart into, any kind of commercial activity because it is just non-existing and people do not want to build there. And I commend you for wanting to build something there. And I think...

COMMISSIONER GARA: We have all that C-2 land along Central.

COMMISSIONER SERRANO: I would like to offer my support for this project.

CHAIR BEGAY: Any body else? Commissioner Johnson?

COMMISSIONER JOHNSON: I have a question for staff. Staff you have eluded here to the importance of this having a shopping center designation so that it gets the appropriate review. But I do not know, I mean does it automatically have it by the size of the landmass, how does that work? My thinking is inclined toward respecting what we have heard in the way of request for commercial services but I am concerned about a straight C-2 and not enough oversight on it. And I do not know how the shopping center designation works. It does not appear in the zoning itself I think if this were SU-1 I would feel better about it. Or if there were some way that we had an opportunity to keep a handle on this to make sure that the residential at least by design. I recognize the effort that has gone into the design guidelines here but I am uncomfortable with a straight C-2.

CHAIR BEGAY: Mr. Dineen?

MR. DINEEN: Madam Chair, Commissioner this is, I am just trying to listen to what Jim is saying because he is committing to something. Could we just talk for a second?

COMMISSIONER JOHNSON: Yes.

MR. DINEEN: I think they made a commitment that may help you. The rule is we have to put on SC if it is under single ownership and over five acres. So that will go on any site and that will be the ten-acre site. The other sites that are not would then not be under that. So you cannot do it unless it meets that definition. Now Jim has just said that they are willing to go to an SU-1 for C-2 that would ensure that is under site development plan for all those parcels.

COMMISSIONER JOHNSON: That is good because I will feel quite a lot better about that. And I would probably be able to support it in that case.

COMMISSIONER GARA: Mr. Dineen you know there is an error in the Zone Code under the C-2 Shopping Center regulations on page one-eighty-two. It says, "Any site in this zone classified as a shopping center site, as defined in the subsection 14-16-2-5 and 14-16-2-5 is the RA-2 residential and agricultural zone it should be 14-16-1-5 which is the definition zone.

MR. DINEEN: It is probably a clerical error we will correct that or get someone to correct that.

COMMISSIONER GARA: So in the C-2 zone it says that any site classified as a shopping center site then the shopping center site says a premise containing five or more acre zone P, C-1, C-2, or C-3 or a combination thereof.

COMMISSIONER JOHNSON: I do not think the shopping center designation offers enough safeguards. I think I would only support it if it were SU-1.

MR. DINEEN: Madam Chair, Commissioner, on that point what is the date, do you have a revised version of this? On page one-eighty-two is there a number on the bottom? It says 2001 S29 replacement.

COMMISSIONER GARA: Probably not.

MR. DINEEN: Well I think it has been corrected because if you look our copy is more up to date. Perhaps it was revises just recently.

COMMISSIONER GARA: I only deal with what you give me.

MR. DINEEN: Well we may have not have given you the most updated version.

COMMSSIONER GARA: 1999 S21.

MR. DINEEN: Ours is 2001 and what it says under G is 14-16-1-5 so it has been corrected it appears like in this revised version. And you probably do not have that replacement sheet. They send them out, I do not know (INAUDIBLE) or not. They send them out to us and they just tell you they are there and they expect you to kind of collate them back in. So actually if we were using mine it would not be up to date either so do not feet bad.

CHAIR BEGAY: Commissioner Johnson?

COMMISSIONER JOHNSON: I am also concerned about C-2 and its uses and if it is SU-1 for C-2 uses are we granting everything permissive and conditional? Did you consider all of the uses that might go on in this site when you were thinking about the C-2 designation?

MR. DINEEN: Well that is a very good point. If we go to an SU-1 for C-2 it should be clear that they are not automatically getting all the conditional uses. I think that needs to be clarified because it would not be under straight zoning. They would get conditional uses but they would go through the conditional use process. They would not be made immediately permissive and I think that is a very good point to make and we need to make distinction because I think it would be incorrect to do that. They are saying they will go for C-2 permissive only and eliminate the SU-1.

COMMISSIONER JOHNSON: Fair enough. Okay, that is great.

CHAIR BEGAY: Mr. Strozier?

MR. STROZIER: Just very quickly I think it was our feeling that this property being that the entire property was being zoned C-2. What we are requesting that it would all fall under the shopping center designation and that is the way we have approached this. So in our opinion the SU just defines that more clearly. We have no problem with that and stating permissive uses once again that is consistent with our request. So we have no problem with either of those.

COMMISSIONER JOHNSON: Very good.

CHAIR BEGAY: Thank you.

COMMISSIONER JOHNSON: Is the floor closed?

CHAIR BEGAY: It was but we are tired.

COMMISSIONER JOHNSON: I am prepared to make a motion.

CHAIR BEGAY: Commissioner Johnson?

COMMISSIONER JOHNSON: Unless we want to discuss any further? Well this will take until nine to make the motion. In the matter of 01138 00748, a map amendment to the West Route 66 Sector Development Plan I move we forward to the City Council a recommendation of approval of change from SU-1 for Mobile Home Park to SU-1 for C-2 permissive uses with findings one through eight as written.

COMMISSIONER SERRANO: Second.

CHAIR BEGAY: A motion and a second. All those in favor? Opposed?

COMMISSIONER GARA: Any discussion?

CHAIR BEGAY: Sure.

COMMISSIONER GARA: No.

CHAIR BEGAY: Okay. Opposed? Motion passes 5-2 (Commissioner Gara and Commissioner Schwartz voted no. Commissioner McMahan stepped away for a while).

COMMISSIONER JOHNSON: In the matter of 01110 00747, a zone map amendment from SU-1 for mobile home park to SU-1 for C-2 permissive uses I move we recommend approval to the City Council based on findings one through eleven and conditions one and two.

COMMISSIONER SERRANO: Second.

CHAIR BEGAY: A motion and a second. Discussion? All those in favor? Opposed? Motion passes 5-2 (Commissioner Gara and Commissioner Schwartz voted no. Commissioner McMahan stepped away for a while).

COMMISSIONER JOHNSON: In the matter of 01138 00749, a map amendment to the Tower Unser Sector Development Plan from SU-1 for Mobile Home Park to SU-1 for C-2 Permissive Uses I move approval, we can do that we do not need to recommend it to City Council right. Based on findings one through nine and condition one as written.

COMMISSIONER CHAVEZ: Second.

CHAIR BEGAY: A motion and a second. Discussion? All those in favor? Opposed? Motion passes 5-2 (Commissioner Gara and Commissioner Schwartz voted no. Commissioner McMahan stepped away for a while).

COMMISSIONER JOHNSON: In the matter of 01110 00747, a zone map amendment from SU-1 for Mobile Home Park to SU-1 for C-2 Permissive Uses I move approval based on findings one through twelve and conditions one, two and three.

COMMISSIONER CHAVEZ: Second.

CHAIR BEGAY: A motion and a second.

COMMISSIONER BRISCOE: (INAUDIBLE) conditions there is shopping center.

COMMISSIONER JOHNSON: We can delete condition three. Thank you John. And finding twelve that also refers to a shopping center site.

CHAIR BEGAY: All those in favor? Opposed? Motion passes 5-2 (Commissioner Gara and Commissioner Schwartz voted no. Commissioner McMahan stepped away for a while).

COMMISSIONER JOHNSON: In the matter of 01128 00750, a site development plan for subdivision I move approval, is there any reference in the findings to it being C-2? I do not think there is.

CHAIR BEGAY: Russell?

MR. BRITO: Madam Chair, Commissioner Johnson, finding number four refers to shopping center site.

COMMISSIONER JOHNSON: We can delete that. So we will have findings one through ten and conditions one through four as written. I would like to change condition five to read minimize any and all aversive impacts on adjacent residentially zoned areas. Delete eight C, so it would be conditions one through...

MR. MONTANO: Madam Chair, can I clarify something.

CHAIR BEGAY: Sure.

MR. MONTANO: Madam Chair, Commissioner Johnson, the language on eight C that needs to be eliminated is the first sentence, the second sentence needs to stay. Where it says a traffic update is required prior to any submittal of site plan for building purposes.

COMMISSIONER JOHNSON: So the sentence should begin with "A TIS update"?

MR. MONTANO: Right.

COMMISSIONER JOHNSON: I am sorry, thank you. Okay nine conditions.

CHAIR BEGAY: A motion and a second. All those in favor? Opposed? Motion passes 5-2 (Commissioner Gara and Commissioner Schwartz voted no. Commissioner McMahan stepped away for a while).

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to recommend approval to the City Council of 01138 00748, a map amendment to the *West Route 66 Sector Development Plan*, from SU-1 for MH Park to SU-1 for C-2 Permissive Uses for Tracts 90, 91 and 92, Town of Atrisco Grant Unit 6, based on the following Findings:

FINDINGS:

1. This is a request for an amendment to the *West Route 66 Sector Development Plan* to change the Plan map, figure 25, page 64, from SU-1 for MH Park to SU-1 for C-2 Permissive Uses for an approximately 12.5 acre site located on Coors Boulevard SW between Central Avenue and Gonzales Road.

2. Since the area of the requested amendment is over ten acres in size, the City Council has approval jurisdiction as per the Zoning Code (§ 14-16-4-3(C)(3)).

3. This sector plan amendment is necessary for the accompanying zone map amendment request from SU-1 for MH Park to SU-1 for C-2 Permissive Uses.

4. This sector plan amendment furthers the applicable goals and policies of the *Comprehensive Plan* by creating the opportunity for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment. Also, the Established Urban Area of the Comprehensive Plan encourages a full range of urban land uses, and states that new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be assured.

May 28, 2001

Dear Sirs,

COORS TOWNE CEN

We the Merchants of West Central are in support of project .

We believe that this would benefit and enhance our community. This is the type of commercial use we are seeking for this area.

Thank You,

President
West Central Merchants
Sonny Montoya

May 14, 2001

Ms. Elizabeth Begay, Chairwoman
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

RE: Property on Coors

Dear Chairwoman Begay:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this submittal for zone map and Sector Plan amendment to the City of Albuquerque. The property is located on the West Side of Albuquerque and consists of approximately 18 acres. The specific location of the property is south of the Coors/Central intersection and the northeast corner of the property is located at the Coors and Airport Drive Right-of-Way. Please feel free to call Consensus Planning at 764-9801 with any questions or concerns.

Sincerely,

Pat Milligan

Pat Milligan

c: Mr. Jude Baca

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: Mr. Patrick Milligan **Date of request:** 5/23/01 **Zone atlas page(s):** K10

TO BE COMPLETED BY APPLICANT

CURRENT:
Zoning: SU-1 for MH
Parcel Size (acres / sq.ft.): 18 acres

Legal Description - Lots A,B,C,D
Lot or Tract # Tracts 90, 91 & 92 Block #
Subdivision Name Town of Atrisco Grant Unit 6

REQUESTED CITY ACTION(S):

Annexation	[ ]	Sector Plan	[ ]	Site Development Plan:	
Comp. Plan Amendment	[ ]	Zone Change	[X]	a) Subdivision	[X]
		Conditional Use	[ ]	b) Build'g Purposes	[ ]
				c) Amendment	[ ]
				Building Permit	[ ]
				Access Permit	[ ]
				Other	[ ]

PROPOSED DEVELOPMENT:
No construction / development [X]
New Construction [ ]
Expansion of existing development [ ]

GENERAL DESCRIPTION OF ACTION: [1] Zone Map, Sector Plan Amendment and Site Plan for Subdivision for C-2 is reque

# of units - _____
Building Size - _____ (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 _____ Date _____
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [✓] NO [ ] BORDERLINE [ ]
PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [✓] NO [ ] Mitigating reasons for not requiring **TIS:** Previously studied: [ ]
Notes: Portions of this site were include in the Super K study as a generalized Com'l acreage. A comparison of the proposed development trip generation

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.**

for Joseph D. Montano 5/16/01
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]
ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [ ] NO [X] Mitigating reasons for not requiring **AQIA:** Previously studied: [ ]
Notes:

IF AN AQIA IS REQUIRED: a scoping meeting 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 AQIA.**

_____ 1/24/01
ENVIRONMENTAL HEALTH DATE

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 ___/___/___		
	- FINALIZED ___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED ___/___/___		
	- FINALIZED ___/___/___	ENVIRONMENTAL HEALTH	DATE

City of Albuquerque

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 4, 2001

John Valdez
Consensus Planning
924 Park Avenue SW/87102
Phone: 764-9801/Fax: 842-5495

Dear John:

Thank you for your inquiry of **May 4, 2001** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **TRACTS 90,91 AND 92, LOTS A,B,C, AND D, TOWN OF ATRISCO GRANT, UNIT 6** zone map **K-10.**

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

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

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 our office at (505) 924-3914.

Sincerely,

Stephani Winklepleck

OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planningrnaform(11/5/98)

"ATTACHMENT A"

John Valdez, Consensus Planning
Zone Map K-10

ALAMOSA N.A. (R)
Jeanette Baca
901 Field SW/87121 836-3281 (h)
Klarissa Pena
6525 Sunset Gardens SW/87121 839-0372 (h)

SKYVIEW WEST N.A. (R)
***LeRoy Martinez**
408 Sesame St. SW/87121 836-2222 (h)
Terry Carr
2920 Carlisle Blvd. NE/87110 881-0796 (w)

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

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

May 31, 2001

Ms. Jeannette Baca
Alamosa Neighborhood Association
901 Field SW
Albuquerque, NM 87121

Dear Ms. Baca:

The purpose of this letter is to inform you and the members of the Alamosa Neighborhood Association that Consensus Planning, Inc. has submitted a zone map, sector plan amendment, and Site Plan for Subdivision application to the City of Albuquerque. The submittal covers a piece of property located off the West Side of Coors, between Bridge and Central Avenue SW. Please see the attached zone atlas sheet with the highlighted property for specific location.

The subject property consists of approximately 18 acres and is currently zone SU-1 for Mobile Home Park. The site falls within the boundaries of both the West 66 Sector Development Plan and the Tower/Unser Sector Development Plan, the two plans covered by the proposed amendments. This request seeks to rezone the property to C-2 for the purposes of locating commercial uses on the site. Potential uses may include lots for smaller retail and/or office and one larger retailer.

The basis of this zone map and sector plan amendment is that commercial at this site would be more beneficial to the community. The site is directly south of the recently approved Super K-Mart site and developments could be integrated easily into a high quality design. In addition, the Site Plan for Subdivision gives the EPC greater control over the site through design standards to make sure that future development is respectful of the surrounding neighborhood.

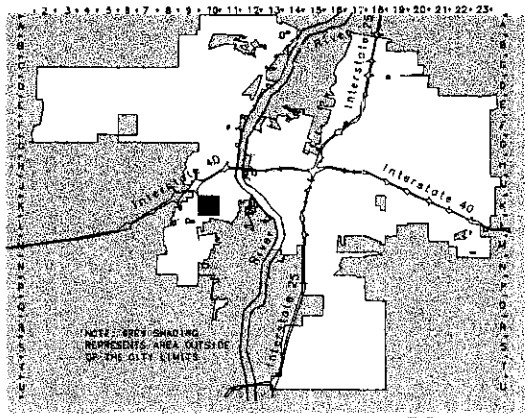
Please contact me or John Valdez at 764-9801 if you should have any questions or desire additional information.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



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CITY OF Albuquerque

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Map Amended through July 28, 2000

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(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

May 17, 2001

Ms. Klarissa Peña
Alamosa Neighborhood Association
6525 Sunset Gardens SW
Albuquerque, NM 87121

Dear Ms. Peña:

The purpose of this letter is to inform you and the members of the Alamosa Neighborhood Association that Consensus Planning, Inc. has submitted a zone map, sector plan amendment, and Site Plan for Subdivision application to the City of Albuquerque. The submittal covers a piece of property located off the West Side of Coors, between Bridge and Central Avenue SW. Please see the attached zone atlas sheet with the highlighted property for specific location.

The subject property consists of approximately 18 acres and is currently zoned SU-1 for Mobile Home Park. The site falls within the boundaries of both the West 66 Sector Development Plan and the Tower/Unser Sector Development Plan, the two plans covered by the proposed amendments. This request seeks to rezone the property to C-2 for the purposes of locating commercial uses on the site. Potential uses may include lots for smaller retail and/or office and one larger retailer.

The basis of this zone map and sector plan amendment is that commercial at this site would be more beneficial to the community. The site is directly south of the recently approved Super K-Mart site and developments could be integrated easily into a high quality design. In addition, the Site Plan for Subdivision gives the EPC greater control over the site through design standards to make sure that future development is respectful of the surrounding neighborhood.

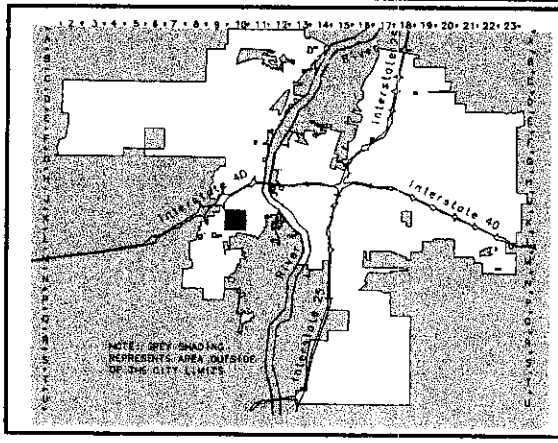
Please contact me or John Valdez at 764-9801 if you should have any questions or desire additional information.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

Karen R. Marcoux, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



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CONSENSUS PLANNING

May 17, 2001

Mr. LeRoy Martinez
Skyview West Neighborhood Association
408 Sesame St. SW
Albuquerque, NM 87121

Dear Mr. Martinez:

The purpose of this letter is to inform you and the members of the Skyview West Neighborhood Association that Consensus Planning, Inc. has submitted a zone map, sector plan amendment, and Site Plan for Subdivision application to the City of Albuquerque. The submittal covers a piece of property located off the West Side of Coors, between Bridge and Central Avenue SW. Please see the attached zone atlas sheet with the highlighted property for specific location.

The subject property consists of approximately 18 acres and is currently zoned SU-1 for Mobile Home Park. The site falls within the boundaries of both the West 66 Sector Development Plan and the Tower/Unser Sector Development Plan, the two plans covered by the proposed amendments. This request seeks to rezone the property to C-2 for the purposes of locating commercial uses on the site. Potential uses may include lots for smaller retail and/or office and one larger retailer.

The basis of this zone map and sector plan amendment is that commercial at this site would be more beneficial to the community. The site is directly south of the recently approved Super K-Mart site and developments could be integrated easily into a high quality design. In addition, the Site Plan for Subdivision gives the EPC greater control over the site through design standards to make sure that future development is respectful of the surrounding neighborhood.

Please contact me or John Valdez at 764-9801 if you should have any questions or desire additional information.

Sincerely,

James K. Strozier, AICP
Principal

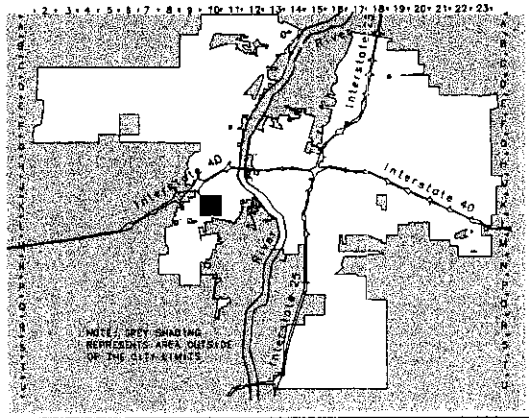
Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

PRINCIPALS

Kevin K. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



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Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

May 17, 2001

Terry Carr
Skyview West Neighborhood Association
2920 Carlisle Boulevard NE
Albuquerque, NM 87110

Dear Mr. Carr:

The purpose of this letter is to inform you and the members of the Skyview West Neighborhood Association that Consensus Planning, Inc. has submitted a zone map, sector plan amendment, and Site Plan for Subdivision application to the City of Albuquerque. The submittal covers a piece of property located off the West Side of Coors, between Bridge and Central Avenue SW. Please see the attached zone atlas sheet with the highlighted property for specific location.

The subject property consists of approximately 18 acres and is currently zoned SU-1 for Mobile Home Park. The site falls within the boundaries of both the West 66 Sector Development Plan and the Tower/Unser Sector Development Plan, the two plans covered by the proposed amendments. This request seeks to rezone the property to C-2 for the purposes of locating commercial uses on the site. Potential uses may include lots for smaller retail and/or office and one larger retailer.

The basis of this zone map and sector plan amendment is that commercial at this site would be more beneficial to the community. The site is directly south of the recently approved Super K-Mart site and developments could be integrated easily into a high quality design. In addition, the Site Plan for Subdivision gives the EPC greater control over the site through design standards to make sure that future development is respectful of the surrounding neighborhood.

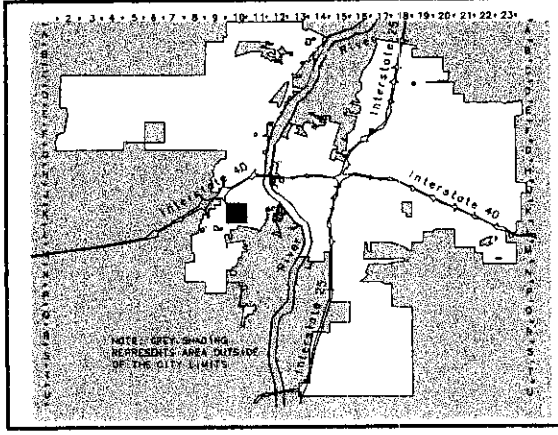
Please contact me or John Valdez at 764-9801 if you should have any questions or desire additional information.

Sincerely,

James K. Strozier, AICP
Principal

PRINCIPALS

Karen R. Marcoux, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA



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Jeannette Baca
Street, Apt. No.; or PO Box No.
701 Field Street SW
City, State, ZIP+4
Albuquerque NM 87121

PS Form 3800, July 1999 See Reverse for Instructions

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Name (Please Print Clearly) (To be completed by mailer)
Terry Carr
Street, Apt. No.; or PO Box No.
2920 Carlisle Blvd. NE
City, State, ZIP+4
Albuquerque NM 87110

PS Form 3800, July 1999 See Reverse for Instructions

U.S. Postal Service
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(Domestic Mail Only; No Insurance Coverage Provided)

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Return Receipt Fee (Endorsement Required) 1.50
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 3.74

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Name (Please Print Clearly) (To be completed by mailer)
Klarissa Pena
Street, Apt. No.; or PO Box No.
6525 Sunset Gardens
City, State, ZIP+4
Albuquerque NM 87121

PS Form 3800, July 1999 See Reverse for Instructions

U.S. Postal Service
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Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 3.74

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Name (Please Print Clearly) (To be completed by mailer)
LeRay Martinez
Street, Apt. No.; or PO Box No.
408 Segovia St. SW
City, State, ZIP+4
Albuquerque NM 87121

PS Form 3800, July 1999 See Reverse for Instructions

CONSENSUS PLANNING

Coors Town Center

Zone Map Amendment, Sector Plan Amendment, and Site Plan for Subdivision Justification

Prepared For:
Mr. Patrick Milligan
Mr. Jude Baca

May 31, 2001

INTRODUCTION

This zone map and sector plan amendment and Site Plan for Subdivision request covers a piece of property comprising +/- 18 acres on Albuquerque's West Side. The property is specifically located off Coors Boulevard Southwest, south of Central Avenue. A portion of the recently vacated Airport Drive SW touches the northeast corner of the property. The property lies within the boundaries of two Sector Plans, the Tower/Unser Sector Development Plan and West Route 66 Sector Development Plan, which necessitates the need for the sector plan amendment to accompany this zone map amendment. The property is currently zoned SU-1 for MH Park and this amendment seeks to rezone the property to C-2. The Site Plan for subdivision is included as part of the submittal.

Zone Map and Sector Plan Amendment Request

There are two basic reasons for this zone map amendment request. The first being the changed neighborhood conditions and the other is that a commercial use category at this location would be more advantageous to the community. The changed conditions include increased residential development, increased commercial development, and business park development located to the northwest (Unser/Central area). In July of 2000, the EPC approved a zone map amendment for the property located to the north (case # 00110 00000 00596). In addition, the site plan currently being heard at DRB, shows commercial uses and a vacation of Airport Drive that would link Central Avenue to Coors Boulevard. A new road linking Coors to Central was approved as part of the Site Plan.

The other reason for this zone map and Sector Plan Amendment is that the proposed uses allowed by C-2 zoning would be more advantageous to the community as a whole than the current SU-1 for MH. It would provide more jobs in the area and provide goods and services close to a growing residential area, thereby eliminating the need for additional vehicle trips to other parts of the City. The community has expressed a desire to the property owner for the site to develop with commercial uses rather than a mobile home park. The site plan that accompanies this request gives the EPC greater control over development that takes place on the site.

This request meets all of the policies contained in the *Albuquerque/Bernalillo Comprehensive Plan, West Side Strategic Plan, West 66 Sector Development Plan, Resolution 70,* and *Resolution 270-1980.*

Site Plan for Subdivision Request

In addition to the zone map and Sector Plan amendment request, this request is also for a site plan for subdivision approval. The Site Plan responds to all the requirements for a Site Plan for Subdivision as outlined in the City's Development Process Manual and includes

- Vehicular and Pedestrian Circulation and Access Points
- Land Use and/or Zoning
- Internal Circulation Requirements

- Setback and Height Regulations
- Floor Area Ratios
- Landscape Requirements

Design guidelines have also been developed that regulate the development of the site. The guidelines also give the City greater control in determining the type and manner of the development that will take place on the site. They include standards for pedestrian access, lighting, parking, and landscaping. The site plan will ensure that development that is respectful of the surrounding neighborhood and community.

SITE CHARACTERISTICS

The site is currently vacant. The area to the west is comprised of single-family homes zoned R-1. The Coors/Central intersection is located to the north of the property and is developing as a major commercial node for the area. This area is defined as the Village Center for the Bridge/Westgate Community as defined by the *West Side Strategic Plan* (described in greater detail below).

Currently, Airport Drive extends south from Central and stops at the northeast corner of the property but does not provide a linkage between Central and Coors. As previously stated, however, Airport Drive has been recently vacated and a new road will link Coors to Central via the property to the north.

ADJACENT LAND USE AND ZONING

Direction	Zoning	Land Use
North	SU-1 For PDA/C-2	Vacant (A portion of this property has been approved for a Super K-Mart and ancillary commercial uses).
East (across Coors)	SU-1 PRD (20 DU/Acre)	Vacant/Single Family Residential
West	R-1	Single Family Residential
South	RA-2	Vacant

APPLICABLE PLANS AND POLICIES

This request complies with all applicable plans and policies, listed below. The response to each policy is italicized.

Albuquerque/Bernalillo County Comprehensive Plan

This request is consistent with the *Albuquerque/Bernalillo County Comprehensive Plan*. The property is located in the Established Urban area designated by the Plan, which outlines several goals and policies for development in this area.

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

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

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

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

- In small neighborhood-orientated centers provided with pedestrian and bicycle access within reasonable;
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit;
- In freestanding retailing and contiguous storefronts in older neighborhoods.

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.

This request satisfies all the policies listed above. C-2 uses would be more advantageous to the community and the Site Plan for Subdivision provides the City with the opportunity to have greater control in the development of the property. In addition, the Site Plan for Subdivision will include design guidelines that will ensure that the integrity of the existing neighborhood will not be compromised. The Site Plan will address landscaping, lighting, and parking in order for a quality and innovative design.

This property is contiguous to existing public facilities including water and wastewater systems, streets, and storm drainage. As a result, any development of the property would not require new infrastructure.

Commercial development of this location will also occur in major commercial area being that the Super K-Mart has been approved for the property to the north. This will allow for easy integration between the two sites. In addition, Airport Drive has

been vacated and a new roadway will link Coors with Central, creating an intersection the two arterials. The property will also front Coors, which is primary transit route, enabling people taking Sun Tran to access the commercial uses on the property.

This request is also consistent with the Plan's Transportation and Transit goals and policies.

> The Goal is to 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 roads.
>
> Policy b — Compatible mixing and convenient placement of residential, commercial, manufacturing, and public service related land uses shall be encouraged where desirable and appropriate to lessen the need for intra-city motorized traffic.

The location of commercial uses on this site will serve a growing residential area, lessening the need for vehicular travel. In addition, the area is easily served by four different Transit (Sun Tran 90, 66, 54, and 52) routes. The Site will also be accessible to pedestrians from the surrounding neighborhood, thereby reducing vehicle miles traveled.

West Side Strategic Plan & Amendments

The intent of the *West Side Strategic Plan* is to guide future growth and development on Albuquerque's West Side through a framework of goals and strategic policies. The Plan states that since Indian and Federal lands surround the City on three sides, the West Side will be called upon to accommodate the future growth needs of the Metro area. This zone map amendment request is consistent with the *West Side Strategic Plan's* Goal 10, which states:

> Goal 10 — The Plan should create a framework to build a community where citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources of West Side residents.

This request meets this goal by allowing commercial uses capable of serving a growing residential area, thereby allowing for a stronger community. The type of development taking place is respectful of the quality of life by locating on a vacant lot that is already served by facilities and infrastructure.

The property is located in the Bridge/Westgate Community as identified in the West Side Strategic Plan. According to the Plan, the Community is comprised of approximately 4,900 acres and could someday have a population of 38,300 people, supporting 15,300 housing units and could provide as many as 12,700 jobs.

Commercial at this location will benefit the community by providing goods and services near the growing residential area and also by providing the growing community with employment opportunities.

The Village Center Core for this particular area of the Community is located at the intersection of Coors and Central. According to both the Plan and the proposed amendments, the subject property is located in the Village Adjacent Area to the Coors/Central Village Center (The proposed amendments are pending action by the City Council). According to the Plan, appropriate uses in the Village Adjacent areas include higher density housing, open space, schools, and religious institutions.

The existing Village Adjacent Area, however, has developed with other commercial uses, including a recent zone map amendment for commercial uses on the piece of property to the north.

Southwest Area Plan

The Board of County Commissioners and the City Council adopted the first *Southwest Area Plan* in 1988. The Plan is currently being revised. Boundaries of the Plan are I-40 and Central Avenue to the North, Isleta, Pueblo to the South, I-25 to the east, and the Rio Puerco to the East. The primary intent of the Plan is to guide development within the study area with an emphasis on physical planning, land use connections, natural resources, environmental protection, and economic development. One of the primary focuses of the Plan revision is to enhance opportunities for agriculture.

The Plan outlines several policies designed to guide development of land in the Plan areas. This request for commercial at this location complies with some of the Plan's policies regarding economic development. They include:

Policy 43	Emphasize job creation and expansion of employment opportunities of the Southwest Area Plan.
Policy 44	Ensure the availability of land for agricultural based economic development in the southwest area.

This request helps implement these two policies by providing commercial in a growing residential area. As the area develops, there will be a need for jobs that will be partially met by the commercial uses that develop on the property. In addition, higher density and commercial development is desired in the mesa land areas in order to preserve agricultural land in other areas. This request seeks to develop an infill commercial site in the mesa land area, thereby preserving agricultural land in other areas of the Plan boundaries.

Tower/Unser Sector Development Plan (Amendment Justification)

The intent of the *Tower/Unser Sector Development Plan* is to guide growth and development within its study area, which is defined as Sunset Garden and Sage Road on the North and South, and between Coors Boulevard and the Powerline

Channel on the east and west. Only a small portion of the subject property lies within the Sector Plan boundaries.

The Sector Plan recommends that the portion of the subject property within its boundaries be zoned SU-1 for MH (the current zoning), consistent with the portions within the *West Route 66 Sector Development Plan* and described in greater detail below. The primary justification for this zoning recommendation is the assumption that the portions within the West Route 66 Sector Development Plan would also develop as a mobile home park.

The basis of this Sector Plan Amendment request is that commercial uses at this location would be far more beneficial to the community as a whole than a higher density mobile home park. The zone map amendment request also covers the entire property, including those portions that lie within the boundary of the *West Route 66 Sector Plan,* and if approved, would nullify the justification for recommending that SU-1 for MH be applied for the pieces within the Tower/Unser boundaries.

This request seeks only to amend Figure 13: Recommended Zoning (page 63) and not any of the actual text within the document. Figure 13 recommends that this site be left SU-1 for MH. This request is for C-2 zoning to be applied to the potion of the site within the boundaries of the Tower/Unser Sector Plan.

West Route 66 Sector Development Plan (Amendment Justification)
The stated purpose of the *West Route 66 Sector Development Plan* is to enhance the negative community image of the West Central Avenue and instill community confidence in the area. For the most part, the Plan keeps the same zoning as was originally assigned with the adoption of the Comprehensive City Zoning Code. In the case of the subject property, the Sector Plan states that the SU-1 for MH zoning was established in 1973 (EPC case #Z-73-101) for the purpose of establishing a mobile home park on the property. Prior to that change, the area was given a zone designation of SU-1 for Hospital (EPC case # Z-69-47), however, conditions approving that zone map amendment were never met, and the property reverted to the original zoning of A-1. The Sector Plan also states that a mobile home park on this site would buffer the existing single family neighborhood from traffic on Coors Boulevard.

The basis for the zone map amendment request is that mobile home park development has not occurred on the property and commercial uses at this site would be more advantageous to the community as a whole. In addition, buffering can also be accomplished by means of the site plan, which will be submitted as part of this request.

In addition, In July of 2000, the EPC approved a zone change and Sector Plan Amendment from SU-1 for PDA to C-2 on a portion of the property immediately to the north (Case File # 00110 00000 00596). At the same time, the EPC also approved a Site Plan for Building Permit (Case File # 00128 00000 00588) for the

property, in order to allow the construction of a Super K-Mart. As a result, a zone change and Sector Plan amendment on the subject property could be easily integrated with the uses proposed for the northern adjacent properties.

This request seeks to amend Figure 25: Segment 2 Approved Zoning (page 64) and not any of the text within the document. The Plan indicates that the approved zoning for the subject site is SU-1 for MH and this zone map amendment request is for C-2 be applied to the property. By approving this request, the amendment would not eliminate the opportunity for SU-1 for MH since the Plan allows SU-1 for MH in other areas within the Plan boundaries.

Resolution 70

Resolution 70 outlines many policies that are aimed at directing growth in the City of Albuquerque. This request is consistent with several of these polices as outlined below.

Section 2

> J."The City shall encourage increased densities and mixed uses in major community activity centers and corridors as identified by the City, and development of identifiable communities with facilities that meet the daily needs of residents closer to their homes or employment in order to decrease Vehicle Miles Traveled and dependence on the private automobile".

This zone map and sector plan amendment request complies with the intent of policy J. The request seeks that commercial uses be applied to the property that could serve a growing residential area. Commercial uses at this location would decrease Vehicle Miles Traveled since residents would not have to travel as far for goods and services. The Subject Site would also be accessible to pedestrians and people on bike. In addition, the Coors/Central Intersection is identified as the Community Core area, making it a major activity center.

Resolution 270-1980

Resolution 270-1980 is intended to guide all zone map amendments. This request for zone map amendment is consistent with the policies outlined below.

A. The proposed zone map amendment is consistent with the health, safety, morals, and general welfare of the City. It would provide commercial uses in a growing residential area. The Site Plan for Subdivision and associated design guidelines would also allow the City to ensure that the site was designed in a manner that would be attractive and enhance property values. Furthermore, development of the vacant lot would mitigate the potentially harmful effects of a vacant lot such as trash accumulation and illegal dumping. Commercial development that would potentially take place is also an infill project, further advancing the goals and policies of the City.

B. Commercial zoning would provide more stability than the uses currently allowed by the current zoning designation. The area is undergoing a great deal of residential growth to the south and this location with potential access from Central Ave. and Coors Boulevard would make this location a good place for commercial uses. In addition, EPC recently approved a zone map amendment to C-2 uses for the property located to the north, meaning that commercial uses on the subject site would easily integrate with commercial uses that develop there.

C. As demonstrated by the policy analysis above, the requested zone map and Sector Plan amendment conforms with the *Albuquerque/Bernalillo County Comprehensive Plan, R-70, R-270-1980, Southwest Area Plan,* and *West Side Strategic Plan*. It also complies with the City's desire for infill development by taking an existing vacant parcel and proposing commercial development take place. The request is seeking an amendment of the *Tower/Unser Sector Development Plan* and *West Route 66 Sector Development Plan.* The justification for the amendments to both Sector Plans are noted above, however, the uses allowed by C-2 zoning would be more beneficial to the community.

D. (2) Changed neighborhood conditions provides the one basis for the zone map and Sector Plan amendment request. The area has seen additional residential development (off Bridge) and increased commercial uses. Another changed condition is that the community would prefer this area to develop with commercial rather than the higher density mobile home park development.

(3) Commercial development at this location would be more advantageous to the community by providing additional shopping choices in a growing residential area. This, in turn, will reduce the amount of vehicle miles traveled in the area and entire West Side since people will not have to drive too far to obtain services. The site will be accessible by Transit. Additionally, development of this site would be an infill project, something the City is trying to encourage. It would also provide more employment opportunities in an area that has not seen the same type of job growth as other locations within the City.

E. The permissive uses allowed by C-2 zoning will not be harmful to the adjacent property, the neighborhood, or community. Instead, commercial uses would benefit the community by 1) the development of an infill site and 2) by providing increased job opportunities in an area that has seen slow job growth. The neighbors have stated that they would like to see commercial on the site. In addition, the Site Plan for Subdivision will give the EPC greater leverage in ensuring that the site is developed in a manner that will mitigate potential harm to the community.

F. The proposed zone map amendment will not require major and unprogrammed capital expenditures by the City. The area is already served by adequate infrastructure.

G. The cost of land or other economic considerations pertaining to the applicant is not the basis of this zone map amendment request. It is based upon changed conditions and the fact that commercial uses would be more beneficial to the community as a whole.

H. Location on a collector or major street alone is not the justification for this zone map and Sector Plan amendment request. Although the site will be accessible from Coors and Central (via Airport Drive), this is not the basis for the zone map amendment.

I. This zone map amendment request does not constitute a "spot zone". There are also other properties in the area zone C-2, including the recently approved properties to the immediate north.

J. This zone map amendment request does not constitute a "strip zone" development. The request is in full compliance with the *West Side Strategic Plan* whose intent was to discourage the development of strip commercial centers. The EPC has the ability to guide development of this site through approval of the site plan.

CONCLUSIONS

- This request for zone map and sector plan amendment covers approximately 18 acres of property on Albuquerque's West Side.

- The property is located within the boundary of the West 66 Sector Development Plan and a smaller portion exists within the boundary of the Tower/Unser Sector Development Plan. Those two plans are the subject of the Sector Plan Amendment Request.

- The current zoning is SU-1 for MH and the requested zoning is for C-2 zoning.

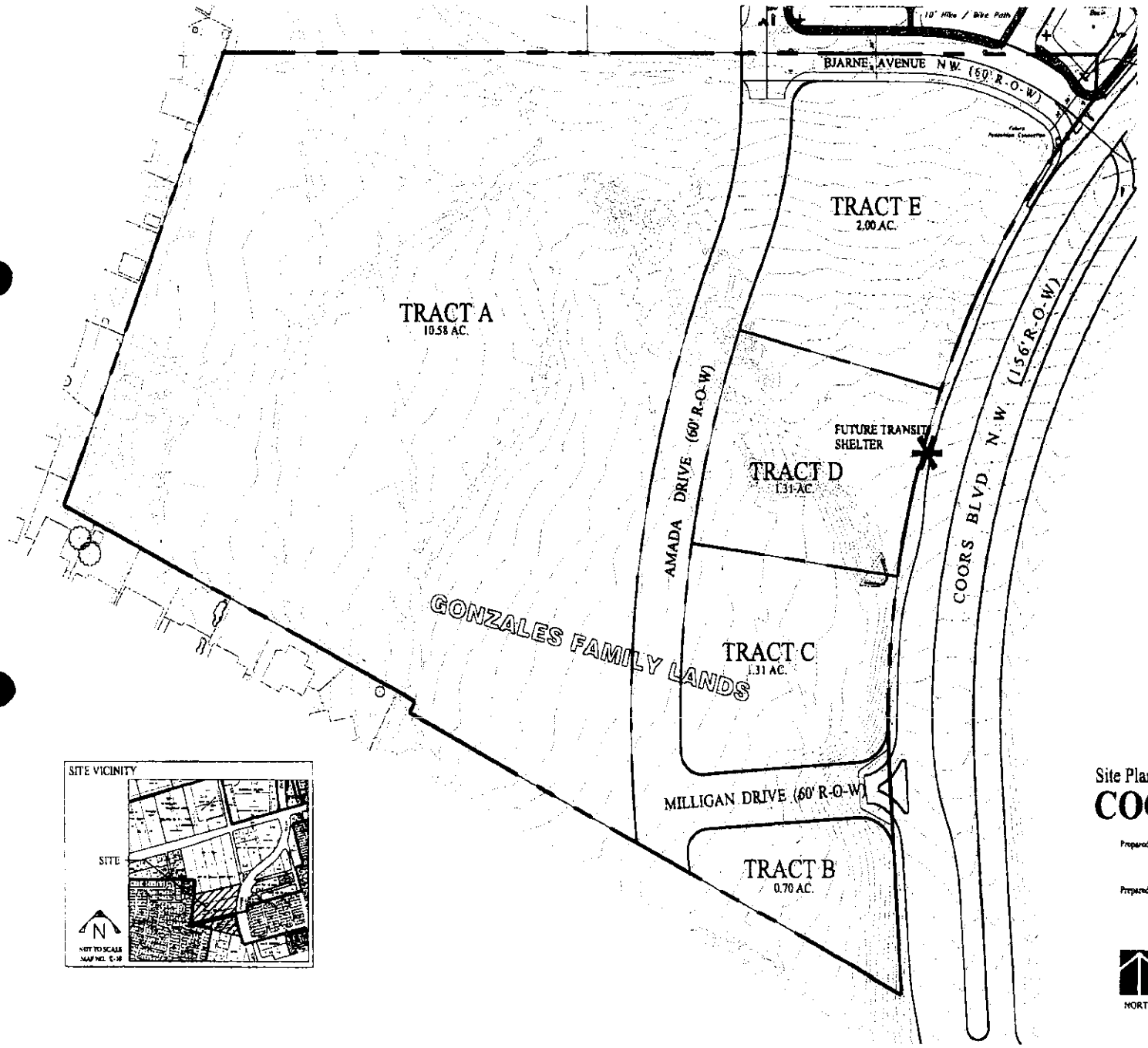
- This zone map and sector plan amendment is based upon two factors; 1.) changed conditions and 2.) the fact that commercial uses would be more beneficial for the community.

- Changed conditions include; the fact that mobile homes have not developed on the property, the recent zone change and site plan for building permit approvals for a Super K-Mart (referenced above), the southward extension of Coors, and the development of increased residential units on Bridge Street. Market conditions have changes also, making commercial uses more advantageous to the community.

- Commercial uses at this location would help reduce Vehicle Miles Traveled by providing commercial uses close to a growing residential area. The site would also be accessible by pedestrians and cyclists.

- Commercial development of the property would be an infill project, thus implementing the desires and policies of the City.

Based upon the conclusions and analysis contained above, we respectfully request that you approve the following zone map amendment and amendments to the *West 66 Sector Development Plan* and *Tower/User Sector Development Plan*.



SITE DEVELOPMENT PLAN FOR SUBDIVISION: REQUIRED INFORMATION

THE SITE: The site consists of 7 existing lots (Tracts 90, 91, 92, 94 and lots A, B, C, D, Atrisco Grant Unit 8). The site shall be replatted into 5 lots. The site contains approximately 18 acres.

PROPOSED USE: The zoning for the entire site shall be C-2. The proposed use is for Commercial uses.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
There will be no direct access to Tracts B, C, D, and E from Coors Boulevard. Access to Coors Blvd. will be provided from Bjarne Avenue NW and will be (right- in, right- out, and left-in) and from Milligan Drive (right- in and right- out). Amada Avenue provides access north to Central Avenue and is anticipated to provide access south to Gonzales with the development of the vacant property to the South. Connections to the proposed trail on Central will be via the bike route on Amada Drive. Access to the bike trail on Coors Boulevard will be provided off Bjarne and Milligan Drive. There will be a future transit location on Coors Boulevard with the exact location to be determined by the Transit Department.

INTERNAL CIRCULATION REQUIREMENTS: Internal circulation shall be developed in accordance with the individual Site Plans for Building Permit. Pedestrian connections to individual buildings, transit shelter, external bike/hike trails, and parking areas shall be pursuant to these Design Guidelines (sheet 7 and 3).

BUILDING HEIGHTS AND SETBACKS: Pursuant to C-2 zoning requirements.

MAXIMUM F.A.R.: Maximum F.A.R. for individual Tracts within Coors Town Center shall be .35.

LANDSCAPE PLAN: Detailed Landscape Plans shall be developed in accordance with the individual Site Plans for Building Permit and consistent with these landscaping and screening requirements. (sheet 7)

APPROVALS

Planning Director _____ Date _____

Transportation Development _____ Date _____

City Engineer/AMAFCA _____ Date _____

Utility Development _____ Date _____

Parks and Recreation Department _____ Date _____

Site Plan for Subdivision

COORS TOWN CENTER

Prepared for: Patrick Milligan
c/o 3913 72nd Street NW
Albuquerque, NM 87120

Prepared by: Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

NORTH 25 0 50 100
Scale 1" = 50'

Sheet 1 of 4
May 31, 2001

5-31 01;10:09AM;consensus planning ;5058425425 # 1/ 4

DESIGN PARAMETERS

The purpose of these Design Parameters is to provide a framework to assist developers and designers in understanding the development goals and objectives for Coors Town Plaza. These standards address the issues of landscape, setbacks, exterior accessories, screening, lighting, signage, and architecture that will create the visual image desired for this property.

Each category encompasses, in terms of *Standards* (items which are required) and *Guidelines* (items which are encouraged). Where there is a conflict between these Design Parameters and the Design Parameters, the more restrictive requirements shall apply.

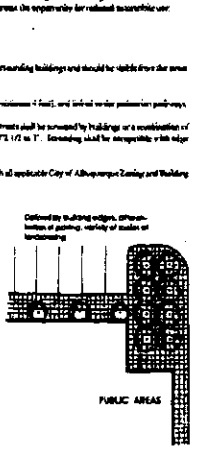
SITE DESIGN

The creation of a pedestrian-friendly environment is important upon close attention to the relationship between buildings and streets. Pedestrian activity is discouraged where the buildings are placed in the center of the site, surrounded by parking, and without pedestrian connections between the sidewalk and the street. The following standards and guidelines are oriented to encourage the use of pedestrian, bicycle, and transit modes and to ensure the appropriateness for enhanced human-scale use.

Grade rail

Standards:

- Building access and entries must be easily accessible from the surrounding buildings and should be visible from the street through open passages (such as garden courts).
- Entryways shall be clearly defined, by either a canopy or court (minimum 4 feet), and linked to the pedestrian pathways.
- Parking located adjacent to Coors Boulevard, and all internal streets shall be screened by buildings or a combination of landscaping, walls/fences, and earthen berming to a height of 3 1/2 to 4'. Screening shall be compatible with edge treatments in adjacent properties.
- Buildings and accessories located within the site shall comply with all applicable City of Albuquerque Zoning and Building Codes, as well as other local, state, and federal laws.
- The approved wall design guidelines by the City shall apply.
- All loading docks shall be screened and elevated with architecturally integrated walls and roofs.
- Any exterior drainage and swale areas shall be architecturally integrated into the building by use of walls, roofs, and fencing.
- No chainlink, razor wire, or vinyl plastic fencing shall be permitted.
- Tract A shall be required to provide a plaza area.
- The plaza area shall have a minimum dimension of 20 feet in depth and shall be a minimum square footage of 1600 square feet.
- Public areas shall be defined by building edges, a differentiation in pavement/paving and landscaping of a variety of styles. The design and location of appropriate amenities such as seating, bus/transit shelters, and newspaper stands/racks should also be used to enhance public areas.



Guidelines:

- Open courtyard designs shall be used to form transitions between parking areas and building facades.
- Open courts to should include pedestrian activity areas, bicycle storage, ATM kiosks, and/or canopies for other activities to encourage multi-modal transportation and a community-friendly environment.
- Plaza, courtyards, and other outdoor activity or seating areas shall be significantly shaded from summer sunlight by tree canopies or architectural devices.

- Public courts to the project shall be designed to:
  - be compatible with civic corridor
  - create a sense of arrival
  - provide strong visual impact
  - provide a unified project identification
- The inclusion of an outdoor café or a restaurant with seasonal outdoor seating in the commercial area shall flow the interior room, plaza, courtyard, or the focal area.

Accessibility & Safety

Design for accessibility to all facilities and outdoor public areas. For the safety and ease of use by all modes of travel, it is important to separate cars, pedestrians and bicycles to the extent possible. The site arrangement and design elements of the project must to include sufficient design considerations to separate circulations and provide visual communication.

Standards:

- The Americans with Disabilities Act, the American National Standards for Accessible and Usable Buildings and Facilities, and the New Mexico Building Codes for accessibility criteria for persons of public use, shall be controlled.
- Curb transition shall be paid to ramps and to how the curb cut may be reviewed. Private pedestrian linkages that align with public paths to connect and integrate all building sites. The maximum gradient of any ramp shall not exceed 8.33 percent.
- Entrances and exits to buildings shall be flush with the adjacent sidewalk.
- A constant elevation shall be maintained in all curb cuts and junctions between driveways and pedestrian sidewalks for compliance with ADA standards.
- All exterior landscape, streetscape, and building elements shall be designed to have maximum visual observation to/by surrounding areas in order to maximize safe design of visual surveillance.
- Interior public areas shall have visual access to exterior activity areas for additional surveillance.

Guidelines:

- Exterior children's play areas shall be located where surveillance can occur from multiple directions.

Circulation

Standards:

- Pedestrian access shall be separated from vehicular access. Driveways shall not be considered an acceptable form of pedestrian access to buildings or outdoor activity areas.
- All sidewalks designated as 4 feet or 6 feet shall be a minimum of 4 feet clear or 6 feet clear with shade trees at 25 feet on center in 5x5 planters or landscaping areas.
- All buildings shall be connected on the internal street and external open areas with pedestrian ways with 6 feet or 4 feet clear sidewalks with shade trees at 25' on center in 5x5 planters or landscaping areas.
- Private driveways into the Commercial, Office or Multi-Family sites shall not exceed a width of 32 feet for two way traffic, or 20 feet for one way traffic.
- Bicycle parking shall be provided to promote alternative vehicular use as follows:
  - Office & commercial: for employees, one bicycle rack space per 20 parking spaces
- Six foot sidewalks shall be provided along all roadways. All other sidewalks shall be a minimum of 4 feet in width.
- Parking areas shall be designed to include a pedestrian link to the street sidewalk network and pedestrian access shall be provided to/from structures to the public sidewalk.
- Pedestrian connections shall be provided within the interior structure on the City-planned trail along Coors Boulevard.
- Pedestrian connections shall be provided at designated transit shelter along Coors Boulevard (see Sheet 1).
- A different paving material, color, and/or patterning shall be provided at all crosswalks creating a visual distinction from the adjacent asphalt for safe pedestrian crossing.
- Per the City Zoning Code, 4 parking spaces per 200 square feet of leasable space is required for commercial parcels. For office parcels, 1 parking space per 300 square feet of leasable space is required for ground floor uses and 1 parking space per 300 square feet of leasable space is required for all other floor uses.
- There shall be no parking requirement applied to any second floor housing above retail.
- The maximum parking allowed is the minimum required plus 10 percent.
- Landscaped islands shall be dominated throughout parking areas.
- There shall be barrier curbs around landscape islands in parking areas in order to protect landscaping from vehicles.

Guidelines:

- Parking shall be in relatively small areas rather than one large parking lot as been precedents. Long stretches of parking facilities adjacent to the streets should be avoided whenever possible. Screening may include earth berms, perimeter walls, and landscaping, with a maximum height of 3 feet.

Setbacks

Standards:

- The use of building and parking area setbacks is required to provide areas for the creation of visually attractive streetscapes. Required setbacks shall be predominant walkways and surrounding materials, including landscaping, earthen berms, and walls.
- All building setbacks shall be landscaped according to the landscape guidelines (see Landscape section).
- Perimeter awnings, overhead portals, garden court walls and courtyards shall be allowed within setbacks.
- Drive aisles and parking shall not be permitted in the 40 foot setback between the front entry and the building and sidewalk along internal streets.

Buildings in commercial and office areas shall have minimum setbacks as follow:

- 20 feet from the R.O.W. line of Coors Boulevard.
- 15 feet from R.O.W. line of the interior road (the maximum setback of building corner from internal streets to the front entry of the building shall be 40 feet) and 40 feet from the property line of a residential zone.
- 10 feet from the property line of a commercial zone.

Parking areas shall have minimum setbacks as follow:

- 25 feet from the R.O.W. line of Coors Boulevard.
- 15 feet from the R.O.W. line of the roads.

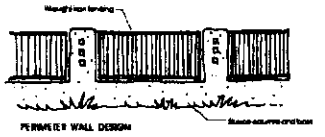
Perimeter Walls for screening Walls & Fences

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of service functions shall be away from any street or pedestrian link. The guidelines established in the landscape and setback sections will provide the main element in screening objectionable views and activities. Walls and fences will also serve a major screening function. The intent is to keep walls and fences as low as possible while performing their screening and security functions.

Standards:

- Visual openings shall be provided in perimeter walls every 100 feet to surrounded and office properties for visual relief.
- All employee rooms (restrooms) shall be screened within a maximum 6 foot tall enclosure and large enough to contain all refuse generated between collections. Design and materials of enclosure shall be compatible with the architecture of those of the site.
- Areas for the storage of high profile delivery/transport vehicles shall be screened from adjacent streets and properties with a wall/fence of no less than 6 feet in height above finish grade.
- Mechanical equipment for commercial and office properties shall be fully screened from public view. Screening shall be compatible with materials and design of the building. Landing areas shall be screened from public view by walls, trellises, or landscaping.

- Roof mounted equipment shall be screened. The top of the parapet shall be equal to the height of the roof mounted equipment.



SIGNAGE & GRAPHICS

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors, to provide identification/advertisement and orientation, to provide for public safety, and to complement the style and character of the development.

Standards:

- The development shall provide entry signs for the project to create a sense of arrival and to complement the unique identity of the project. These signs shall be on private property and shall be maintained by the property owner. The signs shall be designed in the adobe style.
- Freestanding signs shall be designed that do not require any structural bracing, angle iron supports, guy wires, or similar devices.
- No off-premise signs.

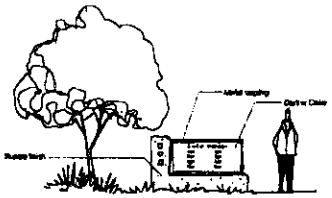
Signage SHALL:

- be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- be illuminated in accordance with the City of Albuquerque General Sign Regulations as provided in Section 14-16-3-5 of the Zoning Code. Signs which are already spotlighted may be used provided there is compliance on the owner or upon adjacent property so that the light does not distract motorists.

Signage SHALL NOT:

- use moving parts, emit audible sounds, or have blinking or flashing lights.
- overhang into the public right-of-way, property line, or ground above the building roof line.
- be mounted upon any architectural features, including windows, columns, moldings or any decorative features.

- One monument sign is allowed on Coors Boulevard and one monument sign is allowed on Avenida Cesar Chavez, all Tract A as a "landmark" identifying the Center and shall be of similar design and materials as the buildings, i.e. sculpture, tower, etc. The monument signs shall have a maximum height of 12 feet. The base or portion of this may identify no more than 10 tenants in an amount to contain 75 square feet. The sign shall be of a similar style and material as the other entry signs in keeping with the project theme.



- All freestanding signs shall be monument signs only.
- Monument signs are allowable for individual projects within the Town Center. The sign shall be a maximum of 60 square feet with a maximum height of 4 feet. The sign shall be of a similar style and material as the other entry signs.
- Building-mounted signs shall not exceed 6 percent of the façade area, and shall not face abutting single-family residential.
- Wall mounted signs shall not project more than 1 foot from the display wall or exceed an area of 30 percent of that wall or 60 square feet, whichever is less. Canopy and marquee signs shall be limited to the same area amounts allowed for wall signs. Individual channel cut reverse letters shall be permitted in a maximum height of 1 foot per letter.
- Signs perpendicular to an elevation shall only count in the awning or canopy/parcel and shall not be more than eight square feet. These signs may not project past the overhang.
- No backlit plastic/vinyl signage shall be permitted except for logo designs.

Guidelines:

The following guidelines are developed to assist designers in understanding the signage program.

Signs SHOULD:

- identify only the name and business of the occupant or of those offering the premises for sale or lease.
- be used to areas of public visibility to enhance the visual character of the environment and create a festive atmosphere.
- be integrated into a cohesive system, sharing common colors, shapes, sizes, materials, locations, letter size, etc. where practicable.
- Avoid too many different colors on a sign. Too many colors can be confusing and usually fails to communicate the intended message.
- There should be a significant contrast between the background and the text. If the colors are too close in value or hue the sign will be difficult to read.
- Minimize the amount of words on a sign. A brief message is easier to read and is usually more attractive.
- Avoid signs with irregular shapes. The viewers' attention will tend to focus on the shape instead of the message the sign was intended to carry.
- Letters shall not appear to occupy more than seventy-five percent of the sign area. The logo character or mark of the type taken up not much of the sign area.
- Pedestrian-oriented signs shall be smaller than vehicle-oriented signs. A pedestrian-oriented sign is usually read from a distance of 15-30 feet.

LIGHTING, OUTDOOR FURNITURE & MATERIALS

In order to enhance the safety, security, and visual aesthetics of the property, careful consideration must be given to the selection of outdoor furniture, lighting design, site materials and other features. It is important to consider the daytime appearance of all materials.

Standards:

- Placement of fixtures and standards shall conform to State and local safety and illumination requirements.
- A design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection. All lights shall be shielded sources or pervious spillage onto adjoining properties or light pollution of the existing "dark sky".
- Individual site lighting standards shall blend with the architectural character of the building and other site features.

The maximum height for lighting fixtures shall be:

- 16 feet high for walkways and entry plazas
- 30 feet for street lights and parking area lights constructed to 16 feet within 50 feet of residential, except residential located above retail shops)

- Sodium lighting is prohibited.
- Site amenities, such as street furniture, lighting, bollards, and graphic systems shall be part of the landscape plan and shall be compatible with the architectural and landscape treatment of the project.

- Fixture style and design shall be compatible and consistent with the lighting design of other projects within the site elements. Exterior lighting fixtures should relate stylistically to the architecture of the adjacent buildings. Fixture color for street lighting should complement the architecture.
- At primary activity areas (such as at the Coors/Sports & Courts/Night Drive intersections), parking shall have some attractive features beyond standard asphalt or concrete slabs, such as changes in material, texture, patterns, and/or colors. Where concrete slabs are used, they should be patterned, stained, integrally colored, and/or inlaid with tile.

- Asphalt shall be restricted to all areas except parking areas and bicycle trails. Use of alternative materials for these areas is encouraged.
- The proposed transit shelter shall include shelter facilities, benches, lighting, and bicycle storage.

Guidelines:

- Spread lighting fixtures shall be used to accent landscape and walkways or in the use of uplighting fixtures to highlight trees, walls, and architectural features.

- Overhead wire utility fixtures shall be used where appropriate, where site, topography, land structure, and surface conditions allow it to be used to reflect function and efficiency.
- Outdoor lighting shall be chosen for both aesthetic and performance criteria.

LIGHTING

- Lighting for business signs, parking, loading, commercial public leisure, light and maintenance facility shall not be directed off the property and the operating activities of the Night Owl area.

SITE PLAN FOR SUBDIVISION

COORS TOWN CENTER

Prepared For:

Patrick Milligan
c/o 3913 72nd Street NW
Albuquerque, NM 87120

Prepared By:

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

May 31, 2001

Sheet 2 of 4

5/31/01;10:09AM;consensus planning ;5058425495 # 3/ 4

ARCHITECTURAL DESIGN

Specific architectural style shall not be dictated. The design shall, however, demonstrate a high quality, aesthetic character throughout the property. Architectural design should respond to climate, views, solar access, and aesthetic considerations, with the architectural design being in harmony with adjoining projects. The following shall apply to all commercial, office, and apartment uses within the Town Center.

Standards:

- The height for commercial and office development can be greater than 26 feet, provided that the height falls within the 45 degree angle drawn from the property line and adjacent public right-of-way / centerline or from opposite right-of-way centerline.
- No generic franchise architecture design shall be allowed.
- Commercial and office uses shall be horizontally articulated in a variety of ways through the use of arcades or portals, controlled plaza elements, courtyard cafes, promenades, or sitting areas.

Guidelines:

- Buildings shall employ a variety of textures/patterns to create visual character and interest. Columns, arcades, cornice articulation, overhangs, awnings, marquees, pattern and fenestration, breezeways, vertical fins, wall recesses, soffits, and distinctive roof elements should be carefully dimensioned and detailed to give the a human scale, visual interest, and a sense of shading building facades while blending color and formal architectural elements of the buildings.
- Roof forms including vaulted roofs, overpowered roofs, or sloping roofs may be considered in particular cases. The massing of roof expanses should be distributed among a variety of volumes, introducing the use of dormers, extended vertical forms, and the use of a combination of flat roofs and sloped roofs.

Facades

Standards:

- No plastic or vinyl building panels or awnings shall be permitted.
- Buildings shall have a window on the front elevations. The windows may be a combination of shop window or viewing windows on at angle of 20 feet on center maximum.

Facade SHALL

- vary in height, depth and articulation to create a pedestrian-scaled environment.
- be articulated with a variety of architectural elements, colors and materials so as to lend the activity, interest, and visual complexity to the buildings and to break down facades into perceptually manageable pieces.
- have all accessory buildings and enclosures, whether attached or detached from the main building, treated with similar compatible design and materials as the main structure or structures.
- be treated with a consistent level of detail in all sides of all buildings and structures.
- have a varied front setback with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 3 feet minimum offset, fenestration, material change, etc.). The staggering of planes should be used to create pockets of light and shadow, providing relief from monotonous exposure of facade.

Guidelines:

- Horizontal architectural detailing of the ground floor elevation from 0 to 10 feet, including color or texture variations, the architectural expression of suspension joints at corners, doors and window articulation and architectural accents, shall be used elsewhere to enhance the pedestrian level experience.

Roofs & Parapets

Guidelines:

- Roof structures shall vary in type, profile and/or color according to the characteristics of use or function.
- Roofs shall drain water to areas which are landscaped appropriately for such run-off, and shall drain to areas which are not heavily developed.
- The top of the parapet shall be greater than or equal to the top of all HVAC equipment and that should include screen walls.
- All mansard roof structures, and design elements of inboard buildings shall be architecturally integrated to the main building design.
- The property of the roofs shall maintain a transitional character, but shall vary in height in accordance with overall facade variations and individual building articulation. Building edge treatments shall step down, reducing the scale of the building towards the street, in order to the scale of the pedestrian.

Entryways

Standards:

- Entries shall be clearly defined and connect to pedestrian linkages.
- Entries shall be visually noticeable and obvious to pedestrians approaching from parking areas through the differentiation of form, scale, material & color.
- Extended or orange, prominent or industrial entrances shall be incorporated into the design of the building in order to provide shade, shelter and a sense of arrival.

Guidelines:

- Building entries shall be substantially glazed for visual connection between interior and exterior, as well as to facilitate the passionately high contrast between dark interior and bright exterior spaces.
- Entryways shall be accented with lighting to enhance the perception of surface variety.

Fenestration & Shading

Guidelines:

- The scale, proportion, and composition of fenestration of facades shall be designed to give visual interest if not the as intent, to provide variances in quality of light on the interior, and to coordinate with the lighting requirements for each activity area.
- Buildings shall be oriented to take advantage of heat gain in the winter while coordinating with shading strategies to avoid solar gain in the summer.
- Buildings shall not obstruct solar access to neighboring residential structures.

Building Materials & Colors

Standards:

Materials prohibited as the main architectural feature include the following:

- exposed, unfinished precision block or wood walls
- highly reflective surfaces
- chain link fence or barbed wire
- metal paneling
- materials with high maintenance requirements

Guidelines:

- The use of contrasting colors between roofs and walls shall be used to further differentiate the planes of building masses.
- Colors shall be the natural tone of materials (earth tones, such as sands, stones, terra, etc.) rather than applied color (painted), except where used as an accent color.
- Accent colors and materials can be used to bring out detailing which lessen architectural forms with a building including the colors of glazed tile, wood trim, tile roofing, gutter, metal, etc. Accent colors of paint, bell-stones, and penetrator walls are to be compatible with colors used for storefronts and pavement work.
- Color shall be used to highlight important features or details of buildings and color should be an integral design consideration tied to all building, paving and landscape elements.
- Color can unify or differentiate buildings. The use of color to unify or differentiate buildings or building components should coincide with the relative relationships of interior functions or the differing functions of buildings.

UTILITIES

Standards:

- All electric distribution lines shall be placed underground.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.
- Where an above-ground backflow prevention device is required by the City of Albuquerque, the fenced enclosure shall be constructed of materials compatible with the architectural materials used in the main elements of the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or landscaping.
- Refuse enclosures shall be located in areas of low visual and olfactory impact, where practicable. No refuse collection areas shall be allowed along streets and building fronts.
- Any spill concern shall be accessible and architecturally integrated.

NOISE

Mitigation of noise impacts generated by the commercial and office development on the site will ensure high quality design that has little impact on the surrounding neighborhood and residences. Mitigation of noise will also make the pedestrian's experience more enjoyable.

Standards:

- Outdoor paging is not permitted.
- Drive-in facilities shall be permitted provided that there is a need and the operation is oriented so as not to be noticeable to the adjacent residential neighborhood.

LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the entire property. To achieve a cohesive development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

Standards:

- Landscape setback (s) shall be used as a transition between land uses, with specific attention given to the transition between residential and non-residential uses. A minimum landscape buffer of 10 feet shall be provided between a change in uses.
- Street trees shall be provided along Coors Boulevard, and new interior roads at a rate of one tree per 25 linear feet. Street trees are defined as being within 20 feet of the back of curb. They may either be randomly or symmetrically placed. For single family or townhouse developments, there shall be one tree per lot.
- Landscape design along the right-of-way shall be consistent throughout the development. Landscape elements that visually unify the street edge are encouraged.
- A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials which are emphasize placed on areas with immediate exposure.
- The shading of pedestrian ways and the use of pedestrian-scaled lighting along the roads are critical.
- All interior pedestrian connections shall be lined with shade trees planted a minimum of 20 feet on center.
- Living, vegetative materials shall cover a minimum of 75 percent of the required landscape area. The area and percentage to established based on the mature canopy size of all plant materials.
- All planting areas not covered with turf shall have a ground topping of washed rock, river rock, shredded bark, or similar similar material which extends completely under the plant material, however, these materials shall not be used as a final landscape element.
- Landscape headers shall be used to separate the turf and groundcover areas. Headers shall be either 6" x 6" concrete, brick laid on side, steel edge material, or other similar material.
- An automatic underground irrigation system is required to support all landscaping. The system shall be designed to avoid overspraying of walks, buildings, fences, etc. Irrigation components should be checked periodically to ensure maximum efficiency.
- All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the Owner in a living, attractive condition. All areas shall be maintained free of weeds through the use of pervious free material. Each individual owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.
- Landscaped areas shall be a minimum of 36 square feet and a minimum width of 6 feet.

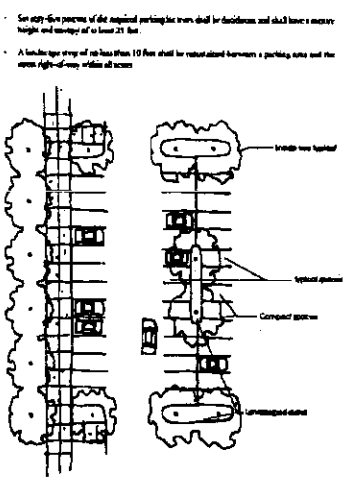
Minimum plant size at time of installation shall be as follows:

• Trees	2 inch caliper, at 10 to 12 feet in height
• Shrubs & Groundcovers	1 gallon
• Turf Grasses	provide adequate ground coverage within one growing season after installation

The following street trees shall be used at the respective locations:

• Coors Boulevard	Ash sp., Honey Locust sp.
• Internal Streets	Arizona Sycamore, Chinese Pistache

- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each 8 parking spaces with no space being more than 80 feet from a tree.
- Set aside planters of the required parking lot trees shall be deciduous and shall have a mature height and canopy of at least 25 feet.
- A landscape strip of no less than 10 feet shall be maintained between a parking area and the street right-of-way within all areas.



TYPICAL PARKING LOT LANDSCAPING

SITE PLAN FOR SUBDIVISION

COORS TOWN CENTER

Prepared For:

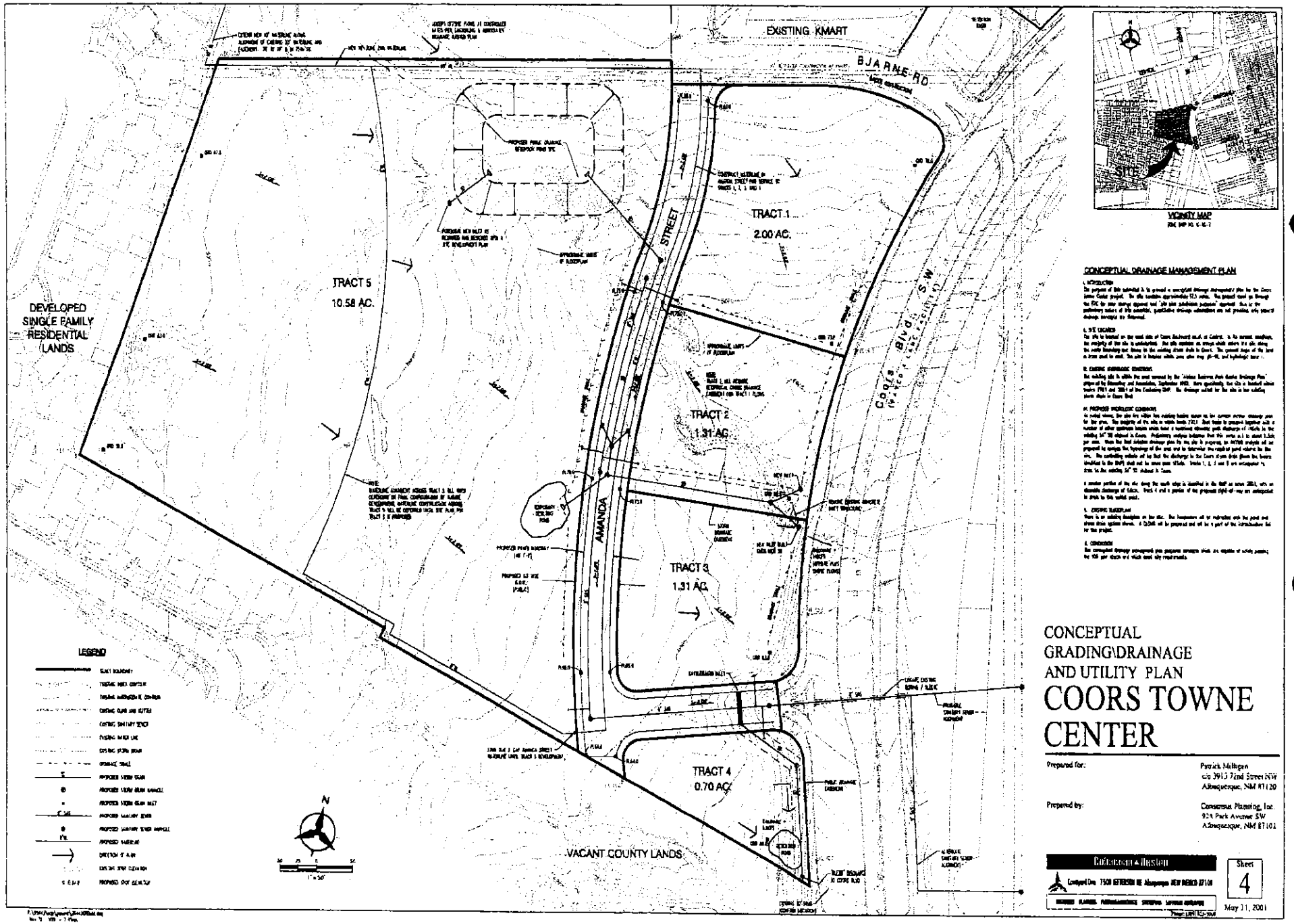
Patrick Milligan
c/o 3913 72nd Street NW
Albuquerque, NM 87120

Prepared By:

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

May 31, 2001

Sheet 3 of 4



VICINITY MAP

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION

The purpose of this submittal is to present a conceptual drainage management plan for the Coors Towne Center project. The site contains approximately 15.5 acres. The project must go through the DRC for site plan approval and "site plan subdivision purposes" approval. As a result, preliminary review of this conceptual, quantitative drainage submittal does not preclude any future drainage concepts as discussed.

II. SITE LOCATION

The site is located on the west side of Coors Boulevard and, at Central, is the nearest southern, the majority of the site is undeveloped. The site contains an unique which extends to the south Bernalillo just below the existing Amanda Road to Coors. The general shape of the land is from west to east. The site is bordered within zone atlas map (E-10), and hydrologic zone 11.

III. EXISTING HYDROLOGIC CONDITIONS

The existing site is within the area surveyed by the "Arroyo Boulevard Basin Drainage Plan" prepared by Bohannan-Huston, Incorporated, September 1992. More specifically, the site is located within Sheets 17&21 and 20&24 of the Engineering DMP. The drainage outfall for the site is the existing storm drain in Coors Blvd.

IV. PROPOSED HYDROLOGIC CONDITIONS

The site is mostly vacant. The site does reflect two existing basins drainage into the current on-site drainage pipe for the area. The majority of the site in which basin 2101. Most basin is grouped together with a number of other significant basins which flows in a northwest direction peak discharges of 18cfs to the existing 54" RCP outfall in Coors. Preliminary analysis indicates that this outfall is about 1.5cfs per acre. When the final detailed drainage plan for the site is prepared, an HEC1DB analysis will be prepared to analyze the hydrology of the area and to determine the required pond volume for the area. The preliminary analysis will be that the discharge to the Coors storm drain system will be limited to the DMP shed and be about same 18cfs. Inside 1, 2, 3 and 5 are anticipated to drain to the existing 54" RCP outfall in Coors.

A smaller portion of the site along the south edge is identified in the DMP as some 2001, with an allowable discharge of 4.6cfs. Tracts 4 and a portion of the proposed right-of-way are anticipated to drain to this outfall point.

V. GRADING PLAN/PLAN

There is an existing description on the site. The topography will be redirected with the pond and storm drain system shown. A DRB will be prepared and will be a part of the Administration for this project.

VI. CONCLUSION

The conceptual drainage management plan proposes retention which are capable of safely passing the 100 year storm and which meet city requirements.

CONCEPTUAL GRADING\DRAINAGE AND UTILITY PLAN
COORS TOWNE CENTER

Prepared for:

Patrick Milligan
c/o 3913 72nd Street NW
Albuquerque, NM 87120

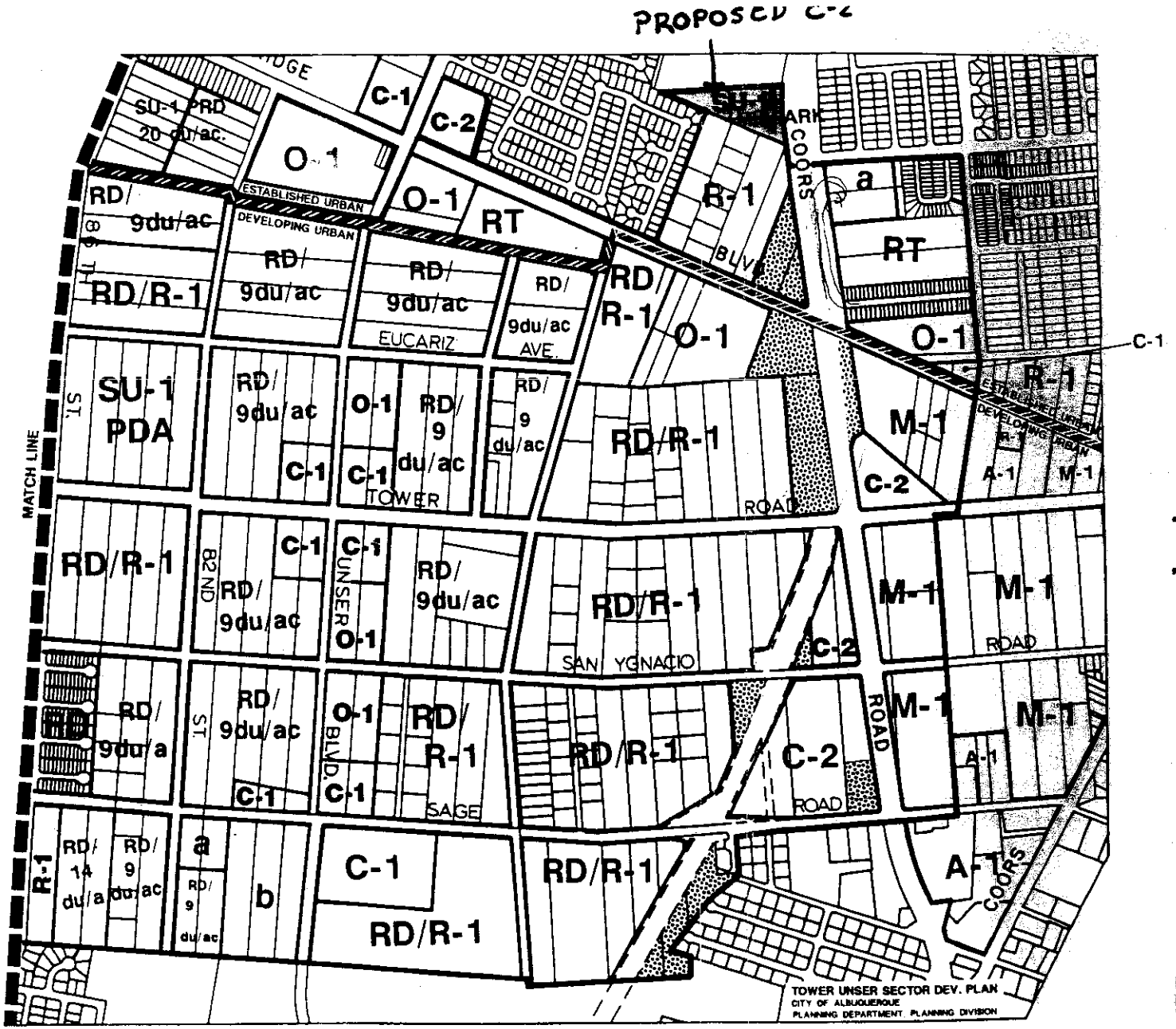
Prepared by:

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

Collaboration + Illustration

Sheet 4

May 31, 2001



0 750 1500
SCALE IN FEET

0 1/4
SCALE IN MILES

PLAN BOUNDARY

COMPREHENSIVE PLAN DESIGNATION BOUNDARY

PUBLIC OWNERSHIP TO BE ZONED RD/R-1

a SU-1 for church & related facilities

b SU-1 for a PRD 15 du/a & permissive C-1 uses to include a restaurant with a full-service liquor license

FIGURE 13
RECOMMENDED ZONING

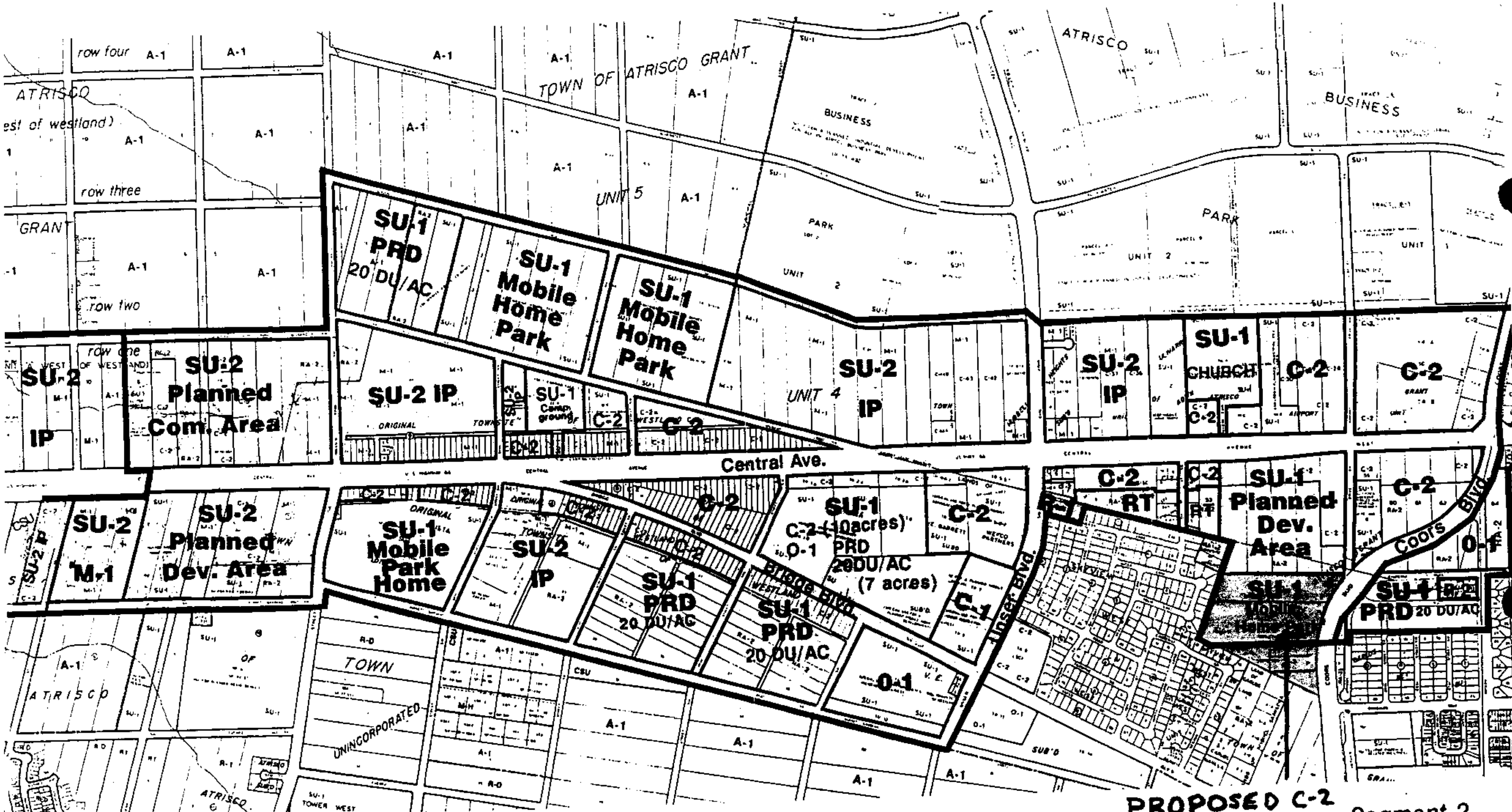


figure 25

Segment 2

Approved Zoning

West Route 66 Sector Development Plan

City of Albuquerque / Planning Department / Planning Division

CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS.

Zone Atlas Page

K-10-Z

Map Amended through July 28, 2000

Strs

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of $3.00 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 two to seven feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign in order 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 5-4-01 to 5-19-01

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 days after the initial hearing.

I have read this sheet and discussed it with the Planning Division 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.

X. Summers — 5/7/01
(Applicant or Agent) (Date)

Issued 1 signs for this application. 5/3/01 (Date) J. Chu (Staff Member)

Rev. 11/8/90

CASE NUMBER 1001378

01110 00000007479
01138 00000007478
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14. An outdoor patio space that is a minimum of 250 - 500 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees and/or a shade structure that integrates with building architecture.

15. Materials and colors for the base of the sign shall be provided prior to final approval.

16. No freestanding cell towers or antenna shall be permitted. If a cell tower or antenna is requested, it shall be integrated into the building architecture.

17. Refuse containers shall be revised to the satisfaction of the Solid Waste Department.

MOVED BY COMMISSIONER SERRANO
SECONDED BY COMMISSIONER GARA MOTION CARRIED UNANIMOUSLY

14. 01110 00747
01138 00748
01138 00749
01128 00750
Project #1001278

Consensus Planning, Inc, agents for Patrick Milligan, request a Zone Map Amendment from SU-1 for MH to C-2 plus approval of an Amendment to the West Route 66 Sector Development Plan and the Tower/Unser Sector Development Plan plus approval of a Site Development Plan for Subdivision for Tracts 90, 91, 92, 94, Town of Atrisco Grant Unit 6, and Lots A, B, C, D, Gonzales Family Lands, located on Coors Boulevard SW between Central Avenue and Bridge Boulevard, containing approximately 18 acres. (K-10) Russell Brito, Staff Planner **(APPROVED ZONE MAP AMENDMENT. APPROVED AMENDMENT TO THE WEST ROUTE 66 SECTOR DEVELOPMENT PLAN AND THE TOWER/UNSER SECTOR DEVELOPMENT PLAN. APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION WITH CONDITIONS.)**

STAFF PRESENT:

Russell Brito, Planning Department
Richard Dineen, Planning Department
Joe David Montano, Transportation, PWD

PERSON PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park Avenue
Jude Baca, 3913 72nd Street NW
Sonny Montoya, 5231 Central NW
Michele Peralta, 300 Sesame Street SW

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

MR. BRITO: Good evening Madam, members of the Commission. We are on agenda item number eighteen. This is 01110 00747/01138 00748/01138 00749/01128 00750. These are requests for amendments to two sector development plans, a zone map amendment, and a request for approval of a site development plan for subdivision for approximately eighteen acre site located on Coors between Central and Gonzales. The existing zoning is SU-1 for a mobile home park. The requested zoning is C-2, community commercial. The subject sites current zoning SU-1 for Mobile Home Park was established in 1973. This zoning was retained by the two sector plans that this site falls within. The northern portion of the site is within the West Route 66 Sector Development Plan. The southern portion of the site is within the Tower Unser Sector Development Plan. Recently in the area a large commercial development was approved to the north right around here. This site included a big box retail store. As you might remember it was a Kmart. That shopping center request included a zone map amendment as well as an amendment to the West Route 66 Sector Development Plan.

Now in regards to the sector development plan amendment the northern portion of the site, which lies within the West Route 66 Sector Development Plan, is approximately 12.5 acres. And because of the sites size this zone map amendment and related sector plan amendment request come under the jurisdiction of the City Council as per the Zoning Code since it is over ten acres in size. The West Route 66 Sector Development Plans purpose on page I of the plan is to enhance the negative community image of west Central Avenue and instill community confidence in this area as a developable segment of the city.

And as the applicant observed in their letter of justification the subject site has been zoned SU-1 for mobile home park and has remained undeveloped from almost thirty years. And staff feels that this is a little contrary to the sector plans purpose. It has not been a developable segment of the city with this vacant lot here for almost thirty years.

Also I would like to mention this area of the metropolitan area south of the Interstate and west of the Rio Grande has been historically under served by commercial uses. But that has been helped a lot with the recent approval of the shopping center to the north and Super Kmart. But other then that residences have been forced out of the area to the north and to the east to get their goods and services.

The Tower Unser Sector Development Plan encompasses the southern portion of the site. And this is approximately 5.5 acres below the ten acre threshold and this puts the sector plan and zone map amendment approval authority in the EPC's jurisdiction as per the Zoning Code.

The Tower Unser Sector Plan states on page one quote "This plan then accomplishes the primary goal of providing the mechanism under which orderly development can occur." But as also observed by the applicant in their letter of justification this site with its SU-1 for MH Mobile Home Park zoning has remained undeveloped for almost thirty years.

The zone map amendment request is dependant on approval of the sector development plan amendment request. Staff believes that the zone map amendment request furthers the applicable goals and policies of the Comprehensive Plan, the Westside Strategic Plan, the Southwest Area Plan, and both sector plans as well as the requirements and policies of Resolution 270-1980. Specifically because of changed neighborhood conditions in the form of a zone map amendment and the sector plan amendment on the nearby site to the north and that this different zoning category will be more advantageous to the community as articulated in the Comprehensive Plan, the Westside Strategic Plan, and the two subject sector development plans. And mostly in part by helping to make this site more developable and to provide the needed goods and services in this area.

The accompany site development plan for subdivision proposes to create four new tracts with four smaller tracts along Coors Boulevard and a very large over ten acre tract on the western portion of the site immediately adjacent to a single family neighborhood. Now this very large over ten acre site leads staff to suppose that possibly this could be a site for another big box retail and if that is the case future development might create the same situation that the Commission saw earlier today with the Super Kmart at Montgomery and Eubank. A possible location for a big box might be at the rear of the site immediately adjacent to existing single-family homes.

And to help address this the submittal does include a couple of sheets of design parameters and they address site design, accessibility circulation setbacks, walls, signage, lighting, architectural design, utilities, noise and landscaping and these should be adequate to help guide future site plans for building permit. Staff is recommending some amendments to those proposed design parameters that will address and hopefully mitigate the adverse affects of potential big box development on the large lot. And these include having a larger setback adjacent to residential land and making sure that any loading dock and truck delivery routes are designed to minimize any impacts on adjacent residential areas. And unlike the previous Kmart site that you saw earlier today this is a blank slate so there is a lot of opportunity here to come up with a design that will minimize any adverse impact on the immediately adjacent residential area.

The Planning Department has received letters of support for the applicant's request from both the Alamosa and Sky View West Neighborhood Associations. And we have also received a letter of support for the request from the West Central Merchants. So we do not expect to have any opposition for this request tonight.

Staff is recommending approval of the request and we have organized our staff recommendations in the following manner. We are recommending a recommendation of approval to the City Council for the West Route 66 Sector Plan amendment. We are recommending a recommendation of approval for the zone map amendment for the area within the West Route 66 Sector Plan to the City Council. We are also recommending approval of the amendment to the Tower Unser Sector Plan to the Environmental Planning Commission. And approval of the related zone map amendment for that area within the Tower Unser Sector Plan to the Environmental Planning Commission. Staff is also

recommending approval of the site development plan for subdivision with conditions. And I will stand for any questions you might have.

CHAIR BEGAY: Do you have any questions for Mr. Brito? Commissioner Gara and then Commissioner Schwartz.

COMMISSIONER GARA: I am trying to find on the Westside Strategic Plan the village or the community center area for this location.

COMMISSIONER SCHWARTZ: It is a village. And community center I think is at Unser and Central.

COMMISSIONER GARA: If I am not mistaken even the village center and I think and correct me if I am wrong Commissioner Johnson on wherever the amendments are to the Westside Strategic Plan we have changed this to a community center, we recommended that change and the Unser and Central to a village center. And this is outside of the either community or village center.

MR. BRITO: Madam Chair, Commissioner Gara, I placed up on the map the existing activity center designations of the Westside Strategic Plan.

COMMISSIONER GARA: Right.

MR. BRITO: The subject site...

COMMISSIONER GARA: ...right there. It is outside of the center.

MR. BRITO: It is located in the village center not the village core but in the village adjacent area.

COMMISSIONER GARA: Which the recommendations that went up to City Council was to do away with the adjacent areas.

CHAIR BEGAY: We do not have those yet.

COMMISSIONER GARA: Where are they?

CHAIR BEGAY: Where are they?

COMMISSIONER GARA: Are they lost?

CHAIR BEGAY: Are they still in Mayor Baca's office?

MR. DINEEN: Yes madam Chair they are still as far as I know they are still in the Mayors office.

COMMISSIONER GARA: We have a couple of city projects on the agenda and lets hold them up until we get them released. This is ridiculous. They have been there for what a year now or more.

CHAIR BEGAY: I think it is a no growth strategy by the Mayor. Sorry. Any other comments?

COMMISSIONER SCHWARTZ: Thank you Madam Chair. As you know as I previously commented to you yes this looks a lot like another site that we visited earlier this morning and I am not sure why we want to even attempt to create that situation again. In the West Route 66 Sector Development Plan when it talks about this location it talks about the higher density development, the MH as being a buffer to the single-family residential property to the west. Is it the Planning Departments position now that the C-2 is a buffer for R-1?

MR. BRITO: Madam Chair, Commissioner Schwartz the sector plan talks about the subject sites existing zoning to help create a buffer for the single family neighborhood. My assumption is that it is suppose to be a buffer for the single-family neighborhood from Coors and more then likely the traffic along Coors. A commercial site or a commercial use on this site can also act as a buffer for the residential neighborhood from Coors if it is designed...

COMMISSIONER SCHWARTZ: You mean if the buildings are thirty feet tall? I mean the thing that was proposed was essentially a whole lot of low structures, I mean MH. It would not be a lot of big buildings. I mean it says this area needs to be buffered and I do not understand how C-2 right next to R-1 is an appropriate buffer. What is the difference between, you say that if this goes to C-2 it will get a shopping center designation, is that correct?

MR. BRITO: Madam Chair, Commissioner Schwartz, the shopping center designation is placed on the map by the City's Planning Director. And hopefully with the findings and conditions in staff recommendation that will be enough to raise that red flag to get this designated SC shopping center.

COMMISSIONER SCHWARTZ: Is there any difference in site plan control or authority between the shopping center designation and an SU designation?

MR. BRITO: The shopping center designation gives the Planning Commission site plan control but it does not give you any discretion in terms of the parking or the height of the setbacks. Those has to conform to the underlying zoning of whether it be C-2 or C-1. Whereas the SU-1 designation gives the Planning Commission more control in regards to parking heights and setbacks.

COMMISSIONER SCHWARTZ: Because in the sector development plan in the paragraph after the paragraph you cited about the buffer it says "The SU-1 designation is necessary on all these properties to ensure a site design that will address all the surrounding zoning and land uses ingress and egress to the property, good internal circulation and good site layout." So my question is are all those issues going to be addressed on a shopping center site plan control or are we loosing something by giving up an SU?

MR. BRITO: Well the applicant has proposed some height limitations and some setbacks and staff has recommended some additional setbacks that are more stringent in the C-2. If there was not a site plan for subdivision like the applicant is proposing then definitely they could just run with the minimum requirements of the C-2 zone. But with the site development plan for subdivision in place they would be bound to those restrictions.

COMMISSIONER SCHWARTZ: And you comment that the C-2 is appropriate because it is in the sector development plan. But the statement that you cited refers to specific properties that are designated C-2. It is not just a general statement about well all C-2's are appropriate anywhere within a sector or within this portion of a sector development plan. I mean it is talking about specific properties.

MR. BRITO: When I mentioned that this C-2 is already in the sector plan I probably should have clarified it that it is an appropriate zone because it is already existing in the sector plan and the applicant would not have to create a new zoning category.

COMMISSIONER SCHWARTZ: I understand that. I guess I do not understand how we are going to build these multi use village centers or areas when we continually zone out the residential component. And I understand that maybe MH is not appropriate, nothing has been building, I am not going to say well it has be that but certainly there are some higher density residential alternatives that are still available. Here the center when the Kmart goes in and you have the Albertson's right there and across the street you have the other big center with Furrs and you have good bus connections. I mean this seems like a good place to put some high-density housing. But I do not know why we want to zone it out for what admittedly you candidly point out is probably going to be a big box store.

MR. BRITO: Well Commissioner Schwartz the applicant might be amenable to amending their request to include some higher density residential properties and I can assure you that the Planning Department would support that if they chose to amend their request.

COMMISSIONER SCHWARTZ: Thank you.

CHAIR BEGAY: Any other questions for Russell? Thank you. Mr. Strozier? April do we have people signed up?

MS. CANDELARIA: Yes, a couple of them.

CHAIR BEGAY: Okay. All those who wish to speak for or against please rise. Raise your right hand and swear to tell the truth. Thank you.

MR. STROZIER: Madam Chair, Commissioners, Jim Strozier, 924 Park Avenue Southwest, 87102. I was just going to start off by saying what an excellent job Neal is doing and I thought it was so cool the way he got those sector plans up there. We concur with the staffs recommendation regarding the zone map amendment, sector plan amendments and agree with the findings that appear in the staff report.

We believe that this request does comply with the Albuquerque Bernalillo Comprehensive Plan, the Westside Strategic Plan by providing commercial opportunities and there by employment for this underserved portion of the community. Because the opportunity for employment and increased shopping and service opportunities will be provided from this location feel that this proposed use is more beneficial to the community, surrounding neighborhoods, and the city has a whole. We are seeking as part of this request to amend the West 66 Sector Development Plan and the Tower Unser Sector Development Plan both of which designate this property for a mobile home park which was consistent with the existing zoning at the time those sector plans were done. And I think that is an important point. The sector plans really did not come in and say wouldn't it be great if we had MH zoning in this location. MH zoning existed in this location and both of the sector plans just recognized that as part of their process.

One of the things is we have met with the Skyview West Neighborhood Associations, the developer has also gone out and talked to the neighbors. We have done quite a bit of work with the surrounding neighborhoods. We went to their June 10th neighborhood association general meeting, it was not just the Board but it was one of their larger meetings. We presented the project. We presented the issues relative to the zoning and we went through in quite a bit of detail the design guidelines and the interface that we proposed with regards to their neighborhood as well as the Kmart site plan to the north. And some of that deals with screening of mechanical equipment, the refuse issues, the setbacks. We had originally proposed a forty-foot setback staff has recommended that that be increased to eighty feet from the residential properties. And staff has also recommended additional landscaping requirements. We are in agreement with those. Outdoor paging will not be allowed from this site. And I believe that staff has received a letter from the neighborhood association in support of this request. It was a very positive meeting. They are really looking for additional shopping and service opportunities to be in their neighborhood and I think that part of the sense that we have gotten and I think I saw this as part of the Kmart discussion as well was that one of the things that they feel very strongly about in this part of their community is that they do not have the services. They are not getting the diversity of development that they could because they do not have that component with other parts of the communities have. So I think that is part of this. They also would much prefer this over the existing MH zoning. I think that was pretty clear. And really besides from that it was not just this is better then the mobile home park zoning it was really a sense that we want more shopping, more services in our community, we do not have enough, we need more. And I think that is why you see the level of support from the surrounding neighborhoods and the business community. And I think someone is here to speak to that from the community itself.

The one thing that I would like to request I think that the design guidelines here are pretty comprehensive. While the large tract in the back is sort left undefined and that has issues relative to the interface with the neighborhood we would like to request that the site plans for the front tracts, the smaller tracts be delegated to the DRB as part of our request today.

The only other issue we have in discussions with and going through the final condition eight on page twenty-three, Public Works Departments conditions. Item number C, our

understanding from discussions with Mr. Montano is that eight C can be eliminated, that is already covered by the fact that part of this area was already covered by the Kmart traffic study. Once they go beyond that threshold they will have to do a new traffic study and that will determine the access needs of the project and it is not necessarily true that the Gonzales Road would be required, it may be. So I think that Mr. Montano is in agreement that eight C can be eliminated. And with that I will be happy to answer any questions that you have.

CHAIR BEGAY: Any questions? Commissioner Gara?

COMMISIONER GARA: I appreciate the assumpted close on your part of requesting delegation but that assumes you get the zoning. I have some issues. I guess my concerns revolving the work that we have done on the Westside Strategic Plan in trying to create a different environment that is now spread to design guidelines for the entire community of Albuquerque. And what I see here is four pad sites in the front and a big side on the back and I see linear strip development taking place on the front and I do not know what is going to happen in the back. And I guess I just have a real problem with that as far as the intent of the Westside Strategic Plan and the modifications that we have made to it at this Planning Commission level that have not gone forward and that are being held up by the Administration.

I have real problem with the C-2 abutting the single family residential. I think if I had my druthers I would like to see a mixture of uses on this entire site with residential included in there as well as the commercial component. But more of a neighborhood scale as opposed to or a village scale or whatever you want to call it but a smaller scale then a ten-acre site for a big box potential. I think that with the approvals that have taken place of this Planning Commission to make the Coors Central intersection on both sides of Central and on the west side of Coors the community center for the area I have a real problem rezoning any property to C-2 outside of that core area or that community center area. And again without some effort on behalf of the applicant to create an environment that is truly a mixture of uses and not just all completely retail and looks like potentially Juan Tabo with the Lowe's behind it if you will.

MR. STROZIER: Madam Chair, Commissioner Gara, I appreciate your comments and one bit of news that I can share we did get a call, we have been trying to track the amendments that this Commission has sent forward and have been equally frustrated with how long it has taken those and we have been trying to track those. We did get a call from Ms. Mason in the City Council Office yesterday and she informed us that it would be going to LUPZ either August 15th or the 29th. So I think it is moving, that is the good news.

CHAIR BEGAY: Right before the election.

MR. STROZIER: So I did not mean to divert a little bit there but we did just get that call. Once again I think while we understand the desires for mixed use I think it is important to recognize the need for this part of our community for additional commercial and shopping opportunities. This area is underserved and that is what we are here to address today. And I would like to say we would like to do something different but really our client is here to

address those particular needs and to develop retail and shopping and service opportunities at this site.

COMMISSIONER GARA: This property was zoned for mobile homes when? '73 is that what you said? And how long has the current owner owned the property?

MR. STROZIER: How long has the current owner owned the property?

MR. BACA: Approximately thirty years.

MR. STROZIER: Approximately thirty years.

CHAIR BEGAY: Mr. Strozier lets take another look at this. Since is it kind of stripy of kinds of design standards could you impose to make it more village friendly? I mean you can still have those maybe an assemblance of those layouts but still is there some way that you could make design standards that would incorporate those things that we are looking for.

MR. STROZIER: The types of things I think that what we are trying to get at is the orientation of the building to that interior street I think is very important and not just the orientation out to Coors. Obviously for any retail restaurant type of user visibility is important. But I think more important to that to the village center ideals are the orientation and the location of those buildings relative to the street. I think we have addressed with regards to the pedestrian amenities that are in the design guidelines. Staff has recommended additional requirements with regards to plazas for the smaller sites and we are in agreement with that. That is acceptable. I think that will help. Also not only minimum setbacks but maximum setbacks that is also in the proposed conditions and the design guidelines. I think that helps to create that feel. I am not sure that beyond the addition of the plaza areas and the pedestrian amenities, to make sure that you can get from one site to the next.

Coors is a major impact, we are right here on this curb. We did try and tie in to what they are doing with the Kmart site to the north. There is a pad site just to the north of this and the connection Amanda Road going up and connecting there to the Kmart site. We have very limited access. So we are trying to put a lot of emphasis on that interior street in terms of circulation. And I think that is one of the things we tried to do and also just landscaping, breaking up the parking. The one thing that those smaller pads in the front do that is positive I think is they break up the massing of that building. They break up the parking areas into smaller blocks and with the landscaping and the parking areas. The landscaping to the building the pedestrian requirements that are in the design guidelines and requirements to be able to get from the street sidewalk system to the buildings, I think that helps. And we have some areas in town that have developed I think with some of these characteristics. Not exactly the same one. One might be the area on north Coors where the Chilis, Gardunos, where the restaurants are going in where there is a sense of connection between those. Those happen to be oriented towards Coors because of the way the mall is and the grade back there. There really was not an interior street that they would orient to but what we were able to do with the facades of those buildings and the amenities along there. There is not a lot of parking between the sidewalk system and the buildings and you can easily get from one

building to the next safely and efficiently as a pedestrian in that area. And that is kind of what I would see happening here other then oriented to the interior street more.

CHAIR BEGAY: Okay. I just would like to say that I was at the ground breaking for Kmart and I have never seen more support for a big box then I saw there. We had City Councilors. We had County Commissioners. We had people from the merchant community. We had neighborhood people there. There was probably sixty or seventy people. Many of them where city employees who came to eat the food but I mean there was a lot of support and the Hispano Chamber of Commerce and it was really nice to see people wanting this stuff and deserve this stuff and it is finally going to happen for them. So I was really happy to see this.

MR. STROZIER: Madam Chair, there really is a different attitude then you get in most other areas of the community because we work all over the community and it is really this sense that boy it is about time, we deserve these types of facilities in our part of our town too. And they are ready for it. And they are very excited about the opportunities that these projects provide. And these are the neighbors that back right up to this project. I mean we did have a discussion about landscaping and buffering and the service areas of the building but that was really as a side to support for the project.

CHAIR BEGAY: It would be interesting for somebody to kind of do a little analyze to see the benefits to the community in the ways of air quality and how far people had to actually drive before. And also the job opportunities in the area and how it is going to reduce peoples drive time. It is an unique area.

MR. STROZIER: It is. It is very different then other parts of town. Thank you.

CHAIR BEGAY: Any other questions for Mr. Strozier? Thank you.

MS. CANDELARIA: Sonny Montoya.

CHAIR BEGAY: Good evening Mr. Montoya.

MR. MONTOYA: Thank you Madam Chair and Commissioners. My name is Sonny Montoya I am the past, present, and probably future president of the Westside Merchants Association. I have watched west Central go from a thriving community with business people all up and down west Central and I have seen what zoning can do to west Central when it was down zoned from C-3 to C-2. Twenty-seven businesses packed up left. And it has never regained that again. And I am also a member of SWAN, which is Southwest Alliance of Neighborhoods. There are seven neighborhood associations that are like a little coalition there. We do not belong to the Westside Coalition because we believe per the geographically impaired people west Central is still west and not north.

Anyway over the years and I have been there twenty-nine years, I have business there. I have watched the people all the time and this is a consensus of the people out there. We do not have anything and any time something wants to come out here the city makes it a point to make sure that we do not get things out there. We do not have a cleaners, a dry cleaners.

We do not have radiator shops. We do not have restaurants and I am also a member of the restaurant association. The city does not do any thing but deter the restaurant people from going anywhere on the West Mesa.

We have so much need. Every time we need to go buy something we have to go to Cottonwood or we have to go to Winrock. We spend twenty miles on the road and I pointed out earlier the environment, we have a West Mesa here and to me I look at it as clean because the winds have always blown there and is blowing it everywhere that way except ours. But we do need a lot of services. We do not have the services now and we are constantly made to go somewhere else. Everybody always knows what is best for West Central except the people from west Central are never asked what do you need out here. And I believe this man here has answered that call. He is saying I am willing to invest some money in here and give you the opportunity to attract some businesses out there that will provide us with these services. But we do not need low-income housing. Everybody knows that on this side of the river there are apartments and condominiums. On that side of the river the city takes over and it becomes projects. If we wanted housing out there I think we would be asking for housing. But what the people out there asking right is for services. We need more grocery stores. We need more retail. We need things that affect us every day of our lives and if we have to travel twenty miles to go do that well then everybody who lives in the heights is better off then we are and we are a lower class of citizen but I am not going to get into that one.

But anyway I ask that you approve this and if you do not approve it I am going to be back and I am going to let everybody know what you people think about the westsiders. Thank you.

CHAIR BEGAY: Thank you Mr. Montoya. Do we have any questions for Mr. Montoya? Thank you.

MS. CANDELARIA: Michelle Peralta.

MR. STROZIER: She is with the Skyview West Neighborhood Association and she had her children with her and she had to leave.

COMMISSIONER BRISCOE: While we are waiting let me ask a question of Mr. Montoya.

CHAIR BEGAY: Yes.

COMMISSIONER BRISCOE: Mr. Montoya, the city just went through a big renovation of Old Coors Road in the last couple of years widening sidewalks. It looks very nice to me out there.

MR. MONTOYA: Right.

COMMISSIONER BRISCOE: Do you see any economic impact of that? Do you see businesses coming in? Do you see any improvements from that that begin to bring the services, the restaurants, and the things you are mentioning?

MR. MONTOYA: Well this is still too new to see.

COMMISSIONER BRISCOE: Okay.

MR. MONTOYA: But the thing is it is a zoning that has been a stumbling block. Remember we were C-3 and we were forced to C-2 against everybody's objections. Route 66 Sector Plan, I went to both meetings and I never saw one person approve it. I was at the meeting and I truly believe that Route 66 Sector Plan is an illegal document.

CHAIR BEGAY: Commissioner Gara?

COMMISSIONER GARA: Mr. Montoya what businesses left when it went from C-3 to C-2 and why? What could they not do in a C-2 zone that they can do in a C-3 zone?

MR. MONTOYA: C-3 was light manufacturing. The jobbers, the turquoise people, the ceramics, the jewelry makers, auto repair shops, there was quite a few of those.

COMMISSIONER GARA: From my perspective I do not care where it is in this community if someone comes in with a request to put C-2 right next to R-1 I have a problem with that. I do not care whether it is the Northeast Heights, the South Valley, South West Mesa, North West Mesa, North Valley, South Valley, I do not care. I have a problem with commercially zoned C-2 property abutting R-1 property without some kind of buffer in between.

MR. MONTOYA: Well are we suppose to grab West Central, pick it up and take it somewhere else and rethink it. I mean west Central existed way before the heights existed. West Central existed economically before Old Town did. West Central built the city and now it has been neglected. C-3 was there and it provided jobs for a lot of people. Owner occupant. The city decided to go put in projects on Gonzales and then down it to C-2 everybody moved out. It does not take a rocket scientist to see what the city had done to us to that part of town. And now we try to get retail, we try to get services, the basic necessities that I think everybody in the city is entitled to but every time we request something it is denied, the paperwork is up to here to where the people say forget it. I think this man is willing to spend his money out there and he is willing to provide us with the services we need. It is not an easy job trying to get people to move out there to the Westside or businesses to go out there and say hey I am willing to commit. Kmart you guys may look at it as a big box but the city has already put all the small businessmen out of business. If that is all we have left is Kmart and the big boxes then so be it that is what we need. We need hammers. We need nails. We need clothes. We need everything. A brand new stop sign on West Central is an improvement. But as it is right now there is nothing out there. We do not want mobile homes and projects. We want services.

CHAIR BEGAY: Thank you Mr. Montoya. April?

MS. CANDELARIA: Michelle Peralta.

MS. PERALTA: Hello, I am Michelle Peralta. I am here on behalf of the Skyview West Neighborhood Association just to let you know that we are in favor of the rezoning. We do not want a mobile home in the neighborhood. We would like to have it rezoned for commercial use.

CHAIR BEGAY: What kind of commercial uses are you looking for?

MS. PERALTA: Retail stores, restaurants, different things that we do not have up there right now.

CHAIR BEGAY: And what do you think about commercial backing up to those houses in the back?

MS. PERALTA: As opposed to a mobile home or apartments I would rather have commercial back up to the houses. So would the other people in the neighborhood. We voted on it and that is what we voted for.

CHAIR BEGAY: Thank you.

MS. PERALTA: Thank you.

CHAIR BEGAY: Any other questions? Is that it April?

MR. BACA: Madam Chair, Commissioners, my name is Jude Baca, I am the developer of the property along with Mr. Pat Milligan who has owned the property for roughly thirty years. We have been working on this project just kind of talking to people for probably a couple of years. I just want to reiterate what you have already heard is all the communications, one hundred percent; we have had nothing absolutely negative about our proposals. The people do not want high-density apartments there. They do not want mobile home parks there. They feel that they just do not have the services that are in other parts of Albuquerque and they feel that you bring in apartments you are bringing in low-income apartments; you are further degrading our area. These are things I have actually heard from people. We did try to bring in a large big box home improvement center and they spent probably three months and lots of money doing their planning and basically said we do not want to be here. And it is the stigma of the area and we feel that what we are trying to accomplish here is going to help alleviate that problem because it is a problem down there. The southwest area of town does not have the same services and amenities that the other quadrants of the city have and they want it bad. All our neighborhood association meetings they have really strongly have supported us. Thank you.

CHAIR BEGAY: Any questions for Mr. Baca? Thank you.

MR. BACA: Thank you.

CHAIR BEGAY: Russell, do you have any closing comments?

MR. BRITO: Nothing further.

CHAIR BEGAY: Mr. Strozier?

MR. STROZIER: Madam Chair, Commissioners I do not think we have anything further. I do believe that we have taken a great deal of care and staff has proposed some additional improvements to what we have proposed in terms of the design guidelines relative to the relationship between this property and the surrounding neighborhood. We did spend time going over that at the neighborhood meeting and I think if it is handled correctly that the buffering that can occur between Coors and this area and the neighborhood can be done properly designed with landscaping, setbacks, lighting restrictions. We went through all of this with the neighborhood association in great detail at our meeting and I think that is one of the reasons why the support has been so strong. In addition to the other comments that you heard which is really just down right need for, need and desire for a variety of commercial retail and service uses out there. And we thank you and would respectfully request that you approve these request. Thank you.

CHAIR BEGAY: Thank you Mr. Strozier. Do we have any other questions for staff or anybody before we close the floor? Okay lets close the floor. Comments? Mr. Chavez?

COMMISSIONER CHAVEZ: Well I would like to speak in support of this project. I think clearly this area needs services as they have unanimously testified. It certainly can use the jobs. I think that the community is fortunate to have somebody that is willing to step forward and risk their resources in making this work. I agree that there has been some neglect in the support for these kinds of things in this area. And while I think in an ideal situation a mixed use would be nice here, it is not ideal. There are needs here. I think clearly they understand, at least it is my interpretation from the comments and the support of the consequences of the C-2 butting up to the residential. But I think they have weighed that in light of the needs that they have. And so I think this is something that would be good for this part of town and I wholeheartedly support this effort.

CHAIR BEGAY: Any body else? Commissioner Gara?

COMMISSIONER GARA: I have a problem with the C-2. The neighborhood commercial that we are talking about as far as the dry cleaners, as far as some of the other facilities can be accomplished in either a C-1 or SU-1 type zone and have more of an impact on the neighborhood. I still have a problem with it being all C-2 simply from the standpoint of we have worked long and hard on the Westside Strategic Plan and the amendments to the Westside Strategic Plan to basically discourage strip type zoning and I see this being a strip type zoning with the C-2 across the front being the pad sites and everything. Even though there is not access you still have the linear dimension there. I have a problem with the C-2 backing up to the residential. Although we have unanimous support tonight that is two people. And I think if you polled the residence that back up to that C-2 and talk about all of the things that can go there and if you look at the conditional uses within a C-2 zone you can have adult amusement establishments and other things of that nature. I think if there were

some buffering of the residential from the C-2 I would be more in support of it. For those reasons I will not support the recommendations of staff.

CHAIR BEGAY: Commissioner Johnson?

COMMISSIONER JOHNSON: I am interested Commissioner Gara in what you would have in mind for a buffering uses for the residential. Maybe you were not even saying uses. What would constitute adequate residential buffering in your estimation?

COMMISSIONER GARA: Again as we have talked many times on this Commission the ideal situation in any rezoning case where it involves property that is outside of a designated community or village center on the Westside that it be a mixture of uses to encourage a mixture of uses which includes residential, office, retail, restaurants, and the whole nine yards. I do not see this area any different then the Cottonwood Mall area and the area outside of the immediate mall area. We have looked at projects there that have the potential of being a mixture of uses as opposed to all retail. We have denied things if I remember correctly along Coors Boulevard to the north, to the south of Paseo del Norte that were retail of nature without a mixture of uses. So I am just trying to be consistent in what we have talked about and what we have tried to accomplish for this community on a community wide basis. If there are neighborhood types of uses that are necessary for that location fine lets take a look at them. But what I see is again not a disregard but not a lot of thought going into the zoning request to create any kind of mixture of uses that can take place on this site. And if we can do it on north Coors why can we not do it on south Coors.

CHAIR BEGAY: Any body else? Commissioner Serrano?

COMMISSIONER SERRANO: Yes I spend a considerable amount of time in this particular area. As most of you know on the Commission know I do a lot of volunteer work and I am not talking about the Environmental Planning Commission. But I do spend a considerable amount of time over around the Atrisco area; Westgate area and I think that Mr. Montoya is correct. It is different and it is unique. And I think that the people there, I mean I go there a lot and I have heard the people tell me personally that just in passing that when they go shopping they have to go clear across the river and they have to go to Coronado or to Winrock etcetera and I have been there and have said gee lets run down to such and such and pick up something and there is no place to go. And I realize I have to go a long way to get whatever supplies I am needing for that particular day. And I think sometimes you have to look at what the intent, I mean I know we have rules and I know we have regulations but sometimes I think you have to look at what the intent is and you have to go to the people. And my feeling is that I think that they support this. I think they want this and I think this is an area of town that needs this type of zoning so that they can grow and that they can prosper. There is a huge stretch down Coors Road where you just go for miles and there is no place to dart into, any kind of commercial activity because it is just non-existing and people do not want to build there. And I commend you for wanting to build something there. And I think...

COMMISSIONER GARA: We have all that C-2 land along Central.

COMMISSIONER SERRANO: I would like to offer my support for this project.

CHAIR BEGAY: Any body else? Commissioner Johnson?

COMMISSIONER JOHNSON: I have a question for staff. Staff you have eluded here to the importance of this having a shopping center designation so that it gets the appropriate review. But I do not know, I mean does it automatically have it by the size of the landmass, how does that work? My thinking is inclined toward respecting what we have heard in the way of request for commercial services but I am concerned about a straight C-2 and not enough oversight on it. And I do not know how the shopping center designation works. It does not appear in the zoning itself I think if this were SU-1 I would feel better about it. Or if there were some way that we had an opportunity to keep a handle on this to make sure that the residential at least by design. I recognize the effort that has gone into the design guidelines here but I am uncomfortable with a straight C-2.

CHAIR BEGAY: Mr. Dineen?

MR. DINEEN: Madam Chair, Commissioner this is, I am just trying to listen to what Jim is saying because he is committing to something. Could we just talk for a second?

COMMISSIONER JOHNSON: Yes.

MR. DINEEN: I think they made a commitment that may help you. The rule is we have to put on SC if it is under single ownership and over five acres. So that will go on any site and that will be the ten-acre site. The other sites that are not would then not be under that. So you cannot do it unless it meets that definition. Now Jim has just said that they are willing to go to an SU-1 for C-2 that would ensure that is under site development plan for all those parcels.

COMMISSIONER JOHNSON: That is good because I will feel quite a lot better about that. And I would probably be able to support it in that case.

COMMISSIONER GARA: Mr. Dineen you know there is an error in the Zone Code under the C-2 Shopping Center regulations on page one-eighty-two. It says, "Any site in this zone classified as a shopping center site, as defined in the subsection 14-16-2-5 and 14-16-2-5 is the RA-2 residential and agricultural zone it should be 14-16-1-5 which is the definition zone.

MR. DINEEN: It is probably a clerical error we will correct that or get someone to correct that.

COMMISSIONER GARA: So in the C-2 zone it says that any site classified as a shopping center site then the shopping center site says a premise containing five or more acre zone P, C-1, C-2, or C-3 or a combination thereof.

COMMISSIONER JOHNSON: I do not think the shopping center designation offers enough safeguards. I think I would only support it if it were SU-1.

MR. DINEEN: Madam Chair, Commissioner, on that point what is the date, do you have a revised version of this? On page one-eighty-two is there a number on the bottom? It says 2001 S29 replacement.

COMMISSIONER GARA: Probably not.

MR. DINEEN: Well I think it has been corrected because if you look our copy is more up to date. Perhaps it was revises just recently.

COMMISSIONER GARA: I only deal with what you give me.

MR. DINEEN: Well we may have not have given you the most updated version.

COMMSSIONER GARA: 1999 S21.

MR. DINEEN: Ours is 2001 and what it says under G is 14-16-1-5 so it has been corrected it appears like in this revised version. And you probably do not have that replacement sheet. They send them out, I do not know (INAUDIBLE) or not. They send them out to us and they just tell you they are there and they expect you to kind of collate them back in. So actually if we were using mine it would not be up to date either so do not feet bad.

CHAIR BEGAY: Commissioner Johnson?

COMMISSIONER JOHNSON: I am also concerned about C-2 and its uses and if it is SU-1 for C-2 uses are we granting everything permissive and conditional? Did you consider all of the uses that might go on in this site when you were thinking about the C-2 designation?

MR. DINEEN: Well that is a very good point. If we go to an SU-1 for C-2 it should be clear that they are not automatically getting all the conditional uses. I think that needs to be clarified because it would not be under straight zoning. They would get conditional uses but they would go through the conditional use process. They would not be made immediately permissive and I think that is a very good point to make and we need to make distinction because I think it would be incorrect to do that. They are saying they will go for C-2 permissive only and eliminate the SU-1.

COMMISSIONER JOHNSON: Fair enough. Okay, that is great.

CHAIR BEGAY: Mr. Strozier?

MR. STROZIER: Just very quickly I think it was our feeling that this property being that the entire property was being zoned C-2. What we are requesting that it would all fall under the shopping center designation and that is the way we have approached this. So in our opinion the SU just defines that more clearly. We have no problem with that and stating permissive uses once again that is consistent with our request. So we have no problem with either of those.

COMMISSIONER JOHNSON: Very good.

CHAIR BEGAY: Thank you.

COMMISSIONER JOHNSON: Is the floor closed?

CHAIR BEGAY: It was but we are tired.

COMMISSIONER JOHNSON: I am prepared to make a motion.

CHAIR BEGAY: Commissioner Johnson?

COMMISSIONER JOHNSON: Unless we want to discuss any further? Well this will take until nine to make the motion. In the matter of 01138 00748, a map amendment to the West Route 66 Sector Development Plan I move we forward to the City Council a recommendation of approval of change from SU-1 for Mobile Home Park to SU-1 for C-2 permissive uses with findings one through eight as written.

COMMISSIONER SERRANO: Second.

CHAIR BEGAY: A motion and a second. All those in favor? Opposed?

COMMISSIONER GARA: Any discussion?

CHAIR BEGAY: Sure.

COMMISSIONER GARA: No.

CHAIR BEGAY: Okay. Opposed? Motion passes 5-2 (Commissioner Gara and Commissioner Schwartz voted no. Commissioner McMahan stepped away for a while).

COMMISSIONER JOHNSON: In the matter of 01110 00747, a zone map amendment from SU-1 for mobile home park to SU-1 for C-2 permissive uses I move we recommend approval to the City Council based on findings one through eleven and conditions one and two.

COMMISSIONER SERRANO: Second.

CHAIR BEGAY: A motion and a second. Discussion? All those in favor? Opposed? Motion passes 5-2 (Commissioner Gara and Commissioner Schwartz voted no. Commissioner McMahan stepped away for a while).

COMMISSIONER JOHNSON: In the matter of 01138 00749, a map amendment to the Tower Unser Sector Development Plan from SU-1 for Mobile Home Park to SU-1 for C-2 Permissive Uses I move approval, we can do that we do not need to recommend it to City Council right. Based on findings one through nine and condition one as written.

COMMISSIONER CHAVEZ: Second.

CHAIR BEGAY: A motion and a second. Discussion? All those in favor? Opposed? Motion passes 5-2 (Commissioner Gara and Commissioner Schwartz voted no. Commissioner McMahan stepped away for a while).

COMMISSIONER JOHNSON: In the matter of 01110 00747, a zone map amendment from SU-1 for Mobile Home Park to SU-1 for C-2 Permissive Uses I move approval based on findings one through twelve and conditions one, two and three.

COMMISSIONER CHAVEZ: Second.

CHAIR BEGAY: A motion and a second.

COMMISSIONER BRISCOE: (INAUDIBLE) conditions there is shopping center.

COMMISSIONER JOHNSON: We can delete condition three. Thank you John. And finding twelve that also refers to a shopping center site.

CHAIR BEGAY: All those in favor? Opposed? Motion passes 5-2 (Commissioner Gara and Commissioner Schwartz voted no. Commissioner McMahan stepped away for a while).

COMMISSIONER JOHNSON: In the matter of 01128 00750, a site development plan for subdivision I move approval, is there any reference in the findings to it being C-2? I do not think there is.

CHAIR BEGAY: Russell?

MR. BRITO: Madam Chair, Commissioner Johnson, finding number four refers to shopping center site.

COMMISSIONER JOHNSON: We can delete that. So we will have findings one through ten and conditions one through four as written. I would like to change condition five to read minimize any and all aversive impacts on adjacent residentially zoned areas. Delete eight C, so it would be conditions one through...

MR. MONTANO: Madam Chair, can I clarify something.

CHAIR BEGAY: Sure.

MR. MONTANO: Madam Chair, Commissioner Johnson, the language on eight C that needs to be eliminated is the first sentence, the second sentence needs to stay. Where it says a traffic update is required prior to any submittal of site plan for building purposes.

COMMISSIONER JOHNSON: So the sentence should begin with "A TIS update"?

MR. MONTANO: Right.

COMMISSIONER JOHNSON: I am sorry, thank you. Okay nine conditions.

CHAIR BEGAY: A motion and a second. All those in favor? Opposed? Motion passes 5-2 (Commissioner Gara and Commissioner Schwartz voted no. Commissioner McMahan stepped away for a while).

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to recommend approval to the City Council of 01138 00748, a map amendment to the *West Route 66 Sector Development Plan*, from SU-1 for MH Park to SU-1 for C-2 Permissive Uses for Tracts 90, 91 and 92, Town of Atrisco Grant Unit 6, based on the following Findings:

FINDINGS:

1. This is a request for an amendment to the *West Route 66 Sector Development Plan* to change the Plan map, figure 25, page 64, from SU-1 for MH Park to SU-1 for C-2 Permissive Uses for an approximately 12.5 acre site located on Coors Boulevard SW between Central Avenue and Gonzales Road.

2. Since the area of the requested amendment is over ten acres in size, the City Council has approval jurisdiction as per the Zoning Code (§ 14-16-4-3(C)(3)).

3. This sector plan amendment is necessary for the accompanying zone map amendment request from SU-1 for MH Park to SU-1 for C-2 Permissive Uses.

4. This sector plan amendment furthers the applicable goals and policies of the *Comprehensive Plan* by creating the opportunity for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and choice in transportation, work areas, and life styles, while creating a visually pleasing built environment. Also, the Established Urban Area of the Comprehensive Plan encourages a full range of urban land uses, and states that new growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed facilities and services and where the integrity of existing neighborhoods can be assured.

5. The request furthers the applicable policies of the *West Side Strategic Plan* by proposing a zone that will allow commercial and office uses in the designated Central/Coors Village Center. The Environmental Planning Commission recently approved an amendment to the *West Route 66 Sector Development Plan* immediately to the northeast of the subject site, which is also located in the Central/Coors Village Center.

6. The request furthers the *Southwest Area Plan* by being consistent with the Plan's intent for commercial development.

7. The requests furthers the purpose of the *West Route 66 Sector Development Plan* by proposing a zone category that has more development potential to enhance the community image of West Central Avenue and instill community confidence in this area as a developable segment of the City.

8. The request is justified as per the policies and requirements of *Resolution 270-1980* because of changed neighborhood conditions in the form of a zone map amendment

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