



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

Date: June 17, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1001445***
05EPC-00754 EPC Site Development Plan-
Building Permit
05EPC-00756 EPC Site Development Plan-
Amendment to Subdivision

Jennifer Lin
4845 50th St.
Lubbock TX 79414

LEGAL DESCRIPTION: for all or a portion of Tract(s) 13-B, **Black Ranch**, zoned SU-1 for C-1 & Restaurant with liquor for on premise consumption/O-1, located on COORS BLVD. NW, between SEVEN BAR LOOP and ALAMEDA, containing approximately 3 acres. (B-14) Stephanie Shumsky, Staff Planner

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1001445/ 05EPC-00756, a request for approval of amendments to a site development plan for subdivision, for Tract 13-B Black Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for review and approval of amendments to a site development plan for subdivision for an approximately 2.46-acre site legally known as Tract 13, Black Ranch, located on Coors Boulevard NW between Alameda Boulevard NW and Seven Bar Loop Road.
2. This request furthers the *Comprehensive Plan*, Established Urban area goal and several policies:
 - a. The goal and policies a and j are furthered because the proposed restaurant adds to the varied mix of land uses in the area.
 - b. Policy d is furthered because the proposed lot layout respects existing land uses and provides pedestrian connections to them.
 - c. Policy I is furthered because the site development plan has several conditions that will lessen the impact of development on nearby residential areas.

3. The subject site is located in a Regional Activity Center as described in the *Comprehensive Plan*. The Activity Centers goal is partially furthered because the site is located on a limited-access, major transportation corridor and has vehicular access to this corridor. The activity center goal is not completely furthered because the proposed use and location of the subject site will not substantially reduce the dependence on the automobile.
4. This request furthers the *Comprehensive Plan's* Transportation and Transit section goal and policy g because the proposed pedestrian walkways provide connectivity to adjacent parcels and to Coors Boulevard.
5. This request furthers the *Comprehensive Plan's* Economic Development section goal and policies a and g because the proposed use will provide job opportunities for west side residents.
6. This request furthers a goal, objectives and policies of the West Side Strategic Plan:
 - a. Goal 12 is furthered because the proposed use will contribute to a more sustainable community on the west side.
 - b. Objectives 1 and 8 are furthered because the proposed use will provide for a mix of food service and employment types on the West Side.
 - c. Policy 1.3 is furthered because the subject site and proposed commercial use is within a Regional Activity Center.
 - d. Policy 3.3 is partially furthered by this request because the proposed use will contribute to the existing mix of development types but is not in close proximity to a transit stop.
 - e. Policy 6.25 is furthered because a connection to the archeological site to the south and to the Corrales Main Canal is proposed.
7. This request furthers several Land Use and Intensity of Development (Issue 3) policies of the Coors Corridor Sector Development Plan:
 - a. Policy 1 is furthered because the request complies with adopted plans for the Northwest Mesa area.
 - b. Policy 5 is furthered because the proposed intensity of development is compatible with the existing roadway and surrounding land uses.
 - c. Policy 7 is partially furthered because the subject site is within a Regional Activity Center. However, the proposed and adjacent developments appear as strip-like development.
8. There are no specific Seven-Bar Ranch Sector Development Plan policies that apply to this request. The request is not in conflict with any part of the sector development plan.
9. The request complies with O-02-16, which established zoning and some development conditions for Tract 13. The proposed amendments will retain the integrity of the approved plan while allowing for a more site-specific development on Tract 13 B.
10. This request meets or exceeds Zoning Code requirements for a site plan for subdivision.

11. There are no recognized neighborhood associations in the area. However, the applicant notified the unrecognized Bosque Dell Acres Neighborhood Association as well as property owners within 100' of the property line. There is no known neighborhood or other opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
 2. Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site plan shall comply and be designed per DPM Standards.
 - d. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
 - e. Driveway access to Coors Boulevard is limited to right-in, right-out access only consistent with the Coors Corridor Plan.
 - f. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
 - g. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.
 3. The applicant shall meet with the staff planner to review the submittal to ensure the conditions of approval are adequately addressed and met prior to application to the DRB for final sign-off.
-

On June 16, 2005 the Environmental Planning Commission voted to approve Project 1001445/ 05EPC-00754, a request for approval of a site development plan for building permit, for Tract 13-B Black Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for review and approval of a site development plan for building permit for an approximately 2.46-acre site legally known as Tract 13, Black Ranch, located on Coors Boulevard NW between Alameda Boulevard NW and Seven Bar Loop Road.
2. This request furthers the *Comprehensive Plan*, Established Urban area goal and several policies:
 - a. The goal and policy j is furthered because the subject site is located in a Regional Activity Center where a range of large-scale and smaller scale land uses is desired.
 - b. The proposed restaurant adds to the mix of existing land uses in this area (policy a).
 - c. The location and intensity of the proposed development respects existing neighborhood values and is compatible with surrounding land uses (policy d).
 - d. The site is designed to allow for multiple pedestrian connections and to minimize adverse effects on the residential areas (policy I).
 - e. Views of the Sandia Mountains will be preserved and the visual environment of the area will be improved with the proposed building façades (policies l and m).
3. The *Comprehensive Plan's*, Activity Center goal and policy a are partially furthered by this request because the subject site has pedestrian, bicycle and vehicular access to a major transportation corridor. However, there is no transit stop within 300' of the site and the proposed use will not reduce dependence automobiles. Policy f is furthered because the subject site provides a transition between higher intensity and lower intensity uses. Policy g is furthered because the proposed development is subject to the requirements of more specific sub-area plans and policies.
4. The *Comprehensive Plan's* Transportation and Transit goal and policy g are furthered by this request because the proposed restaurant is adjacent to Coors Boulevard and has direct pedestrian access to it.
5. The *Comprehensive Plan's* Economic Development goal and policies a and g are furthered by this request because the subject site is located in an activity center where concentrations of employment areas are encouraged and the proposed restaurant will provide economic development and job opportunities in an area of need (the west side).
6. The subject site lies within the boundaries of the West Side Strategic Plan's Seven Bar Ranch Community. Goals, objectives and policies of the Plan and the community area are furthered by this request:
 - a. Goal 12 and Objectives 1 and 8 are furthered because the proposed restaurant will provide a number of jobs on the west side, which may lead to a more sustainable community.
 - b. Policy 1.3 is partially furthered because the proposed development could be considered strip-like. However, the site is within a larger activity center area.
 - c. Policy 3.1 is partially furthered by this request because the proposed restaurant is not the "highest" density commercial development. It will however serve people working and living in this high-density area.

- d. Policy 3.3 is partially furthered because the subject site will be connected to Coors Boulevard and adjacent properties by several interconnected pedestrian walkways but is not within 300' (or close proximity) to a transit stop.
 - e. Policy 3.85 in the Employment Growth section is furthered by this request because the proposed restaurant will create additional jobs for area residents within a Regional Activity Center.
 - f. Policy 6.25 in the Bikeways and Trails section is furthered because of the proposed pedestrian and bicycle connections.
7. Policies of the Coors Corridor Sector Development Plan are furthered or partially furthered by this request:
- a. Some Land Use and Intensity of Development policies are furthered others are not furthered:
 - i. Policy 1 is furthered because land use decisions and development of the subject site are subject to the requirements of adopted plans and policies for the Northwest Mesa area.
 - ii. Policy 5 is furthered because the intensity of the proposed development is compatible with the roadway function, existing zoning, environmental concerns and other conditions.
 - iii. Policy 7 is not furthered because development is not planned to occur in cluster like development.
 - b. Visual Impressions and Urban Design Overlay Zone policy 1 is not furthered because the proposed building height exceeds the allowed building height. Policy 3 is furthered because the proposed site and building design is compatible with the natural landscape, built environment and generally complies with applicable design regulations and guidelines.
 - c. Many Site Planning and Architecture Policies apply to this request:
 - i. Policy 1 is not furthered because natural site amenities (mountain views) are not incorporated into the site.
 - ii. Policy 2 is partially furthered because the building's covered entryway is 35' from Coors Boulevard but the proposed building height exceeds the allowable height by 3'.
 - iii. Policy 3 is partially furthered because even though the landscape setback requirements are met the total amount of actual live ground cover is deficient.
 - iv. Policy 4 is furthered because the landscape design is complementary to the individual site and to the overall appearance of the corridor.
 - v. Policy 5 is partially furthered because some the parking facilities are located to the rear of the sites.
 - vi. Policies 6 and 7 are furthered because the proposed building is located near the street perimeter and relates to the streetscape area along Coors Boulevard and connectivity to Coors Boulevard and to adjacent properties is provided.
 - vii. Policies 9 and 10 are furthered because the architectural design and site lighting are designed to contribute to the overall visual enhancement of the site.

- viii. Policy 1 is partially furthered because the building mounted sign complies with the requirements of the Coors Corridor Plan but the monument sign does not.
8. Seven-Bar Ranch Architectural Design Guidelines #'s 4, 5 and 6 (from Appendix 6 of the Plan) are furthered by this request because the proposed landscaping is consistent throughout the site and complements the landscaping along Coors and all building facades as well as the roof, are consistent in theme and materials.
 9. This request is in full compliance with O-02-16, the enacting ordinance that established zoning and other regulations for the subject site.
 10. This request generally complies with Zoning Code regulations. Full compliance is reflected in the conditions of approval.
 11. A 50' gas line easement runs diagonally through the parking area. The applicant is discouraged from planting the 13 required parking lot trees within this easement. The applicant will be required to plant the displaced parking lot trees elsewhere on the site.
 12. There are no recognized neighborhood associations in the area. However, the applicant notified the unrecognized Bosque Dell Acres Neighborhood Association as well as property owners within 100' of the property line. There is no known neighborhood or other opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The monument sign height shall not exceed 9-feet in accordance with Coors Corridor Plan Amendment R-03-270.
3. The northeast corner of the lot (adjacent to the Corrales Main Canal) must be landscaped with scrubs, plants and/or live groundcover in accordance with Zoning Code section 14-16-3-10.
4. According to Zoning Code section 14-16 -3-18, a minimum of seven outdoor seats is required and shall be provided prior to DRB sign-off.

OFFICIAL NOTICE OF DECISION

JUNE 16, 2005

PROJECT #1001445

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5. Landscape Plan, general note #8, indicates that the top dressing of landscaped areas will be gravel and crusher fines. Gravel, colored rock, bark and similar materials are generally not acceptable as groundcover. Live, low water use, native groundcover is required over most of the landscaped area as indicate in the Coors Corridor Plan.
6. A 50' gas line easement runs diagonally through the parking area. The applicant is discouraged from planting trees within this easement. The applicant shall plant the displaced parking lot trees elsewhere on the site.

In response to concerns from area residents, the following conditions are per the applicant's request:

7. All outdoor lighting fixtures located within 200 feet of the eastern property line shall be not more than 16-feet in height and shielded on the sides that face the residents with a vertical sheet metal drop panel. Such features shall match the color and type of lighting fixtures at Cottonwood Crossing Phase 1.
8. Signage shall be limited to a single freestanding sign along Coors Boulevard. No illuminated building signage shall be permitted along the east building elevation.
9. Any outdoor paging or music shall be prohibited in accordance with the Site Plan for Subdivision approved on December 8, 2004.
10. A six-foot high solid masonry screen wall shall be provided along the east property line. Such wall shall match the color and material of the buffer wall at Cottonwood Crossing Phase I.
11. Three additional Austrian Pine trees shall be required within the landscape buffer area along the eastern property line, and shall be integrated into the overall landscape design. Trees within the buffer area shall be a minimum height of eight (8) feet at the time of installation, and shall be planted at an interval of not greater than thirty (30) feet on center.
12. Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site plan shall comply and be designed per DPM Standards.

- d. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
 - e. Driveway access to Coors Boulevard is limited to right-in, right-out access only consistent with the Coors Corridor Plan.
 - f. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
 - g. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.
13. The applicant shall meet with the staff planner to review the submittal to ensure the conditions of approval are adequately addressed and met prior to application to the DRB for final sign-off.
 14. A building height limit of 30 feet outside as per the originally approved site development plan for subdivision.
 15. 2 more internal lights shall be added.
 16. Designate a motorcycle parking area.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JULY 1, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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



"Chris Melendrez"
<melendrez@consensusplanning.com>

To: <sshumsky@cabq.gov>
cc:
Subject: Hong Kong Chinese Restaurant: Response to Bosque del Acres

06/08/2005 08:52 AM

Stephanie –

Please find attached a copy of our correspondence with the Bill Baker, representative of the Bosque del Acres Neighborhood Association. In the letter we have recommended specific conditions of approval in response to the neighbor's request. Please review these conditions, and let me know if you see any problem.

Thank you,
Chris Melendrez
Planner
Consensus Planning
924 Park Avenue SW
Albuquerque, NM 87102
505-764-9801
fax 505-842-5495
www.consensusplanning.com



L-Bosque del Acres.pdf Neighborhood Comments.pdf

BILL H. BAKER
1316 Erwin Pl N.W.
ALBUQUERQUE, NM 87114
1-800-262-9337
505-250-2113
FAX 505-881-4615
bbaker@bakerutility.com

June 2, 2005

Consensus Planning
Attn: Chris Melendez
Project #1001445
Lin's Chinese Buffet

Chris

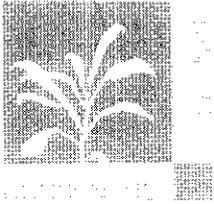
This letter is to serve as notification that the above mentioned development and restaurant will impact the Bosque Del Acers Associations residents. The homeowners do not wish to eliminate the proposed project, instead only wish to minimize the impact of the project on their homes and lives. The association request you mandate the following provisions to the development

- a. Lighting intruding into the homes from light stands and signage. All parking area light standards located along the east perimeter of the parking area will be 16' maximum in height and shielded on the sides that face residents with a vertical sheet metal drop panel. The light standards will match the color and type of the existing lighting at Cottonwood Crossing Phase I development.
- b. Signage visible to the homes and neighborhood. Illuminated signage will not be allowed on the east side of the property. Any other illuminated signage will be located in a manner as to not be visible from resident's property or persons in the neighborhood.
- c. Sound entering the homes and neighborhood including vehicle, equipment, paging systems or music. There will be no outdoor paging activities. Background music will be limited to a volume not audible from adjacent residences.
- d. Security. Provide a 6' high solid masonry screen wall at the east perimeter of the area. The wall will match the color of the existing buffer wall at Cottonwood Crossing Phase I development.
- e. Landscaping to aid in the above concerns. Place additional trees to aid in screening light and sound into the neighborhood.

If the above is acceptable please confirm with a letter so that you may proceed with the project

Sincerely,


Bill Baker



June 3, 2005

Bill Baker
Bosque Del Acres Neighborhood Association
1516 Erwin Pl. NW
Albuquerque, NM 87114

Re: Hong Kong Chinese Restaurant

Dear Bill,

I am writing to follow up on your phone conversation with Chris Melendrez on Tuesday morning. We have reviewed the provisions outlined in your letter dated June 2, 2005, and we believe that your requests are reasonable in order to help mitigate any potential impacts that this development may create within your community. We have notified the City Planning staff of the provisions, and requested that they be required as conditions of approval by the Environmental Planning Commission. This will ensure that all the requirements are met prior to final sign-off on this development by the Development Review Board.

Response to Provisions:

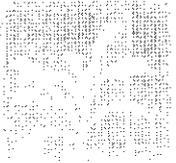
Provision a: The nearest light standard to the east property line is located approximately 100 feet away. There is also one additional light standard located approximately 180 feet away from the property line. Both of these light standards will be reduced to 16-feet in height, and shielded, and will match the lighting in Cottonwood Crossing Phase 1 per your request.

Provisions b: There is no building-mounted signage, or freestanding signage proposed on the east side of the property. The primary building mounted sign will be located along the west building façade to address Coors Boulevard. A single freestanding sign is proposed along Coors Boulevard, and would be shielded from the east property line by the building.

Provision c: Outdoor music and/or paging are prohibited under a condition on the original site plan application. This restrictive condition is proposed to remain.

Provision d: Currently, a six-foot-high cedar fence with masonry pilasters is proposed along the eastern property line. This will be replaced with a six-foot-high masonry screen wall, and will match the wall at Cottonwood Crossing Phase 1 per your request.

Provision e: Three additional pine trees (Austrian Pine) will be added within the landscape buffer on the east side of the site to provide year-round screening.



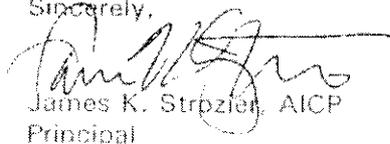
Suggested Conditions of Approval:

We request that the City Planning staff add the following suggested conditions of approval to our request, which respond to provisions outlined in your June 2nd letter, a through e respectively:

1. All outdoor lighting fixtures located within 200 feet of the eastern property line shall be not more than 16-feet in height, and shielded on the sides that face the residents with a vertical sheet metal drop panel. Such fixtures shall match the color and type of lighting fixtures at Cottonwood Crossing Phase 1.
2. Signage shall be limited to a single freestanding sign along Coors Boulevard. No illuminated building signage shall be permitted along the east building elevation.
3. Any outdoor paging or music shall be prohibited in accordance with the Site Plan for Subdivision approved on December 8, 2004.
4. A six-foot-high solid masonry screen wall shall be provided along the east property line. Such wall shall match the color and material of the buffer wall at Cottonwood Crossing Phase 1.
5. Three additional Austrian Pine trees shall be required within the landscape buffer area along the eastern property line, and shall be integrated into the overall landscape design. Trees within the buffer area shall be a minimum height of eight (8) feet at the time of installation, and shall be planted at an interval of not greater than thirty (30) feet on center.

Thank you for your feedback on this development proposal, we are pleased to work with your neighborhood association now, and in the future. Based on our agreement with your requests, we would greatly appreciate your support before the Environmental Planning Commission at our June 16, 2005 hearing. Please feel free to contact me with any questions.

Sincerely,


James K. Strozler, AICP
Principal

C: Stephanie Shumsky, Planner – City of Albuquerque
Ken Hovey, Architect
DW Tan, President – CAPS Architecture



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, June 9, 2005, 4:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

Distribution & Review – Current Land Use Matters for the June 16, 2005 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, June 16, 2005, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1004161

05EPC-00740 EPC Site Development Plan-Subdivision

JEFF MORTENSEN & ASSOC. agent(s) for WILLIAM AND BENITA BRENNAN request the above action(s) for all or a portion of Lot(s) 4 & 5, **RIVERSIDE PLAZA**, zoned SU-1 PRD, located on WINTER HAVEN ROAD NW, between LA ORILLA ROAD NW and MONTANO PLAZA DR. NW, containing approximately 3.2 acre(s). (E-12) Elizabeth Pincus, Staff Planner

Project # 1004162

05EPC-00741 Zone Map Amendment
05EPC-00742 EPC Site Development Plan-Subdivision

JEFF MORTENSEN & ASSOCIATES agents for HOECH REAL ESTATE CORPORATION request the above actions for all or a portion of Tract L-2, **VISTA DEL NORTE SUBDIVISION**, a zone map amendment from SU-1/O-1 WITH SIGNAGE RESTRICTIONS to SU-1/PRD (31 dwelling units maximum), located on VISTA DEL NORTE DRIVE NE, between OSUNA ROAD NE and VISTA MONTE DR. NE, containing approximately 6 acres. (E-16) Elvira Lopez, Staff Planner

Project # 1003801

05EPC-00745 EPC Site Development Plan-Building Permit

PETERSON PROPERTIES REAL ESTATE SERVICES requests the above action for all or a portion of **Lots 28-31, Block A, Altura Addition**, zoned SU-1 for C-1 w/ Exclusions, located on the east side of CARLISLE BOULEVARD, NE, between INDIAN SCHOOL ROAD, NE and HANNETT AVENUE, NE, containing approximately 1 acre (J-16) David Stallworth, Staff Planner

Project # 1003918
05EPC-00747 Text Amendment
05EPC-00746 Zone Map Amendment

RIO GRANDE ENGINEERING agents for DAVID & JENNIFER SOULE request the above action(s) for all or a portion of Tracts 10-A, 11-A, & 12A **INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPMENT**, a zone map amendment from SU-1 FOR C-1 to R-1, located on BUGLO AVE. NW, between LYONS BLVD. NW and JUSTIN DR. NW, containing approximately 2 acres. (B-11) Elvira Lopez, Staff Planner

Project # 1002529
05EPC-00748 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING, agent for CAS, LLC, requests the above action for all or a portion of **approved Lot 1 out of Tract 6-B, Partition of the Black Ranch**, zoned SU-1 for O-1 Permissive Uses, located on the north side of WESTSIDE DRIVE, NW approximately 500 feet east of COORS BOULEVARD NW, containing approximately 3 acres. (B-13) David Stallworth, Staff Planner

Project # 1001275
05EPC-00749 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING agents for AUTOZONE, INC. request the above actions for all or a portion of Lot(s) 4, **LOWES SUBD**, zoned SU-1 FOR C-2 AND I-P PERMISSIVE, located on COORS BLVD. NW, between ALAMEDA BLVD. NW and OLD AIRPORT AVE., containing approximately 2 acre(s). (B-14) Stephanie Shumsky, Staff Planner

Project # 1004166
05EPC-00751 EPC Site Development Plan-
Building Permit
05EPC-00752 Zone Map Amendment
05EPC-00753 EPC Sector Development Plan

DCSW ARCHITECTS, INC. agent for ALBUQUERQUE HISPANO CHAMBER OF COMMERCE request the above actions for, Tract A, **ALBUQ. HISPANO CHAMBER OF COMMERCE** and Lot 2, Block D, **ARMIJO-JUAN ADDITION**, zoned SU-2/R1 & SU-2/NCR, located at the intersection of 4TH ST. SW and BARELAS SW, containing approximately 1 acre. (L-14) Carmen Marrone, Staff Planner

Project # 1001445
05EPC-00754 EPC Site Development Plan-
Building Permit
05EPC-00756 EPC Site Development Plan-
Amendment to Subdivision

CONSENSUS PLANNING agent(s) for JENNIFER LIN request the above actions for all or a portion of Tract(s) 13-B, **Black Ranch**, zoned SU-1 for C-1 & Restaurant with liquor for on premise consumption/O-1, located on COORS BLVD. NW, between SEVEN BAR LOOP and ALAMEDA, containing approximately 3 acres. (B-14) Stephanie Shumsky, Staff Planner

Project # 1004167
05EPC-00755 EPC Site Development Plan-
Building Permit
05EPC-00758 Zone Map Amendment

JIM MILLER agent for JD MERRITT, SONIC NM request the above actions for all or a portion of Lot(s) 7, **Bosque Plaza**, zoned C-1 (SC), located on COORS BLVD. NW, between BOSQUE PLAZA LANE NW and COORS BLVD. NW, containing approximately 1 acre. (E-12) Catalina Lehner, Staff Planner

Project # 1001526
05EPC-00757 Zone Map Amendment & Sector
Development Plan Amendment

J.S. ROGERS ARCHITECTS P.C. agents for SARAH & CHARLES LOVE, and RACHEL LOVE request the above action(s) for all or a portion of Lot(s) 17-19, **Balling Addition #1**, a zone map amendment and Sector Plan Amendment from SU-1 Preschool to S-MRN, located on MOUNTAIN Rd. NW, between 14TH ST. and 13th St. NW, containing approximately 1 acre. (J-13) Elizabeth Pincus, Staff Planner

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

Jens Deichmann, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MAY 25, 2005.

APPROVED

Russell Brito, Senior Planner
Planning Department

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- D** Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Jennifer Lin PHONE: _____
 ADDRESS: 4845 50th Street FAX: _____
 CITY: Lubbock STATE TX ZIP 79414 E-MAIL: _____
 Proprietary interest in site: Contract Purchaser List all owners: Tortilla Inc.
 AGENT (if any): Consensus Planning 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: Amended Site Plan for Subdivision for enlargement of a building, and approval of a Site Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. 13-B Block: _____ Unit: _____
 Subdiv. / Addn. Black Ranch
 Current Zoning: SU-1 for C-1/O-1 Proposed zoning: No Change
 Zone Atlas page(s): B-14 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 2.46 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101406522938020302 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Along the east side of Coors (10100 Coors Boulevard NW)
 Between: Seven Bar Loop and Alameda

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1001445, 01110 01244

Check-off if project was previously reviewed by Sketch Plan Plan? or Pre-application Review Team? Date of review: _____

SIGNATURE [Signature] DATE 5/5/05
 (Print) James K. Strozler, AICP Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	
<u>05EPC</u>	<u>06754</u>
<u>05EPC</u>	<u>00756</u>

Action	S.F.	Fees
<u>SPBP</u>	<u>PCI</u>	<u>\$ 385.00</u>
<u>ASDPS</u>	<u>PCI</u>	<u>\$ 385.06</u>
<u>AD Fee</u>		<u>\$ 75.00</u>
<u>CMF</u>		<u>\$ 50.00</u>

Hearing date 6-16-05

Total \$ 705.06

[Signature] 5-5-05

Project # 1001445

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION**
- IP MASTER DEVELOPMENT PLAN**

- ___ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - ___ Site plans and related drawings reduced to 8.5" x 11" format
 - ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ___ Sign Posting Agreement
 - ___ TIS/AQIA Traffic Impact Study form with required signature
 - ___ Fee (see schedule)
 - ___ Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30** copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

- NOTE:** For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:
- ___ Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
 - ___ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
 - ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
 - ___ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
 - ___ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
 - ___ Registered Engineer's stamp on the Site Development Plans
 - ___ Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30** copies for EPC public hearings
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James K. Strozian, AICP
Applicant name (print)

[Signature] 3/5/5
Applicant signature / date

Form revised October 2004



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

Application case numbers	
05 EPC	-00734

[Signature] 5-5-05
Planner signature / date

Project # 1001445

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: Lin's Chinese Buffet Date of request: 5/2/05 Zone atlas page(s): B-14

CURRENT:
Zoning SU-1 for O1 & C-1
Parcel Size (acres / sq.ft.) 2.4

Legal Description -
Lot or Tract # Tract 13B Block # _____
Subdivision Name Black Ranch

REQUESTED CITY ACTION(S):

- | | | | |
|----------------|---------------------|---|---------------------|
| Annexation [] | Sector Plan [] | Site Development Plan: | Building Permit [] |
| Comp. Plan [] | Zone Change [] | a) Subdivision [<input checked="" type="checkbox"/>] | Access Permit [] |
| Amendment [] | Conditional Use [] | b) Build'g Purposes [<input checked="" type="checkbox"/>] | Other [] |
| | | c) Amendment [<input checked="" type="checkbox"/>] | |

PROPOSED DEVELOPMENT:

- No construction / development []
 New Construction []
 Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: 1

of units - _____
Building Size ± ~~10,000~~ 12,400 (sq. ft.)
± 12,400

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative [Signature] Date 5/4/05
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring TIS: Previously studied: []

Notes: SEE ATTACHED 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.

[Signature] 5.5.05
TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS **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 _____

40 10

4

4

40 10

Jennifer Lin Restaurant Trip Generation Data

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	ENTER	EXIT	ENTER	EXIT
High Turnover (Sit-Down) Restaurant (932)	1,589	75	69	83	53	53

Units
12.50
1,000 S.F.

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 127.15 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 11.52 (X) + 0$$

52% Enter, 48% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 10.92 (X) + 0$$

61% Enter, 39% Exit

Comments:
Tract No.

Based on ITE Trip Generation Manual - 7th Edition



May 5, 2005

Mr. Jens Deichmann, Chairman
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

Dear Chairman Deichmann:

The purpose of this letter is to provide an explanation and justification supporting this request for an amended Site Plan for Subdivision and a Site Plan for Building Permit for property located along the east side of Coors Boulevard, approximately 200 feet north of Seven Bar Loop Road in Northwest Albuquerque. The site has access through a proposed curb-cut to Coors Boulevard, and from Seven Bar Loop Road through a private cross-access easement through the adjacent parcel to the south (Tract 14, Black Ranch Subdivision). The site is zoned SU-1 for C-1 and O-1 uses.

Site History:

The site (along with several other parcels in the vicinity) was annexed to the City of Albuquerque through order of Municipal Boundary Commission in 2001. The Commission did not establish zoning on the site, and after annexation the City zoned the property consistent with the previous Bernalillo County zoning.

In addition to establishment of zoning on the site, Bernalillo County had also approved a site plan allowing two restaurants. A congruent site plan was subsequently adopted by the City of Albuquerque including the relevant conditions and site notes. Site Note 10 stated that the building and parking layout was conceptual, and allowed for final layout to be determined by the Site Plan for Building Permit. Site Note 8 allowed delegation of Site Plans for Building Permit to the DRB.

A Site Plan for Subdivision consistent with the City Council condition for Tracts 13A, 13B, and 13C received final sign-off by the Development Review Board (DRB) in December of 2004. The Site Plan for Subdivision included 8,000 square foot restaurants on both Tracts 13A and 13B. Tract 13C is a portion of the Calabacillas Pueblo archaeological site, and was dedicated to the City of Albuquerque Open Space Division.

Proposal:

The proposed amendment to the Site Plan for Subdivision and the Site Plan for Building Permit apply to Tract 13B only. At the time of the original approval, a specific user had not been identified for the site, and this amendment is needed to accommodate "Lin's Chinese Buffet" which will require a larger footprint than was conceptually identified. The amendment would allow for an increase in the building floor area from 8,000 square feet to approximately 12,500 square feet, and shift in the pad site better to accommodate the increase.

Landscape Architectural
Urban Design
Planning Services

224 Park Avenue SW
Albuquerque, NM 87102

(505) 244-9801
Fax: (505) 244-4435
consensusplanning.com
www.consensusplanning.com

PRINCIPALS

Kate R. Moore, AIA
Jens E. Steiner, AIA
Christopher Green, AIA



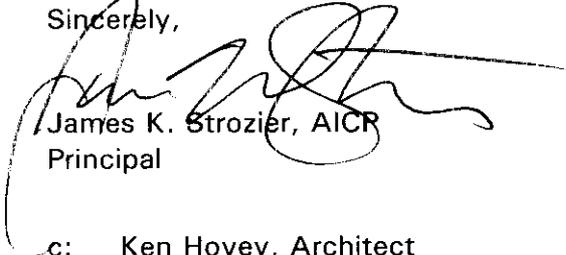
The proposed amendment would considerably increase the building floor area on Tract 13B, thus it is appropriate for the Environmental Planning Commission to review this amendment to the Site Plan for Subdivision despite the conceptual nature of the original approval. Similarly, the Site Plan for Building Permit is provided to allow for a more thorough review of the proposal, and to better demonstrate the context of the amendment, even though approval of Site Plans for Building Permit were delegated to the DRB.

Conclusion:

The proposed amendment to the Site Plan for Subdivision would allow for an amendment to the conceptual floor area, the building pad site, and the conceptual parking layout for Tract 13B, of the Black Ranch Subdivision. A Site Plan for Building Permit application is also included for your review for Tract 13B. We would respectfully request that the EPC review and approve these applications.

Please do not hesitate to contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,


James K. Strozier, AICP
Principal

c: Ken Hovey, Architect
D.W. Tan, President – CAPS Architecture

Jennifer Lin
4845 50th Street
Lubbock, TX 79414

April 28, 2005

To Whom It May Concern:

I am in the process to purchase the 2.4676 acres of land designated as tract 13-B, Seven-Bar Ranch Subdivision. Architect Ken Hovey and Consensus Planning will be my representatives to obtain the approval of site development plan from city.

Sincerely,



Jennifer Lin

Milligan Realty Inc.
3730 Coors Blvd. NW
Albuquerque, NM 87120
Phone 505-831-0900
Fax 505-831-0905

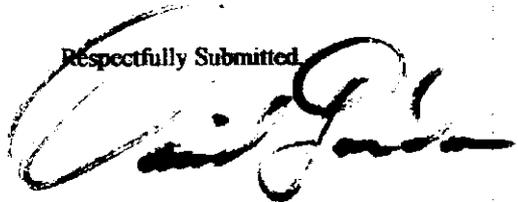
.....
Milligan Realty INC.

May 3, 2005

To Whom It May Concern:

I David Garduno am the owner of record of Tract 13-B, Seven-Bar Ranch. I authorize Jennifer Lin, Ken Hovey, Architect and Consensus planning to act as my agents in seeking Site Development Plan approval for the subject property. Jennifer Lin assumes all costs associated with this Site Plan.

Respectfully Submitted,



David Garduno, Owner

.....

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 5-5-05

Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

- 1. Date of drawing and/or last revision
- 2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' [Other scales as approved by staff]
- 3. Bar scale
- 4. North arrow
- 5. Scaled vicinity map
- 6. Property lines (clearly identify)
- 7. Existing and proposed easements (identify each)
- 8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

B. Proposed Development

1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed)
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Temporary structures, signs and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions thereof
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. **Location and typical dimensions**, including handicapped spaces
 - 2. **Calculations:** spaces required: 83 provided: 137
Handicapped spaces required: 8 provided: 8
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: 4
provided: 4
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures

~~1/2~~ E.

Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

[+ Bracketed/Underscored Material +] - New
[- Bracketed/Strikethrough Material -] - Deletion

1 C, Paradise Hills IPTRN & Eagle Ranch TR2; Unplatted/Sun Country Industries;
2 Lots A, B and C, North Switching Station Addition; North Switching Station,
3 North Switching Station; and Lardner Tract, Lardner Tract.

4 C. The zone map adopted by Section 14-16-1-1 et. seq. R.O.A.
5 1994 is hereby amended, establishing SU-1 for C-1 Uses and Restaurant with
6 Liquor for On-Premise Consumption zoning for the following areas: Lot 13,
7 Black Ranch, Partition of.

8 D. The zone map adopted by Section 14-16-1-1 et. seq. R.O.A.
9 1994 is hereby amended, establishing C-2 zoning for the following areas: Lots
10 1 and 2, Sawaya Addition.

11 E. The zone map adopted by Section 14-16-1-1 et. seq. R.O.A.
12 1994 is hereby amended, establishing SU-1 for C-1 Uses zoning for the
13 following areas: Lot 1A, Riverwalk Marketplace; Lot 3A1, Black Ranch; Lots 4
14 and 5, Black Ranch, Partition of; Lot 3D, Black Ranch; and Lot B, Sandia
15 Upholstering Company.

16 F. The zone map adopted by Section 14-16-1-1 et. seq. R.O.A.
17 1994 is hereby amended, establishing SU-1 for Church and Related Uses zoning
18 for the following areas: Lutheran Church Site, Paradise Hills; and Unplatted, All
19 Saints Lutheran Church; and Lot A1B, Taylor-Joel P.

20 G. The zone map adopted by Section 14-16-1-1 et. seq. R.O.A.
21 1994 is hereby amended, establishing SU-1 for RA-1 and Wireless
22 Telecommunications Facility zoning for the following areas: Lot A1, Taylor-Joel
23 P.; and Private Road Easement, Taylor-Joel P.

24 H. The zone map adopted by Section 14-16-1-1 et. seq. R.O.A.
25 1994 is hereby amended, establishing SU-1 for RA-1 & Processing,
26 Manufacturing, Treatment and Sale of Herb Products zoning for the following
27 areas: Lot A2, Taylor-Joel P.

28 I. The zone map adopted by Section 14-16-1-1 et. seq. R.O.A.
29 1994 is hereby amended, establishing SU-1 for Children's Home and Wireless
30 Telecommunications Facility zoning for the following areas: ABQ Christian
31 Home, ABQ Christian Children's Home.

1 J. The zone map adopted by Section 14-16-1-1 et. seq. R.O.A.
2 1994 is hereby amended, establishing SU-1 for PRD zoning for the following
3 areas: Unplatted, Presley Co. of New Mexico.

4 K. The zone map adopted by Section 14-16-1-1 et. seq. R.O.A.
5 1994 is hereby amended, establishing RA-1 zoning for the following areas: Lots
6 1, 2, 3 and 4, West Bank Estates; and Lots A and C, Poole-Suzanne H.

7 Section 2. FINDINGS AND CONDITIONS ACCEPTED. The Council adopts
8 the following zone map amendment findings and conditions recommended by
9 the Environmental Planning Commission:

10 A. This is a request to establish zoning for approximately 134
11 acres of property annexed into the City by the State Municipal Boundary
12 Commission located in the northwest area of the City, west of the Rio Grande
13 and in the North I-25 area of the City.

14 B. The recommended zoning, which mirrors the previous County
15 zoning, existing uses and approved or planned uses is:

16 *SU-1 for C-2 Uses* for Lots M1A1, M1A2, M1A3 and M1B,
17 Seven Bar Ranch, Lots A, B1, and B2, Paradise Hills IPTRN & Eagle Ranch TR2
18 and Lot 3E1, Black Ranch;

19 *M-1* for Lot C, Paradise Hills IPTRN & Eagle Ranch TR2,
20 Unplatted/Sun Country Industries, Lots A, B and C, North Switching Station
21 Addition and North Switching Station, North Switching Station, and Lardner
22 Tract, Lardner Tract;

23 *SU-1 for C-1 Uses and Restaurant with Liquor for On-premise*
24 *Consumption* for Lot 13, Black Ranch, Partition of;

25 *C-2* for Lots 1 and 2, Sawaya Addition;

26 *SU-1 for C-1 Uses* for Lot 1A, Riverwalk Marketplace, Lot 3A1,
27 Black Ranch, and Lots 4 and 5, Black Ranch, Partition of, Lot 3D, Black Ranch,
28 and Lot B, Sandia Upholstering Company;

29 *SU-1 for Church and Related Uses* for Lutheran Church Site,
30 Paradise Hills and Unplatted, All Saints Lutheran Church and Lot A1B, Taylor-
31 Joel P;

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1 **SU-1 for RA-1 and Wireless Telecommunications Facility** for Lot
2 A1, Taylor-Joel P, and Private Road Easement;

3 **SU-1 for RA-1 & Processing, Manufacturing, Treatment and**
4 **Sale of Herb Products** for Lot A2, Taylor-Joel P;

5 **SU-1 for Children's Home and Wireless Telecommunications**
6 **Facility** for ABQ Christian Home, ABQ Christian Children's Home;

7 **SU-1 for PRD** maximum 8.5 du/ac for Unplatted, Presley Co. of
8 New Mexico; and

9 **RA-1** for Lots 1, 2, 3 and 4, West Bank Estates and Lots A and
10 C, Poole-Suzanne H.

11 C. The requested zoning furthers the applicable goal and policies of
12 the *Comprehensive Plan* by creating the potential for a quality urban
13 environment which perpetuates the tradition of identifiable, individual but
14 integrated communities within the metropolitan area and which offers variety
15 and maximum choice in housing, transportation, work areas, and life styles,
16 while creating a visually pleasing built environment.

17 D. The requested zoning, because it reflects the previous County
18 zoning and/or any existing uses on the properties, does not conflict with any
19 applicable Rank II or III plans, including the *West Side Strategic Plan*, the *Seven*
20 *Bar Ranch Sector Development Plan* and the *Coors Corridor Plan*.

21 E. The requested zoning furthers the policies and requirements of
22 *Resolution 270-1980*, specifically: the proposed change is not in significant
23 conflict with adopted elements of the *Comprehensive Plan* or other City master
24 plans (Section 1.C); the existing zoning is inappropriate because changed
25 neighborhood or community conditions justify the change, namely the
26 annexation of the properties by the State Municipal Boundary Commission
27 (Section 1.D); and the permissive uses of the proposed zoning categories will
28 not be harmful to adjacent property, the neighborhood or the community
29 because they reflect the previous County zoning and/or any existing uses on the
30 properties (Section 1.E).

31 F. The submitted "Exhibit A" contains all of the information
32 required for and is acceptable as a site development plan for subdivision for Lot

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1 A2, Taylor – Joel P and corresponds to the recommended *SU-1 for RA-1 uses*
2 *and the Processing, Manufacturing, Treatment and Sale of Herbal Products*
3 zoning.

4 G. The submitted site plan for Lot 13, Black Ranch, Partition of
5 contains all of the information required for and is acceptable as a site
6 development plan for subdivision and corresponds to the recommended *SU-1 for*
7 *C-1 Uses and Restaurant with Liquor for On-premise Consumption* zoning. It
8 includes the specific conditions relating to building location, noise, lighting, etc.
9 that were required by the County to mitigate the concerns of the adjoining
10 neighbors. The submittal modifies the County conditions to comply with current
11 City of Albuquerque policies. Additionally, the Calabacillas Pueblo
12 archaeological site, located on the site and the adjoining site to the east, is
13 adequately identified for preservation, additional archeological testing, and
14 dedication to an appropriate agency.

15 H. The submitted "Exhibit A" contains all of the information
16 required for and is accepted as the site development plan for subdivision for Lot
17 A2, Taylor – Joel P. Final sign-off the Development Review Board is required.

18 I. The submitted site plan for Lot 13, Black Ranch, Partition of
19 contains all of the information required for and is accepted as the site
20 development plan for subdivision. Final sign-off the Development Review Board
21 is required.

22 Section 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
23 clause, word or phrase of this ordinance is for any reason held to be invalid or
24 unenforceable by any court of competent jurisdiction, such decision shall not
25 affect the validity of the remaining provisions of this ordinance. The Council
26 hereby declares that it would have passed this ordinance and each section,
27 paragraph, sentence, clause, word or phrase thereof irrespective of any
28 provisions being declared unconstitutional or otherwise invalid.

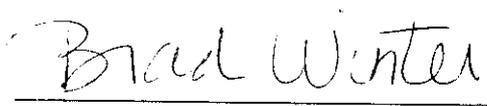
29 Section 4. EFFECTIVE DATE AND PUBLICATION. This ordinance shall take
30 effect five days after publication in full.

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32

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1 PASSED AND ADOPTED THIS 18th DAY OF MARCH, 2002
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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Brad Winter, President
City Council

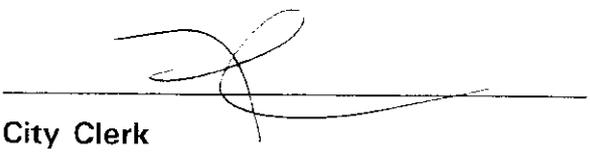
APPROVED THIS 26 DAY OF March, 2002

Bill No. O-02-16



Martin Chávez, Mayor
City of Albuquerque

ATTEST:



City Clerk

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OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 8, 2004

10. Project # 1001445
04DRB-01681 Major-Bulk Land Variance

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] *[Deferred from 12/1/04]* (B-14)

At the December 8, 2004, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

04DRB-01634 Minor-SiteDev Plan Subd

CONSENSUS PLANNING agent(s) for DAVE AND LORETTA GARDUNO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 5 acre(s). [REF: 03EPC001029, 01EPC0244, 02EPC00991, 03EPC00351, 03EPC00804, CITY COUNCIL BILL 0-02-16, ENACTMENT 13-2002] *[Was Indef Deferred 10/27/04]* *[Deferred from 12/1/04]* (B-14)

The site plan for subdivision was approved with final sign off delegated to City Engineer for an easement.

04DRB-01633 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] *[Was Indef Deferred 10/27/04]* *[Deferred from 12/1/04]* (B-14)

The preliminary plat was approved with final plat sign off delegated to City Engineer for private drainage easement modification and Planning for AGIS dxf file and 15-day appeal period.



**OFFICIAL NOTICE OF DECISION
PAGE 2**

If you wish to appeal this decision, you must do so by December 23, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. 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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Sheran Matson, AICP, DRB Chair

Cc: David Garduno, 11312 Woodmar Ln NE, 87111
Loretto Romero, 6000 Beargrass Ct NE, 87111
Surv-Tek Inc., 9384 Valley View Dr NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT, DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

April 16, 2002

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

CERTIFICATE OF ZONING

FILE: 01110-01244/Proj. #1001445
(Council Bill #O-02-16, Enactment # 13-2002)
DATE OF FINAL ACTION: March 18, 2002

LEGAL DESCRIPTION: The City of Albuquerque requests a zone map amendment to establish zoning for lands annexed into the City by the State Municipal Boundary Commission: SU-1 for C-2 Uses for Lots M1A1, M1A2, M1A3 and M1B, Seven Bar Ranch, Lot 1A, Riverwalk Marketplace, Lots A, B1, B2 and C, Paradise Hills IPTRN & Eagle Ranch TR2, and Unplatted/Sun Country Industries, Lot 3E1, Black Ranch and Lardner Tract, Lardner Tract; SU-1 for C-1 Uses and restaurant with liquor for on-premise consumption for Lot 13, Black Ranch, Partition of and Lots 1 and 2, Sawaya Addition; SU-1 for C-1 Uses for Lot 3A1, Black Ranch, and Lots 4 and 5, Black Ranch, Partition of, Lot 3D, Black Ranch, and Lot B, Sandia Upholstering Company; SU-1 for Church and Related Uses for Lutheran Church Site, Paradise Hills and Unplatted, All Saints Lutheran Church and Lot A1B, Taylor-Joel P; SU-1 for RA-1 and Wireless Telecommunications Facility for Lot A1, Taylor-Joel P, and Private Road Easement; SU-1 for RA-1 & processing, manufacturing, treatment and sale of herb products for Lot A2, Taylor-Joel P; SU-1 for Children's Home for ABQ Christian Home, ABQ Christian Children's Home; R-1 for Unplatted, Presley Co. of New Mexico; RA-1 for Lots 1, 2, 3 and 4, West Bank Estates and Lots A, B, C, Poole-Suzanne H; and SU-1 for Electric Utility Facility for Lots A, B and C, North Switching Station Addition and North Switching Station, North Switching Station, located west of the Rio Grande, south of NM 528 and north of Western Trail and Namaste Road NW, and along Interstate 25 between Montañõ Road NE and San Antonio Drive NE, containing approximately 140 acres. (A-13-14, B-13-14, C-13, E-12, E-17, F-11-12, F-16-17) Russell Brito, Staff Planner

The City Council approved your request amend the zone map as it applies to the above-cited property. The possible appeal period having expired, the zone map adopted by Section 14-16-1-1 et. seq. R.O.A. 1994 is hereby amended as follows:

- SU-1 for C-2 Uses zoning for the following areas: Lots M1A1, M1A2, M1A3 AND M1B, Seven Bar Ranch; Lots A, B1 and B2, Paradise Hills IPTRN & Eagle Ranch TR2; and Lot 3E1, Black Ranch.
- M-1 zoning for the following areas: Lot C, Paradise Hills IPTRN & Eagle Ranch TR2; Unplatted/Sun Country Industries; Lots A, B and C, North Switching Station Addition; North Switching Station, North Switching Station; and Lardner Tract, Lardner Tract.
- SU-1 for C-1 Uses and Restaurant with Liquor for On-Premise Consumption zoning for the following areas: Lot 13, Black Ranch, Partition of.

- C-2 zoning for the following areas: Lots 1 and 2, Sawaya Addition.
- SU-1 for C-1 Uses zoning for the following areas: Lot 1A, Riverwalk Marketplace; Lot 3A1, Black Ranch; Lots 4 and 5, Black Ranch, Partition of; Lot 3D, Black Ranch; and Lot B, Sandia Upholstering Company.
- SU-1 for Church and Related Uses zoning for the following areas: Lutheran Church Site, Paradise Hills; and Unplatted, All Saints Lutheran Church; and Lot A1B, Taylor-Joel P.
- SU-1 for RA-1 and Wireless Telecommunications Facility zoning for the following areas: Lot A1, Taylor-Joel P.; and Private Road Easement, Taylor-Joel P.
- SU-1 for RA-1 & Processing, Manufacturing, Treatment and Sale of Herb Products zoning for the following areas: Lot A2, Taylor-Joel P.
- SU-1 for Children's Home and Wireless Telecommunications Facility zoning for the following areas: ABQ Christian Home, ABQ Christian Children's Home.
- SU-1 for PRD zoning for the following areas: Unplatted, Presley Co. of New Mexico.
- RA-1 zoning for the following areas: Lots 1, 2, 3 and 4, West Bank Estates; and Lots A and C, Poole-Suzanne H.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,


for Victor J. Chavez
Planning Director

cc: Garcia/Kraemer & Associates, 200 Lomas NW, Suite 1111, Albuquerque, NM 87102
John Meyers, 1401 Central Avenue NW, Albuquerque, NM 87104
James Strozier, 924 Park Avenue SW, Albuquerque, NM 87102
Jeanne Christensen, 6337 Avenida la Costa NE, Albuquerque, NM 87109
Scott Lardner, 4741 Pan American Frwy NE, Albuquerque, NM 87109
Richard Dobbs, 9421 Coors NW, Albuquerque, NM 87120
Michelle Henrie, Rodey Law Firm, 201 3rd Street NW, Albuquerque, NM 87102
Patrick Trujillo, 520 Lomas NW, Albuquerque, NM 87102
Kyle Harwood, Jontz, Dawe, Gulley, Crowne, 500 Marquette, Ste. 1200, Albuquerque, NM 87102

"Attachment A"

5/04/05

JOHN VALDEZ, CONSENSUS PLANNING

924 PARK AVE. SW / 87102

PHONE: 764-9801 FAX: 842-5495

ZONE MAP: B-14

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY 0-92,
you are most welcomed to notify the following "*Unrecognized*" neighborhood associations of this project.

Bosque Dell Acres NA

***Bill Baker**

1516 Erwin Pl. NW / 87114 250-2113 (h)

Kim Johnson

9906 Loretta NW / 87114 897-3364 (h)

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



May 5, 2005

Kim Johnson
Bosque Dell Acres Neighborhood Association
9906 Loretta NW
Albuquerque, NM 87114

Dear Ms. Johnson,

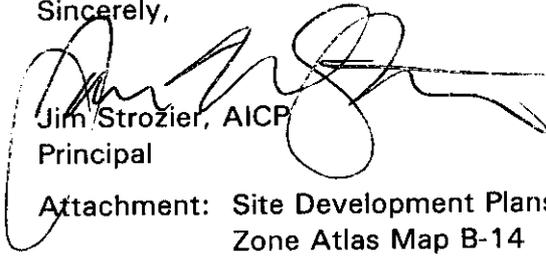
The purpose of the letter is to let you and the members of your neighborhood association know that Consensus Planning has submitted site development plans for property located at 10100 Coors Boulevard NW, for review by the City of Albuquerque's Environmental Planning Commission on June 16, 2005.

The property was originally planned and approved for a Garduno's restaurant through Bernalillo County (Garduno's located on an adjacent property on the west side of Coor's Boulevard). The site has Special Use Zoning for commercial and office uses (SU-1 for C-1/O-1). The site is currently undeveloped, but a site plan was approved in December of 2004 for an 8,000 square foot restaurant.

The purpose of these applications is to amend the proposed building location, to allow a larger building footprint, and to propose specific development plans for Lin's Chinese Buffet. I have enclosed the proposed site development plan, and a zoning atlas map indicating the location of the site.

We would be happy to meet with your neighborhood association if you would like additional information. Please feel free to contact me or Chris Melendrez with any questions or comments at 764-9801.

Sincerely,


Jim Strozier, AICP
Principal

Attachment: Site Development Plans
Zone Atlas Map B-14

PRINCIPALS

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



May 5, 2005

Bill Baker
Bosque Dell Acres Neighborhood Association
1516 Erwin Place NW
Albuquerque, NM 87114

Dear Mr. Baker,

The purpose of the letter is to let you and the members of your neighborhood association know that Consensus Planning has submitted site development plans for property located at 10100 Coors Boulevard NW, for review by the City of Albuquerque's Environmental Planning Commission on June 16, 2005.

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Sincerely,


Jim Strozier, AICP
Principal

Attachment: Site Development Plans
Zone Atlas Map B-14

PRINCIPALS

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

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



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

May 4, 2005

Planning Department
One Stop Shop Division
 Plaza Del Sol Building
 600 Second St. NW
 Second Floor (924-3860)

This letter will serve to notify you that on **May 4, 2005:**

CONTACT NAME: JOHN VALDEZ
COMPANY OR AGENCY: CONSENSUS PLANNING
 924 PARK AVE. SW / 87102
 PHONE: 764-9801 FAX: 842-5495

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 13 B, COTTONWOOD CROSSING, Zone Map B-14.**

Our records indicate that as of May 4, 2005, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
 Senior Office Assistant
 OFFICE OF NEIGHBORHOOD COORDINATION
 PLANNING DEPARTMENT

planningnrnaform(10/27/04)

The association(s) listed below is an "unrecognized" association and does not need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

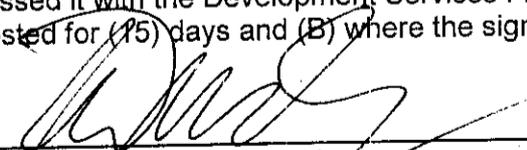
4. TIME

Signs must be posted from 6-1-05 To 6-16-05

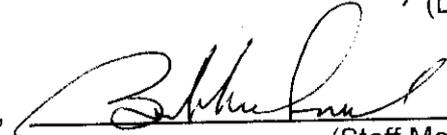
5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.



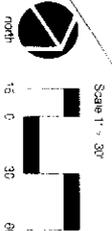
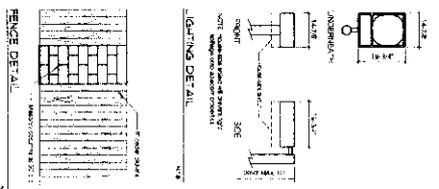
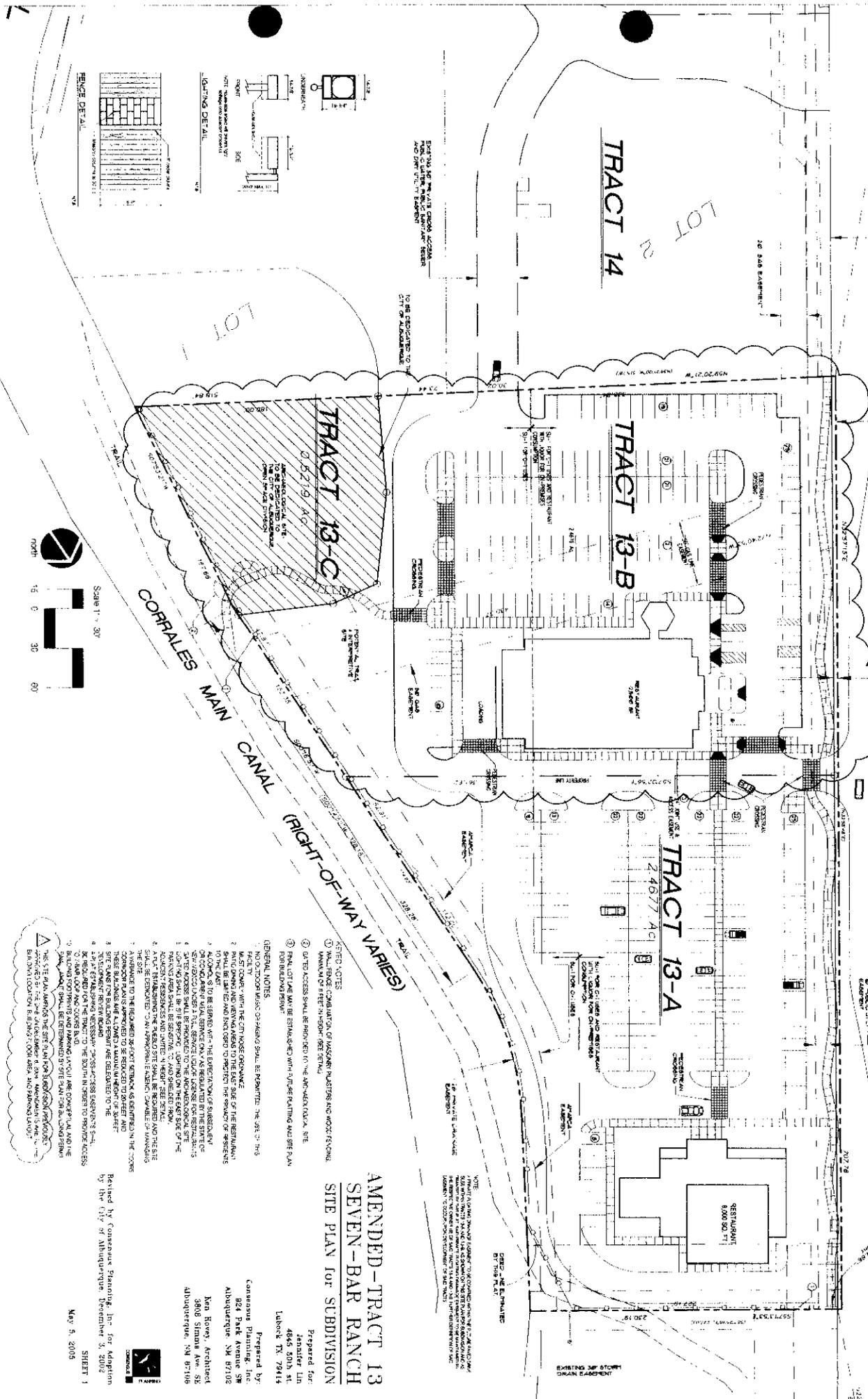
(Applicant or Agent) 5/5/5
(Date)

I issued 1 signs for this application, 5-5-05 
(Date) (Staff Member)

DRB PROJECT NUMBER: 1601445

EXISTING FULL ACCESS
SIGNALIZED INTERSECTION

(NEW MEXICO STATE HIGHWAY NO. 448)
(R53 R-O-W)



- NOTES:**
1. ALL-BUILDING CONSTRUCTION OF MASSING, MATERIALS AND WORK FINISHING SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 17, ARTICLE 17.02.01, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 17, ARTICLE 17.02.02.
 2. TRACT ACCESS SHALL BE PROVIDED TO THE APPLICABLE TRACT.
 3. TRACT ACCESS SHALL BE ESTABLISHED WITH 5/8\"
- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 17, ARTICLE 17.02.01, AND THE CITY OF ALBUQUERQUE, NEW MEXICO, ZONING ORDINANCE, CHAPTER 17, ARTICLE 17.02.02.
 2. TRACT ACCESS SHALL BE PROVIDED TO THE APPLICABLE TRACT.
 3. TRACT ACCESS SHALL BE ESTABLISHED WITH 5/8\"

**AMENDED - TRACT 13
SEVEN-BAR RANCH
SITE PLAN FOR SUBDIVISION**

Prepared for:
Janderson Ltd
4645 20th St
Lubbock, TX 79414

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

Kan Hovey, Architect
3800 Simms Ave. SE
Albuquerque, NM 87108

Printed by Consensus Planning, Inc. for Adoption
by the City of Albuquerque, September 21, 2005

May 5, 2005

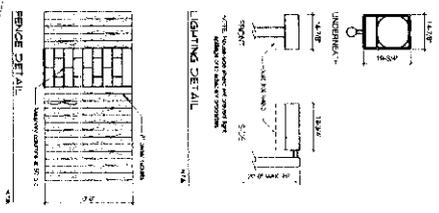
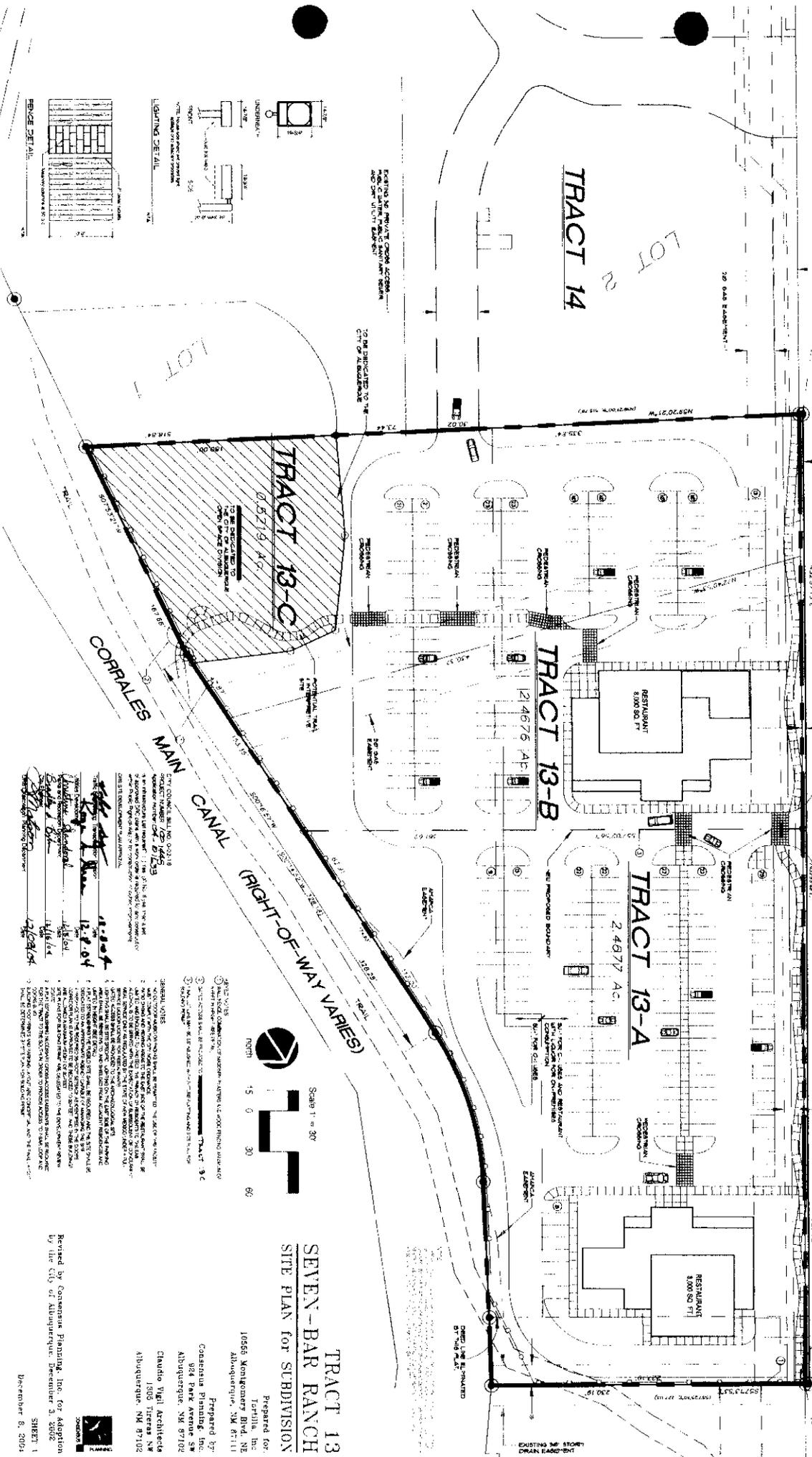
SHEET 1

EXISTING FULL ACCESS
SIGNALIZED INTERSECTION

156' R/W (Existing)

153' R/W (Existing)

(NEW MEXICO STATE HIGHWAY NO. 448)
(153' R-O-W)



NOTING: SEE PRIVATE COVENANT AGREEMENT AND CITY OF ALBUQUERQUE

7.5' OR THEREAFTER TO THE CITY OF ALBUQUERQUE

TRACT 13-C
0.5219 AC
TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR PUBLIC USE

TRACT 13-B
2.4676 AC

TRACT 13-A
2.4877 AC

CORRALES MAIN CANAL (RIGHT-OF-WAY VARIES)

CITY OF ALBUQUERQUE
APPROVED: [Signature]
DATE: 12/8/04



1. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
2. THE PROPERTY LINES SHOWN ARE BASED ON FIELD SURVEY.
3. THE DISTANCES SHOWN ARE BASED ON FIELD SURVEY.
4. THE AREA OF THE TRACT IS 5.4772 AC.
5. THE AREA OF TRACT 13-A IS 2.4877 AC.
6. THE AREA OF TRACT 13-B IS 2.4676 AC.
7. THE AREA OF TRACT 13-C IS 0.5219 AC.

TRACT 13
SEVEN-BAR RANCH
SITE PLAN FOR SUBDIVISION

Prepared for:
Terrillia, Inc.
1656 Montgomery Blvd, NE
Albuquerque, NM 87111

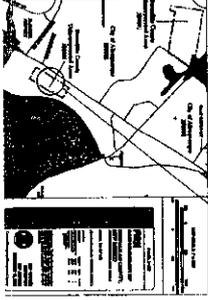
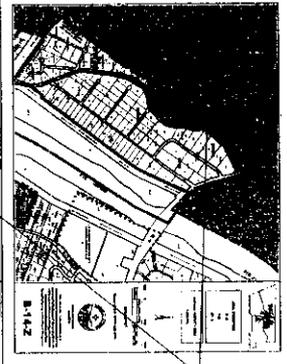
Prepared by:
Concepcion Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

Created: [Signature]
12/8/04

Revised by: Concepcion Planning, Inc. for Adoption
by the City of Albuquerque: December 3, 2002

December 8, 2004

SHEET 1



GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE INDICATED ON THIS PLAN.
3. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE GRADING AND DRAINAGE ORDINANCES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.

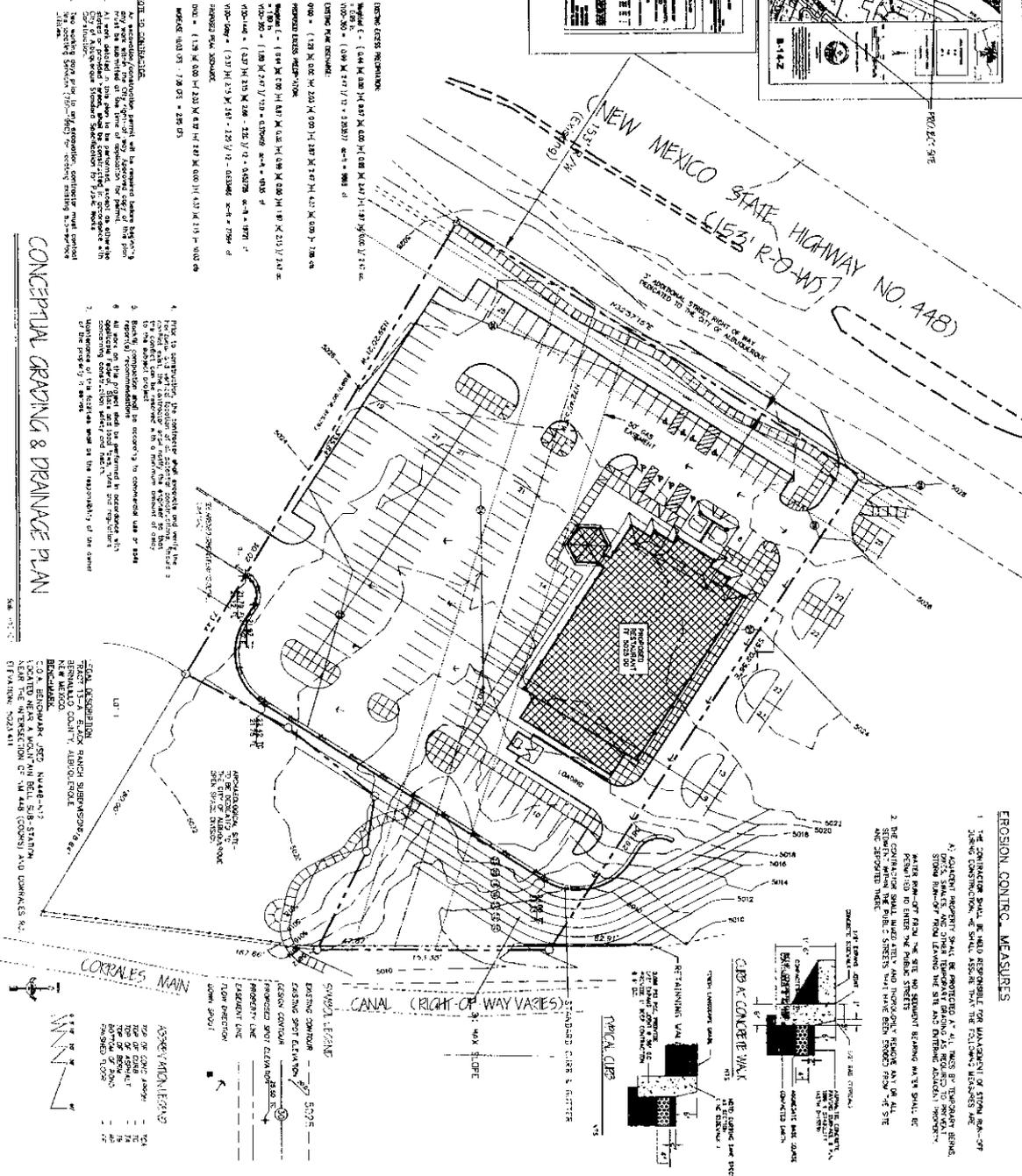
PROPOSED GRADING AND DRAINAGE PLAN

PROPOSED GRADING:

EXISTING GRADE: 5000.00
 PROPOSED GRADE: 5000.00
 FINISH GRADE: 5000.00

PROPOSED DRAINAGE:

EXISTING DRAINAGE: 1.00% SLOPE
 PROPOSED DRAINAGE: 1.00% SLOPE
 FINISH DRAINAGE: 1.00% SLOPE



CONCEPTUAL GRADING & DRAINAGE PLAN

PROJ. NO.: C-2

DATE: 10/15/2010

SCALE: AS SHOWN

DRAWN BY: JTB/BJK

CHECKED BY: BJ

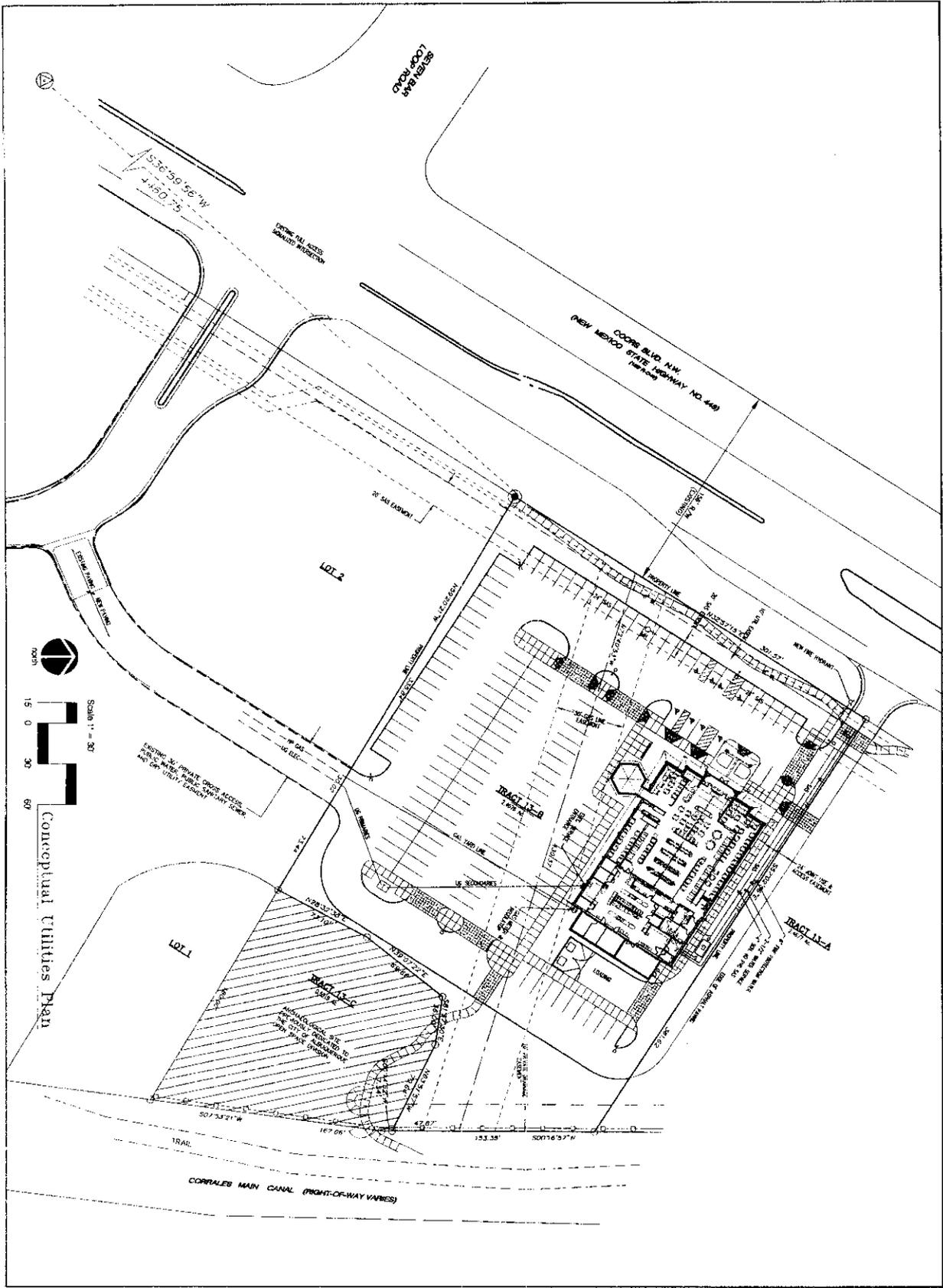
PROJECT: COOKS BLVD NW ALBUQUERQUE, NEW MEXICO

CLIENT: [REDACTED]

DESIGNER: [REDACTED]

LOCATION: 201 E. ENDORSEMENT, S.D. (N44E-117) LOCATED NEAR A WAGON WHEEL S.B. STATION, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO. ELEVATION: 5024.51





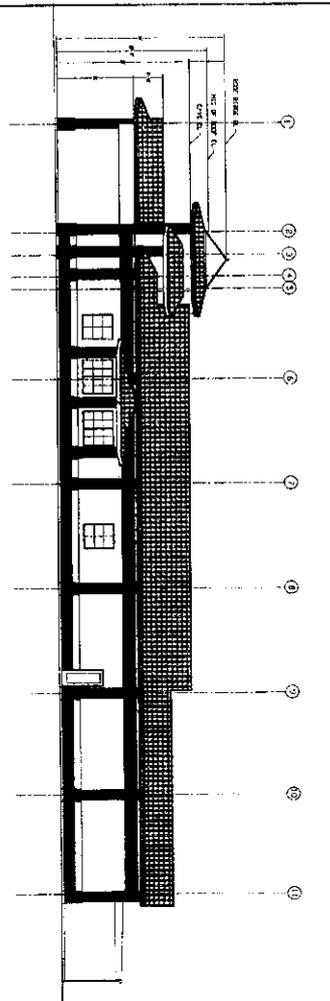
C.3

DATE	BY	REVISION

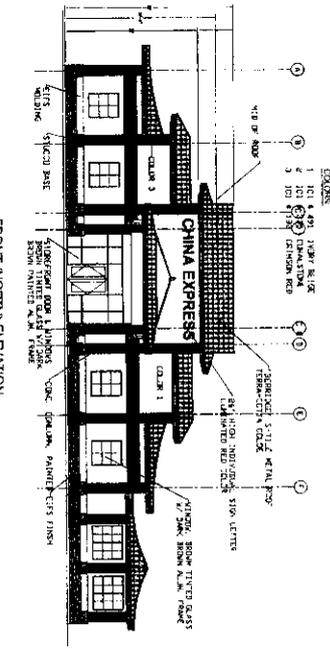
KEN HOVEY, ARCHITECT
 6001 201-6450 • 3200 5140 AVENUE SE • ALBUQUERQUE, NM • 87108

China Express Restaurant
 10 00 GOORS BOULEVARD N.W. ALBUQUERQUE, NEW MEXICO



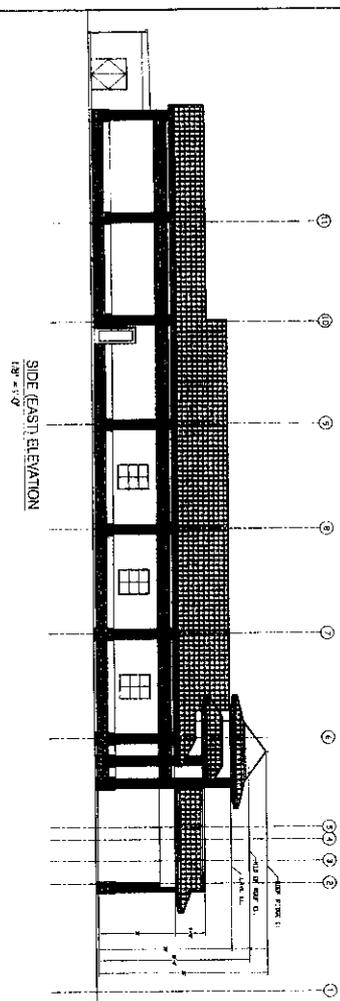


SIDE (WEST) ELEVATION
SCALE = 1/8"

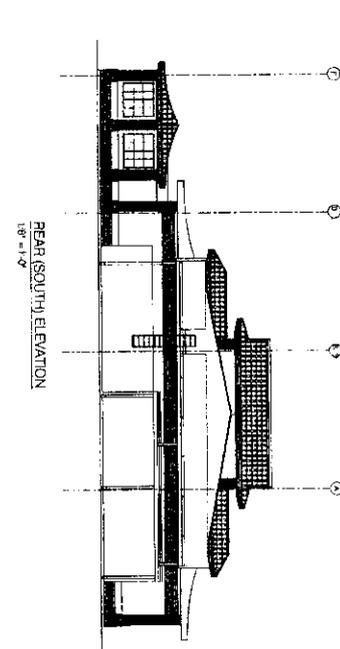


FRONT (NORTH) ELEVATION
SCALE = 1/8"

1. SIGN SHALL BE IN THE FORM OF IMPRINTED CHINESE LETTERS OF A STANDARD TYPE, "EASTERN METHOD"
2. THE SIGN SHALL BE 15 FEET HIGH AND 15 FEET WIDE
3. THE SIGN SHALL BE 15 FEET HIGH AND 15 FEET WIDE
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8. THE SIGN SHALL BE 15 FEET HIGH AND 15 FEET WIDE
9. THE SIGN SHALL BE 15 FEET HIGH AND 15 FEET WIDE
10. THE SIGN SHALL BE 15 FEET HIGH AND 15 FEET WIDE
11. THE SIGN SHALL BE 15 FEET HIGH AND 15 FEET WIDE
12. THE SIGN SHALL BE 15 FEET HIGH AND 15 FEET WIDE



SIDE (EAST) ELEVATION
SCALE = 1/8"



REAR (SOUTH) ELEVATION
SCALE = 1/8"



China Express Restaurant
10100 CLODS BOULEVARD NW, ALBUQUERQUE, NEW MEXICO

KEN HOVEY, ARCHITECT
201 251-8455 • 3606 3480 AVENUE SE • ALBUQUERQUE, NM • 87106

A.1

FAX TRANSMITTAL

PAGE 1 of 4

City of Albuquerque Planning Department
Development Review Division
924-3860 / 924-3339 FAX

DATE: 5/6/05

rev: 12/2003 x:\share\epc\stuff\siteplan\NewFaxlist

TO: Jim Strasier FAX #: 842-5495

FROM: Carmen Marrone Contact Phone #: 924-3814

RE: **Site Development Plan**
Project Description: China Express Restaurant
EPC Project #: 1001445 EPC Case #: _____

The Planning Department changed the application schedule for EPC submittals in 2003, decreasing the time interval between application deadline and hearing date. This shortened schedule requires site plan submittals to be complete: **all items on the site development plan checklist must be shown and/or accounted for on the submittal.** After submittal on Thursday, applications and accompanying site plans are reviewed for completeness by Planning staff on Friday, and then distributed to commenting City Departments and other Agencies on Monday – **there is no opportunity to revise or amend severely deficient submittals before agency distribution.**

Upon review, our office has determined that there are deficiencies with your EPC submittal for Site Development Plan. The attached sheet(s) indicate these deficiencies. Because of the extent and/or nature of these deficiencies:

- Provisional distribution to other agencies and City Departments is possible; eleven (11) copies of a complete site plan that clearly addresses all Site Development Plan Checklist items must be submitted to the Planning Department (staff planner) by 5/13/05.
- Your site plan submittal is **rejected**: Severe and/or copious deficiencies prevent a complete and meaningful review of the submittal. Consequently, this request will not be scheduled for the EPC hearing on _____; resubmittal of site plans that address all Site Development Plan Checklist items is necessary to be scheduled for a future EPC hearing.

Site development plan packets shall be composed of:

- | | <u>Deficient</u> |
|---|------------------|
| 1. Site Plan for Subdivision and/or | |
| 2. Site Plan for Building Permit | |
| 2a. Landscaping Plan | |
| 2b. Utility Plan | |
| 2c. Preliminary Grading and Drainage Plan | |
| 2d. Building and Structure Elevations | |
| 3. Plan reductions 8.5" x 11" | |
| 4. Written project summary | |

SITE PLAN FOR SUBDIVISION
(Updated 1/27/05)

Deficiencies

- _____ scale (at least 1" = 100')
- _____ bar scale
- _____ north arrow
- ✓ _____ scaled vicinity map
- _____ property lines
- _____ proposed uses
- _____ pedestrian access
- _____ vehicular access
- _____ internal circulation
- ✓ _____ for each lot: maximum building height, setbacks, total DUs, and/or F.A.R (non-residential uses)
- _____ phases of development

Design Standards (if applicable)

Deficiencies

- _____ overall design theme/land use concept
- _____ off-street parking requirements and design
- _____ street design
- _____ transit facilities/amenities
- _____ design requirements:
 - _____ landscape
 - _____ architectural
 - _____ signage
 - _____ lighting
- _____ pedestrian amenities

SITE PLAN FOR BUILDING PERMIT
(Updated 1/27/05)

Deficiencies

- _____ date of drawing/last revision
- _____ scale: 1 acre or less-1"=10'; 1-5 acres-1"=20'; >20 acres-1"=100'
- _____ bar scale
- _____ north arrow
- _____ scaled vicinity map
- _____ property lines
- _____ easements (existing and proposed)
- _____ phases of development

Structural

- _____ location and uses of existing and proposed structures
- _____ structures within 20' of site boundaries
- _____ temporary structures, signs, improvements
- _____ walls, fences and screening (height, length, materials, colors)
- ✓ _____ dimensions of principal site elements or typical dimensions
- _____ square footage of structures "building footprint"
- _____ loading facilities
- _____ site lighting location, height and fixture type
- _____ refuse container location, elevation and enclosure

Parking/Internal Circulation

- ✓ _____ parking layout w/spaces numbered and totaled with typical dimensions, including handicapped bicycle parking and facilities
- ✓ _____ parking calculations (required/provided for standard vehicle, handicapped and bicycle)
- _____ vehicular ingress and egress locations including dimensions, width and curve radii
- _____ drive aisle locations including width and curve radii
- _____ end aisle locations including width and curve radii
- ✓ _____ all (public and private) sidewalks and pedestrian path dimensions
- _____ drive aisle crossings and paving treatments
- ✓ _____ amenities description and location (patios, benches etc.)

Streets/Circulation

- _____ adjacent public and private streets identified
- _____ existing and proposed pavement widths, R-O-W widths and curve radii
- _____ existing and proposed turn lanes/deceleration lanes with dimensions
- _____ location of traffic signs and signals related to the functioning of proposal
- _____ existing and proposed medians/median cuts
- _____ existing public transportation facilities within or adjacent to the site, including transit and bicycle/pedestrian trails

Site Plan Notes:

PRELIMINARY GRADING PLAN

*grading information for sites less than 1 acre can be included on the Site Plan.

Deficiencies

- _____ scale (same as site plan)
- _____ bar scale
- _____ north arrow
- _____ property lines
- _____ easements (existing and proposed)
- _____ building footprint
- _____ retaining walls location and detail
- _____ narrative of existing site topography, proposed grading improvements and topography within 100 feet of site
- _____ finished floor, spot elevations and/or contour lines as needed or required by staff planner
- _____ ponding areas, erosion control facilities
- _____ cross-sections for grade changes over 4 feet

Preliminary Grading Plan Notes:

BUILDING AND STRUCTURE ELEVATIONS

Deficiencies

- _____ scale (1/8" min.)
- _____ bar scale
- ✓ _____ elevation for each façade with façade orientation
- _____ façade dimensions including height and width
- _____ location, material and colors of windows, doors and framing
- _____ materials and "common name" colors of all building elements
- _____ signage locations
- ✓ _____ sign elevations with all dimensions including sign face area
- _____ sign lighting
- _____ materials and colors for sign face and structural elements

Building and Structure Elevation Notes:

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

(below this line for ONC use only)

Date of Inquiry: 5/04/05 Time Entered: 10:50 AM ONC Rep. Initials: JK

**ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services**

PAID RECEIPT

APPLICANT NAME JENNIFER LIN
 AGENT CONSENSUS PLANNING
 ADDRESS _____
 PROJECT & APP # 1001445/05 EPC 00754 / 05 EPC 00756
 PROJECT NAME Black Ranch

\$ 50.00 441032/3424000 Conflict Management Fee
 \$ _____ 441006/4983000 DRB Actions
 \$ 770.00 441006/4971000 EPC/AA/LUCC Actions & All Appeals
 \$ 75.00 441018/4971000 Public Notification
 \$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
 () Major/Minor Subdivision () Site Development Plan () Bldg Permit
 () Letter of Map Revision () Conditional Letter of Map Revision
 () Traffic Impact Study

\$ 895.00 TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

10427

CAPS
CONSOLIDATED ARCHITECTURE & PLANNING SERVICE, INC.
 5700 BRAXTON SUITE 190
 HOUSTON, TX 77036
 713-783-9888

METRO BANK
NATIONAL ASSOCIATION
 HOUSTON, TX 77210-4700
 35-1734/1130

5/2/2005

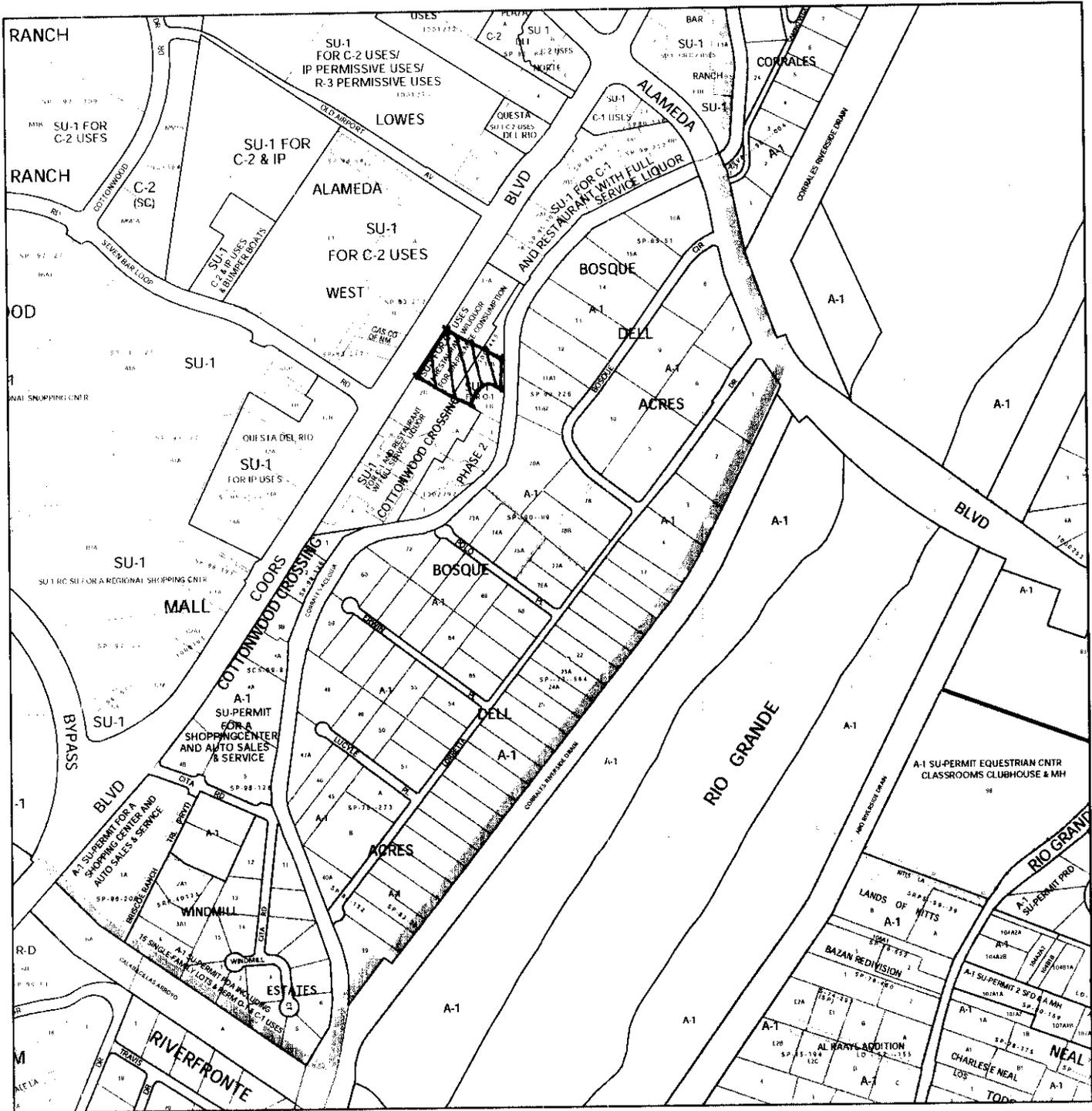
PAY TO THE ORDER OF City of Albuquerque Treasury Division \$ **895.00
Eight Hundred Ninety Five and 00/100 *****
 DOLLARS

MEMO \$895.00
 \$75.00
 \$0.00

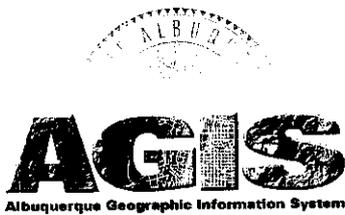
5/5/2005 12:06PM LOC: AN
 RECEIPT# 00040074 WS# 008 TRANS# 001
 Account 441032 Fund 0110
 Activity 3424000 TRSCCS
 Trans Amt \$895.00
 AUTHORIZED SIGNATURE
 Thank You

05002-China Exprss Restaurant

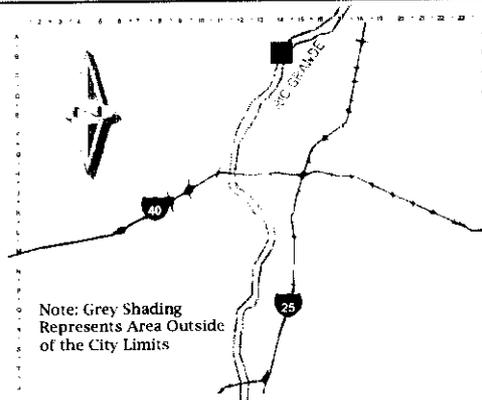
010427 1130173461 003929



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: Apr 22, 2005



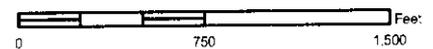
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

B-14-Z

Selected Symbols

- | | |
|----------------------|------------------------|
| Outside City Limits | Petroglyph Mon. |
| Sector Plans | Escarpment |
| Design Overlay Zones | 2 Mile Airport Zone |
| City Historic Zone | Airport Noise Contours |
| H-1 Buffer Zone | Wall Overlay Zone |



8. Project # 1001445*

05EPC-00754 EPC Site Development
Plan-Building Permit
05EPC-00756 EPC Site Development
Plan-Amendment to Subdivision

CONSENSUS PLANNING agent(s) for JENNIFER LIN request the above actions for all or a portion of Tract(s) 13-B, **Black Ranch**, zoned SU-1 for C-1 & Restaurant with liquor for on premise consumption/O-1, located on COORS BLVD. NW, between SEVEN BAR LOOP and ALAMEDA, containing approximately 3 acres. (B-14) Stephanie Shumsky, Staff Planner (**APPROVED WITH CONDITIONS**)

STAFF PRESENT:

Stephanie Shumsky, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Strozier, 924 Park Ave. SW

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

MS. SHUMSKY: Reiterated comments made in the staff report in which approval was recommended for both the site plan for building permit and site plan for subdivision.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1001445/ 05EPC-00756, a request for approval of amendments to a site development plan for subdivision, for Tract 13-B Black Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for review and approval of amendments to a site development plan for subdivision for an approximately 2.46-acre site legally known as Tract 13, Black Ranch, located on Coors Boulevard NW between Alameda Boulevard NW and Seven Bar Loop Road.
2. This request furthers the *Comprehensive Plan*, Established Urban area goal and several policies:
 - a. The goal and policies a and j are furthered because the proposed restaurant adds to the varied mix of land uses in the area.
 - b. Policy d is furthered because the proposed lot layout respects existing land uses and provides pedestrian connections to them.
 - c. Policy I is furthered because the site development plan has several conditions that will lessen the impact of development on nearby residential areas.

3. The subject site is located in a Regional Activity Center as described in the *Comprehensive Plan*. The Activity Centers goal is partially furthered because the site is located on a limited-access, major transportation corridor and has vehicular access to this corridor. The activity center goal is not completely furthered because the proposed use and location of the subject site will not substantially reduce the dependence on the automobile.
4. This request furthers the *Comprehensive Plan's* Transportation and Transit section goal and policy g because the proposed pedestrian walkways provide connectivity to adjacent parcels and to Coors Boulevard.
5. This request furthers the *Comprehensive Plan's* Economic Development section goal and policies a and g because the proposed use will provide job opportunities for west side residents.
6. This request furthers a goal, objectives and policies of the West Side Strategic Plan:
 - a. Goal 12 is furthered because the proposed use will contribute to a more sustainable community on the west side.
 - b. Objectives 1 and 8 are furthered because the proposed use will provide for a mix of food service and employment types on the West Side.
 - c. Policy 1.3 is furthered because the subject site and proposed commercial use is within a Regional Activity Center.
 - d. Policy 3.3 is partially furthered by this request because the proposed use will contribute to the existing mix of development types but is not in close proximity to a transit stop.
 - e. Policy 6.25 is furthered because a connection to the archeological site to the south and to the Corrales Main Canal is proposed.
7. This request furthers several Land Use and Intensity of Development (Issue 3) policies of the Coors Corridor Sector Development Plan:
 - a. Policy 1 is furthered because the request complies with adopted plans for the Northwest Mesa area.
 - b. Policy 5 is furthered because the proposed intensity of development is compatible with the existing roadway and surrounding land uses.
 - c. Policy 7 is partially furthered because the subject site is within a Regional Activity Center. However, the proposed and adjacent developments appear as strip-like development.
8. There are no specific Seven-Bar Ranch Sector Development Plan policies that apply to this request. The request is not in conflict with any part of the sector development plan.
9. The request complies with O-02-16, which established zoning and some development conditions for Tract 13. The proposed amendments will retain the integrity of the approved plan while allowing for a more site-specific development on Tract 13 B.
10. This request meets or exceeds Zoning Code requirements for a site plan for subdivision.
11. There are no recognized neighborhood associations in the area. However, the applicant notified the unrecognized Bosque Dell Acres Neighborhood Association as well as property owners within 100' of the property line. There is no known neighborhood or other opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site plan shall comply and be designed per DPM Standards.
 - d. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
 - e. Driveway access to Coors Boulevard is limited to right-in, right-out access only consistent with the Coors Corridor Plan.
 - f. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
 - g. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.
3. The applicant shall meet with the staff planner to review the submittal to ensure the conditions of approval are adequately addressed and met prior to application to the DRB for final sign-off.

MOVED BY COMMISSIONER JESIONOWSKI
SECONDED BY COMMISSIONER STEELE

MOTION PASSED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to approve Project 1001445/ 05EPC-00754, a request for approval of a site development plan for building permit, for Tract 13-B Black Ranch, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for review and approval of a site development plan for building permit for an approximately 2.46-acre site legally known as Tract 13, Black Ranch, located on Coors Boulevard NW between Alameda Boulevard NW and Seven Bar Loop Road.
2. This request furthers the *Comprehensive Plan*, Established Urban area goal and several policies:
 - a. The goal and policy j is furthered because the subject site is located in a Regional Activity Center where a range of large-scale and smaller scale land uses is desired.
 - b. The proposed restaurant adds to the mix of existing land uses in this area (policy a).
 - c. The location and intensity of the proposed development respects existing neighborhood values and is compatible with surrounding land uses (policy d).
 - d. The site is designed to allow for multiple pedestrian connections and to minimize adverse effects on the residential areas (policy l).
 - e. Views of the Sandia Mountains will be preserved and the visual environment of the area will be improved with the proposed building façades (policies l and m).
3. The *Comprehensive Plan's*, Activity Center goal and policy a are partially furthered by this request because the subject site has pedestrian, bicycle and vehicular access to a major transportation corridor. However, there is no transit stop within 300' of the site and the proposed use will not reduce dependence automobiles. Policy f is furthered because the subject site provides a transition between higher intensity and lower intensity uses. Policy g is furthered because the proposed development is subject to the requirements of more specific sub-area plans and policies.
4. The *Comprehensive Plan's* Transportation and Transit goal and policy g are furthered by this request because the proposed restaurant is adjacent to Coors Boulevard and has direct pedestrian access to it.
5. The *Comprehensive Plan's* Economic Development goal and policies a and g are furthered by this request because the subject site is located in an activity center where concentrations of employment areas are encouraged and the proposed restaurant will provide economic development and job opportunities in an area of need (the west side).
6. The subject site lies within the boundaries of the West Side Strategic Plan's Seven Bar Ranch Community. Goals, objectives and policies of the Plan and the community area are furthered by this request:
 - a. Goal 12 and Objectives 1 and 8 are furthered because the proposed restaurant will provide a number of jobs on the west side, which may lead to a more sustainable community.
 - b. Policy 1.3 is partially furthered because the proposed development could be considered strip-like. However, the site is within a larger activity center area.
 - c. Policy 3.1 is partially furthered by this request because the proposed restaurant is not the "highest" density commercial development. It will however serve people working and living in this high-density area.

- d. Policy 3.3 is partially furthered because the subject site will be connected to Coors Boulevard and adjacent properties by several interconnected pedestrian walkways but is not within 300' (or close proximity) to a transit stop.
- e. Policy 3.85 in the Employment Growth section is furthered by this request because the proposed restaurant will create additional jobs for area residents within a Regional Activity Center.
- f. Policy 6.25 in the Bikeways and Trails section is furthered because of the proposed pedestrian and bicycle connections.

7. Policies of the Coors Corridor Sector Development Plan are furthered or partially furthered by this request:

- a. Some Land Use and Intensity of Development policies are furthered others are not furthered:
 - i. Policy 1 is furthered because land use decisions and development of the subject site are subject to the requirements of adopted plans and policies for the Northwest Mesa area.
 - ii. Policy 5 is furthered because the intensity of the proposed development is compatible with the roadway function, existing zoning, environmental concerns and other conditions.
 - iii. Policy 7 is not furthered because development is not planned to occur in cluster like development.
- b. Visual Impressions and Urban Design Overlay Zone policy 1 is not furthered because the proposed building height exceeds the allowed building height. Policy 3 is furthered because the proposed site and building design is compatible with the natural landscape, built environment and generally complies with applicable design regulations and guidelines.
- c. Many Site Planning and Architecture Policies apply to this request:
 - i. Policy 1 is not furthered because natural site amenities (mountain views) are not incorporated into the site.
 - ii. Policy 2 is partially furthered because the building's covered entryway is 35' from Coors Boulevard but the proposed building height exceeds the allowable height by 3'.
 - iii. Policy 3 is partially furthered because even though the landscape setback requirements are met the total amount of actual live ground cover is deficient.
 - iv. Policy 4 is furthered because the landscape design is complementary to the individual site and to the overall appearance of the corridor.
 - v. Policy 5 is partially furthered because some the parking facilities are located to the rear of the sites.
 - vi. Policies 6 and 7 are furthered because the proposed building is located near the street perimeter and relates to the streetscape area along Coors Boulevard and connectivity to Coors Boulevard and to adjacent properties is provided.
 - vii. Policies 9 and 10 are furthered because the architectural design and site lighting are designed to contribute to the overall visual enhancement of the site.
 - viii. Policy 1 is partially furthered because the building mounted sign complies with the requirements of the Coors Corridor Plan but the monument sign does not.

8. Seven-Bar Ranch Architectural Design Guidelines #'s 4, 5 and 6 (from Appendix 6 of the Plan) are furthered by this request because the proposed landscaping is consistent throughout the site and complements the landscaping along Coors and all building facades as well as the roof, are consistent in theme and materials.
9. This request is in full compliance with O-02-16, the enacting ordinance that established zoning and other regulations for the subject site.
10. This request generally complies with Zoning Code regulations. Full compliance is reflected in the conditions of approval.
11. A 50' gas line easement runs diagonally through the parking area. The applicant is discouraged from planting the 13 required parking lot trees within this easement. The applicant will be required to plant the displaced parking lot trees elsewhere on the site.
12. There are no recognized neighborhood associations in the area. However, the applicant notified the unrecognized Bosque Dell Acres Neighborhood Association as well as property owners within 100' of the property line. There is no known neighborhood or other opposition to this request.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The monument sign height shall not exceed 9-feet in accordance with Coors Corridor Plan Amendment R-03-270.
3. The northeast corner of the lot (adjacent to the Corrales Main Canal) must be landscaped with scrubs, plants and/or live groundcover in accordance with Zoning Code section 14-16-3-10.
4. According to Zoning Code section 14-16 -3-18, a minimum of seven outdoor seats is required and shall be provided prior to DRB sign-off.
5. Landscape Plan, general note #8, indicates that the top dressing of landscaped areas will be gravel and crusher fines. Gravel, colored rock, bark and similar materials are generally not acceptable as groundcover. Live, low water use, native groundcover is required over most of the landscaped area as indicate in the Coors Corridor Plan.
6. A 50' gas line easement runs diagonally through the parking area. The applicant is discouraged from planting trees within this easement. The applicant shall plant the displaced parking lot trees elsewhere on the site.

In response to concerns from area residents, the following conditions are per the applicant's request:

7. All outdoor lighting fixtures located within 200 feet of the eastern property line shall be not more than 16-feet in height and shielded on the sides that face the residents with a vertical sheet metal drop panel. Such features shall match the color and type of lighting fixtures at Cottonwood Crossing Phase 1.
8. Signage shall be limited to a single freestanding sign along Coors Boulevard. No illuminated building signage shall be permitted along the east building elevation.
9. Any outdoor paging or music shall be prohibited in accordance with the Site Plan for Subdivision approved on December 8, 2004.
10. A six-foot high solid masonry screen wall shall be provided along the east property line. Such wall shall match the color and material of the buffer wall at Cottonwood Crossing Phase I.
11. Three additional Austrian Pine trees shall be required within the landscape buffer area along the eastern property line, and shall be integrated into the overall landscape design. Trees within the buffer area shall be a minimum height of eight (8) feet at the time of installation, and shall be planted at an interval of not greater than thirty (30) feet on center.
12. Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit shall include:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Site plan shall comply and be designed per DPM Standards.
 - d. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
 - e. Driveway access to Coors Boulevard is limited to right-in, right-out access only consistent with the Coors Corridor Plan.
 - f. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
 - g. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.
13. The applicant shall meet with the staff planner to review the submittal to ensure the conditions of approval are adequately addressed and met prior to application to the DRB for final sign-off.

14. A building height limit of 30 feet outside as per the originally approved site development plan for subdivision.
15. 2 more internal lights shall be added.
16. Designate a motorcycle parking area.

MOVED BY COMMISSIONER JESIONOWSKI
SECONDED BY COMMISSIONER STEELE

MOTION PASSED UNANIMOUSLY

9. Project # 1001526*
05EPC-00757 Zone Map Amendment &
Sector Development Plan Amendment

J.S. ROGERS ARCHITECTS P.C. agents for SARAH & CHARLES LOVE, and RACHEL LOVE request the above action(s) for all or a portion of Lot(s) 17-19, **Balling Addition #1**, a zone map amendment and Sector Plan Amendment from SU-1 Preschool to S-MRN, located on MOUNTAIN Rd. NW, between 14TH ST. and 13th St. NW, containing approximately 1 acre. (J-13) Elizabeth Pincus, Staff Planner (**APPROVED**)

STAFF PRESENT:

Elizabeth Pincus, Planning Department

PERSONS PRESENT TO SPEAK IN FAVOR OF THIS REQUEST:

Jim Rogers, 821 Mountain Rd. NW
Sarah Love, 8516 Rancho De. Cerro
Lawrence Schultz, 1324 Sawmill Rd. NW

PERSON PRESENT TO SPEAK IN OPPOSITION OF THIS REQUEST:

George Schreiber, 911 14th St. NW

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



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday June 16, 2005

8:30 a.m.

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

MEMBERS

Jens Deichmann, Chairman
Jeffery Jesionowski, Vice Chair

James Grout
David Steele
Ishmael Valenzuela
Deborah Stover

Larry Chavez
Virginia Klebesadel
Klarissa Pena

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

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

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

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

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

1. **Call to Order.**

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of Minutes for April 21, 2005

2. **Project # 1004161***

05EPC-00740 EPC Site Development Plan-
Subdivision

JEFF MORTENSEN & ASSOC. agent(s) for WILLIAM AND BENITA BRENNAN request the above action(s) for all or a portion of Lot(s) 4 & 5, **RIVERSIDE PLAZA**, zoned SU-1 PRD, located on WINTER HAVEN ROAD NW, between LA ORILLA ROAD NW and MONTANO PLAZA DR. NW, containing approximately 3.2 acre(s). (E-12) Elizabeth Pincus, Staff Planner

3. **Project # 1004162***

05EPC-00741 Zone Map Amendment
05EPC-00742 EPC Site Development Plan-
Subdivision

JEFF MORTENSEN & ASSOCIATES agents for HOECH REAL ESTATE CORPORATION request the above actions for all or a portion of Tract L-2, **VISTA DEL NORTE SUBDIVISION**, a zone map amendment from SU-1/O-1 WITH SIGNAGE RESTRICTIONS to SU-1/PRD (31 dwelling units maximum), located on VISTA DEL NORTE DRIVE NE, between OSUNA ROAD NE and VISTA MONTE DR. NE, containing approximately 6 acres. (E-16) Elvira Lopez, Staff Planner

4. **Project # 1003801***

05EPC-00745 EPC Site Development Plan-
Building Permit

PETERSON PROPERTIES REAL ESTATE SERVICES requests the above action for all or a portion of **Lots 28-31, Block A, Altura Addition**, zoned SU-1 for C-1 w/ Exclusions, located on the east side of CARLISLE BOULEVARD, NE, between INDIAN SCHOOL ROAD, NE and HANNETT AVENUE, NE, containing approximately 1 acre (J-16) David Stallworth, Staff Planner

5. **Project # 1001275***

05EPC-00749 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING agents for AUTOZONE, INC. request the above actions for all or a portion of Lot(s) 4, **LOWES SUBD**, zoned SU-1 FOR C-2 AND I-P PERMISSIVE, located on COORS BLVD. NW, between ALAMEDA BLVD. NW and OLD AIRPORT AVE., containing approximately 2 acre(s). (B-14) Stephanie Shumsky, Staff Planner

6. Project # 1002529*

05EPC-00748 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING, agent for CAS, LLC, requests the above action for all or a portion of **approved Lot 1 out of Tract 6-B, Partition of the Black Ranch**, zoned SU-1 for O-1 Permissive Uses, located on the north side of WESTSIDE DRIVE, NW approximately 500 feet east of COORS BOULEVARD NW, containing approximately 3 acres. (B-13) David Stallworth, Staff Planner

7. Project # 1004166*

05EPC-00751 EPC Site Development Plan-
Building Permit
05EPC-00752 Zone Map Amendment
05EPC-00753 EPC Sector Development Plan

DCSW ARCHITECTS, INC. agent for ALBUQUERQUE HISPANO CHAMBER OF COMMERCE request the above actions for, Tract A, **ALBUQ. HISPANO CHAMBER OF COMMERCE** and Lot 2, Block D, **ARMIJO-JUAN ADDITION**, zoned SU-2/R1 & SU-2/NCR, located at the intersection of 4TH ST. SW and BARELAS SW, containing approximately 1 acre. (L-14) Carmen Marrone, Staff Planner

8. Project # 1001445*

05EPC-00754 EPC Site Development Plan-
Building Permit
05EPC-00756 EPC Site Development Plan-
Amendment to Subdivision

CONSENSUS PLANNING agent(s) for JENNIFER LIN request the above actions for all or a portion of Tract(s) 13-B, **Black Ranch**, zoned SU-1 for C-1 & Restaurant with liquor for on premise consumption/O-1, located on COORS BLVD. NW, between SEVEN BAR LOOP and ALAMEDA, containing approximately 3 acres. (B-14) Stephanie Shumsky, Staff Planner

9. Project # 1001526*

05EPC-00757 Zone Map Amendment & Sector
Development Plan Amendment

J.S. ROGERS ARCHITECTS P.C. agents for SARAH & CHARLES LOVE, and RACHEL LOVE request the above action(s) for all or a portion of Lot(s) 17-19, **Balling Addition #1**, a zone map amendment and Sector Plan Amendment from SU-1 Preschool to S-MRN, located on MOUNTAIN Rd. NW, between 14TH ST. and 13th St. NW, containing approximately 1 acre. (J-13) Elizabeth Pincus, Staff Planner

10. Project # 1003918

05EPC-00747 Text Amendment
05EPC-00746 Zone Map Amendment

RIO GRANDE ENGINEERING agents for DAVID & JENNIFER SOULE request the above action(s) for all or a portion of Tracts 10-A, 11-A, & 12A **INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPMENT**, a zone map amendment from SU-1 FOR C-1 to R-1, located on BUGLO AVE. NW, between LYONS BLVD. NW and JUSTIN DR. NW, containing approximately 2 acres. (B-11) Elvira Lopez, Staff Planner

EPC AGENDA

June 16, 2005

PAGE 4 OF 5

11. Project # 1004167

05EPC-00755 EPC Site Development Plan-
Building Permit
05EPC-00758 Zone Map Amendment

JIM MILLER agent for JD MERRITT, SONIC NM request the above actions for all or a portion of Lot(s) 7, **Bosque Plaza**, zoned C-1 (SC), located on COORS BLVD. NW, between BOSQUE PLAZA LANE NW and COORS BLVD. NW, containing approximately 1 acre. (E-12) Catalina Lehner, Staff Planner

12. Project # 1002112

04EPC-01222 EPC Site Development Plan-
Building Permit
04EPC-01221 EPC Site Development Plan-
Amendment to Subdivision

CONSENSUS PLANNING, INC. agent for SOLID GOLD CLASSIC, LTD. request the above actions for all or a portion of Lots 1-5 & 28-32, Tract A, **North Albuquerque Acres**, zoned SU-2 Mixed Use, located on WYOMING BLVD NE, between PASEO DEL NORTE NE and PALOMAS DR. NE, containing approximately 6 acres. (D-19) (Juanita Garcia, Staff Planner) **(DEFERRED FROM MARCH 17, 2005)**

13. Project # 1003916

05EPC-00171 Zone Map Amendment

ARCH+PLAN LAND USE CONSULTANTS, LLC, agent for INTERSTATE DEVELOPMENT CO. INC., requests the above action for all of a portion of Tract A, Unit A, Blocks 18 and 19, **North Albuquerque Acres**, a zone map amendment from SU-1 for Mobile Home Park to R-1, located on the west side of LOUISIANA BOULEVARD, NE, between DERICKSON AVENUE, NE and SANTA MONICA AVENUE, NE, containing approximately 59.5 acres. (D-18) David Stallworth, Planner **(DEFERRED FROM MARCH 17, 2005)**

14. Project # 1001620

04EPC-01710 Text Amendment

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, agent for CITY OF ALBUQUERQUE requests a Text Amendment to Section 14-16-3-1 of the Comprehensive Zoning Code to allow credit for on-street parking. Carmen Marrone, Staff Planner **(DEFERRED FROM APRIL 21, 2005)**

15. Project # 1001043

04EPC-00850 EPC Site Development
Plan-Amendment to Subdivision
04EPC-00849 EPC Site Development
Plan-Building Permit

HUITT-ZOLLARS agents for KITTS DEVELOPMENT request the above actions for all or a portion of Tracts A & B, **STONEBRIDGE POINTE SUBD**, zoned SU-1 special use zone, located on MCMAHON BLVD NW, between MCMAHON BLVD NW and BANDELIER DR NW, containing approximately 17 acres. (A-12) Russell Brito, Staff Planner **(DEFERRED FROM MAY 19, 2005)**

16. Project # 1003859

04EPC-01844 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING, INC. agent for SILVERLEAF VENTURES, LLC request the above action for all or a portion of Tracts A & 6B, **Lands of Ray Graham III, Owenwest Corp.**, zoned SU-1, O-1, C-2 and PRD, located on COORS BLVD. NW, between MONTANO ROAD NW and LEARNING ROAD NW, containing approximately 25 acres. (E-12) Juanita Garcia, Staff Planner **(DEFERRED FROM MAY 19, 2005)**

17. Project # 1004096

05EPC-00568 EPC Site Development Plan-
Subdivision
05EPC-00570 EPC Site Development Plan-
Building Permit
05EPC-00571 Zone Map Amendment
05EPC-00572 Text Amendment to the North
I-25 Sector Development Plan

DAC ENTERPRISES, INC. agents for ACORN VENTURES, INC. request the above actions for all or a portion of Lots 30-32, Block 11, Tract A, Unit A, **North Albuquerque Acres**, zoned C-1, located on PALOMAS NE, between SAN PEDRO and LOUISIANA NE, containing approximately 3 acres. (C-18) Carmen Marrone, Staff Planner **(DEFERRED FROM MAY 19, 2005)**

18. Project # 1002068

05EPC-00577 EPC Site Development Plan-
Building Permit
05EPC-00575 EPC Site Development Plan-
Subdivision

DAVE AUBE, JAMES HENDRIX agents for Our Lady of Lavang Church, request the above action for all or a portion of Tracts 150 & 151, **Town of Atrisco Grant**, zoned SU-1 Church, located on COORS RD. SW, between GONZALES RD. NW and COORS SW, containing approximately 6 acres. (K-10) Stephanie Shumsky, Staff Planner **(DEFERRED FROM MAY 19, 2005)**

19. Project # 1004100

05EPC-00582 EPC Site Development Plan-
Building Permit

QUIK DRAW ENGINEERING LLC agent(s) for SPRINGSTONE CHILDREN'S LEARNING CENTER request the above action(s) for all or a portion of Tract(s) F, **La Cueva Village Unit 1**, zoned C-2 (SC), located on CARMEL AVE NE, between WYOMING Blvd. and BARSTOW St. NE, containing approximately 1 acre. (C-19) Elvira Lopez, Staff Planner **(DEFERRED FROM MAY 19, 2005)**

20. Other Matters



**Environmental
Planning
Commission**

**Agenda Number: 8
Project Number: 1001445
Case #'s: 05EPC-00754/00756
June 16, 2005**

Staff Report

Agent	Consensus Planning
Applicant	Jennifer Lin
Request(s)	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Tract 13-B Black Ranch
Location	Coors Boulevard NW between Alameda Boulevard NW and Seven Bar Loop Road
Size	Approximately 2.46 acres
Existing Zoning	SU-1 for C-1 Uses & Restaurant with Liquor for On-Premise Consumption/ SU-1 for O-1
Proposed Zoning	

Staff Recommendation

APPROVAL of 05EPC-00754, based on the findings beginning on page 21, and subject to the condition of approval on page 23.

APPROVAL of 05EPC-00756, based on the findings on page 23, and subject to the conditions of approval beginning on page 26.

Staff Planner

Stephanie Shumsky, Associate Planner

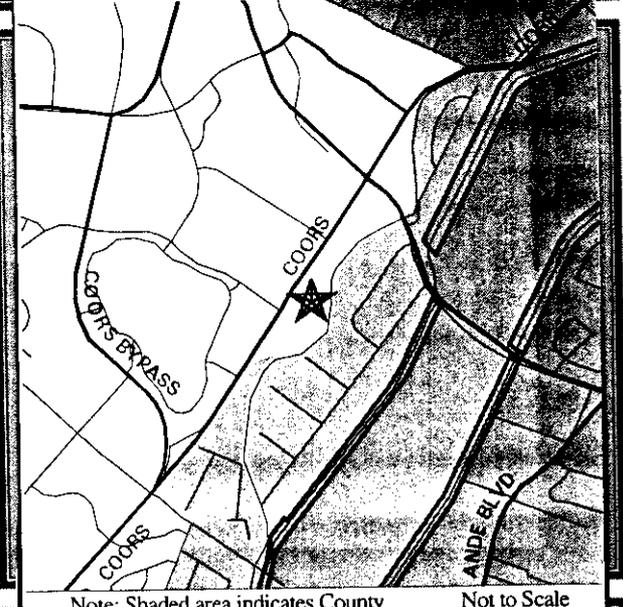
Summary of Analysis

This request is for approval of amendments to an EPC approved site development plan for subdivision and approval of a site development plan for building permit for an approximately 2.46 acre lot located on the east side of Coors Boulevard just south of Alameda Boulevard and north of Seven Bar Loop Road.

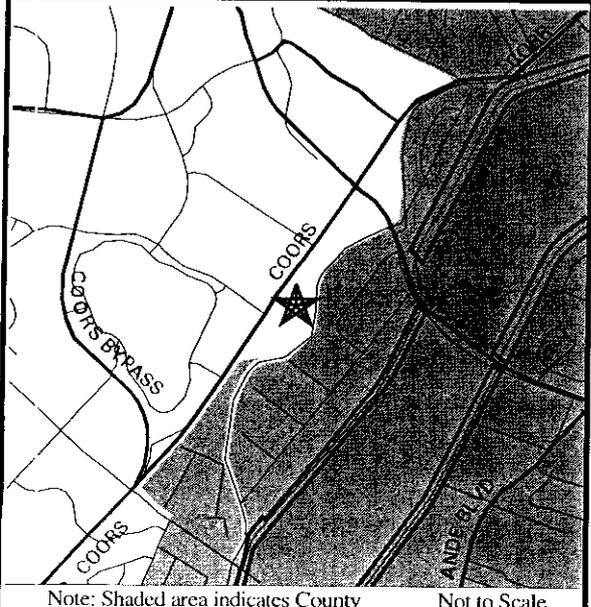
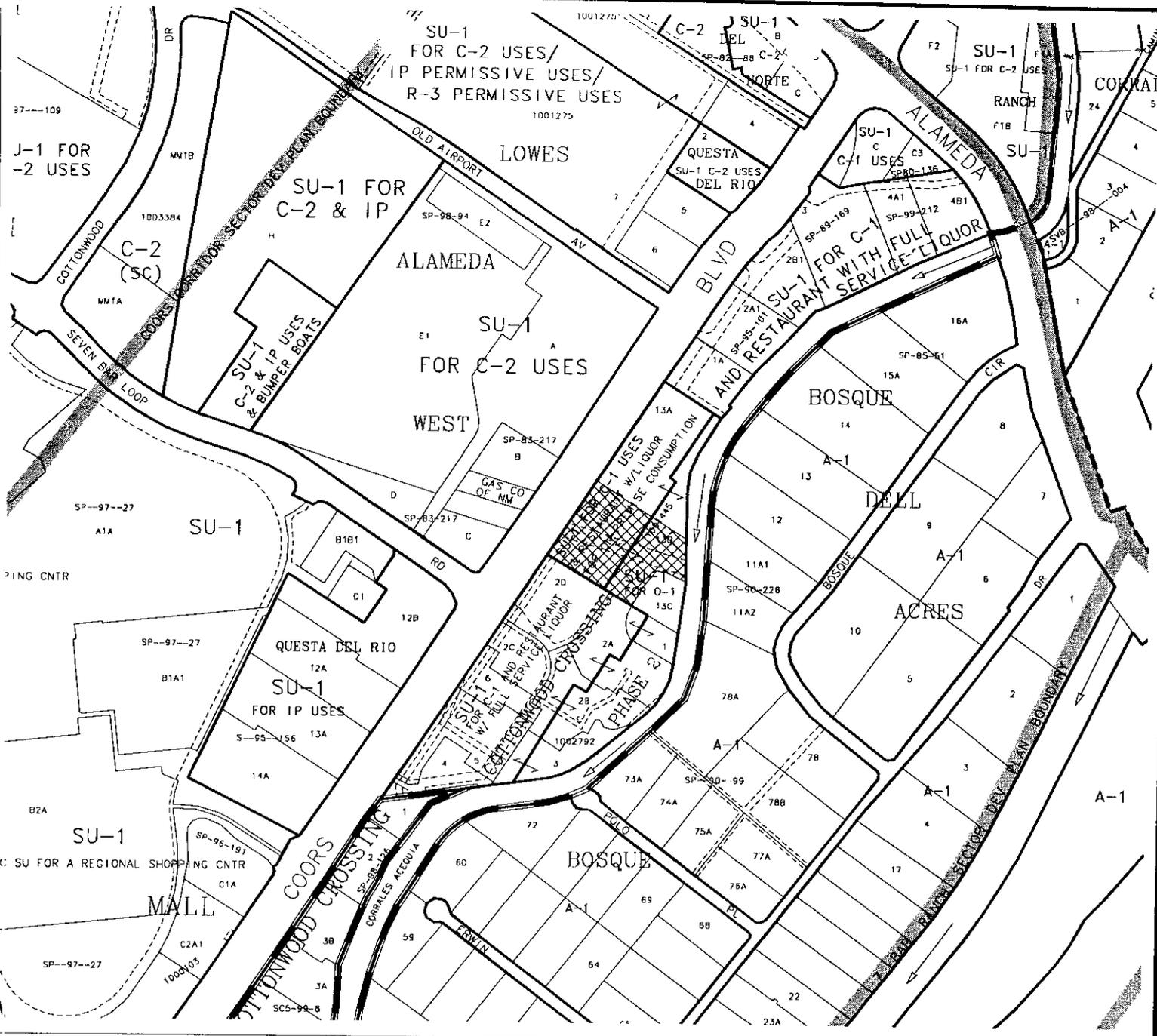
The proposed use is a Chinese buffet-style restaurant. The proposed amendments to the site plan for subdivision will not have an adverse effect on neighboring properties or the community.

The request for site plan for building permit meets the Zoning Code requirements for such a plan and furthers or partially furthers several goals and policies of applicable plans.

There is no known neighborhood or other opposition to either of these requests and staff recommends approval of both.



City Departments and other interested agencies reviewed this application from 5/9/05 to 5/20/05. Agency comments were used in the preparation of this report, and begin on page 28.



ZONING MAP



Scale 1" = 491'

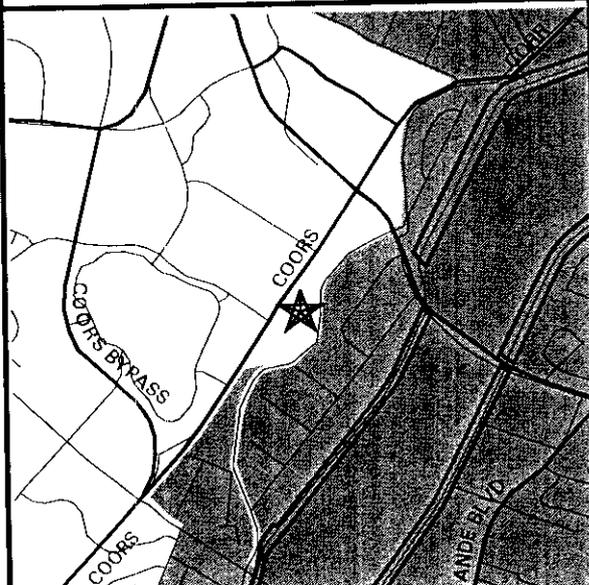
PROJECT NO.
1001445

HEARING DATE
6-16-05

MAP NO.
B-14

ADDITIONAL CASE NUMBER(S)
05EPC-00754
05EPC-00756

Note: Shaded area indicates County Not to Scale



Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

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



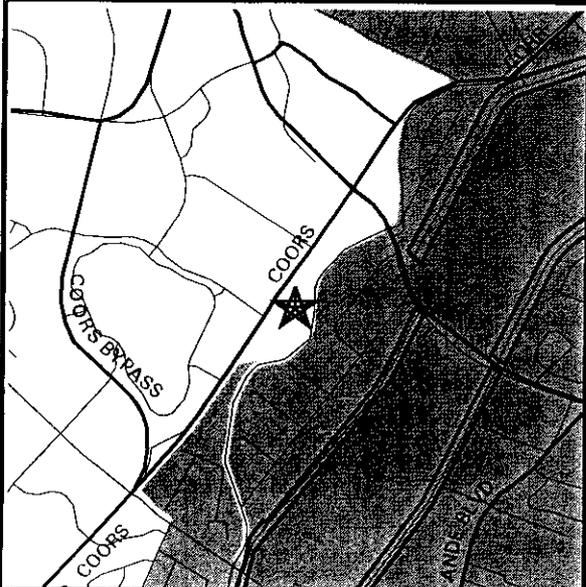
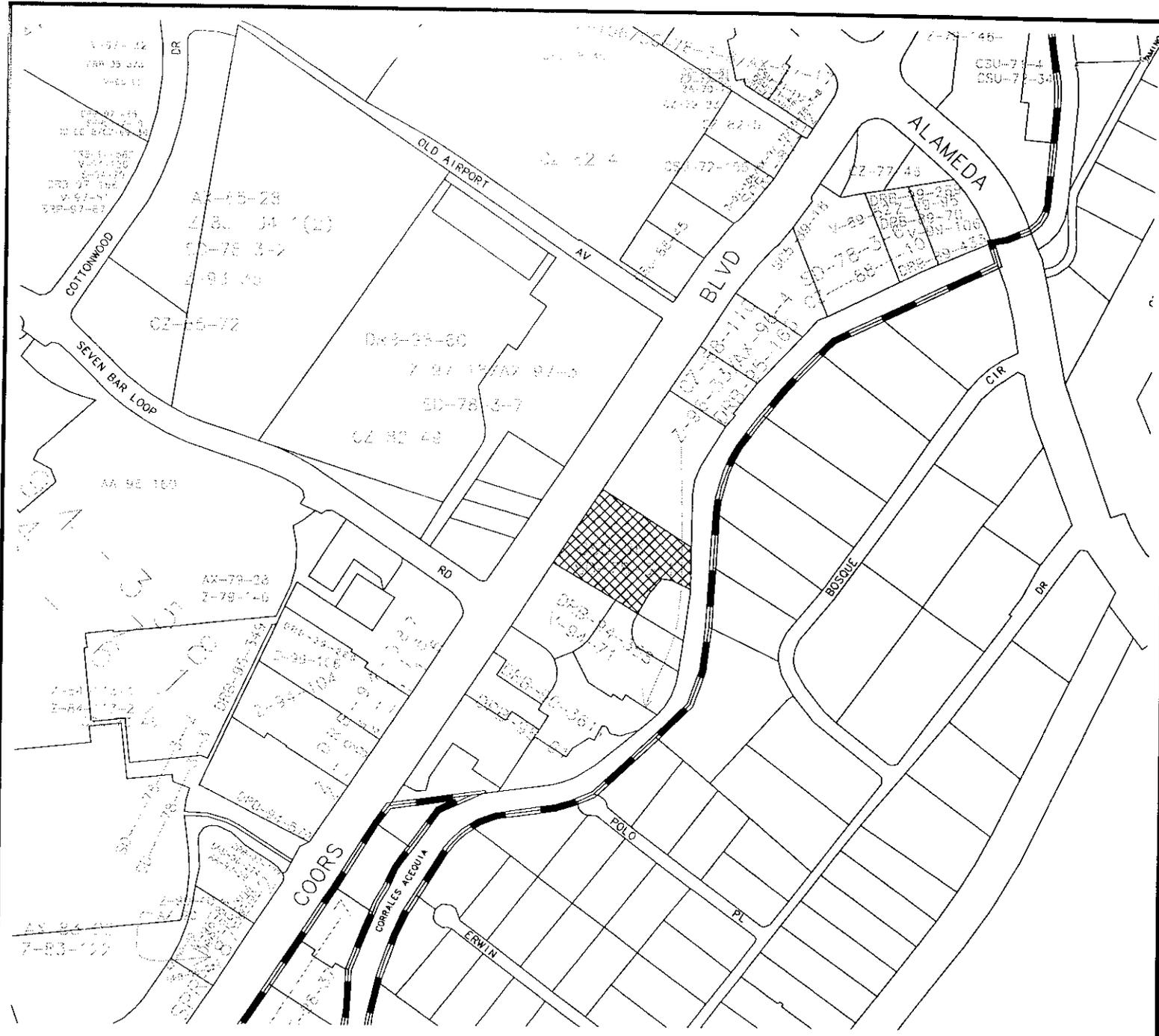
Scale 1" = 491'

PROJECT NO.
1001445

HEARING DATE
6-16-05

MAP NO.
B-14

ADDITIONAL CASE NUMBER(S)
05EPC-00754
05EPC-00756



HISTORY MAP



Scale 1" = 491'

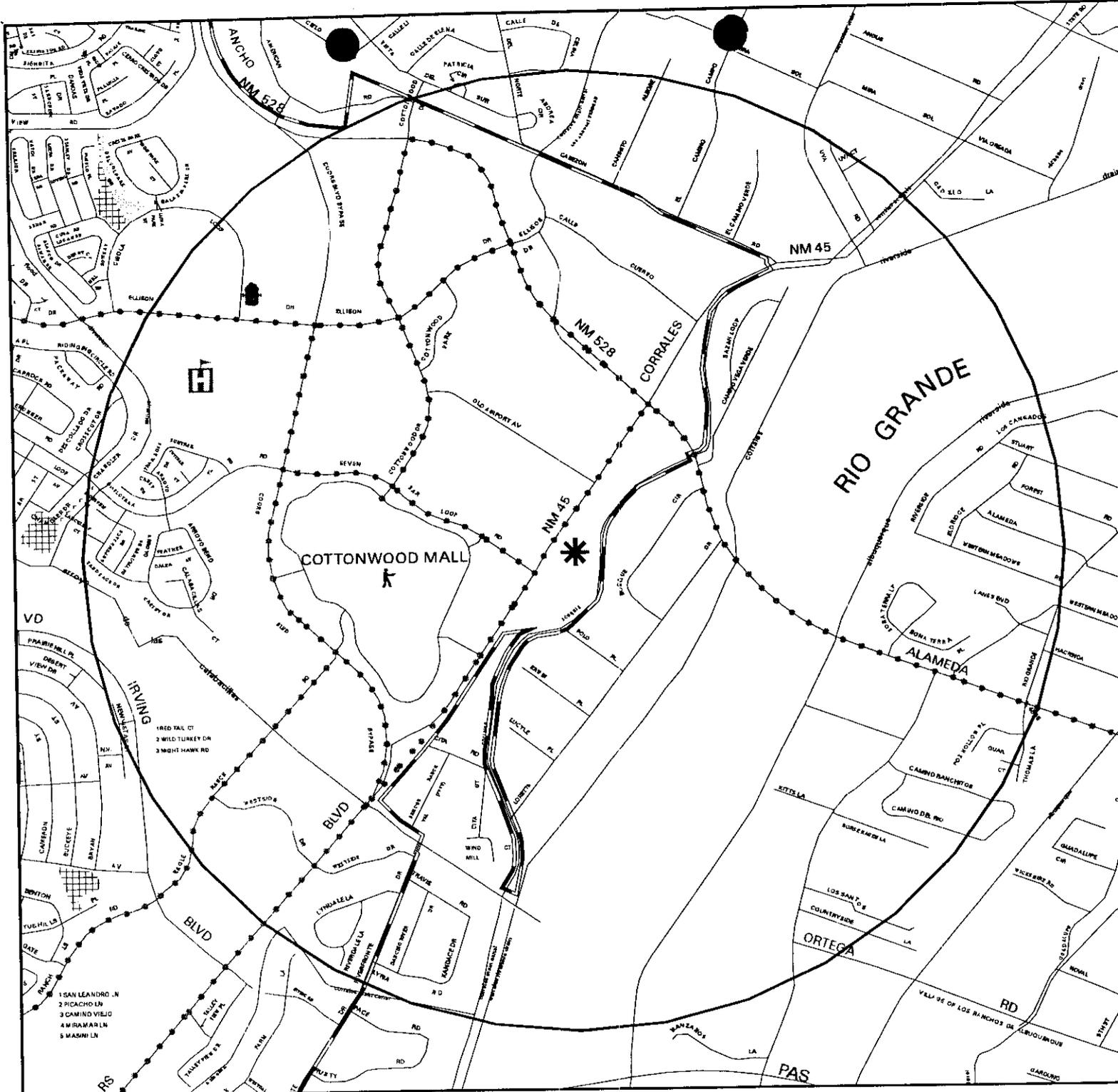
PROJECT NO.
1001445

HEARING DATE
6-16-05

MAP NO.
B-14

ADDITIONAL CASE NUMBER(S)
05EPC-00754
05EPC-00756

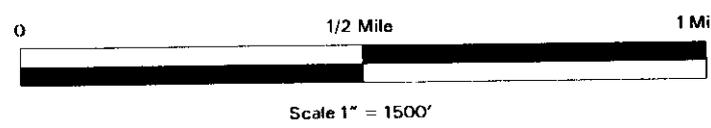
Note: Shaded area indicates County Not to Scale



- ▽ Senior Center
- Community Center
- ◆ Multi-Service Center
- ▨ Library
- ♠ Police
- ★ Sheriff
- 🚒 Fire Station
- 🏊 Pool

- APS Schools
- Elementary
- Middle
- High
- Suntran Routes
- City Limits
- ★ 1001445

- ▨ Developed City Park
- ░ Undeveloped City Park
- ▨ County Park
- Landfill
- ▨ Buffer designated by EHD



Development Services Report

SUMMARY OF REQUEST

Request	Site Development Plan for Subdivision Site Development Plan for Building Permit
Location	Coors Boulevard NW between Alameda Boulevard NW and Seven Bar Loop Road

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-1 Uses & Restaurant with Liquor for On-Premise Consumption/SU-1 for O-1	Developing Urban; West Side Strategic Plan; Coors Corridor Sector Development Plan; Seven-Bar Ranch Sector Development Plan; O-02-16	Vacant
North	"	"	Salon/Day Spa
South	"	"	Vacant
East	Corrales Acequia and County A-1	Developing Urban; West Side Strategic Plan; Coors Corridor Sector development Plan; Seven-Bar Ranch Sector Development Plan	Corrales Acequia, Vacant O-1 zoned land
West	SU-1 for C-2 Uses	Established Urban; West Side Strategic Plan; Coors Corridor Sector Development Plan; Seven-Bar Ranch Sector Development Plan	Grocery Store and small commercial businesses

Background, History and Context

This request is for review and approval of an amendment to the EPC approved site development plan for subdivision (Project 1001445, December 2004) and a site development plan for building permit for an approximately 2.46-acre site located on the east side of Coors Boulevard just south of Alameda Boulevard. The proposed use is a 12,500 square foot Chinese buffet-style restaurant.

The site (along with several other parcels in the vicinity) was annexed into the City of Albuquerque through order of the Municipal Boundary Commission in 2001. The Commission did not establish zoning on the site and after annexation, the City applied zoning that was consistent with the previous Bernalillo County zoning.

In addition to establishment of zoning on the site, Bernalillo County also approved a site development plan for subdivision that allowed two restaurants, one on Tract 13A and one on Tract 13B (the subject site). Tract 13C is an Archaeological Site dedicated to the City of Albuquerque's Open Space Division. A site plan for subdivision, which contained the City Council's conditions for Tracts 13A, 13B and 13C received final sign off by the DRB in December 2004.

If the three tracts were developed as approved than site plans for building permit were delegated to the DRB (site plan "general note" #8). The current request for amendment to Tracts 13B and 13C requires an amendment to the DRB approved site development plan for subdivision because the applicant is proposing:

- additional language to general note #7 so that it will read (addition is in italics): "A variance to the required 35-foot setback as identified in the Coors Corridor Plan is approved to be reduced to 20-feet, and these buildings are allowed a maximum height of 30-feet. *All other setbacks shall comply with the building setback requirements for the O-1 zone in the Comprehensive City Zoning Code and Coors Corridor Plan.*"
- to increase the size of the building by 4,500 square feet
- to reconfigure the parking area layout to an east-west alignment rather than a north-south alignment and;
- an increased front setback from 20' to approximately 35-40'

Because of these amendments, a site development plan for building permit for Tract 13B and 13C must be reviewed by the EPC. Delegation to the DRB still holds for Tract 13A provided it develops according to the originally approved site development plan for subdivision.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Developing Urban by the *Comprehensive Plan* with a Goal to "create a quality urban environment, which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." The following policies apply to both the site plan for subdivision and the site development plan for building permit:

Policy a: The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

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

Policy i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

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

Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

Policy m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Activity Centers

Goal: to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

Policy a: Existing and proposed Activity Centers are designated by a Comprehensive Plan map* where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services. Each Activity Center will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation. The subject site is in a Major (Regional) Activity Center. The policy objectives state that major activity centers should:

- Provide the most highly concentrated locations of commercial, service and employment uses in conjunction with area-wide needs.
- Serve the entire metropolitan population and beyond accessible by all modes of travel, including pedestrians and bikes
- Be located at major roadways and/or major transit stops/transfer points, served by on-street and off-street parking (parking structures are encouraged) and where major street intersections designed to facilitate pedestrian and transit connections

- Encompass an area of 300 acres or more and have the following attributes:
 - land uses typical in modern commercial, office, and technology centers, including medium to high density residential on mixed small and large parcels
 - transition from intense core to surrounding residential neighborhoods
 - 3 story and higher; floor area ratios of 1.0 and larger; connections between buildings and to sidewalks; buildings close or touching in more urban of centers
 - on-street and off-street parking; opportunity for park-and-ride; structured parking encouraged
 - larger scale plazas and paths; greater opportunity for public-private partnership in creating public spaces

EXAMPLE OF USES:

- mid & high rise office
- hotels
- major cultural, entertainment uses
- regional & corporate offices
- retail; service
- technology/light manufacturing
- higher education facilities
- public & quasi-public uses
- medium to high density residential

Policy f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

Policy g: Activity Center locations shown on a Comprehensive Plan map, and their predominate uses in accordance with their unique roles and expected needs of the community, shall be developed in accordance with more specific sub-area planning efforts.

Transportation and Transit

Goal: The Goal is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Policy g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

Economic Development

Goal: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy a: New employment opportunities, which will accommodate a wide range of occupational skills and salary levels, shall be encouraged and new jobs located convenient to areas of most need.

Policy g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

West Side Strategic Plan (WSSP) (Rank II)

The *West Side Strategic Plan (WSSP)* was first adopted in 1997 and recently amended in 2002. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The *WSSP* identifies thirteen communities in established areas of the West Side that are partially developed and describes how community concepts can be applied. A Community is comprised of a Neighborhood Center(s) and Community Center(s), and the Plan outlines uses that should occur within the centers, as well as uses that should occur in areas adjacent to the centers. The *WSSP* emphasizes throughout its text the concept of commercial development in cluster configurations in contrast to the traditionally evolved strip commercial development.

The recent amendments to the *WSSP* include several changes to policies, activity center boundaries and locations, and clarifications of conflicting and unclear policies. The adopting resolution for the amendments (R-01-278, Enactment No. 35-2002) has a section that reads:

“Section 3. The West Side Strategic Plan is a Rank 2 Plan and its provisions shall be mandatory except where they conflict with existing zoning.”

The following goals, objectives, and policies apply to both the site development plan for subdivision and site plan for building permit:

Goal 12: The Plan should provide for long-term sustainable development on the West Side.

Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

Policy 1.3: Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. Changes of commercial and office zoning outside the centers to residential use is encouraged. This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses.

Seven Bar Community

Policy 3.1: The Cottonwood Mall area shall be designated as the West Side's Regional Center. The boundaries of the Regional Center are shown on page 33. Development appropriate to a Regional Center, including the largest commercial and highest density development of anywhere on the West Side, will occur in this location.

Policy 3.3: Development of the Regional Center shall be inclusive of mixed uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.

Employment Growth

Policy 3.85: The City of Albuquerque shall emphasize the creation of base or export jobs and regionally based jobs on the West Side. A small number (one or two) export industries shall be identified and targeted for location on the West Side.

Bikeways and Trails

Policy 6.25: All new developments shall include internal bicycle/pedestrian trails and bikeways which link to the adopted Trails and Bikeways Facility Plan primary trails network when feasible and subject to development impact fee requirements. All subdivisions, sector plans, planned communities, and other development plans must demonstrate connectivity of trails and bikeways to adjacent developments and destinations.

Coors Corridor Sector Development Plan (Rank III)

This plan was adopted in 1984 and revised in 1989. It provides detailed design guidelines for the development of Coors Boulevard and adjacent properties from Central Avenue north to State Road 528

(Alameda Boulevard). The plan also puts emphasis on Coors Boulevard as a transit and pedestrian corridor. The subject property is in Segment 4 of the Coors Corridor Plan, which extends from the Calabacillas Arroyo to Alameda Boulevard. Issue 3 policies apply to both the site development plan for subdivision and site development plan for building permit all others apply to the site development plan for building permit:

Issue 3: Land Use and Intensity of Development

Policy 1: Adopted Plans

“Land use decisions shall be made in accordance with adopted plans for the Northwest Mesa area.”

Policy 5: Development Intensity

“Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.”

Policy 7: Cluster Design

“Cluster design for development of residential, commercial, and industrial structures shall be encouraged.”

Issue 4: Visual Impressions and Urban Design Overlay Zone

General Policies

Policy 1: Views Within the Corridor

“Appropriate and pleasing visual impressions within the corridor should be established and preserved.”

Policy 3: New Development

“New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines.”

Site Planning and Architecture

Policy 1: Site design

“Natural site amenities should be incorporated into the site design.”

Policy 2: Building Setback, Height and Bulk

“Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site, and to adjacent or related buildings and structures.”

- Minimum 35 foot front-yard setback from right-of way in segment 4
- Buildings shall not exceed the height limitation in the underlying zone

Policy 3: Front Landscaped Street Yard

“There should be a landscaped street yard along the entire frontage of properties adjacent to Coors Boulevard.”

- A front landscaped street yard shall be 35-feet wide in Segment 4, with a minimum of 50% of this area landscaped with live material which will visually screen and buffer parking development behind the street yard. Turf is not considered a buffer.

Policy 4: Site Landscaping

“Landscape design and improvements should be complementary to the individual site and to the overall appearance of the corridor in accordance with the design regulations and guidelines.”

Policy 5: Off-Street Parking

“Generally, off-street parking facilities should be located to the rear of the sites. Street frontages should be devoted to building architecture and landscaping.”

- A minimum of 20% of the parking lot shall be landscaped
- One tree shall be planted per every 10 parking spaces.

Policy 6: Commercial Sites

“Commercial sites, such as shopping centers, should be designed so that the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard.”

Policy 7: Access

“Separate vehicular and pedestrian access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized.”

Policy 8: Bikeways and Horse Trails

“Where appropriate and feasible, provision should be made for bikeway and horse trail facilities as part of the site plan design.”

Policy 9: Site Lighting

“Site area lighting, including parking area lighting, should be carefully designed and located so as to minimize glare on any public right-of-way or any adjacent premises.”

Policy 10: Architectural Design

“Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.”

Signage

Policy 1: "Signs should compliment the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor."

Seven-Bar Ranch Sector Development Plan (Rank III)

The Seven-Bar Ranch Sector Development Plan is a Rank III level plan that was originally adopted by the City Council through Enactment 67-1981 and then approved by the DRB in December 1982. In April 1985, the City Council approved a revised version of the Seven-Bar Ranch Sector Development Plan. Exhibit 3 of the plan was adopted as a constituent part of the City Zoning Code for properties within the City of Albuquerque to serve as the guide for zoning and development within the plan area for those areas outside the municipal limits. In October 1990, the Land Use Map, Exhibit #3, was updated from the 1985-revised plan. Exhibit #3 was revised again on October 6, 1994, through an Administrative Amendment to relocate a park site.

The Seven-Bar Ranch Sector Development Plan encompasses approximately 1,070 acres of rangeland combining rolling hills and level areas, criss-crossed by roads, drainage channels, and utility easements. It is accessed from the south by Coors Boulevard, from the west by McMahan Boulevard; from the north by State Road 528 and Corrales Road; and from the east by Alameda Road and the Corrales crossing of the Rio Grande.

The Sector Plan area is the northwestern hub of the transportation network for the northwest mesa and should consequently serve as an area of relatively intense land use providing services to the less intense development areas that surround it. It also provides an opportunity for development of relatively intense residential densities, supporting the proposed average densities of the Established Urban Area, and Comprehensive Plan goals for conservation of land, energy, and the airshed (p.4).

The Master Plan for Development beginning on page 8 of the Plan and the Land Use Map (Exhibit 3) identifies O-1 zoning for the subject site. The existing zoning is similar with this in that the eastern portion of the site is zoned SU-1 for O-1 and the western portion is zoned SU-1 for C-1 uses (expanded).

Applicable to the site development plan for building permit, Seven-Bar Ranch Design Guidelines (from Appendix 6 of the Plan) include:

Architectural Design:

1. Preservation of a ground plane adjacent to the street right-of-way which is defined by a consistent style of landscaping integrating the public streetscape and public open-space system with private landscaped areas.
2. Consistent treatment of vertical building planes with regard to color, material, architectural details and trim materials, or conformance with an indigenous architectural style
3. Consistency of major architectural elements such as roofline, articulation of building fenestration, and articulation of massing.

O-02-16 (Enactment Number 13-2002)

O-02-16 is the enacting ordinance that established zoning and other site regulations for the subject site and other tracts. This ordinance was adopted by the City Council in 2002 and established SU-1 for C-1 Uses and Restaurant with Liquor for On-premise Consumption and SU- for O-1 Uses zoning for Tract 13B. Additional conditions were placed on the site through notes on the approved site development plan for subdivision.

Long Range Roadway System

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

The Long Range Roadway System designates Alameda Boulevard as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban) or 156' (elsewhere).

The Long Range Roadway System designates Seven Bar Loop Road as a Collector street, with a right-of-way of 68'.

ANALYSIS-05EPC-00754, Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

Comprehensive Plan

The subject site is within the Established Urban area as defined in the *Comprehensive Plan*. The request furthers the goal and several policies of this area in that a range of land uses is desired and the proposed restaurant adds to the varied mix of land uses in the area (policy a, j). The proposed lot layout respects existing land uses and provides pedestrian connections to them (policy d). The subject site is in close proximity to residential areas and the site development plan for subdivision contains several conditions that will lessen the impact of development on these areas (policy i).

The subject site is located in the Seven Bar Regional Activity Center. The *Comprehensive Plan's* goal for activity centers is partially furthered by this request. It is furthered because the subject site is located on a limited-access, major transportation corridor and has vehicular access to this corridor via two internal streets. The activity center goal is not completely furthered because the proposed use and location of the subject site will not substantially reduce the dependence on the automobile.

The goal and Policy g of the Transportation and Transit section is furthered because pedestrian walkways are provided throughout the site and connect to Coors Boulevard and adjacent property.

The goal and policies a and g of the Economic Development section are furthered because the subject site is located in a west side activity center where there is a need for employment opportunities and is adjacent to commercial developments that accommodate a range of occupational skills and salary levels.

West Side Strategic Plan

The subject site is within the Seven Bar Community as defined in the West Side Strategic Plan. In addition to furthering policies of this community area the request also furthers general goals, objectives and policies of the Plan.

Goal 12 is furthered because commercial development and employment opportunities in conjunction with other types of development help to ensure the long-term sustainability of an area. Objectives 1 and 8 are furthered because the proposed use will provide for a mix of food service and employment types on the West Side.

Policy 1.3 is furthered because even though the subject site appears to be strip like commercial development, it is within a larger cluster of commercial development, namely the Seven Bar Regional Activity Center.

Policy 3.3 is partially furthered by this request. This policy encourages a mix of development types and transit options. The proposed restaurant will provide area residents with more food service options as well as employment opportunities. However, the site is not within close proximity to a transit stop (300') but it is on a SunTran route.

Because the site development plan for subdivision proposes a connection to the archeological site to the south and to the Corrales Main Canal further south, the Bikeways and Trails policy 6.25, is furthered.

Coors Corridor Sector Development Plan (Rank III)

Coors Corridor Sector Development Plan, Issue 3 policies 1 and 5 are furthered by this request and policy 7 is partially furthered. Preparation and review of this site plan for subdivision was in accordance with adopted plans for the Northwest Mesa area (policy 1). The proposed intensity of development is compatible with the existing roadway and surrounding land uses (policy 5). Policy 7 is furthered on a larger scale because the subject site is part of the Seven Bar Regional Activity Center but is not furthered on a site-specific scale because the proposed development and adjacent developments appear to be strip-like.

Additional policies may apply to the site development plan for subdivision but are more significant in relation to the site development plan for building permit. These policies will be discussed in the analysis of the site development plan for building permit.

Seven-Bar Ranch Sector Development Plan (Rank III)

There are no specific policies of this sector development plan that apply to the site plan for subdivision request. The design guidelines of this plan relate more specifically to this site development plan for building permit and will be discussed in the analysis of that plan. The site development plan for subdivision does not conflict with the sector development plan.

O-02-16 (Enactment Number 13-2002)

O-02-16 established SU-1 for C-1 Uses and Restaurant with Liquor for On-premise Consumption and SU- for O-1 Uses zoning for Tract 13B. This request for approval of a site development plan for subdivision is to amend the DRB approved plan. Specifically, the proposed changes apply to Tract 13B and 13C and are meant to ensure that all setbacks (other than the setback from Coors Boulevard) shall comply with the building setback requirements for the O-1 zone in the Comprehensive City Zoning Code and Coors Corridor Plan. In addition, the amendments would allow an increase in the building footprint of 4,500 square feet, would allow a reconfiguration of the parking area and would increase the front setback of the building footprint. The remaining notes will remain as originally approved.

Staff feels that the intent of the plan remains intact with the proposed changes and that the changes to the parking area improve circulation throughout the site. The increased building setback allows for a larger landscaped area as well as pedestrian connections. The increased building footprint does not detract or overwhelm the site. In fact, the well-articulated building facades make the building seem "approachable" and on a human scale.

Zoning

The subject site is zoned SU-1 for C-1 Uses and Restaurant with Liquor for On-Premises Consumption and O-1 Uses. This zoning allows all C-1 permissive and conditional uses in addition to a restaurant with liquor incidental to meal service as well as all O-1 permissive and conditional uses. The proposed use is a restaurant, which complies with the zoning.

Site Plan Layout / Configuration

The proposed 12,500sf building is considerably larger than the 8,000sf building approved with the original site development plan for subdivision. Although the building footprint is larger, the well articulated facades, pedestrian areas and close orientation to Coors Boulevard brings the building to a very human scale. The building is at least 35' from Coors Boulevard, which complies with the Coors Corridor Plan. The approved site development for subdivision, note # 7, provided a variance from the 35' setback to allow a minimum 20' setback. The applicant has chosen to go with the larger setback and is proposing landscaping in this area as well as a covered entryway to the building. The parking areas are to the rear and south side of the building as called for in the Coors Corridor Plan. The front of the building is reserved for pedestrians and connection to Coors Boulevard and the parking area.

Walls/Fences

Walls and/or fencing are not proposed for the subject site.

Vehicular Access, Circulation and Parking

Vehicular access will be from Coors Boulevard via Seven Bar Loop Road and from Coors Boulevard via an internal road north of the site. The main parking area is in an east-west direction with handicapped parking adjacent to the south side of the building.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrians will be able to access the site from Coors Boulevard and from other properties within the larger (Tract 13) area. A pedestrian connection leads to the archaeological site just south of the restaurant. A bike rack provides sufficient bicycle parking. Coors Boulevard is a SunTran Route however there is not a bus stop within 300' of the site.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

No adverse comments to this request were received by reviewing agencies.

Neighborhood Concerns

There are no recognized neighborhood associations in the area. However, the applicant notified the unrecognized Bosque Dell Acres Neighborhood Association as well as property owners within 100' of the property line. There is no known neighborhood or other opposition to this request.

Conclusions

This site development plan for subdivision meets the Zoning Code requirements for approval of such a plan. The plan is generally consistent with the EPC approved plan and furthers several *Comprehensive Plan* and other master plan policies. There is no neighborhood or other opposition to this request and staff recommends approval.

ANALYSIS-05EPC-00756, Site Development Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

Comprehensive Plan

The subject site is within the Established Urban area as defined in the *Comprehensive Plan*. The request furthers the goal and several policies of this area. Specifically, the subject site is located in a Regional Activity Center and a range of large-scale and smaller scale land uses is desired (goal and policy j). The proposed restaurant adds to the mix of existing land uses in this area (policy a). The location and intensity of the proposed development respects existing neighborhood values because the plan adheres to the conditions set forth by the City Council on the site development plan for subdivision when the site was annexed and zoning was established (policy d). For example, no outdoor paging or music is allowed, patio seating on the east side of the building must be screened from view of neighboring

residents, alcohol is only served as incidental to a meal and lighting must be prevented from "spilling" onto residential areas. In addition, the request respects the archeological site to the east. Gated access is provided to this site and a meandering pedestrian trail with an interpretive site is proposed to provide connectivity between the two sites in the future.

The site is designed to allow for multiple pedestrian connections (to Coors Boulevard and adjacent parcels) and to minimize adverse effects on the residential areas while providing employment opportunities close to home (policy I). Views of the Sandia Mountains will be preserved and the visual environment of the area will be improved with the well articulated, human-scale building façades that are appropriate to the Plan area (policies l and m).

The subject site is located in the Seven Bar Regional Activity Center. The *Comprehensive Plan's* goal for activity centers is partially furthered by this request. It is furthered because the subject site is located on a limited-access, major transportation corridor and has vehicular access to this corridor via two internal streets. Pedestrian access will be provided connecting the subject site to Coors Boulevard. There is not a transit stop within 300' of the site but Coors Boulevard is a transit route. The larger Lowe's subdivision area to the west contains a variety of retail and service uses. It is accessible from the subject site via the crossing at Seven Bar Loop Road or Alameda Boulevard. The activity center goal is not furthered in that the proposed use at the subject site will not substantially reduce the dependence on the automobile and may actually encourage this dependence because of the overabundance of parking proposed for the site (an excess of 43 spaces).

Policy a describes the attributes of different types of activity centers. Regional Activity Centers are not described however, they are similar to Major Activity Centers but on a larger scale. This request complies with the definition of a major activity center in several ways. First, the proposed use contributes to an existing high concentration of commercial, service and employment uses. The proposed use may or may not serve the entire metropolitan population as encouraged by this policy however it is accessible to pedestrians and bikes but not quite as accessible by public transit.

The subject site is not in close proximity (300') to a transit stop and is not located near a major transfer point. The site is one of the many smaller sized parcels within the activity center and the proposed use does not warrant the construction of a parking structure. In this sense, this guideline for major activity centers is not met.

The subject site does provide a transition between the larger Lowe's subdivision area and Coors Boulevard to the west and the Corrales Main Canal and residential area to the east (policy f). The proposed use complies with the desired uses in major activity centers. Policy a, including the associated chart in the *Comprehensive Plan*, indicates that retail and service uses are desirable in this area.

Activity Center Policy g is furthered because the proposed development is subject to the requirements of more specific sub-area plans and policies.

The *Comprehensive Plan's* Transportation and Transit goal and policy g are furthered by this request because the proposed restaurant is adjacent to Coors Boulevard and has direct pedestrian access to it. While there is not a bus stop within 300' of the subject site, Coors Boulevard is a transit route and pedestrians and bicyclists can utilize the proposed pathways to access the site, property adjacent to the site, and the Corrales Main Canal.

The *Comprehensive Plan's* Economic Development goal and policies a and g are furthered by this request because the subject site is located in an activity center where concentrations of employment areas are encouraged. The proposed restaurant will provide economic development and job opportunities in an area of need (the west side). Development of the subject site is balanced with the needs of surrounding land uses. Specifically, the site is adjacent to an archaeological site and is in close proximity to a residential area. Attempts have been made to ensure that the archaeological site is protected and that the development does not have any adverse effects on the residents.

West Side Strategic Plan

The subject site lies within the boundaries of the West Side Strategic Plan's Seven Bar Ranch Community. Goals, objectives and policies of the Plan and the community area are furthered by this request. Specifically, goal 12 is furthered because the proposed restaurant will provide a number of jobs. The provision of additional jobs on the west side will lead to a more sustainable community. Objective 1 is furthered for much the same reason. Creating additional jobs on the west side will further reduce the need for cross-metro trips. The proposed restaurant will provide jobs as well as contribute to the existing mix of land uses in the area. In addition, objective 8 encourages jobs and business in appropriate areas of the west side. The subject site is located in an activity center where jobs are most desired.

Policy 1.3 discourages strip-like commercial developments and encourages commercial development in clustered areas (activity centers). The subject site is located among a strip of commercially zoned property along the east side of Coors Boulevard on the eastern-most edge of the Seven Bar Regional Activity Center. Although at first sight it appears that the proposed restaurant is developing in a strip-like way, in reality it is within the much larger activity center area.

Policies 3.1 and 3.3 are specific to the Seven Bar Community and are furthered or partially furthered by this request. The areas highest density commercial and residential developments are encouraged within this regional activity center. While the proposed restaurant may not be the "highest" density commercial development, it will serve people working and living in this high-density area (policy 3.1). Policy 3.3 is partially furthered because the subject site will be connected to Coors Boulevard and adjacent properties by several interconnected pedestrian walkways. The subject site is not within 300' of a transit stop but is located on a transit route (Coors Boulevard).

Policy 3.85 of the West Side Strategic Plan's, Employment Growth section is furthered by this request because the proposed restaurant will create additional jobs for area residents within a Regional Activity Center.

Policy 6.25 of the West Side Strategic Plan's Bikeways and Trails section is furthered because the proposed pedestrian and bicycle connection meanders through the archaeological site to the Corrales Main Canal. Internal bicycle/pedestrian paths link the subject site to adjacent developments and to Coors Boulevard.

Coors Corridor Sector Development Plan

The subject site is located within the boundaries of the Coors Corridor Sector Development Plan area (Segment 4). The Plan is divided into "Issues" with guiding policies for development. Several issue area policies are furthered or partially furthered by this request.

Land Use and Intensity of Development (Issue 3) policy 1 is furthered by this request because land use decisions and development of the subject site are subject to the requirements of adopted plans and policies for the Northwest Mesa area. Policy 5 is furthered because the intensity of the proposed development is compatible with the roadway function, existing zoning, environmental concerns (the archeological site) and site plan for subdivision conditions placed on the property by O-02-16. The proposed development is not planned to occur in cluster like development on the subject site therefore, Policy 7 is not furthered.

Visual Impressions and Urban Design Overlay Zone (Issue 4) policy 1 is not furthered by this request because the maximum building height was set by the approved site development plan for subdivision at 30'. The height of the proposed building is 33'. Because the maximum height allowed is 30', the overall building height must be reduced by 3' to ensure the preservation of views from Coors Boulevard. Policy 3 is furthered because the proposed site and building design is compatible with the natural landscape and the built environment and complies with applicable design regulations and guidelines.

Site Planning and Architecture (subset of Issue 4) policy 1 is not furthered by this request because natural site amenities (mountain views) are not incorporated into the site. In fact, the rear building wall blocks all views of the mountains, Corrales Main Canal and of the archeological site. Instead of views of these natural amenities, visitors to the restaurant will have views of Coors Boulevard and the parking lot. Policy 2 is partially furthered because the building's covered entryway is 35' from Coors Boulevard as required by the Plan. A maximum building height of 30' is allowed however the total building height exceeds this by 3'. Policy 3 is partially furthered because even though the landscape setback requirements are met the total amount of actual ground cover is deficient. The Landscape Plan's, general note #8, indicates that the top dressing of landscaped areas will be gravel and crusher fines. The design regulations for this policy state; "live plant materials shall be used extensively in all landscaped areas. Gravel, colored rock, bark and similar materials are generally not acceptable as groundcover." Live, low water use, native groundcover is required over most of the landscaped area as indicate in the Coors Corridor Plan. Policy 4 is furthered because the landscape design is complementary to the individual site and to the overall appearance of the corridor. Policy 5 is partially furthered because the parking facilities are located to the rear and side of the building. A minimum of 20% of the parking lot will be landscaped. One parking lot tree per every 10 parking spaces is required, which equates to 13 trees. A 50' gas line easement runs diagonally through the parking lot. Trees that will interfere with this gas line should not be planted in the parking lot but should be planted elsewhere on the property.

Policies 6 and 7 are furthered because the proposed building is located near the street perimeter and relates to the streetscape area along Coors Boulevard. Separate vehicular and pedestrian/bicyclist access locations connect the subject site to Coors Boulevard's pedestrian walkway and bike lane and adjacent property.

The building architecture and site lighting are designed to contribute to the overall visual enhancement of the site and to prevent glare from lights and/or façade elements onto the right-of-way or adjacent properties (policies 9 and 10).

Policy 1 is partially furthered by this request. The proposed building mounted sign complies with the requirements of the Coors Corridor Plan. However, the proposed monument sign (a free-standing sign) exceeds the allowed height limit by 17'. The height limit of freestanding signs is 9'. This sign must be brought into compliance with the 9' height limit.

Seven-Bar Ranch Sector Development Plan (Rank III)

Seven-Bar Ranch Architectural Design Guidelines #'s 4, 5 and 6 (from Appendix 6 of the Plan) are furthered by this request because the proposed landscaping is consistent throughout the site and complementary to the landscaping along Coors Boulevard. All building facades as well as the roof are consistent in theme and materials.

O-02-16 (Enactment Number 13-2002)

This request is in full compliance with O-02-16, the enacting ordinance that established zoning and other regulations for the subject site.

Zoning

The subject site is zoned SU-1 for C-1 Uses and Restaurant with Liquor for On-Premises Consumption and O-1 Uses. This zoning allows all C-1 permissive and conditional uses in addition to a restaurant with liquor incidental to meal service as well as all O-1 permissive and conditional uses. The proposed use is a restaurant, which complies with the zoning.

Site Plan Layout / Configuration

The proposed 12,500 square foot building is set back approximately 60 feet from Coors Boulevard. In front of, and attached to, the building is a covered patio/plaza area set back approximately 35 feet from Coors Boulevard. This patio brings the building's presence up to Coors Boulevard and provides pedestrian access to the sidewalk adjacent to this Limited Access Roadway.

There are two vehicle access locations, one on the north and one on the south sides of the property. The access locations lead vehicles into the parking areas, which are to the south side and rear of the building.

The site is well landscaped with parking lot trees, perimeter vegetation and planting beds.

Pedestrian walkways are provided throughout the site and connect to adjacent developments and to the archeological site to the east. Gated access is provided to the archeological site where an interpretive area is planned. Access to the Corrales Main Canal will be provided through the archeological site.

The site plan layout and configuration meets or exceeds applicable Zoning Code standards and requirements of applicable plans.

Walls/Fences

A new 6' masonry and cedar fence is proposed at the east property line adjacent to the Corrales Main Canal. Connection to the Canal will be provided via a pedestrian path that leads from the subject site through the archaeological site to the Canal. The archeological site will have gated access for security but may ultimately be the home of an interpretive site and trailhead.

Vehicular Access, Circulation and Parking

Vehicular access is via a private access road off of Seven Bar Loop Road to the south and via a private driveway to the north. For the most part, parking areas are aligned in an east-west direction and are located to the side and rear of the building.

Pedestrian and Bicycle Access and Circulation, Transit Access

Several pedestrian walkways traverse the site, connect with adjacent developments and connect to Coors Boulevard. A bike rack is provided and will accommodate at least 4 bicycles. There is not a bus stop within 300' of the subject site. However, Coors Boulevard is a transit route and there is a bus stop at the intersection of Coors and Alameda Boulevards.

Lighting and Security

Area lighting complies with the site development plan for subdivision General Note #5 requirement that sets a maximum high limit of 20'. Six area lights are proposed. The lights are slightly less than 20' high and are 400-watt metal halide bulbs with fully cutoff fixtures. Lighting on the east side of the building is 42' from the east property line and should not have an adverse effect on adjacent property or residential areas.

Landscaping

The proposed landscape exceeds the amount required however, live groundcover must be provided in lieu of crusher fines or gravel. A 50' gas line easement runs diagonally through the parking area. The applicant is discouraged from planting the 13 required parking lot trees within this easement. The applicant will be required to plant the displaced parking lot trees elsewhere on the site. In addition, the

northeast corner of the lot (adjacent to the Corrales Main Canal) must be planted with scrubs, plants and/or live groundcover.

Public Outdoor Space

Outdoor space is provided in front of the building in the form of a covered entryway. The Zoning Code (section 14-16-3-18), states that outdoor seating is required for buildings that have a façade of greater than 100'. This required outdoor seating is not intended for eating or serving customers but as an area for customers to rest before or after a meal. The proposed building's north and south facing facades are approximately 171'. For every 25' of façade, one outdoor seat is required. A minimum of seven outdoor seats is required. Either bench or individual seating is appropriate. If these seats are placed on the south side of the building than at least 25% of the seating area must be covered.

Grading, Drainage, Utility Plans

Water generally flows toward the southeast corner of the site, onto the private access road and into a storm drain. There is an approximately 8' elevation change from the west to the east sides of the site. Several easements exist throughout and adjacent to the property, which will have an effect primarily on the landscape design of the site, as stated above.

Architecture and Signage

The building architecture is contemporary with an Asian influence. The building facades are well articulated and "human scale". The entrance to the building is inviting and relates well to Coors Boulevard. The architecture and building layout unfortunately does not capitalize on views of the mountains or more natural areas just west of the site. For the most part, customers will look out the window and see the parking lot and Coors Boulevard.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

No adverse comments to this request were received by reviewing agencies.

Neighborhood Concerns

There are no recognized neighborhood associations in the area however, the applicant notified the unrecognized Bosque Dell Acres Neighborhood Association as well as property owners within 100' of the property line. There is no known neighborhood or other opposition to this request.

Conclusions

This request for review and approval of a site development plan for building permit is for an approximately 2.46 acre lot located on the east side of Coors Boulevard just south of Alameda Boulevard and north of Seven Bar Loop Road.

The proposed use at the subject site is a Chinese buffet-style restaurant with access from Coors Boulevard. The site development plan for building permit meets the Zoning Code requirements for approval of such a plan. The plan furthers or partially furthers several *Comprehensive Plan*, *West Side Strategic Plan*, *Coors Corridor Plan*, and *Seven Bar Ranch Sector Development Plan* goals and policies. There is no neighborhood or other opposition to this request and staff recommends approval.

FINDINGS – 05EPC-00756, June 16, 2005

1. This request is for review and approval of amendments to a site development plan for subdivision for an approximately 2.46-acre site legally known as Tract 13, Black Ranch, located on Coors Boulevard NW between Alameda Boulevard NW and Seven Bar Loop Road.
2. This request furthers the *Comprehensive Plan*, Established Urban area goal and several policies:
 - a. The goal and policies a and j are furthered because the proposed restaurant adds to the varied mix of land uses in the area.
 - b. Policy d is furthered because the proposed lot layout respects existing land uses and provides pedestrian connections to them.
 - c. Policy I is furthered because the site development plan has several conditions that will lessen the impact of development on nearby residential areas.
3. The subject site is located in a Regional Activity Center as described in the *Comprehensive Plan*. The Activity Centers goal is partially furthered because the site is located on a limited-access, major transportation corridor and has vehicular access to this corridor. The activity center goal is not completely furthered because the proposed use and location of the subject site will not substantially reduce the dependence on the automobile.
4. This request furthers the *Comprehensive Plan's* Transportation and Transit section goal and policy g because the proposed pedestrian walkways provide connectivity to adjacent parcels and to Coors Boulevard.
5. This request furthers the *Comprehensive Plan's* Economic Development section goal and policies a and g because the proposed use will provide job opportunities for west side residents.
6. This request furthers a goal, objectives and policies of the West Side Strategic Plan:
 - a. Goal 12 is furthered because the proposed use will contribute to a more sustainable community on the west side.
 - b. Objectives 1 and 8 are furthered because the proposed use will provide for a mix of food service and employment types on the West Side.

- c. Policy 1.3 is furthered because the subject site and proposed commercial use is within a Regional Activity Center.
 - d. Policy 3.3 is partially furthered by this request because the proposed use will contribute to the existing mix of development types but is not in close proximity to a transit stop.
 - e. Policy 6.25 is furthered because a connection to the archeological site to the south and to the Corrales Main Canal is proposed.
7. This request furthers several Land Use and Intensity of Development (Issue 3) policies of the Coors Corridor Sector Development Plan:
- a. Policy 1 is furthered because the request complies with adopted plans for the Northwest Mesa area.
 - b. Policy 5 is furthered because the proposed intensity of development is compatible with the existing roadway and surrounding land uses.
 - c. Policy 7 is partially furthered because the subject site is within a Regional Activity Center. However, the proposed and adjacent developments appear as strip-like development.
8. There are no specific Seven-Bar Ranch Sector Development Plan policies that apply to this request. The request is not in conflict with any part of the sector development plan.
9. The request complies with O-02-16, which established zoning and some development conditions for Tract 13. The proposed amendments will retain the integrity of the approved plan while allowing for a more site-specific development on Tract 13 B.
10. This request meets or exceeds Zoning Code requirements for a site plan for subdivision.
11. There are no recognized neighborhood associations in the area. However, the applicant notified the unrecognized Bosque Dell Acres Neighborhood Association as well as property owners within 100' of the property line. There is no known neighborhood or other opposition to this request.

RECOMMENDATION - 05EPC-00756, June 16, 2005

APPROVAL of 05EPC-00756, a request for approval of amendments to a site development plan for subdivision, for Tract 13-B Black Ranch, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 05EPC-00756, June 16, 2005

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

FINDINGS – 05EPC-00754, June 16, 2005

1. This request is for review and approval of a site development plan for building permit for an approximately 2.46-acre site legally known as Tract 13, Black Ranch, located on Coors Boulevard NW between Alameda Boulevard NW and Seven Bar Loop Road.
2. This request furthers the *Comprehensive Plan*, Established Urban area goal and several policies:
 - a. The goal and policy j is furthered because the subject site is located in a Regional Activity Center where a range of large-scale and smaller scale land uses is desired.
 - b. The proposed restaurant adds to the mix of existing land uses in this area (policy a).
 - c. The location and intensity of the proposed development respects existing neighborhood values and is compatible with surrounding land uses (policy d).
 - d. The site is designed to allow for multiple pedestrian connections and to minimize adverse effects on the residential areas (policy I).
 - e. Views of the Sandia Mountains will be preserved and the visual environment of the area will be improved with the proposed building façades (policies l and m).

-
3. The *Comprehensive Plan's* Activity Center goal and policy a are partially furthered by this request because the subject site has pedestrian, bicycle and vehicular access to a major transportation corridor. However, there is no transit stop within 300' of the site and the proposed use will not reduce dependence automobiles. Policy f is furthered because the subject site provides a transition between higher intensity and lower intensity uses. Policy g is furthered because the proposed development is subject to the requirements of more specific sub-area plans and policies.
 4. The *Comprehensive Plan's* Transportation and Transit goal and policy g are furthered by this request because the proposed restaurant is adjacent to Coors Boulevard and has direct pedestrian access to it.
 5. The *Comprehensive Plan's* Economic Development goal and policies a and g are furthered by this request because the subject site is located in an activity center where concentrations of employment areas are encouraged and the proposed restaurant will provide economic development and job opportunities in an area of need (the west side).
 6. The subject site lies within the boundaries of the West Side Strategic Plan's Seven Bar Ranch Community. Goals, objectives and policies of the Plan and the community area are furthered by this request:
 - a. Goal 12 and Objectives 1 and 8 are furthered because the proposed restaurant will provide a number of jobs on the west side, which may lead to a more sustainable community.
 - b. Policy 1.3 is partially furthered because the proposed development could be considered strip-like. However, the site is within a larger activity center area.
 - c. Policy 3.1 is partially furthered by this request because the proposed restaurant is not the "highest" density commercial development. It will however serve people working and living in this high-density area.
 - d. Policy 3.3 is partially furthered because the subject site will be connected to Coors Boulevard and adjacent properties by several interconnected pedestrian walkways but is not within 300' (or close proximity) to a transit stop.
 - e. Policy 3.85 in the Employment Growth section is furthered by this request because the proposed restaurant will create additional jobs for area residents within a Regional Activity Center.
 - f. Policy 6.25 in the Bikeways and Trails section is furthered because of the proposed pedestrian and bicycle connections.

-
7. Policies of the Coors Corridor Sector Development Plan are furthered or partially furthered by this request:
- a. Some Land Use and Intensity of Development policies are furthered others are not furthered:
 - i. Policy 1 is furthered because land use decisions and development of the subject site are subject to the requirements of adopted plans and policies for the Northwest Mesa area.
 - ii. Policy 5 is furthered because the intensity of the proposed development is compatible with the roadway function, existing zoning, environmental concerns and other conditions.
 - iii. Policy 7 is not furthered because development is not planned to occur in cluster like development.
 - b. Visual Impressions and Urban Design Overlay Zone policy 1 is not furthered because the proposed building height exceeds the allowed building height. Policy 3 is furthered because the proposed site and building design is compatible with the natural landscape, built environment and generally complies with applicable design regulations and guidelines.
 - c. Many Site Planning and Architecture Policies apply to this request:
 - i. Policy 1 is not furthered because natural site amenities (mountain views) are not incorporated into the site.
 - ii. Policy 2 is partially furthered because the building's covered entryway is 35' from Coors Boulevard but the proposed building height exceeds the allowable height by 3'.
 - iii. Policy 3 is partially furthered because even though the landscape setback requirements are met the total amount of actual live ground cover is deficient.
 - iv. Policy 4 is furthered because the landscape design is complementary to the individual site and to the overall appearance of the corridor.
 - v. Policy 5 is partially furthered because some the parking facilities are located to the rear of the sites.
 - vi. Policies 6 and 7 are furthered because the proposed building is located near the street perimeter and relates to the streetscape area along Coors Boulevard and connectivity to Coors Boulevard and to adjacent properties is provided.
 - vii. Policies 9 and 10 are furthered because the architectural design and site lighting are designed to contribute to the overall visual enhancement of the site.
 - viii. Policy 1 is partially furthered because the building mounted sign complies with the requirements of the Coors Corridor Plan but the monument sign does not.

8. Seven-Bar Ranch Architectural Design Guidelines #'s 4, 5 and 6 (from Appendix 6 of the Plan) are furthered by this request because the proposed landscaping is consistent throughout the site and complements the landscaping along Coors and all building facades as well as the roof, are consistent in theme and materials.
9. This request is in full compliance with O-02-16, the enacting ordinance that established zoning and other regulations for the subject site.
10. This request generally complies with Zoning Code regulations. Full compliance is reflected in the conditions of approval.
11. A 50' gas line easement runs diagonally through the parking area. The applicant is discouraged from planting the 13 required parking lot trees within this easement. The applicant will be required to plant the displaced parking lot trees elsewhere on the site.
12. There are no recognized neighborhood associations in the area. However, the applicant notified the unrecognized Bosque Dell Acres Neighborhood Association as well as property owners within 100' of the property line. There is no known neighborhood or other opposition to this request.

RECOMMENDATION - 05EPC-00754, June 16, 2005

APPROVAL of 05EPC-00754, a request for approval of a site development plan for building permit, for Tract 13-B Black Ranch, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 05EPC-00754, June 16, 2005

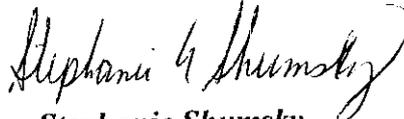
1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The monument sign height shall not exceed 9-feet in accordance with Coors Corridor Plan Amendment R-03-270.
3. The northeast corner of the lot (adjacent to the Corrales Main Canal) must be landscaped with scrubs, plants and/or live groundcover in accordance with Zoning Code section 14-16-3-10.
4. According to Zoning Code section 14-16 -3-18, a minimum of seven outdoor seats is required and shall be provided prior to DRB sign-off.
5. Landscape Plan, general note #8, indicates that the top dressing of landscaped areas will be gravel and crusher fines. Gravel, colored rock, bark and similar materials are generally not acceptable as groundcover. Live, low water use, native groundcover is required over most of the landscaped area as indicate in the Coors Corridor Plan.
6. A 50' gas line easement runs diagonally through the parking area. The applicant is discouraged from planting trees within this easement. The applicant shall plant the displaced parking lot trees elsewhere on the site.

In response to concerns from area residents, the following conditions are per the applicant's request:

7. All outdoor lighting fixtures located within 200 feet of the eastern property line shall be not more than 16-feet in height and shielded on the sides that face the residents with a vertical sheet metal drop panel. Such features shall match the color and type of lighting fixtures at Cottonwood Crossing Phase 1.
8. Signage shall be limited to a single freestanding sign along Coors Boulevard. No illuminated building signage shall be permitted along the east building elevation.
9. Any outdoor paging or music shall be prohibited in accordance with the Site Plan for Subdivision approved on December 8, 2004.

-
10. A six-foot high solid masonry screen wall shall be provided along the east property line. Such wall shall match the color and material of the buffer wall at Cottonwood Crossing Phase I.
11. Three additional Austrian Pine trees shall be required within the landscape buffer area along the eastern property line, and shall be integrated into the overall landscape design. Trees within the buffer area shall be a minimum height of eight (8) feet at the time of installation, and shall be planted at an interval of not greater than thirty (30) feet on center.
-


Stephanie Shumsky
Associate Planner

cc: Jennifer Lin, 4845 50th St., Lubbock TX 79414
Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque NM 87102
Bill Baker, Bosque Dell Acres NA, 1516 Erwin Pl. NW, Albuquerque NM 87114
Kim Johnson, Bosque Dell Acres NA, 9906 Loretta NW, Albuquerque NM 87114

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comments

Office of Neighborhood Coordination

Bosque Dell Acres NA

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department):

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- A trip generation for this proposal was submitted and reviewed by Transportation Staff. No traffic impact study is required.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

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

Transportation Planning (Department of Municipal Development):

Findings

- Coors Boulevard is a limited access, principal arterial with a minimum right-of-way of 156 feet as designated on Long Range Roadway System map.
- The Coors driveway access is a right-in, right-out access only consistent with the Coors Corridor Plan driveway and median access policies (see policies 3 and 4).
- Coors Boulevard is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.
- The City Engineer may require up to six (6) additional feet of right-of-way on Coors Boulevard to accommodate the designated bicycle lane.

Conditions

- Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.

- Driveway access to Coors Boulevard is limited to right-in, right-out access only consistent with the Coors Corridor Plan.
- Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
- Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

Utility Development (Water Authority):

- The project site is located within an area served by New Mexico Utilities. Water and sanitary sewer services will depend on their system capabilities. This includes fire protection as well as metered water and sanitary sewer services. Fire flow requirements and fire hydrant placement locations must be verified through the Fire Marshal's office and system capacity verified through NMUI prior to the issuance of any building permits.

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

- No comments received.

New Mexico Department of Transportation (NMDOT):

- Reviewed, no comments.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,
WATER AUTHORITY and NMDOT:**

Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Site plan shall comply and be designed per DPM Standards.
- d. Platting must be a concurrent DRB action.

- e. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
- f. Driveway access to Coors Boulevard is limited to right-in, right-out access only consistent with the Coors Corridor Plan.
- g. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
- h. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Reviewed, no objection. Request does not affect our facilities.

Open Space Division

No adverse comment.

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, will comply with all SWMD ordinances and requirements. (requires double enclosure).

FIRE DEPARTMENT/Planning

Conditions of Approval:

- 1. No comments

TRANSIT DEPARTMENT

Adjacent and nearby routes	The #94 Unser Express and #96 Crosstown Commuter (both peak period and peak direction only) pass within ¼ mile (normal walking distance to transit) of the site on Seven Bar Loop and Coors. Within ½ mile but beyond normal walking distance to transit (¼ mile) are the #155 Coors, #158 Golf Course-Coors, #92 Taylor Ranch Express, and #98 Wyoming Commuter. All of the routes start/end at Cottonwood Mall.
Adjacent bus stops	The #94 and #96 have stops on Seven Bar Loop near Coors. All of the area routes start and end at a stop in Cottonwood Mall.
Site plan requirements	None.
Large site TDM suggestions	N/A
Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse comments to the above requests (zoned SU-1 for C-1/O-1 on 2.46 acres) for **China Express Restaurant** located on Coors NW between Seven Bar Loop NW and Alameda NW.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There is a 115kV IC transmission line on the Western portion of the property. There is an underground electric distribution line on the South side of the property. There is a gas main that is located in an easement that crosses the property. There is a gas distribution line and an overhead electric distribution line on West boundary of property; Alameda Border Station west of Coors. PNM requires phase to ground clearances be maintained, no more than 2' of fill be placed at mid span locations. Ground elevations must be maintained at all pole structure locations. PNM must have access to all portions of the right-of-way road including all pole structures within the proposed development. No tall streetlights or signs allowed beneath or in close proximity of the transmission lines. PNM must review and approve all proposed road crossings within the development.



"Chris Melendrez"
<melendrez@consensusplanning.com>

06/08/2005 08:52 AM

To: <sshumsky@cabq.gov>

cc:

Subject: Hong Kong Chinese Restaurant: Response to Bosque del Acres

Stephanie –

Please find attached a copy of our correspondence with the Bill Baker, representative of the Bosque del Acres Neighborhood Association. In the letter we have recommended specific conditions of approval in response to the neighbor's request. Please review these conditions, and let me know if you see any problem.

Thank you,
Chris Melendrez
Planner
Consensus Planning
924 Park Avenue SW
Albuquerque, NM 87102
505-764-9801
fax 505-842-5495
www.consensusplanning.com



L-Bosque del Acres.pdf Neighborhood Comments.pdf

BILL H. BAKER
1516 Erwin Pl N.W.
ALBUQUERQUE, NM 87114
1-800-262-9337
505-250-2113
FAX 505-881-4615
bbaker@bakertulity.com

June 2, 2005

Consensus Planning
Attn: Chris Melendez
Project #1001445
Lin's Chinese Buffet

Chris

This letter is to serve as notification that the above mentioned development and restaurant will impact the Bosque Del Acers Associations residents.

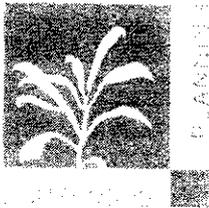
The homeowners do not wish to eliminate the proposed project, instead only wish to minimize the impact of the project on their homes and lives. The association request you mandate the following provisions to the development:

- a. Lighting intruding into the homes from light stands and signage. All parking area light standards located along the east perimeter of the parking area will be 16' maximum in height and shielded on the sides that face residents with a vertical sheet metal drop panel. The light standards will match the color and type of the existing lighting at Cottonwood Crossing Phase I development.
- b. Signage visible to the homes and neighborhood. Illuminated signage will not be allowed on the east side of the property. Any other illuminated signage will be located in a manner as to not be visible from resident's property or persons in the neighborhood.
- c. Sound entering the homes and neighborhood including vehicle, equipment, paging systems or music. There will be no outdoor paging activities. Background music will be limited to a volume not audible from adjacent residences.
- d. Security. Provide a 6' high solid masonry screen wall at the east perimeter of the area. The wall will match the color of the existing buffer wall at Cottonwood Crossing Phase I development.
- e. Landscaping to aid in the above concerns. Place additional trees to aid in screening light and sound into the neighborhood.

If the above is acceptable please confirm with a letter so that you may proceed with the project

Sincerely,


Bill Baker



June 8, 2005

Bill Baker
Bosque Del Acres Neighborhood Association
1516 Erwin Pl. NW
Albuquerque, NM 87114

Re: Hong Kong Chinese Restaurant

Dear Bill,

I am writing to follow up on your phone conversation with Chris Melendrez on Tuesday morning. We have reviewed the provisions outlined in your letter dated June 2, 2005, and we believe that your requests are reasonable in order to help mitigate any potential impacts that this development may create within your community. We have notified the City Planning staff of the provisions, and requested that they be required as conditions of approval by the Environmental Planning Commission. This will ensure that all the requirements are met prior to final sign-off on this development by the Development Review Board.

Response to Provisions:

Provision a: The nearest light standard to the east property line is located approximately 100 feet away. There is also one additional light standard located approximately 180 feet away from the property line. Both of these light standards will be reduced to 16-feet in height, and shielded, and will match the lighting in Cottonwood Crossing Phase 1 per your request.

Provisions b: There is no building-mounted signage, or freestanding signage proposed on the east side of the property. The primary building mounted sign will be located along the west building façade to address Coors Boulevard. A single freestanding sign is proposed along Coors Boulevard, and would be shielded from the east property line by the building.

Provision c: Outdoor music and/or paging are prohibited under a condition on the original site plan application. This restrictive condition is proposed to remain.

Provision d: Currently, a six-foot-high cedar fence with masonry pilasters is proposed along the eastern property line. This will be replaced with a six-foot-high masonry screen wall, and will match the wall at Cottonwood Crossing Phase 1 per your request.

Provision e: Three additional pine trees (Austrian Pine) will be added within the landscape buffer on the east side of the site to provide year-round screening.

Suggested Conditions of Approval:

We request that the City Planning staff add the following suggested conditions of approval to our request, which respond to provisions outlined in your June 2nd letter, a through e respectively:

1. All outdoor lighting fixtures located within 200 feet of the eastern property line shall be not more than 16-feet in height, and shielded on the sides that face the residents with a vertical sheet metal drop panel. Such fixtures shall match the color and type of lighting fixtures at Cottonwood Crossing Phase 1.
2. Signage shall be limited to a single freestanding sign along Coors Boulevard. No illuminated building signage shall be permitted along the east building elevation.
3. Any outdoor paging or music shall be prohibited in accordance with the Site Plan for Subdivision approved on December 8, 2004.
4. A six-foot-high solid masonry screen wall shall be provided along the east property line. Such wall shall match the color and material of the buffer wall at Cottonwood Crossing Phase 1.
5. Three additional Austrian Pine trees shall be required within the landscape buffer area along the eastern property line, and shall be integrated into the overall landscape design. Trees within the buffer area shall be a minimum height of eight (8) feet at the time of installation, and shall be planted at an interval of not greater than thirty (30) feet on center.

Thank you for your feedback on this development proposal, we are pleased to work with your neighborhood association now, and in the future. Based on our agreement with your requests, we would greatly appreciate your support before the Environmental Planning Commission at our June 16, 2005 hearing. Please feel free to contact me with any questions.

Sincerely,


James K. Strozler, AICP
Principal

cc: Stephanie Shumsky, Planner – City of Albuquerque
Ken Hovey, Architect
DW Tan, President – CAPS Architecture

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision Purposes
- for Building Permit
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Jennifer Lin PHONE: _____
 ADDRESS: 4845 50th Street FAX: _____
 CITY: Lubbock STATE TX ZIP 79414 E-MAIL: _____
 Proprietary interest in site: Contract Purchaser List all owners: Tortilla Inc.
 AGENT (if any): Consensus Planning 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: Amended Site Plan for Subdivision for enlargement of a building, and approval of a Site Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

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

Lot or Tract No. 13-B Block: _____ Unit: _____
 Subdiv. / Addn. Black Ranch
 Current Zoning: SU-1 for C-1/O-1 Proposed zoning: No Change
 Zone Atlas page(s): B-14 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 2.46 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
 UPC No. 101406522938020302 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Along the east side of Coors (10100 Coors Boulevard NW)
 Between: Seven Bar Loop and Alameda

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.):
1001445, 011110 01244

Check-off if project was previously reviewed by Sketch Plot Plan? or Pre-application Review Team? Date of review: _____
 SIGNATURE [Signature] DATE 5/5/05
 (Print) James K. Strozier, AICP Applicant Agent

FOR OFFICIAL USE ONLY

- 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
00EPC 00754
05EPC 00756

Action
SPBP
ASDPS
AD Fee
CMF

S.F. Fees
PCI \$ 385.00
PCI \$ 385.00
 _____ \$ 75.00
 _____ \$ 50.00
 _____ \$ _____

Hearing date 6-16-05

Total
 \$ 765.00

[Signature]

5-5-05

Project # 1001445

Form revised 4/04

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION**
- IP MASTER DEVELOPMENT PLAN**

- Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY**

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **30** copies for EPC public hearings.
- Site plans and related drawings reduced to 8.5" x 11" format
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: For wireless telecom facilities (administrative reviews that have been referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
- Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30** copies for EPC public hearings
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30** copies for EPC public hearings
 - Site plans and related drawings reduced to 8.5" x 11" format
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James K. Strozian, AICP
Applicant name (print)
[Signature] 5/5/5
Applicant signature / date



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

Application case numbers
05 EPC - 00734

Form revised October 2004
[Signature] 5-5-05
Planner signature / date
Project # 1001445

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Lin's Chinese Buffet Date of request: 5/2/05 Zone atlas page(s): B-14

CURRENT:
Zoning SU-1 for O1 & C-1
Parcel Size (acres / sq.ft.) 2.4

Legal Description -
Lot or Tract # Tract 13B Block # _____
Subdivision Name Black Ranch

REQUESTED CITY ACTION(S):

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

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

of units - _____
 Building Size ± ~~10,000~~ 12,400 (sq. ft.)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative [Signature] Date 5/4/05
(To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

Planning Dept., Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3994

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

Notes: SEE ATTACHED 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.

[Signature]
TRAFFIC ENGINEER

5-5-05
DATE

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted - regardless of the project size, location or traffic generated".

Required TIS 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

TO BE COMPLETED BY APPLICANT

TRANSPORTATION DEVELOPMENT

ENVIRONMENTAL HEALTH

Jenifer Lin Restaurant Trip Generation Data

USE (ITE CODE)	24 HOUR TWO-WAY VOLUME		A. M. PEAK HOUR		P. M. PEAK HOUR	
	GROSS	ENTER	ENTER	EXIT	ENTER	EXIT
High Turnover (Sit-Down) Restaurant (932)	1,589	75	69	83	53	

Units
12.50
1,000 S.F.

ITE Trip Generation Equations:

Average Vehicle Trip Ends on a Weekday (24 HOUR TWO-WAY VOLUME)

$$T = 127.15 (X) + 0$$

50% Enter, 50% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7am and 9am (A.M. PEAK HOUR)

$$T = 11.52 (X) + 0$$

52% Enter, 48% Exit

Average Vehicle Trip Ends on a Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (P.M. PEAK HOUR)

$$T = 10.92 (X) + 0$$

61% Enter, 39% Exit

Comments:
Tract No.

Based on ITE Trip Generation Manual - 7th Edition



May 5, 2005

Mr. Jens Deichmann, Chairman
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

Dear Chairman Deichmann:

The purpose of this letter is to provide an explanation and justification supporting this request for an amended Site Plan for Subdivision and a Site Plan for Building Permit for property located along the east side of Coors Boulevard, approximately 200 feet north of Seven Bar Loop Road in Northwest Albuquerque. The site has access through a proposed curb-cut to Coors Boulevard, and from Seven Bar Loop Road through a private cross-access easement through the adjacent parcel to the south (Tract 14, Black Ranch Subdivision). The site is zoned SU-1 for C-1 and O-1 uses.

Site History:

The site (along with several other parcels in the vicinity) was annexed to the City of Albuquerque through order of Municipal Boundary Commission in 2001. The Commission did not establish zoning on the site, and after annexation the City zoned the property consistent with the previous Bernalillo County zoning.

In addition to establishment of zoning on the site, Bernalillo County had also approved a site plan allowing two restaurants. A congruent site plan was subsequently adopted by the City of Albuquerque including the relevant conditions and site notes. Site Note 10 stated that the building and parking layout was conceptual, and allowed for final layout to be determined by the Site Plan for Building Permit. Site Note 8 allowed delegation of Site Plans for Building Permit to the DRB.

A Site Plan for Subdivision consistent with the City Council condition for Tracts 13A, 13B, and 13C received final sign-off by the Development Review Board (DRB) in December of 2004. The Site Plan for Subdivision included 8,000 square foot restaurants on both Tracts 13A and 13B. Tract 13C is a portion of the Calabacillas Pueblo archaeological site, and was dedicated to the City of Albuquerque Open Space Division.

Proposal:

The proposed amendment to the Site Plan for Subdivision and the Site Plan for Building Permit apply to Tract 13B only. At the time of the original approval, a specific user had not been identified for the site, and this amendment is needed to accommodate "Lin's Chinese Buffet" which will require a larger footprint than was conceptually identified. The amendment would allow for an increase in the building floor area from 8,000 square feet to approximately 12,500 square feet, and shift in the pad site better to accommodate the increase.

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

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



PLANNING

CONSENSUS

The proposed amendment would considerably increase the building floor area on Tract 13B, thus it is appropriate for the Environmental Planning Commission to review this amendment to the Site Plan for Subdivision despite the conceptual nature of the original approval. Similarly, the Site Plan for Building Permit is provided to allow for a more thorough review of the proposal, and to better demonstrate the context of the amendment, even though approval of Site Plans for Building Permit were delegated to the DRB.

Conclusion:

The proposed amendment to the Site Plan for Subdivision would allow for an amendment to the conceptual floor area, the building pad site, and the conceptual parking layout for Tract 13B, of the Black Ranch Subdivision. A Site Plan for Building Permit application is also included for your review for Tract 13B. We would respectfully request that the EPC review and approve these applications.

Please do not hesitate to contact me at 764-9801 if you have any questions or require any additional information.

Sincerely,


James K. Strozier, AICP
Principal

c: Ken Hovey, Architect
D.W. Tan, President - CAPS Architecture

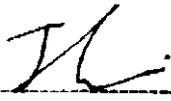
Jennifer Lin
4845 50th Street
Lubbock, TX 79414

April 28, 2005

To Whom It May Concern:

I am in the process to purchase the 2.4676 acres of land designated as tract 13-B, Seven-Bar Ranch Subdivision. Architect Ken Hovey and Consensus Planning will be my representatives to obtain the approval of site development plan from city.

Sincerely,



Jennifer Lin

Milligan Realty Inc.
3730 Coors Blvd. NW
Albuquerque, NM 87120
Phone 505-831-0900
Fax 505-831-0905

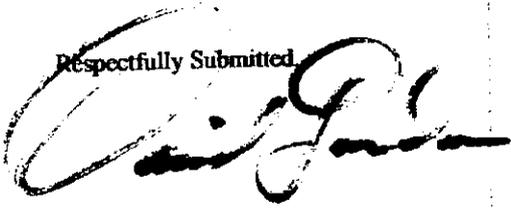
.....
Milligan Realty INC.

May 3, 2005

To Whom It May Concern:

I David Garduno am the owner of record of Tract 13-B, Seven-Bar Ranch. I authorize Jennifer Lin, Ken Hovey, Architect and Consensus planning to act as my agents in seeking Site Development Plan approval for the subject property. Jennifer Lin assumes all costs associated with this Site Plan.

Respectfully Submitted,



David Garduno, Owner

.....

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 5-5-05

Applicant or Agent Signature / Date

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Property lines (clearly identify)
7. Existing and proposed easements (identify each)
8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 1/10/2005

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required

4. Utilities

- 1. Fire hydrant locations, existing and proposed.
- 2. Distribution lines
- 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- 4. Existing water, sewer, storm drainage facilities (public and/or private).
- 5. Proposed water, sewer, storm drainage facilities (public and/or private)

5. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)

SHEET #3 - PRELIMINARY GRADING PLAN --

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

1 J. The zone map adopted by Section 14-16-1-1 et. seq. R.O.A.
2 1994 is hereby amended, establishing SU-1 for PRD zoning for the following
3 areas: Unplatted, Presley Co. of New Mexico.

4 K. The zone map adopted by Section 14-16-1-1 et. seq. R.O.A.
5 1994 is hereby amended, establishing RA-1 zoning for the following areas: Lots
6 1, 2, 3 and 4, West Bank Estates; and Lots A and C, Poole-Suzanne H.

7 Section 2. FINDINGS AND CONDITIONS ACCEPTED. The Council adopts
8 the following zone map amendment findings and conditions recommended by
9 the Environmental Planning Commission:

10 A. This is a request to establish zoning for approximately 134
11 acres of property annexed into the City by the State Municipal Boundary
12 Commission located in the northwest area of the City, west of the Rio Grande
13 and in the North I-25 area of the City.

14 B. The recommended zoning, which mirrors the previous County
15 zoning, existing uses and approved or planned uses is:

16 *SU-1 for C-2 Uses* for Lots M1A1, M1A2, M1A3 and M1B,
17 Seven Bar Ranch, Lots A, B1, and B2, Paradise Hills IPTRN & Eagle Ranch TR2
18 and Lot 3E1, Black Ranch;

19 *M-1* for Lot C, Paradise Hills IPTRN & Eagle Ranch TR2,
20 Unplatted/Sun Country Industries, Lots A, B and C, North Switching Station
21 Addition and North Switching Station, North Switching Station, and Lardner
22 Tract, Lardner Tract;

23 *SU-1 for C-1 Uses and Restaurant with Liquor for On-premise*
24 *Consumption* for Lot 13, Black Ranch, Partition of;

25 *C-2* for Lots 1 and 2, Sawaya Addition;

26 *SU-1 for C-1 Uses* for Lot 1A, Riverwalk Marketplace, Lot 3A1,
27 Black Ranch, and Lots 4 and 5, Black Ranch, Partition of, Lot 3D, Black Ranch,
28 and Lot B, Sandia Upholstering Company;

29 *SU-1 for Church and Related Uses* for Lutheran Church Site,
30 Paradise Hills and Unplatted, All Saints Lutheran Church and Lot A1B, Taylor-
31 Joel P;

[+ Bracketed/Underscored Material +] - New
[- Bracketed/Strikethrough Material -] - Deletion

1 A2, Taylor – Joel P and corresponds to the recommended *SU-1 for RA-1 uses*
2 *and the Processing, Manufacturing, Treatment and Sale of Herbal Products*
3 zoning.

4 G. The submitted site plan for Lot 13, Black Ranch, Partition of
5 contains all of the information required for and is acceptable as a site
6 development plan for subdivision and corresponds to the recommended *SU-1 for*
7 *C-1 Uses and Restaurant with Liquor for On-premise Consumption* zoning. It
8 includes the specific conditions relating to building location, noise, lighting, etc.
9 that were required by the County to mitigate the concerns of the adjoining
10 neighbors. The submittal modifies the County conditions to comply with current
11 City of Albuquerque policies. Additionally, the Calabacillas Pueblo
12 archaeological site, located on the site and the adjoining site to the east, is
13 adequately identified for preservation, additional archeological testing, and
14 dedication to an appropriate agency.

15 H. The submitted "Exhibit A" contains all of the information
16 required for and is accepted as the site development plan for subdivision for Lot
17 A2, Taylor – Joel P. Final sign-off the Development Review Board is required.

18 I. The submitted site plan for Lot 13, Black Ranch, Partition of
19 contains all of the information required for and is accepted as the site
20 development plan for subdivision. Final sign-off the Development Review Board
21 is required.

22 Section 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
23 clause, word or phrase of this ordinance is for any reason held to be invalid or
24 unenforceable by any court of competent jurisdiction, such decision shall not
25 affect the validity of the remaining provisions of this ordinance. The Council
26 hereby declares that it would have passed this ordinance and each section,
27 paragraph, sentence, clause, word or phrase thereof irrespective of any
28 provisions being declared unconstitutional or otherwise invalid.

29 Section 4. EFFECTIVE DATE AND PUBLICATION. This ordinance shall take
30 effect five days after publication in full.

31

[+ Bracketed/Underscored Material +] - New
[- Bracketed/Strikethrough Material -] - Deletion



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 8, 2004

10. Project # 1001445
04DRB-01681 Major-Bulk Land Variance

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] [*Deferred from 12/1/04*] (B-14)

At the December 8, 2004, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

04DRB-01634 Minor-SiteDev Plan Subd

CONSENSUS PLANNING agent(s) for DAVE AND LORETTA GARDUNO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 5 acre(s). [REF: 03EPC001029, 01EPC0244, 02EPC00991, 03EPC00351, 03EPC00804, CITY COUNCIL BILL 0-02-16, ENACTMENT 13-2002] [*Was Indef Deferred 10/27/04*] [*Deferred from 12/1/04*] (B-14)

The site plan for subdivision was approved with final sign off delegated to City Engineer for an easement.

04DRB-01633 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] [*Was Indef Deferred 10/27/04*] [*Deferred from 12/1/04*] (B-14)

The preliminary plat was approved with final plat sign off delegated to City Engineer for private drainage easement modification and Planning for AGIS dxf file and 15-day appeal period.



OFFICIAL NOTICE OF DECISION
PAGE 2

If you wish to appeal this decision, you must do so by December 23, 2004 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. 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. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Sheran Matson, AICP, DRB Chair

Cc: David Garduno, 11312 Woodmar Ln NE, 87111
Loretto Romero, 6000 Beargrass Ct NE, 87111
Surv-Tek Inc., 9384 Valley View Dr NW, 87114
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT, DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

April 16, 2002

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

CERTIFICATE OF ZONING

FILE: 01110-01244/Proj. #1001445
(Council Bill #O-02-16, Enactment # 13-2002)
DATE OF FINAL ACTION: March 18, 2002

LEGAL DESCRIPTION: The City of Albuquerque requests a zone map amendment to establish zoning for lands annexed into the City by the State Municipal Boundary Commission: SU-1 for C-2 Uses for Lots M1A1, M1A2, M1A3 and M1B, Seven Bar Ranch, Lot 1A, Riverwalk Marketplace, Lots A, B1, B2 and C, Paradise Hills IPTRN & Eagle Ranch TR2, and Unplatted/Sun Country Industries, Lot 3E1, Black Ranch and Lardner Tract, Lardner Tract; SU-1 for C-1 Uses and restaurant with liquor for on-premise consumption for Lot 13, Black Ranch, Partition of and Lots 1 and 2, Sawaya Addition; SU-1 for C-1 Uses for Lot 3A1, Black Ranch, and Lots 4 and 5, Black Ranch, Partition of, Lot 3D, Black Ranch, and Lot B, Sandia Upholstering Company; SU-1 for Church and Related Uses for Lutheran Church Site, Paradise Hills and Unplatted, All Saints Lutheran Church and Lot A1B, Taylor-Joel P; SU-1 for RA-1 and Wireless Telecommunications Facility for Lot A1, Taylor-Joel P, and Private Road Easement; SU-1 for RA-1 & processing, manufacturing, treatment and sale of herb products for Lot A2, Taylor-Joel P; SU-1 for Children's Home for ABQ Christian Children's Home; R-1 for Unplatted, Presley Co. of New Mexico; RA-1 for Lots 1, 2, 3 and 4, West Bank Estates and Lots A, B, C, Poole-Suzanne H; and SU-1 for Electric Utility Facility for Lots A, B and C, North Switching Station Addition and North Switching Station, North Switching Station, located west of the Rio Grande, south of NM 528 and north of Western Trail and Namaste Road NW, and along Interstate 25 between Montañõ Road NE and San Antonio Drive NE, containing approximately 140 acres. (A-13-14, B-13-14, C-13, E-12, E-17, F-11-12, F-16-17) Russell Brito, Staff Planner

The City Council approved your request amend the zone map as it applies to the above-cited property. The possible appeal period having expired, the zone map adopted by Section 14-16-1-1 et. seq. R.O.A. 1994 is hereby amended as follows:

- SU-1 for C-2 Uses zoning for the following areas: Lots M1A1, M1A2, M1A3 AND M1B, Seven Bar Ranch; Lots A, B1 and B2, Paradise Hills IPTRN & Eagle Ranch TR2; and Lot 3E1, Black Ranch.
- M-1 zoning for the following areas: Lot C, Paradise Hills IPTRN & Eagle Ranch TR2; Unplatted/Sun Country Industries; Lots A, B and C, North Switching Station Addition; North Switching Station, North Switching Station; and Lardner Tract, Lardner Tract.
- SU-1 for C-1 Uses and Restaurant with Liquor for On-Premise Consumption zoning for the following areas: Lot 13, Black Ranch, Partition of.

"Attachment A"

5/04/05
JOHN VALDEZ, CONSENSUS PLANNING
924 PARK AVE. SW / 87102
PHONE: 764-9801 FAX: 842-5495
ZONE MAP: B-14

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY 0-92,
you are most welcomed to notify the following "*Unrecognized*" neighborhood
associations of this project.

Bosque Dell Acres NA
*Bill Baker
1516 Erwin Pl. NW / 87114 250-2113 (h)
Kim Johnson
9906 Loretta NW / 87114 897-3364 (h)

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



May 5, 2005

Kim Johnson
Bosque Dell Acres Neighborhood Association
9906 Loretta NW
Albuquerque, NM 87114

Dear Ms. Johnson,

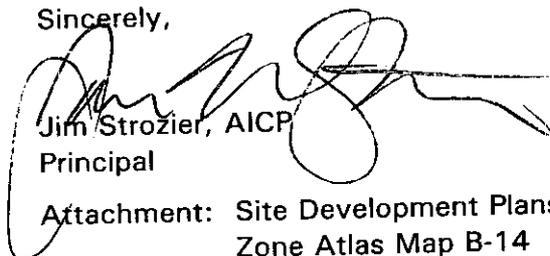
The purpose of the letter is to let you and the members of your neighborhood association know that Consensus Planning has submitted site development plans for property located at 10100 Coors Boulevard NW, for review by the City of Albuquerque's Environmental Planning Commission on June 16, 2005.

The property was originally planned and approved for a Garduno's restaurant through Bernalillo County (Garduno's located on an adjacent property on the west side of Coor's Boulevard). The site has Special Use Zoning for commercial and office uses (SU-1 for C-1/O-1). The site is currently undeveloped, but a site plan was approved in December of 2004 for an 8,000 square foot restaurant.

The purpose of these applications is to amend the proposed building location, to allow a larger building footprint, and to propose specific development plans for Lin's Chinese Buffet. I have enclosed the proposed site development plan, and a zoning atlas map indicating the location of the site.

We would be happy to meet with your neighborhood association if you would like additional information. Please feel free to contact me or Chris Melendrez with any questions or comments at 764-9801.

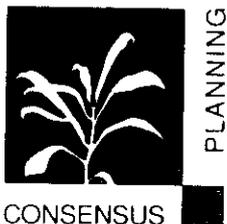
Sincerely,


Jim Strozier, AICP
Principal

Attachment: Site Development Plans
Zone Atlas Map B-14

PRINCIPALS

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



May 5, 2005

Bill Baker
Bosque Dell Acres Neighborhood Association
1516 Erwin Place NW
Albuquerque, NM 87114

Dear Mr. Baker,

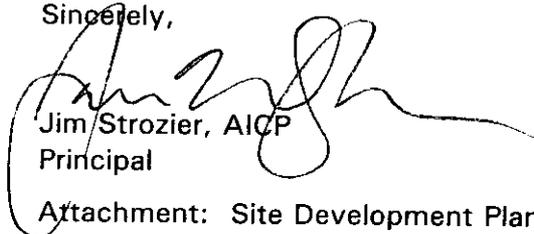
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Sincerely,



Jim Strozier, AICP
Principal

Attachment: Site Development Plans
Zone Atlas Map B-14

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

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



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

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

May 4, 2005

Planning Department
One Stop Shop Division
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on May 4, 2005:

CONTACT NAME: **JOHN VALDEZ**
COMPANY OR AGENCY: **CONSENSUS PLANNING**
924 PARK AVE. SW / 87102
PHONE: 764-9801 FAX: 842-5495

contacted the Office of Neighborhood Coordination requesting the contact names for any Recognized Neighborhood Associations affected by their request concerning a Zoning Action or Site Development Plan, etc. at **TRACT 13 B, COTTONWOOD CROSSING, Zone Map B-14.**

Our records indicate that as of May 4, 2005, there were no Recognized Neighborhood Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(10/27/04)

The association(s) listed below is an "unrecognized" association and does not need to be "officially" notified of the project, but as a common courtesy you are welcomed to let them know.

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

Meeting Date: JUNE 16, 2005
Zone Atlas Page: B-14-Z
Notification Radius: 100 Ft.

Project# 1001445
App# 05EPC-00754
App# 05EPC-00756

Cross Reference and Location:

Applicant: JENNIFER LIN
Address: 4845 50TH STREET
LUBOCK TX 79414

Agent: CONSENSUS PLANNING, INC
Address: 924 PARK AVE SW
ALBUQUERQUE NM 87102

Special Instructions:

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

Date Mailed: MAY 25, 2005

Signature: KYLE TSETHLIKAI



<mainframe@coa1mp3.
cabq.gov>
05/12/2005 03:17 PM

To:
cc:
cc:
Subject:

1	R E C O R D S W I T H L A B E L S	PAGE
1		
01014065	*** THIS UPC CODE HAS NO MASTER RECORD ON FILE	
0101406522938020302	LEGAL: TR 1 3 PA RTITION OF THE BLACK RANCH WITHIN MRGCD	
MA LAND USE:	PROPERTY ADDR: 00000 COORS	
	OWNER NAME: GARDUNO DAVE & LORETTA	
	OWNER ADDR: 10555 MONTGOMERY	BL NE
ALBUQUERQUE NM	87111	
0101406519031820301	LEGAL: TRAC T 14 -A TRACTS 14-A AND 14-B BLACK RANCH	
CONT 6 LAND USE:	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: BLACK ALBERT J	
	OWNER ADDR: 10416 MORNING STAR	NE
ALBUQUERQUE NM	87111	
0101406522431320303	LEGAL: TRAC T 14 -B TRACTS 14-A AND 14-B BLACK RANCH	
CONT 2 LAND USE:	PROPERTY ADDR: 00000 N/A	
	OWNER NAME: BLACK ALBERT J	
	OWNER ADDR: 10416 MORNING STAR	NE
ALBUQUERQUE NM	87111	
0101406525042010308	LEGAL: LT 1 A PL AT OF LTS 1A, 2A-1 & 2B-1 NE POR OF	
BLACK LAND USE:	PROPERTY ADDR: 00000 COORS	
	OWNER NAME: HOMES BY DAWN DAVIDE INC	
	OWNER ADDR: 01400 35TH	CI
RIO RANCHO NM	87124	
0101406524830110214	LEGAL: TR 7 8A B OSQUE DELL ACRES BEING A REPL OF TR 11	
& T LAND USE:	PROPERTY ADDR: 00000 BOSQUE	
	OWNER NAME: DECATUR EDWARD N & SHARON B	
	OWNER ADDR: 10039 BOSQUE	CI NW
ALBUQUERQUE NM	87114	
0101406525833310215	LEGAL: TR 1 1A-2 PLAT OF TRS 11A-1 & 11A-2 BOSQUE DELL	
ACR LAND USE:	PROPERTY ADDR: 00000 BOSQUE	
	OWNER NAME: TEWES NEIL & DIANE	
	OWNER ADDR: 10077 BOSQUE	CI NW
ALBUQUERQUE NM	87114	
0101406526234910208	LEGAL: TR 1 1A-1 PLAT OF TRS 11A-1 & 11A-2 BOSQUE DELL	
ACR LAND USE:	PROPERTY ADDR: 00000 BOSQUE	
	OWNER NAME: BOWLIN RUSSELL TODD & BEVERLY	
	OWNER ADDR: 10101 BOSQUE	CI NW
ALBUQUERQUE NM	87114	
0101406526437310209	LEGAL: 012 BOSQ UE DELL ACRES SUB	
LAND USE:	PROPERTY ADDR: 00000 BOSQUE	
	OWNER NAME: VASQUEZ DOROTHY	
	OWNER ADDR: 10113 BOSQUE	CI NW
ALBUQUERQUE NM	87114	

"Attachment A"

5/04/05
JOHN VALDEZ, CONSENSUS PLANNING
924 PARK AVE. SW / 87102
PHONE: 764-9801 FAX: 842-5495
ZONE MAP: B-14

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY 0-92,
you are most welcomed to notify the following "*Unrecognized*" neighborhood
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Bosque Dell Acres NA

***Bill Baker**

1516 Erwin Pl. NW / 87114 250-2113 (h)

Kim Johnson

9906 Loretta NW / 87114 897-3364 (h)

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

Project# 1001445

JENNIFER LIN
4845 50TH STREET
LUBBOCK TX 79414

KIM JOHNSON
Bosque Dell Acres Neigh. Assoc.
9906 LORETTA NW
ALBUQUERQUE NM 87114

101406525042010308

HOMES BY DAWN DAVIDE INC
1400 35TH CI
RIO RANCHO NM 87124

101406526234910208

BOWLIN RUSSELL TODD & BEVERLY
10101 BOSQUE CI NW
ALBUQUERQUE NM 87114

101406514433120110

CAJUN WEST INVESTMENTS LLC
2201 HARDY ST
HATTIESBURG MS 39401

101406518541420213

ALAMEDA WEST LTD
PO BOX 20
BOISE ID 83726

CONSENSUS PLANNING INC.
924 PARK AVE SW
ALBUQUERQUE NM 87102

101406522938020302

GARDUNO DAVE & LORETTA
10555 MONTGOMERY BL NE
ALBUQUERQUE NM 87111

101406524830110214

DECATUR EDWARD N & SHARON B
10039 BOSQUE CI NW
ALBUQUERQUE NM 87114

101406526437310209

VASQUEZ DOROTHY
10113 BOSQUE CI NW
ALBUQUERQUE NM 87114

101406516235720225

STRATEGIC NEW MEXICO PARTNERS
10200 CORRALES RD NW
ALBUQUERQUE NM 87114

BILL BAKER
Bosque Dell Acres Neigh. Assoc.
1516 ERWIN PL. NW
ALBUQUERQUE NM 87114

101406519031820301

BLACK ALBERT J
10416 MORNING STAR NE
ALBUQUERQUE NM 87111

101406525833310215

TEWES NEIL & DIANE
10077 BOSQUE CI NW
ALBUQUERQUE NM 87114

101406527438910210

KLIMAJ STEFAN & TAMARA
10125 BOSQUE CI NW
ALBUQUERQUE NM 87114

101406517437620211CA

GAS CO OF NEW MEXICO
GENERAL DELIVERY
ALBUQUERQUE NM 87158

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

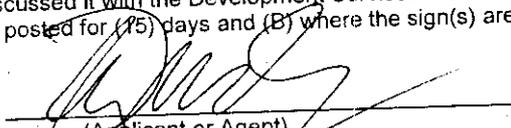
4. TIME

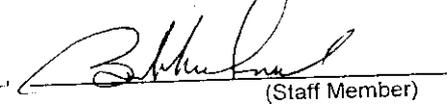
Signs must be posted from 6-1-05 To 6-16-05

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (75) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

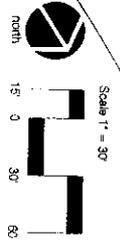
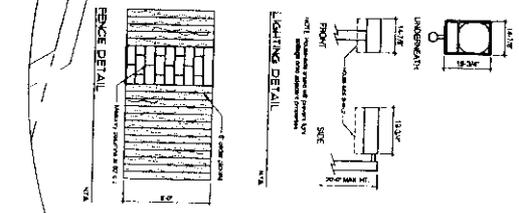
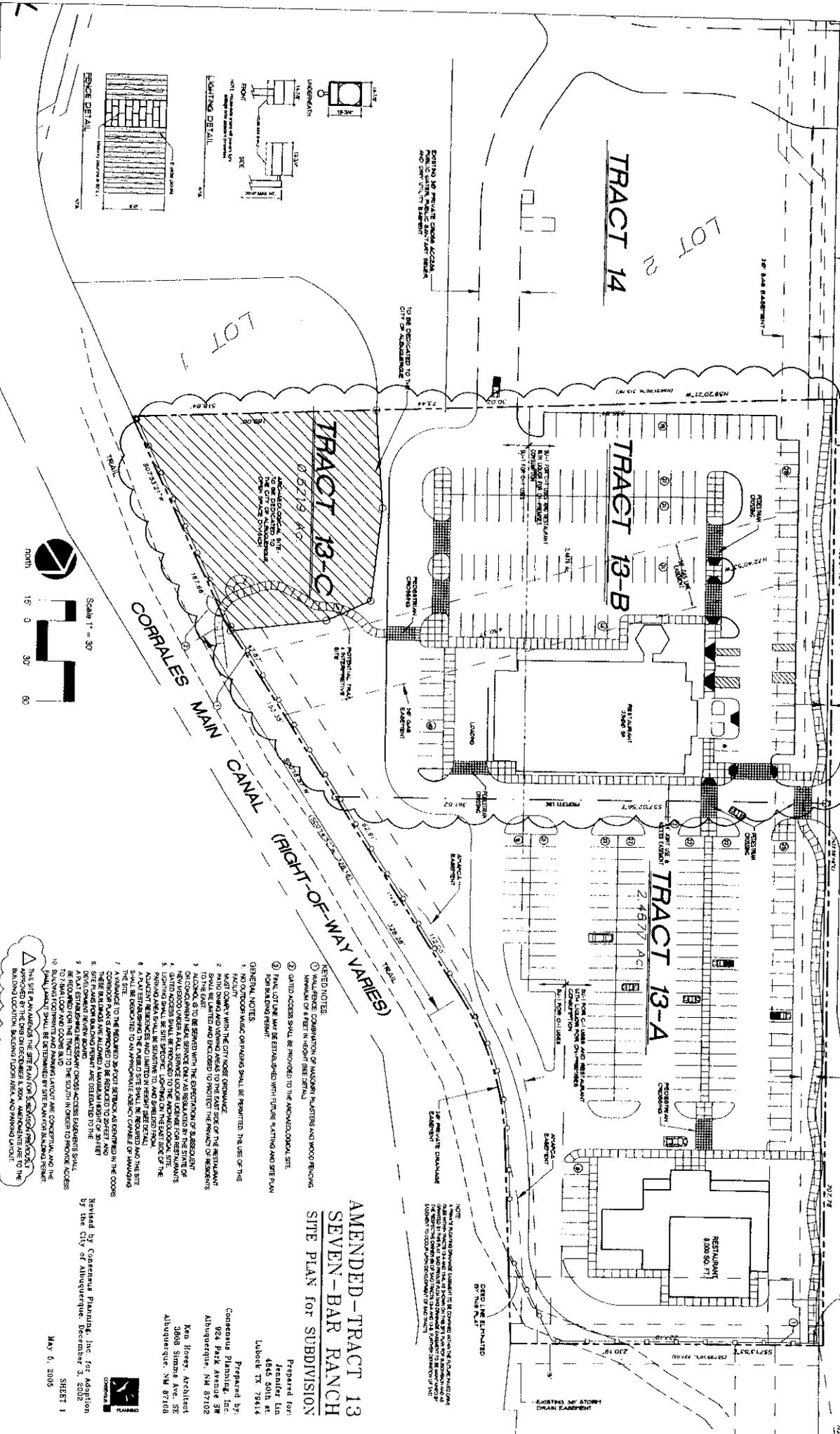

(Applicant or Agent) 5/5/05
(Date)

I issued 1 signs for this application, 5-5-05 
(Date) (Staff Member)

DRB PROJECT NUMBER: 1601445

EXISTING FULL ACCESS
SIGNALIZED INTERSECTION

(NEW MEXICO STATE HIGHWAY NO. 448)
3' ADDITIONAL STREET ROAD OR LANE
DEDICATED TO THE CITY OF ALBUQUERQUE
(R53' R-O-W)



- GENERAL NOTES**
1. NO OUTDOOR WALK-ON PAVING SHALL BE PERMITTED ON THE USE OF THE TRACT.
 2. FINAL LOT LINE MAY BE ESTABLISHED WITH FUTURE EATING AND SITE PLAN FOR BARRIO PAVEMENT.
 3. GATED ACCESS SHALL BE PROVIDED TO THE APPLICABLE CORRAL SITE.
 4. NO OUTDOOR WALK-ON PAVING SHALL BE PERMITTED ON THE USE OF THE TRACT.
 5. FINAL LOT LINE MAY BE ESTABLISHED WITH FUTURE EATING AND SITE PLAN FOR BARRIO PAVEMENT.
 6. GATED ACCESS SHALL BE PROVIDED TO THE APPLICABLE CORRAL SITE.
 7. NO OUTDOOR WALK-ON PAVING SHALL BE PERMITTED ON THE USE OF THE TRACT.
 8. FINAL LOT LINE MAY BE ESTABLISHED WITH FUTURE EATING AND SITE PLAN FOR BARRIO PAVEMENT.
 9. GATED ACCESS SHALL BE PROVIDED TO THE APPLICABLE CORRAL SITE.
 10. NO OUTDOOR WALK-ON PAVING SHALL BE PERMITTED ON THE USE OF THE TRACT.
 11. FINAL LOT LINE MAY BE ESTABLISHED WITH FUTURE EATING AND SITE PLAN FOR BARRIO PAVEMENT.
 12. GATED ACCESS SHALL BE PROVIDED TO THE APPLICABLE CORRAL SITE.
 13. NO OUTDOOR WALK-ON PAVING SHALL BE PERMITTED ON THE USE OF THE TRACT.
 14. FINAL LOT LINE MAY BE ESTABLISHED WITH FUTURE EATING AND SITE PLAN FOR BARRIO PAVEMENT.
 15. GATED ACCESS SHALL BE PROVIDED TO THE APPLICABLE CORRAL SITE.

**AMENDED-TRACT 13
SEVEN-BAR RANCH
SITE PLAN FOR SUBDIVISION**

Prepared for:
Frieder Ltd
4665 South St
Lubbock TX 79414

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

Ken Hovey, Architect
3808 Shreve Ave. SE
Albuquerque, NM 87116

Revised by Consensus Planning, Inc. for Adoption
by the City of Albuquerque. December 31, 2009

MAY 5, 2005
SHEET 1

EXISTING FULL ACCESS
SIGNALIZED INTERSECTION

156' R/W
(Existing)

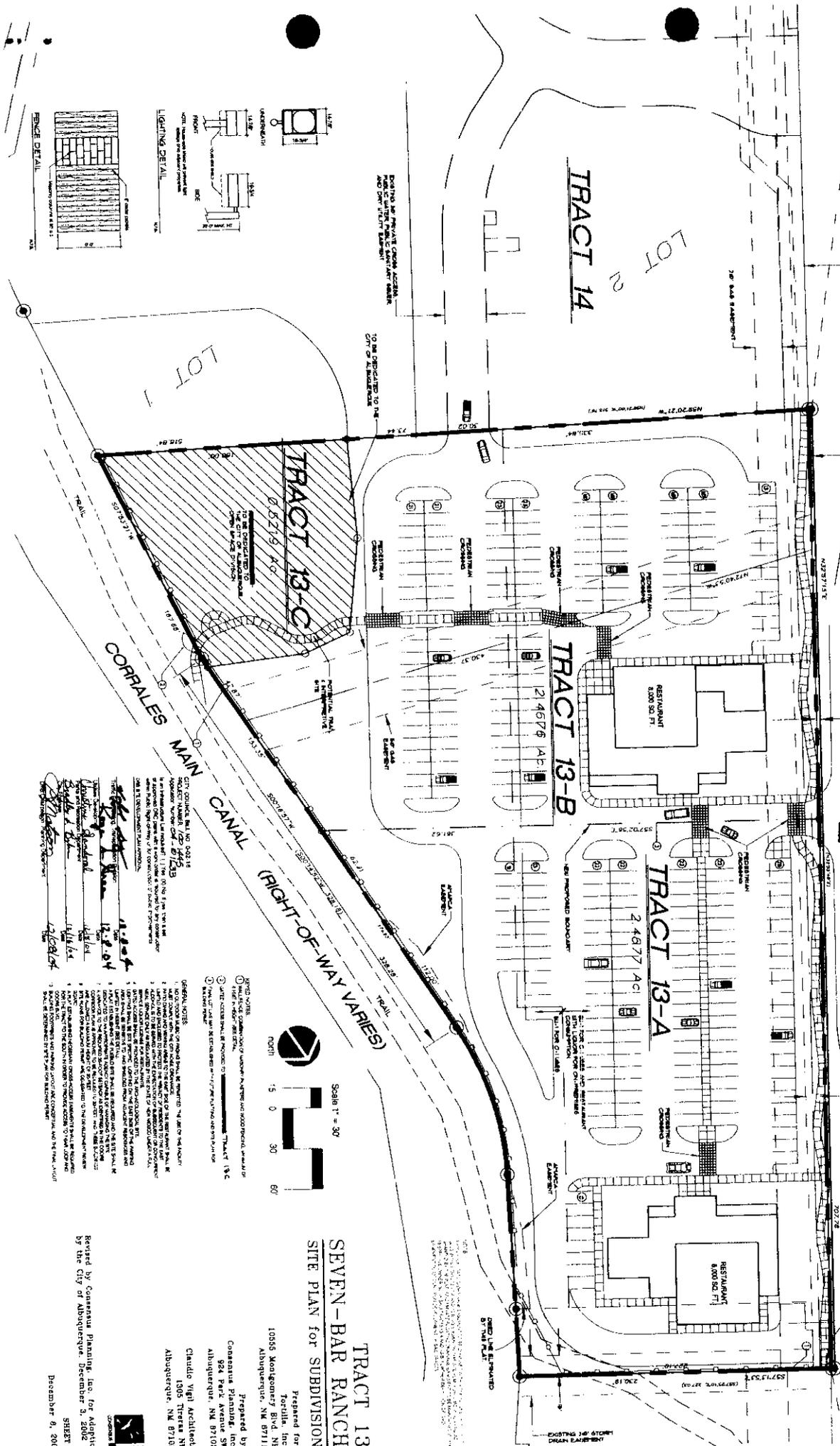
153' R/W
(Existing)

(NEW MEXICO STATE HIGHWAY NO. 448)
(153' R-O-W)

ADDITIONAL RIGHT-OF-WAY
ADDITION TO THE CITY OF ALBUQUERQUE

15' PUBLIC UTILITY
EASEMENT

20' EASEMENT
TO ADJACENT PROPERTY



TRACT 13
SEVEN-BAR RANCH
SITE PLAN for SUBDIVISION

Prepared for:
Topville, Inc.
10855 Montgomery Blvd, NE
Albuquerque, NM 87111

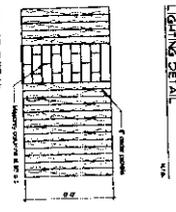
Prepared by:
Cosansus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102
Claudio Vega Architects
1305 Tivoli NW
Albuquerque, NM 87102

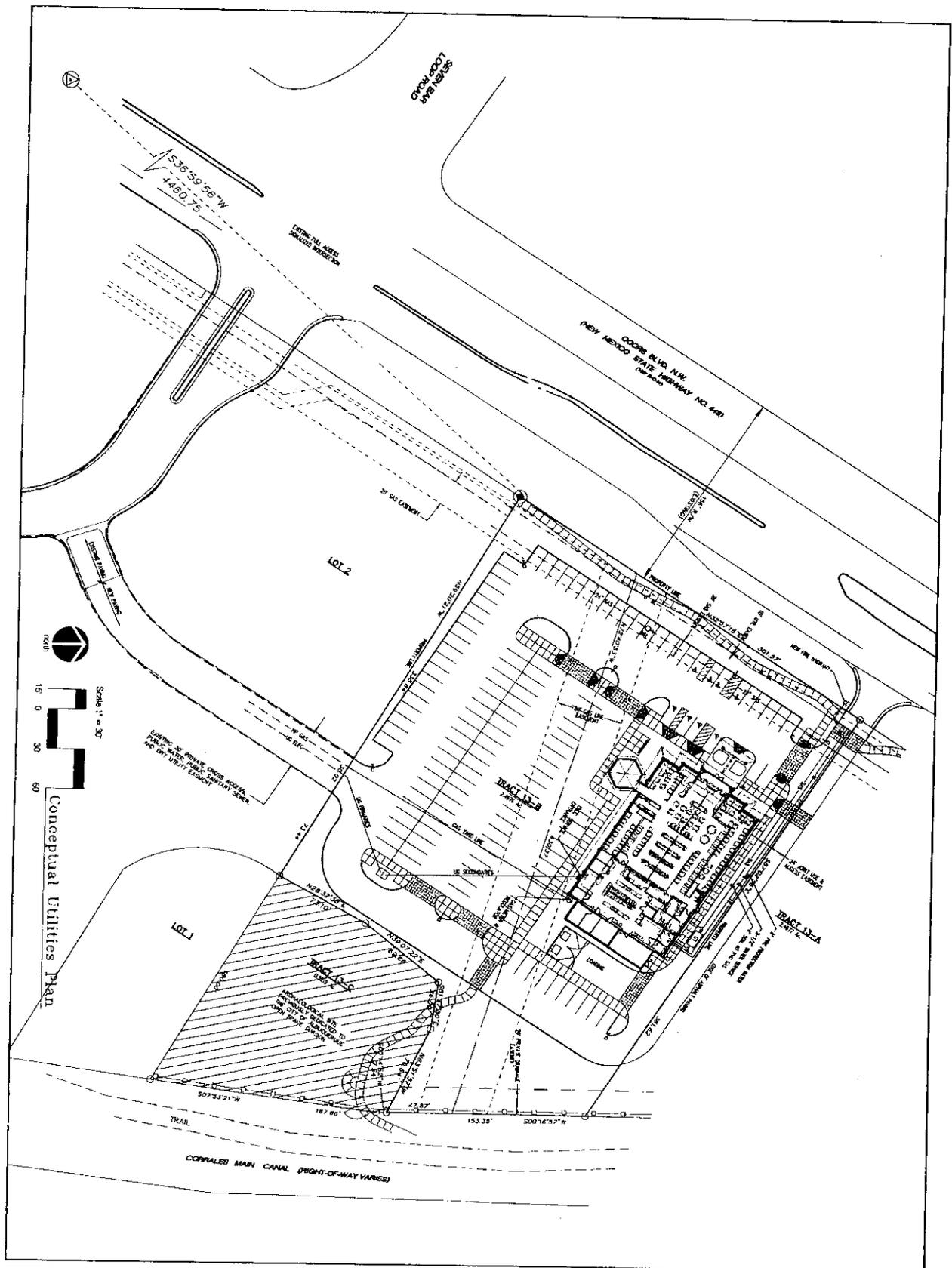
Revised by Cosansus Planning, Inc. for Adoption
by the City of Albuquerque, September 3, 2002

December 9, 2004
SHEET 1



- NOTES:**
1. THIS SITE PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE CITY OF ALBUQUERQUE'S REVIEW AND APPROVAL.
 2. THE CITY OF ALBUQUERQUE'S REVIEW AND APPROVAL IS SUBJECT TO THE CITY OF ALBUQUERQUE'S REVIEW AND APPROVAL.
 3. THE CITY OF ALBUQUERQUE'S REVIEW AND APPROVAL IS SUBJECT TO THE CITY OF ALBUQUERQUE'S REVIEW AND APPROVAL.
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 10. THE CITY OF ALBUQUERQUE'S REVIEW AND APPROVAL IS SUBJECT TO THE CITY OF ALBUQUERQUE'S REVIEW AND APPROVAL.





Scale 1" = 30'

0 15 30 60

Conceptual Utilities Plan

C.3

NO.	DATE	DESCRIPTION

KEN HOVEY, ARCHITECT

505 271-8156 • 3008 5340 AVENUE SE • ALBUQUERQUE, NM • 87108

China Express Restaurant

10100 COORS BOULEVARD N.W. ALBUQUERQUE, N.M. MEXICO





Environmental Planning Commission

Agenda Number: 8
Project Number: 1001445
Case #'s: 05EPC-00754/00756
June 16, 2005

Staff Report

Agent	Consensus Planning
Applicant	Jennifer Lin
Request(s)	Site Development Plan for Subdivision Site Development Plan for Building Permit
Legal Description	Tract 13-B Black Ranch
Location	Coors Boulevard NW between Alameda Boulevard NW and Seven Bar Loop Road
Size	Approximately 2.46 acres
Existing Zoning	SU-1 for C-1 Uses & Restaurant with Liquor for On-Premise Consumption/ SU-1 for O-1
Proposed Zoning	

Staff Recommendation

APPROVAL of 05EPC-00754, based on the findings beginning on page 21, and subject to the condition of approval on page 23.

APPROVAL of 05EPC-00756, based on the findings on page 23, and subject to the conditions of approval beginning on page 26.

Staff Planner

Stephanie Shumsky, Associate Planner

Summary of Analysis

This request is for approval of amendments to an EPC approved site development plan for subdivision and approval of a site development plan for building permit for an approximately 2.46 acre lot located on the east side of Coors Boulevard just south of Alameda Boulevard and north of Seven Bar Loop Road.

The proposed use is a Chinese buffet-style restaurant. The proposed amendments to the site plan for subdivision will not have an adverse effect on neighboring properties or the community.

The request for site plan for building permit meets the Zoning Code requirements for such a plan and furthers or partially furthers several goals and policies of applicable plans.

There is no known neighborhood or other opposition to either of these requests and staff recommends approval of both.



Note: Shaded area indicates County Not to Scale

City Departments and other interested agencies reviewed this application from 5/9/05 to 5/20/05.
Agency comments were used in the preparation of this report, and begin on page 28.

Project# 1001445

JENNIFER LIN
4845 50TH STREET
LUBBOCK TX 79414

KIM JOHNSON
Bosque Dell Acres Neigh. Assoc.
9906 LORETTA NW
ALBUQUERQUE NM 87114

101406525042010308

HOMES BY DAWN DAVIDE INC
1400 35TH CI
RIO RANCHO NM 87124

101406526234910208

BOWLIN RUSSELL TODD & BEVERLY
10101 BOSQUE CI NW
ALBUQUERQUE NM 87114

101406514433120110

CAJUN WEST INVESTMENTS LLC
2201 HARDY ST
HATTIESBURG MS 39401

101406518541420213

ALAMEDA WEST LTD
PO BOX 20
BOISE ID 83726

CONSENSUS PLANNING INC.
924 PARK AVE SW
ALBUQUERQUE NM 87102

101406522938020302

GARDUNO DAVE & LORETTA
10555 MONTGOMERY BL NE
ALBUQUERQUE NM 87111

101406524830110214

DECATUR EDWARD N & SHARON B
10039 BOSQUE CI NW
ALBUQUERQUE NM 87114

101406526437310209

VASQUEZ DOROTHY
10113 BOSQUE CI NW
ALBUQUERQUE NM 87114

101406516235720225

STRATEGIC NEW MEXICO PARTNERS
10200 CORRALES RD NW
ALBUQUERQUE NM 87114

BILL BAKER
Bosque Dell Acres Neigh. Assoc.
1516 ERWIN PL. NW
ALBUQUERQUE NM 87114

101406519031820301

BLACK ALBERT J
10416 MORNING STAR NE
ALBUQUERQUE NM 87111

101406525833310215

TEWES NEIL & DIANE
10077 BOSQUE CI NW
ALBUQUERQUE NM 87114

101406527438910210

KLIMAJ STEFAN & TAMARA
10125 BOSQUE CI NW
ALBUQUERQUE NM 87114

101406517437620211CA

GAS CO OF NEW MEXICO
GENERAL DELIVERY
ALBUQUERQUE NM 87158



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 8, 2004

10. Project # 1001445
04DRB-01681 Major-Bulk Land Variance

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] [Deferred from 12/1/04] (B-14)

At the December 8, 2004, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

04DRB-01634 Minor-SiteDev Plan Subd

CONSENSUS PLANNING agent(s) for DAVE AND LORETTA GARDUNO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 5 acre(s). [REF: 03EPC001029, 01EPC0244, 02EPC00991, 03EPC00351, 03EPC00804, CITY COUNCIL BILL 0-02-16, ENACTMENT 13-2002] [Was Indef Deferred 10/27/04] [Deferred from 12/1/04] (B-14)

The site plan for subdivision was approved with final sign off delegated to City Engineer for an easement.

04DRB-01633 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for DAVE GARDUNO AND LORETTA ROMERO request(s) the above action(s) for all or a portion of Tract(s) 13, **BLACK RANCH**, zoned SU-1 FOR C-1 AND SU-1 FOR O-1, located on COORS BLVD NW, between 7-BAR LOOP ROAD NW and ALAMEDA BLVD NW containing approximately 6 acre(s). [REF: 03EPC01029, 01EPC01244, 02EPC00991, 03EPC00351, 03EPC00864] [Was Indef Deferred 10/27/04] [Deferred from 12/1/04] (B-14)

The preliminary plat was approved with final plat sign off delegated to City Engineer for private drainage easement modification and Planning for AGIS dxf file and 15-day appeal period.

"Attachment A"

5/04/05
JOHN VALDEZ, CONSENSUS PLANNING
924 PARK AVE. SW / 87102
PHONE: 764-9801 FAX: 842-5495
ZONE MAP: B-14

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY 0-92,
you are most welcomed to notify the following "*Unrecognized*" neighborhood
associations of this project.

Bosque Dell Acres NA
*Bill Baker
1516 Erwin Pl. NW / 87114 250-2113 (h)
Kim Johnson
9906 Loretta NW / 87114 897-3364 (h)

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

0101406527438910210 LEGAL: 013 BOSQ UE DELL ACRES SUB
LAND USE:

PROPERTY ADDR: 00000 BOSQUE
OWNER NAME: KLIMAJ STEFAN & TAMARA
OWNER ADDR: 10125 BOSQUE

ALBUQUERQUE NM 87114 CI NW
0101406514433120110 LEGAL: LT 1 2-B OF LTS 12-A, 12-B, 13-A & 14-A QUESTA
DEL LAND USE:

PROPERTY ADDR: 00000 COORS
OWNER NAME: CAJUN WEST INVESTMENTS LLC
OWNER ADDR: 02201 HARDY

HATTIESBURG MS 39401 ST
0101406516235720225 LEGAL: TR C ALA MEDA WEST CONT 0.8642 AC M/L OR 37,645
SF LAND USE:

PROPERTY ADDR: 00000 COORS
OWNER NAME: STRATEGIC NEW MEXICO PARTNERS
OWNER ADDR: 10200 CORRALES

ALBUQUERQUE NM 87114 RD NW
0101406517437620211CA LEGAL: SLY POR OF TR 8 QUESTA DEL RIO SUBD CONT 0.4030
AC LAND USE:

PROPERTY ADDR: 00000 N/A
OWNER NAME: GAS CO OF NEW MEXICO
OWNER ADDR: GENERAL DELIVERY

ALBUQUERQUE NM 87158
0101406517738520212 LEGAL: TR B ALA MEDA WEST CONT 0.8790 AC
LAND USE:

PROPERTY ADDR: 00000 COORS
OWNER NAME: STRATEGIC NEW MEXICO PARTNERS
OWNER ADDR: 10200 CORRALES

ALBUQUERQUE NM 87114 RD NW
0101406518541420213 LEGAL: TR A ALA MEDA WEST CONT 6.0979 AC
LAND USE:

PROPERTY ADDR: 00000 COORS
OWNER NAME: ALAMEDA WEST LTD
OWNER ADDR: PO BOX 20

BOISE ID 83726
QUIT



<mainframe@coa1mp3.cabq.gov>
05/12/2005 03:17 PM

To:
cc:
cc:
Subject:

1 R E C O R D S W I T H L A B E L S

PAGE

1
01014065 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101406522938020302 LEGAL: TR 1 3 PA RTITION OF THE BLACK RANCH WITHIN MRGCD
MA LAND USE: PROPERTY ADDR: 00000 COORS
OWNER NAME: GARDUNO DAVE & LORETTA
OWNER ADDR: 10555 MONTGOMERY BL NE
ALBUQUERQUE NM 87111
0101406519031820301 LEGAL: TRAC T 14 -A TRACTS 14-A AND 14-B BLACK RANCH
CONT 6 LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: BLACK ALBERT J
OWNER ADDR: 10416 MORNING STAR NE
ALBUQUERQUE NM 87111
0101406522431320303 LEGAL: TRAC T 14 -B TRACTS 14-A AND 14-B BLACK RANCH
CONT 2 LAND USE: PROPERTY ADDR: 00000 N/A
OWNER NAME: BLACK ALBERT J
OWNER ADDR: 10416 MORNING STAR NE
ALBUQUERQUE NM 87111
0101406525042010308 LEGAL: LT 1 A PL AT OF LTS 1A, 2A-1 & 2B-1 NE POR OF
BLACK LAND USE: PROPERTY ADDR: 00000 COORS
OWNER NAME: HOMES BY DAWN DAVIDE INC
OWNER ADDR: 01400 35TH CI
RIO RANCHO NM 87124
0101406524830110214 & T LAND USE: LEGAL: TR 7 8A B OSQUE DELL ACRES BEING A REPL OF TR 11
PROPERTY ADDR: 00000 BOSQUE
OWNER NAME: DECATUR EDWARD N & SHARON B
OWNER ADDR: 10039 BOSQUE CI NW
ALBUQUERQUE NM 87114
0101406525833310215 ACR LAND USE: LEGAL: TR 1 1A-2 PLAT OF TRS 11A-1 & 11A-2 BOSQUE DELL
PROPERTY ADDR: 00000 BOSQUE
OWNER NAME: TEWES NEIL & DIANE
OWNER ADDR: 10077 BOSQUE CI NW
ALBUQUERQUE NM 87114
0101406526234910208 ACR LAND USE: LEGAL: TR 1 1A-1 PLAT OF TRS 11A-1 & 11A-2 BOSQUE DELL
PROPERTY ADDR: 00000 BOSQUE
OWNER NAME: BOWLIN RUSSELL TODD & BEVERLY
OWNER ADDR: 10101 BOSQUE CI NW
ALBUQUERQUE NM 87114
0101406526437310209 LAND USE: LEGAL: 012 BOSQ UE DELL ACRES SUB
PROPERTY ADDR: 00000 BOSQUE
OWNER NAME: VASQUEZ DOROTHY
OWNER ADDR: 10113 BOSQUE CI NW
ALBUQUERQUE NM 87114

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

Meeting Date: JUNE 16, 2005
Zone Atlas Page: B-14-Z
Notification Radius: 100 Ft.

Project# 1001445
App# 05EPC-00754
App# 05EPC-00756

Cross Reference and Location:

Applicant: JENNIFER LIN
Address: 4845 50TH STREET
LUBOCK TX 79414

Agent: CONSENSUS PLANNING, INC
Address: 924 PARK AVE SW
ALBUQUERQUE NM 87102

Special Instructions:

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

Date Mailed: MAY 25, 2005

Signature: KYLE TSETHLIKAI

Project # 1004167
05EPC-00755 EPC Site Development Plan-
Building Permit
05EPC-00758 Zone Map Amendment

JIM MILLER agent for JD MERRITT, SONIC NM request the above actions for all or a portion of Lot(s) 7, **Bosque Plaza**, zoned C-1 (SC), located on COORS BLVD. NW, between BOSQUE PLAZA LANE NW and COORS BLVD. NW, containing approximately 1 acre. (E-12) Catalina Lehner, Staff Planner

Project # 1001526
05EPC-00757 Zone Map Amendment & Sector
Development Plan Amendment

J.S. ROGERS ARCHITECTS P.C. agents for SARAH & CHARLES LOVE, and RACHEL LOVE request the above action(s) for all or a portion of Lot(s) 17-19, **Balling Addition #1**, a zone map amendment and Sector Plan Amendment from SU-1 Preschool to S-MRN, located on MOUNTAIN Rd. NW, between 14TH ST. and 13th St. NW, containing approximately 1 acre. (J-13) Elizabeth Pincus, Staff Planner

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

Jens Deichmann, Chairman
Environmental Planning Commission

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MAY 25, 2005.

APPROVED

Russell Brito, Senior Planner
Planning Department

Project # 1003918
05EPC-00747 Text Amendment
05EPC-00746 Zone Map Amendment

RIO GRANDE ENGINEERING agents for DAVID & JENNIFER SOULE request the above action(s) for all or a portion of Tracts 10-A, 11-A, & 12A **INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPMENT**, a zone map amendment from SU-1 FOR C-1 to R-1, located on BUGLO AVE. NW, between LYONS BLVD. NW and JUSTIN DR. NW, containing approximately 2 acres. (B-11) Elvira Lopez, Staff Planner

Project # 1002529
05EPC-00748 EPC Site Development Plan-
Building Permit

CONSENSUS PLANNING, agent for CAS, LLC, requests the above action for all or a portion of **approved Lot 1 out of Tract 6-B, Partition of the Black Ranch**, zoned SU-1 for O-1 Permissive Uses, located on the north side of WESTSIDE DRIVE, NW approximately 500 feet east of COORS BOULEVARD NW, containing approximately 3 acres. (B-13) David Stallworth, Staff Planner

Project # 1001275
05EPC-00749 EPC Site Development Plan-
Building Permit

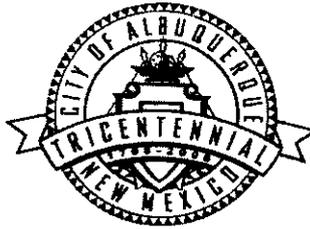
CONSENSUS PLANNING agents for AUTOZONE, INC. request the above actions for all or a portion of Lot(s) 4, **LOWES SUBD**, zoned SU-1 FOR C-2 AND I-P PERMISSIVE, located on COORS BLVD. NW, between ALAMEDA BLVD. NW and OLD AIRPORT AVE., containing approximately 2 acre(s). (B-14) Stephanie Shumsky, Staff Planner

Project # 1004166
05EPC-00751 EPC Site Development Plan-
Building Permit
05EPC-00752 Zone Map Amendment
05EPC-00753 EPC Sector Development Plan

DCSW ARCHITECTS, INC. agent for ALBUQUERQUE HISPANO CHAMBER OF COMMERCE request the above actions for, Tract A, **ALBUQ. HISPANO CHAMBER OF COMMERCE** and Lot 2, Block D, **ARMIJO-JUAN ADDITION**, zoned SU-2/R1 & SU-2/NCR, located at the intersection of 4TH ST. SW and BARELAS SW, containing approximately 1 acre. (L-14) Carmen Marrone, Staff Planner

Project # 1001445
05EPC-00754 EPC Site Development Plan-
Building Permit
05EPC-00756 EPC Site Development Plan-
Amendment to Subdivision

CONSENSUS PLANNING agent(s) for JENNIFER LIN request the above actions for all or a portion of Tract(s) 13-B, **Black Ranch**, zoned SU-1 for C-1 & Restaurant with liquor for on premise consumption/O-1, located on COORS BLVD. NW, between SEVEN BAR LOOP and ALAMEDA, containing approximately 3 acres. (B-14) Stephanie Shumsky, Staff Planner



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Study Session on Thursday, June 9, 2005, 4:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following:

Distribution & Review – Current Land Use Matters for the June 16, 2005 Public Hearing, which include the projects listed below.

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, June 16, 2005, 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following items: [Note: these items are not in the order they will be heard]

Project # 1004161

05EPC-00740 EPC Site Development Plan-Subdivision

JEFF MORTENSEN & ASSOC. agent(s) for WILLIAM AND BENITA BRENNAN request the above action(s) for all or a portion of Lot(s) 4 & 5, **RIVERSIDE PLAZA**, zoned SU-1 PRD, located on WINTER HAVEN ROAD NW, between LA ORILLA ROAD NW and MONTANO PLAZA DR. NW, containing approximately 3.2 acre(s). (E-12) Elizabeth Pincus, Staff Planner

Project # 1004162

05EPC-00741 Zone Map Amendment
05EPC-00742 EPC Site Development Plan-Subdivision

JEFF MORTENSEN & ASSOCIATES agents for HOECH REAL ESTATE CORPORATION request the above actions for all or a portion of Tract L-2, **VISTA DEL NORTE SUBDIVISION**, a zone map amendment from SU-1/O-1 WITH SIGNAGE RESTRICTIONS to SU-1/PRD (31 dwelling units maximum), located on VISTA DEL NORTE DRIVE NE, between OSUNA ROAD NE and VISTA MONTE DR. NE, containing approximately 6 acres. (E-16) Elvira Lopez, Staff Planner

Project # 1003801

05EPC-00745 EPC Site Development Plan-Building Permit

PETERSON PROPERTIES REAL ESTATE SERVICES requests the above action for all or a portion of **Lots 28-31, Block A, Altura Addition**, zoned SU-1 for C-1 w/ Exclusions, located on the east side of CARLISLE BOULEVARD, NE, between INDIAN SCHOOL ROAD, NE and HANNETT AVENUE, NE, containing approximately 1 acre (J-16) David Stallworth, Staff Planner

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse comments to the above requests (zoned SU-1 for C-1/O-1 on 2.46 acres) for **China Express Restaurant** located on Coors NW between Seven Bar Loop NW and Alameda NW.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There is a 115kV IC transmission line on the Western portion of the property. There is an underground electric distribution line on the South side of the property. There is a gas main that is located in an easement that crosses the property. There is a gas distribution line and an overhead electric distribution line on West boundary of property; Alameda Border Station west of Coors. PNM requires phase to ground clearances be maintained, no more than 2' of fill be placed at mid span locations. Ground elevations must be maintained at all pole structure locations. PNM must have access to all portions of the right-of-way road including all pole structures within the proposed development. No tall streetlights or signs allowed beneath or in close proximity of the transmission lines. PNM must review and approve all proposed road crossings within the development.

- e. Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.
- f. Driveway access to Coors Boulevard is limited to right-in, right-out access only consistent with the Coors Corridor Plan.
- g. Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
- h. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Reviewed, no objection. Request does not affect our facilities.

Open Space Division

No adverse comment.

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved on condition, will comply with all SWMD ordinances and requirements. (requires double enclosure).

FIRE DEPARTMENT/Planning

Conditions of Approval:

- 1. No comments

TRANSIT DEPARTMENT

Adjacent and nearby routes	The #94 Unser Express and #96 Crosstown Commuter (both peak period and peak direction only) pass within ¼ mile (normal walking distance to transit) of the site on Seven Bar Loop and Coors. Within ½ mile but beyond normal walking distance to transit (¼ mile) are the #155 Coors, #158 Golf Course-Coors, #92 Taylor Ranch Express, and #98 Wyoming Commuter. All of the routes start/end at Cottonwood Mall.
Adjacent bus stops	The #94 and #96 have stops on Seven Bar Loop near Coors. All of the area routes start and end at a stop in Cottonwood Mall.
Site plan requirements	None.
Large site TDM suggestions	N/A
Other information	None

- Driveway access to Coors Boulevard is limited to right-in, right-out access only consistent with the Coors Corridor Plan.
- Dedication of an additional 6 feet of right-of-way along Coors Boulevard as required by the City Engineer to provide for on-street bicycle lanes.
- Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

Utility Development (Water Authority):

- The project site is located within an area served by New Mexico Utilities. Water and sanitary sewer services will depend on their system capabilities. This includes fire protection as well as metered water and sanitary sewer services. Fire flow requirements and fire hydrant placement locations must be verified through the Fire Marshal's office and system capacity verified through NMUI prior to the issuance of any building permits.

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

- No comments received.

New Mexico Department of Transportation (NMDOT):

- Reviewed, no comments.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT,
WATER AUTHORITY and NMDOT:**

Conditions of approval for the proposed Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Site plan shall comply and be designed per DPM Standards.
- d. Platting must be a concurrent DRB action.

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

Reviewed, no comments

Office of Neighborhood Coordination

Bosque Dell Acres NA

PUBLIC WORKS DEPARTMENT

Transportation Development (City Engineer/Planning Department):

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- A trip generation for this proposal was submitted and reviewed by Transportation Staff. No traffic impact study is required.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

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

Transportation Planning (Department of Municipal Development):

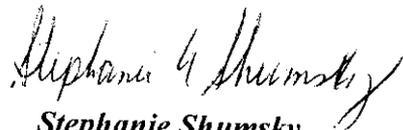
Findings

- Coors Boulevard is a limited access, principal arterial with a minimum right-of-way of 156 feet as designated on Long Range Roadway System map.
- The Coors driveway access is a right-in, right-out access only consistent with the Coors Corridor Plan driveway and median access policies (see policies 3 and 4).
- Coors Boulevard is proposed to contain on-street bicycle lanes as designated on the Long Range Bikeway System map.
- The City Engineer may require up to six (6) additional feet of right-of-way on Coors Boulevard to accommodate the designated bicycle lane.

Conditions

- Dedication of a *minimum* 78 feet of right-of-way from the centerline of Coors Boulevard a limited access, principal arterial as designated on the Long Range Roadway System map.

10. A six-foot high solid masonry screen wall shall be provided along the east property line. Such wall shall match the color and material of the buffer wall at Cottonwood Crossing Phase I.
11. Three additional Austrian Pine trees shall be required within the landscape buffer area along the eastern property line, and shall be integrated into the overall landscape design. Trees within the buffer area shall be a minimum height of eight (8) feet at the time of installation, and shall be planted at an interval of not greater than thirty (30) feet on center.
-


Stephanie Shumsky
Associate Planner

cc: Jennifer Lin, 4845 50th St., Lubbock TX 79414
Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Bill Baker, Bosque Dell Acres NA, 1516 Erwin Pl. NW, Albuquerque, NM 87114
Kim Johnson, Bosque Dell Acres NA, 9906 Loretta NW, Albuquerque, NM 87114

Attachments

2. The monument sign height shall not exceed 9-feet in accordance with Coors Corridor Plan Amendment R-03-270.
3. The northeast corner of the lot (adjacent to the Corrales Main Canal) must be landscaped with scrubs, plants and/or live groundcover in accordance with Zoning Code section 14-16-3-10.
4. According to Zoning Code section 14-16-3-18, a minimum of seven outdoor seats is required and shall be provided prior to DRB sign-off.
5. Landscape Plan, general note #8, indicates that the top dressing of landscaped areas will be gravel and crusher fines. Gravel, colored rock, bark and similar materials are generally not acceptable as groundcover. Live, low water use, native groundcover is required over most of the landscaped area as indicate in the Coors Corridor Plan.
6. A 50' gas line easement runs diagonally through the parking area. The applicant is discouraged from planting trees within this easement. The applicant shall plant the displaced parking lot trees elsewhere on the site.

In response to concerns from area residents, the following conditions are per the applicant's request:

7. All outdoor lighting fixtures located within 200 feet of the eastern property line shall be not more than 16-feet in height and shielded on the sides that face the residents with a vertical sheet metal drop panel. Such features shall match the color and type of lighting fixtures at Cottonwood Crossing Phase 1.
8. Signage shall be limited to a single freestanding sign along Coors Boulevard. No illuminated building signage shall be permitted along the east building elevation.
9. Any outdoor paging or music shall be prohibited in accordance with the Site Plan for Subdivision approved on December 8, 2004.

8. Seven-Bar Ranch Architectural Design Guidelines #'s 4, 5 and 6 (from Appendix 6 of the Plan) are furthered by this request because the proposed landscaping is consistent throughout the site and complements the landscaping along Coors and all building facades as well as the roof, are consistent in theme and materials.
9. This request is in full compliance with O-02-16, the enacting ordinance that established zoning and other regulations for the subject site.
10. This request generally complies with Zoning Code regulations. Full compliance is reflected in the conditions of approval.
11. A 50' gas line easement runs diagonally through the parking area. The applicant is discouraged from planting the 13 required parking lot trees within this easement. The applicant will be required to plant the displaced parking lot trees elsewhere on the site.
12. There are no recognized neighborhood associations in the area. However, the applicant notified the unrecognized Bosque Dell Acres Neighborhood Association as well as property owners within 100' of the property line. There is no known neighborhood or other opposition to this request.

RECOMMENDATION - 05EPC-00754, June 16, 2005

APPROVAL of 05EPC-00754, a request for approval of a site development plan for building permit, for Tract 13-B Black Ranch, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 05EPC-00754, June 16, 2005

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

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7. Policies of the Coors Corridor Sector Development Plan are furthered or partially furthered by this request:
- a. Some Land Use and Intensity of Development policies are furthered others are not furthered:
 - i. Policy 1 is furthered because land use decisions and development of the subject site are subject to the requirements of adopted plans and policies for the Northwest Mesa area.
 - ii. Policy 5 is furthered because the intensity of the proposed development is compatible with the roadway function, existing zoning, environmental concerns and other conditions.
 - iii. Policy 7 is not furthered because development is not planned to occur in cluster like development.
 - b. Visual Impressions and Urban Design Overlay Zone policy 1 is not furthered because the proposed building height exceeds the allowed building height. Policy 3 is furthered because the proposed site and building design is compatible with the natural landscape, built environment and generally complies with applicable design regulations and guidelines.
 - c. Many Site Planning and Architecture Policies apply to this request:
 - i. Policy 1 is not furthered because natural site amenities (mountain views) are not incorporated into the site.
 - ii. Policy 2 is partially furthered because the building's covered entryway is 35' from Coors Boulevard but the proposed building height exceeds the allowable height by 3'.
 - iii. Policy 3 is partially furthered because even though the landscape setback requirements are met the total amount of actual live ground cover is deficient.
 - iv. Policy 4 is furthered because the landscape design is complementary to the individual site and to the overall appearance of the corridor.
 - v. Policy 5 is partially furthered because some the parking facilities are located to the rear of the sites.
 - vi. Policies 6 and 7 are furthered because the proposed building is located near the street perimeter and relates to the streetscape area along Coors Boulevard and connectivity to Coors Boulevard and to adjacent properties is provided.
 - vii. Policies 9 and 10 are furthered because the architectural design and site lighting are designed to contribute to the overall visual enhancement of the site.
 - viii. Policy 1 is partially furthered because the building mounted sign complies with the requirements of the Coors Corridor Plan but the monument sign does not.

3. The *Comprehensive Plan's*, Activity Center goal and policy a are partially furthered by this request because the subject site has pedestrian, bicycle and vehicular access to a major transportation corridor. However, there is no transit stop within 300' of the site and the proposed use will not reduce dependence automobiles. Policy f is furthered because the subject site provides a transition between higher intensity and lower intensity uses. Policy g is furthered because the proposed development is subject to the requirements of more specific sub-area plans and policies.
4. The *Comprehensive Plan's* Transportation and Transit goal and policy g are furthered by this request because the proposed restaurant is adjacent to Coors Boulevard and has direct pedestrian access to it.
5. The *Comprehensive Plan's* Economic Development goal and policies a and g are furthered by this request because the subject site is located in an activity center where concentrations of employment areas are encouraged and the proposed restaurant will provide economic development and job opportunities in an area of need (the west side).
6. The subject site lies within the boundaries of the West Side Strategic Plan's Seven Bar Ranch Community. Goals, objectives and policies of the Plan and the community area are furthered by this request:
 - a. Goal 12 and Objectives 1 and 8 are furthered because the proposed restaurant will provide a number of jobs on the west side, which may lead to a more sustainable community.
 - b. Policy 1.3 is partially furthered because the proposed development could be considered strip-like. However, the site is within a larger activity center area.
 - c. Policy 3.1 is partially furthered by this request because the proposed restaurant is not the "highest" density commercial development. It will however serve people working and living in this high-density area.
 - d. Policy 3.3 is partially furthered because the subject site will be connected to Coors Boulevard and adjacent properties by several interconnected pedestrian walkways but is not within 300' (or close proximity) to a transit stop.
 - e. Policy 3.85 in the Employment Growth section is furthered by this request because the proposed restaurant will create additional jobs for area residents within a Regional Activity Center.
 - f. Policy 6.25 in the Bikeways and Trails section is furthered because of the proposed pedestrian and bicycle connections.

RECOMMENDATION - 05EPC-00756, June 16, 2005

APPROVAL of 05EPC-00756, a request for approval of amendments to a site development plan for subdivision, for Tract 13-B Black Ranch, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 05EPC-00756, June 16, 2005

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
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FINDINGS - 05EPC-00754, June 16, 2005

1. This request is for review and approval of a site development plan for building permit for an approximately 2.46-acre site legally known as Tract 13, Black Ranch, located on Coors Boulevard NW between Alameda Boulevard NW and Seven Bar Loop Road.
2. This request furthers the *Comprehensive Plan*, Established Urban area goal and several policies:
 - a. The goal and policy j is furthered because the subject site is located in a Regional Activity Center where a range of large-scale and smaller scale land uses is desired.
 - b. The proposed restaurant adds to the mix of existing land uses in this area (policy a).
 - c. The location and intensity of the proposed development respects existing neighborhood values and is compatible with surrounding land uses (policy d).
 - d. The site is designed to allow for multiple pedestrian connections and to minimize adverse effects on the residential areas (policy I).
 - e. Views of the Sandia Mountains will be preserved and the visual environment of the area will be improved with the proposed building façades (policies l and m).

- c. Policy 1.3 is furthered because the subject site and proposed commercial use is within a Regional Activity Center.
 - d. Policy 3.3 is partially furthered by this request because the proposed use will contribute to the existing mix of development types but is not in close proximity to a transit stop.
 - e. Policy 6.25 is furthered because a connection to the archeological site to the south and to the Corrales Main Canal is proposed.
7. This request furthers several Land Use and Intensity of Development (Issue 3) policies of the Coors Corridor Sector Development Plan:
- a. Policy 1 is furthered because the request complies with adopted plans for the Northwest Mesa area.
 - b. Policy 5 is furthered because the proposed intensity of development is compatible with the existing roadway and surrounding land uses.
 - c. Policy 7 is partially furthered because the subject site is within a Regional Activity Center. However, the proposed and adjacent developments appear as strip-like development.
8. There are no specific Seven-Bar Ranch Sector Development Plan policies that apply to this request. The request is not in conflict with any part of the sector development plan.
9. The request complies with O-02-16, which established zoning and some development conditions for Tract 13. The proposed amendments will retain the integrity of the approved plan while allowing for a more site-specific development on Tract 13 B.
10. This request meets or exceeds Zoning Code requirements for a site plan for subdivision.
11. There are no recognized neighborhood associations in the area. However, the applicant notified the unrecognized Bosque Dell Acres Neighborhood Association as well as property owners within 100' of the property line. There is no known neighborhood or other opposition to this request.

FINDINGS – 05EPC-00756, June 16, 2005

1. This request is for review and approval of amendments to a site development plan for subdivision for an approximately 2.46-acre site legally known as Tract 13, Black Ranch, located on Coors Boulevard NW between Alameda Boulevard NW and Seven Bar Loop Road.
2. This request furthers the *Comprehensive Plan*, Established Urban area goal and several policies:
 - a. The goal and policies a and j are furthered because the proposed restaurant adds to the varied mix of land uses in the area.
 - b. Policy d is furthered because the proposed lot layout respects existing land uses and provides pedestrian connections to them.
 - c. Policy I is furthered because the site development plan has several conditions that will lessen the impact of development on nearby residential areas.
3. The subject site is located in a Regional Activity Center as described in the *Comprehensive Plan*. The Activity Centers goal is partially furthered because the site is located on a limited-access, major transportation corridor and has vehicular access to this corridor. The activity center goal is not completely furthered because the proposed use and location of the subject site will not substantially reduce the dependence on the automobile.
4. This request furthers the *Comprehensive Plan's* Transportation and Transit section goal and policy g because the proposed pedestrian walkways provide connectivity to adjacent parcels and to Coors Boulevard.
5. This request furthers the *Comprehensive Plan's* Economic Development section goal and policies a and g because the proposed use will provide job opportunities for west side residents.
6. This request furthers a goal, objectives and policies of the West Side Strategic Plan:
 - a. Goal 12 is furthered because the proposed use will contribute to a more sustainable community on the west side.
 - b. Objectives 1 and 8 are furthered because the proposed use will provide for a mix of food service and employment types on the West Side.

Conclusions

This request for review and approval of a site development plan for building permit is for an approximately 2.46 acre lot located on the east side of Coors Boulevard just south of Alameda Boulevard and north of Seven Bar Loop Road.

The proposed use at the subject site is a Chinese buffet-style restaurant with access from Coors Boulevard. The site development plan for building permit meets the Zoning Code requirements for approval of such a plan. The plan furthers or partially furthers several *Comprehensive Plan*, West Side Strategic Plan, Coors Corridor Plan, and Seven Bar Ranch Sector Development Plan goals and policies. There is no neighborhood or other opposition to this request and staff recommends approval.

northeast corner of the lot (adjacent to the Corrales Main Canal) must be planted with scrubs, plants and/or live groundcover.

Public Outdoor Space

Outdoor space is provided in front of the building in the form of a covered entryway. The Zoning Code (section 14-16-3-18), states that outdoor seating is required for buildings that have a façade of greater than 100'. This required outdoor seating is not intended for eating or serving customers but as an area for customers to rest before or after a meal. The proposed building's north and south facing facades are approximately 171'. For every 25' of façade, one outdoor seat is required. A minimum of seven outdoor seats is required. Either bench or individual seating is appropriate. If these seats are placed on the south side of the building than at least 25% of the seating area must be covered.

Grading, Drainage, Utility Plans

Water generally flows toward the southeast corner of the site, onto the private access road and into a storm drain. There is an approximately 8' elevation change from the west to the east sides of the site. Several easements exist throughout and adjacent to the property, which will have an effect primarily on the landscape design of the site, as stated above.

Architecture and Signage

The building architecture is contemporary with an Asian influence. The building facades are well articulated and "human scale". The entrance to the building is inviting and relates well to Coors Boulevard. The architecture and building layout unfortunately does not capitalize on views of the mountains or more natural areas just west of the site. For the most part, customers will look out the window and see the parking lot and Coors Boulevard.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

No adverse comments to this request were received by reviewing agencies.

Neighborhood Concerns

There are no recognized neighborhood associations in the area however, the applicant notified the unrecognized Bosque Dell Acres Neighborhood Association as well as property owners within 100' of the property line. There is no known neighborhood or other opposition to this request.

The site is well landscaped with parking lot trees, perimeter vegetation and planting beds.

Pedestrian walkways are provided throughout the site and connect to adjacent developments and to the archeological site to the east. Gated access is provided to the archeological site where an interpretive area is planned. Access to the Corrales Main Canal will be provided through the archeological site.

The site plan layout and configuration meets or exceeds applicable Zoning Code standards and requirements of applicable plans.

Walls/Fences

A new 6' masonry and cedar fence is proposed at the east property line adjacent to the Corrales Main Canal. Connection to the Canal will be provided via a pedestrian path that leads from the subject site through the archaeological site to the Canal. The archeological site will have gated access for security but may ultimately be the home of an interpretive site and trailhead.

Vehicular Access, Circulation and Parking

Vehicular access is via a private access road off of Seven Bar Loop Road to the south and via a private driveway to the north. For the most part, parking areas are aligned in an east-west direction and are located to the side and rear of the building.

Pedestrian and Bicycle Access and Circulation, Transit Access

Several pedestrian walkways traverse the site, connect with adjacent developments and connect to Coors Boulevard. A bike rack is provided and will accommodate at least 4 bicycles. There is not a bus stop within 300' of the subject site. However, Coors Boulevard is a transit route and there is a bus stop at the intersection of Coors and Alameda Boulevards.

Lighting and Security

Area lighting complies with the site development plan for subdivision General Note #5 requirement that sets a maximum high limit of 20'. Six area lights are proposed. The lights are slightly less than 20' high and are 400-watt metal halide bulbs with fully cutoff fixtures. Lighting on the east side of the building is 42' from the east property line and should not have an adverse effect on adjacent property or residential areas.

Landscaping

The proposed landscape exceeds the amount required however, live groundcover must be provided in lieu of crusher fines or gravel. A 50' gas line easement runs diagonally through the parking area. The applicant is discouraged from planting the 13 required parking lot trees within this easement. The applicant will be required to plant the displaced parking lot trees elsewhere on the site. In addition, the

Policies 6 and 7 are furthered because the proposed building is located near the street perimeter and relates to the streetscape area along Coors Boulevard. Separate vehicular and pedestrian/bicyclist access locations connect the subject site to Coors Boulevard's pedestrian walkway and bike lane and adjacent property.

The building architecture and site lighting are designed to contribute to the overall visual enhancement of the site and to prevent glare from lights and/or façade elements onto the right-of-way or adjacent properties (policies 9 and 10).

Policy 1 is partially furthered by this request. The proposed building mounted sign complies with the requirements of the Coors Corridor Plan. However, the proposed monument sign (a free-standing sign) exceeds the allowed height limit by 17'. The height limit of freestanding signs is 9'. This sign must be brought into compliance with the 9' height limit.

Seven-Bar Ranch Sector Development Plan (Rank III)

Seven-Bar Ranch Architectural Design Guidelines #'s 4, 5 and 6 (from Appendix 6 of the Plan) are furthered by this request because the proposed landscaping is consistent throughout the site and complementary to the landscaping along Coors Boulevard. All building facades as well as the roof are consistent in theme and materials.

O-02-16 (Enactment Number 13-2002)

This request is in full compliance with O-02-16, the enacting ordinance that established zoning and other regulations for the subject site.

Zoning

The subject site is zoned SU-1 for C-1 Uses and Restaurant with Liquor for On-Premises Consumption and O-1 Uses. This zoning allows all C-1 permissive and conditional uses in addition to a restaurant with liquor incidental to meal service as well as all O-1 permissive and conditional uses. The proposed use is a restaurant, which complies with the zoning.

Site Plan Layout / Configuration

The proposed 12,500 square foot building is set back approximately 60 feet from Coors Boulevard. In front of, and attached to, the building is a covered patio/plaza area set back approximately 35 feet from Coors Boulevard. This patio brings the building's presence up to Coors Boulevard and provides pedestrian access to the sidewalk adjacent to this Limited Access Roadway.

There are two vehicle access locations, one on the north and one on the south sides of the property. The access locations lead vehicles into the parking areas, which are to the south side and rear of the building.

Policy 6.25 of the West Side Strategic Plan's Bikeways and Trails section is furthered because the proposed pedestrian and bicycle connection meanders through the archaeological site to the Corrales Main Canal. Internal bicycle/pedestrian paths link the subject site to adjacent developments and to Coors Boulevard.

Coors Corridor Sector Development Plan

The subject site is located within the boundaries of the Coors Corridor Sector Development Plan area (Segment 4). The Plan is divided into "Issues" with guiding policies for development. Several issue area policies are furthered or partially furthered by this request.

Land Use and Intensity of Development (Issue 3) policy 1 is furthered by this request because land use decisions and development of the subject site are subject to the requirements of adopted plans and policies for the Northwest Mesa area. Policy 5 is furthered because the intensity of the proposed development is compatible with the roadway function, existing zoning, environmental concerns (the archeological site) and site plan for subdivision conditions placed on the property by O-02-16. The proposed development is not planned to occur in cluster like development on the subject site therefore, Policy 7 is not furthered.

Visual Impressions and Urban Design Overlay Zone (Issue 4) policy 1 is not furthered by this request because the maximum building height was set by the approved site development plan for subdivision at 30'. The height of the proposed building is 33'. Because the maximum height allowed is 30', the overall building height must be reduced by 3' to ensure the preservation of views from Coors Boulevard. Policy 3 is furthered because the proposed site and building design is compatible with the natural landscape and the built environment and complies with applicable design regulations and guidelines.

Site Planning and Architecture (subset of Issue 4) policy 1 is not furthered by this request because natural site amenities (mountain views) are not incorporated into the site. In fact, the rear building wall blocks all views of the mountains, Corrales Main Canal and of the archeological site. Instead of views of these natural amenities, visitors to the restaurant will have views of Coors Boulevard and the parking lot. Policy 2 is partially furthered because the building's covered entryway is 35' from Coors Boulevard as required by the Plan. A maximum building height of 30' is allowed however the total building height exceeds this by 3'. Policy 3 is partially furthered because even though the landscape setback requirements are met the total amount of actual ground cover is deficient. The Landscape Plan's, general note #8, indicates that the top dressing of landscaped areas will be gravel and crusher fines. The design regulations for this policy state; "live plant materials shall be used extensively in all landscaped areas. Gravel, colored rock, bark and similar materials are generally not acceptable as groundcover." Live, low water use, native groundcover is required over most of the landscaped area as indicate in the Coors Corridor Plan. Policy 4 is furthered because the landscape design is complementary to the individual site and to the overall appearance of the corridor. Policy 5 is partially furthered because the parking facilities are located to the rear and side of the building. A minimum of 20% of the parking lot will be landscaped. One parking lot tree per every 10 parking spaces is required, which equates to 13 trees. A 50' gas line easement runs diagonally through the parking lot. Trees that will interfere with this gas line should not be planted in the parking lot but should be planted elsewhere on the property.

The *Comprehensive Plan's* Transportation and Transit goal and policy g are furthered by this request because the proposed restaurant is adjacent to Coors Boulevard and has direct pedestrian access to it. While there is not a bus stop within 300' of the subject site, Coors Boulevard is a transit route and pedestrians and bicyclists can utilize the proposed pathways to access the site, property adjacent to the site, and the Corrales Main Canal.

The *Comprehensive Plan's* Economic Development goal and policies a and g are furthered by this request because the subject site is located in an activity center where concentrations of employment areas are encouraged. The proposed restaurant will provide economic development and job opportunities in an area of need (the west side). Development of the subject site is balanced with the needs of surrounding land uses. Specifically, the site is adjacent to an archaeological site and is in close proximity to a residential area. Attempts have been made to ensure that the archaeological site is protected and that the development does not have any adverse effects on the residents.

West Side Strategic Plan

The subject site lies within the boundaries of the West Side Strategic Plan's Seven Bar Ranch Community. Goals, objectives and policies of the Plan and the community area are furthered by this request. Specifically, goal 12 is furthered because the proposed restaurant will provide a number of jobs. The provision of additional jobs on the west side will lead to a more sustainable community. Objective 1 is furthered for much the same reason. Creating additional jobs on the west side will further reduce the need for cross-metro trips. The proposed restaurant will provide jobs as well as contribute to the existing mix of land uses in the area. In addition, objective 8 encourages jobs and business in appropriate areas of the west side. The subject site is located in an activity center where jobs are most desired.

Policy 1.3 discourages strip-like commercial developments and encourages commercial development in clustered areas (activity centers). The subject site is located among a strip of commercially zoned property along the east side of Coors Boulevard on the eastern-most edge of the Seven Bar Regional Activity Center. Although at first sight it appears that the proposed restaurant is developing in a strip-like way, in reality it is within the much larger activity center area.

Policies 3.1 and 3.3 are specific to the Seven Bar Community and are furthered or partially furthered by this request. The areas highest density commercial and residential developments are encouraged within this regional activity center. While the proposed restaurant may not be the "highest" density commercial development, it will serve people working and living in this high-density area (policy 3.1). Policy 3.3 is partially furthered because the subject site will be connected to Coors Boulevard and adjacent properties by several interconnected pedestrian walkways. The subject site is not within 300' of a transit stop but is located on a transit route (Coors Boulevard).

Policy 3.85 of the West Side Strategic Plan's, Employment Growth section is furthered by this request because the proposed restaurant will create additional jobs for area residents within a Regional Activity Center.

residents, alcohol is only served as incidental to a meal and lighting must be prevented from “spilling” onto residential areas. In addition, the request respects the archeological site to the east. Gated access is provided to this site and a meandering pedestrian trail with an interpretive site is proposed to provide connectivity between the two sites in the future.

The site is designed to allow for multiple pedestrian connections (to Coors Boulevard and adjacent parcels) and to minimize adverse effects on the residential areas while providing employment opportunities close to home (policy I). Views of the Sandia Mountains will be preserved and the visual environment of the area will be improved with the well articulated, human-scale building façades that are appropriate to the Plan area (policies l and m).

The subject site is located in the Seven Bar Regional Activity Center. The *Comprehensive Plan's* goal for activity centers is partially furthered by this request. It is furthered because the subject site is located on a limited-access, major transportation corridor and has vehicular access to this corridor via two internal streets. Pedestrian access will be provided connecting the subject site to Coors Boulevard. There is not a transit stop within 300' of the site but Coors Boulevard is a transit route. The larger Lowe's subdivision area to the west contains a variety of retail and service uses. It is accessible from the subject site via the crossing at Seven Bar Loop Road or Alameda Boulevard. The activity center goal is not furthered in that the proposed use at the subject site will not substantially reduce the dependence on the automobile and may actually encourage this dependence because of the overabundance of parking proposed for the site (an excess of 43 spaces).

Policy a describes the attributes of different types of activity centers. Regional Activity Centers are not described however, they are similar to Major Activity Centers but on a larger scale. This request complies with the definition of a major activity center in several ways. First, the proposed use contributes to an existing high concentration of commercial, service and employment uses. The proposed use may or may not serve the entire metropolitan population as encouraged by this policy however it is accessible to pedestrians and bikes but not quite as accessible by public transit.

The subject site is not in close proximity (300') to a transit stop and is not located near a major transfer point. The site is one of the many smaller sized parcels within the activity center and the proposed use does not warrant the construction of a parking structure. In this sense, this guideline for major activity centers is not met.

The subject site does provide a transition between the larger Lowe's subdivision area and Coors Boulevard to the west and the Corrales Main Canal and residential area to the east (policy f). The proposed use complies with the desired uses in major activity centers. Policy a, including the associated chart in the *Comprehensive Plan*, indicates that retail and service uses are desirable in this area.

Activity Center Policy g is furthered because the proposed development is subject to the requirements of more specific sub-area plans and policies.

Vehicular Access, Circulation and Parking

Vehicular access will be from Coors Boulevard via Seven Bar Loop Road and from Coors Boulevard via an internal road north of the site. The main parking area is in an east-west direction with handicapped parking adjacent to the south side of the building.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrians will be able to access the site from Coors Boulevard and from other properties within the larger (Tract 13) area. A pedestrian connection leads to the archaeological site just south of the restaurant. A bike rack provides sufficient bicycle parking. Coors Boulevard is a SunTran Route however there is not a bus stop within 300' of the site.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

No adverse comments to this request were received by reviewing agencies.

Neighborhood Concerns

There are no recognized neighborhood associations in the area. However, the applicant notified the unrecognized Bosque Dell Acres Neighborhood Association as well as property owners within 100' of the property line. There is no known neighborhood or other opposition to this request.

Conclusions

This site development plan for subdivision meets the Zoning Code requirements for approval of such a plan. The plan is generally consistent with the EPC approved plan and furthers several *Comprehensive Plan* and other master plan policies. There is no neighborhood or other opposition to this request and staff recommends approval.

ANALYSIS-05EPC-00756, Site Development Plan for Building Permit

Conformance to Adopted Plans, Policies, and Ordinances

Comprehensive Plan

The subject site is within the Established Urban area as defined in the *Comprehensive Plan*. The request furthers the goal and several policies of this area. Specifically, the subject site is located in a Regional Activity Center and a range of large-scale and smaller scale land uses is desired (goal and policy j). The proposed restaurant adds to the mix of existing land uses in this area (policy a). The location and intensity of the proposed development respects existing neighborhood values because the plan adheres to the conditions set forth by the City Council on the site development plan for subdivision when the site was annexed and zoning was established (policy d). For example, no outdoor paging or music is allowed, patio seating on the east side of the building must be screened from view of neighboring

O-02-16 (Enactment Number 13-2002)

O-02-16 established SU-1 for C-1 Uses and Restaurant with Liquor for On-premise Consumption and SU- for O-1 Uses zoning for Tract 13B. This request for approval of a site development plan for subdivision is to amend the DRB approved plan. Specifically, the proposed changes apply to Tract 13B and 13C and are meant to ensure that all setbacks (other than the setback from Coors Boulevard) shall comply with the building setback requirements for the O-1 zone in the Comprehensive City Zoning Code and Coors Corridor Plan. In addition, the amendments would allow an increase in the building footprint of 4,500 square feet, would allow a reconfiguration of the parking area and would increase the front setback of the building footprint. The remaining notes will remain as originally approved.

Staff feels that the intent of the plan remains intact with the proposed changes and that the changes to the parking area improve circulation throughout the site. The increased building setback allows for a larger landscaped area as well as pedestrian connections. The increased building footprint does not detract or overwhelm the site. In fact, the well-articulated building facades make the building seem "approachable" and on a human scale.

Zoning

The subject site is zoned SU-1 for C-1 Uses and Restaurant with Liquor for On-Premises Consumption and O-1 Uses. This zoning allows all C-1 permissive and conditional uses in addition to a restaurant with liquor incidental to meal service as well as all O-1 permissive and conditional uses. The proposed use is a restaurant, which complies with the zoning.

Site Plan Layout / Configuration

The proposed 12,500sf building is considerably larger than the 8,000sf building approved with the original site development plan for subdivision. Although the building footprint is larger, the well articulated facades, pedestrian areas and close orientation to Coors Boulevard brings the building to a very human scale. The building is at least 35' from Coors Boulevard, which complies with the Coors Corridor Plan. The approved site development for subdivision, note # 7, provided a variance from the 35" setback to allow a minimum 20' setback. The applicant has chosen to go with the larger setback and is proposing landscaping in this area as well as a covered entryway to the building. The parking areas are to the rear and south side of the building as called for in the Coors Corridor Plan. The front of the building is reserved for pedestrians and connection to Coors Boulevard and the parking area.

Walls/Fences

Walls and/or fencing are not proposed for the subject site.

West Side Strategic Plan

The subject site is within the Seven Bar Community as defined in the West Side Strategic Plan. In addition to furthering policies of this community area the request also furthers general goals, objectives and policies of the Plan.

Goal 12 is furthered because commercial development and employment opportunities in conjunction with other types of development help to ensure the long-term sustainability of an area. Objectives 1 and 8 are furthered because the proposed use will provide for a mix of food service and employment types on the West Side.

Policy 1.3 is furthered because even though the subject site appears to be strip like commercial development, it is within a larger cluster of commercial development, namely the Seven Bar Regional Activity Center.

Policy 3.3 is partially furthered by this request. This policy encourages a mix of development types and transit options. The proposed restaurant will provide area residents with more food service options as well as employment opportunities. However, the site is not within close proximity to a transit stop (300') but it is on a SunTran route.

Because the site development plan for subdivision proposes a connection to the archeological site to the south and to the Corrales Main Canal further south, the Bikeways and Trails policy 6.25, is furthered.

Coors Corridor Sector Development Plan (Rank III)

Coors Corridor Sector Development Plan, Issue 3 policies 1 and 5 are furthered by this request and policy 7 is partially furthered. Preparation and review of this site plan for subdivision was in accordance with adopted plans for the Northwest Mesa area (policy 1). The proposed intensity of development is compatible with the existing roadway and surrounding land uses (policy 5). Policy 7 is furthered on a larger scale because the subject site is part of the Seven Bar Regional Activity Center but is not furthered on a site-specific scale because the proposed development and adjacent developments appear to be strip-like.

Additional policies may apply to the site development plan for subdivision but are more significant in relation to the site development plan for building permit. These policies will be discussed in the analysis of the site development plan for building permit.

Seven-Bar Ranch Sector Development Plan (Rank III)

There are no specific policies of this sector development plan that apply to the site plan for subdivision request. The design guidelines of this plan relate more specifically to this site development plan for building permit and will be discussed in the analysis of that plan. The site development plan for subdivision does not conflict with the sector development plan.

O-02-16 (Enactment Number 13-2002)

O-02-16 is the enacting ordinance that established zoning and other site regulations for the subject site and other tracts. This ordinance was adopted by the City Council in 2002 and established SU-1 for C-1 Uses and Restaurant with Liquor for On-premise Consumption and SU- for O-1 Uses zoning for Tract 13B. Additional conditions were placed on the site through notes on the approved site development plan for subdivision.

Long Range Roadway System

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

The Long Range Roadway System designates Alameda Boulevard as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban) or 156' (elsewhere).

The Long Range Roadway System designates Seven Bar Loop Road as a Collector street, with a right-of-way of 68'.

ANALYSIS-05EPC-00754, Site Development Plan for Subdivision

Conformance to Adopted Plans, Policies, and Ordinances

Comprehensive Plan

The subject site is within the Established Urban area as defined in the *Comprehensive Plan*. The request furthers the goal and several policies of this area in that a range of land uses is desired and the proposed restaurant adds to the varied mix of land uses in the area (policy a, j). The proposed lot layout respects existing land uses and provides pedestrian connections to them (policy d). The subject site is in close proximity to residential areas and the site development plan for subdivision contains several conditions that will lessen the impact of development on these areas (policy i).

The subject site is located in the Seven Bar Regional Activity Center. The *Comprehensive Plan's* goal for activity centers is partially furthered by this request. It is furthered because the subject site is located on a limited-access, major transportation corridor and has vehicular access to this corridor via two internal streets. The activity center goal is not completely furthered because the proposed use and location of the subject site will not substantially reduce the dependence on the automobile.

The goal and Policy g of the Transportation and Transit section is furthered because pedestrian walkways are provided throughout the site and connect to Coors Boulevard and adjacent property.

The goal and policies a and g of the Economic Development section are furthered because the subject site is located in a west side activity center where there is a need for employment opportunities and is adjacent to commercial developments that accommodate a range of occupational skills and salary levels.

Signage

Policy 1: "Signs should compliment the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor."

Seven-Bar Ranch Sector Development Plan (Rank III)

The Seven-Bar Ranch Sector Development Plan is a Rank III level plan that was originally adopted by the City Council through Enactment 67-1981 and then approved by the DRB in December 1982. In April 1985, the City Council approved a revised version of the Seven-Bar Ranch Sector Development Plan. Exhibit 3 of the plan was adopted as a constituent part of the City Zoning Code for properties within the City of Albuquerque to serve as the guide for zoning and development within the plan area for those areas outside the municipal limits. In October 1990, the Land Use Map, Exhibit #3, was updated from the 1985-revised plan. Exhibit #3 was revised again on October 6, 1994, through an Administrative Amendment to relocate a park site.

The Seven-Bar Ranch Sector Development Plan encompasses approximately 1,070 acres of rangeland combining rolling hills and level areas, criss-crossed by roads, drainage channels, and utility easements. It is accessed from the south by Coors Boulevard, from the west by McMahan Boulevard; from the north by State Road 528 and Corrales Road; and from the east by Alameda Road and the Corrales crossing of the Rio Grande.

The Sector Plan area is the northwestern hub of the transportation network for the northwest mesa and should consequently serve as an area of relatively intense land use providing services to the less intense development areas that surround it. It also provides an opportunity for development of relatively intense residential densities, supporting the proposed average densities of the Established Urban Area, and Comprehensive Plan goals for conservation of land, energy, and the airshed (p.4).

The Master Plan for Development beginning on page 8 of the Plan and the Land Use Map (Exhibit 3) identifies O-1 zoning for the subject site. The existing zoning is similar with this in that the eastern portion of the site is zoned SU-1 for O-1 and the western portion is zoned SU-1 for C-1 uses (expanded).

Applicable to the site development plan for building permit, Seven-Bar Ranch Design Guidelines (from Appendix 6 of the Plan) include:

Architectural Design:

1. Preservation of a ground plane adjacent to the street right-of-way which is defined by a consistent style of landscaping integrating the public streetscape and public open-space system with private landscaped areas.
2. Consistent treatment of vertical building planes with regard to color, material, architectural details and trim materials, or conformance with an indigenous architectural style
3. Consistency of major architectural elements such as roofline, articulation of building fenestration, and articulation of massing.

“There should be a landscaped street yard along the entire frontage of properties adjacent to Coors Boulevard.”

- A front landscaped street yard shall be 35-feet wide in Segment 4, with a minimum of 50% of this area landscaped with live material which will visually screen and buffer parking development behind the street yard. Turf is not considered a buffer.

Policy 4: Site Landscaping

“Landscape design and improvements should be complementary to the individual site and to the overall appearance of the corridor in accordance with the design regulations and guidelines.”

Policy 5: Off-Street Parking

“Generally, off-street parking facilities should be located to the rear of the sites. Street frontages should be devoted to building architecture and landscaping.”

- A minimum of 20% of the parking lot shall be landscaped
- One tree shall be planted per every 10 parking spaces.

Policy 6: Commercial Sites

“Commercial sites, such as shopping centers, should be designed so that the building or buildings is located near the street perimeter and relates to the streetscape area along Coors Boulevard.”

Policy 7: Access

“Separate vehicular and pedestrian access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized.”

Policy 8: Bikeways and Horse Trails

“Where appropriate and feasible, provision should be made for bikeway and horse trail facilities as part of the site plan design.”

Policy 9: Site Lighting

“Site area lighting, including parking area lighting, should be carefully designed and located so as to minimize glare on any public right-of-way or any adjacent premises.”

Policy 10: Architectural Design

“Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.”

(Alameda Boulevard). The plan also puts emphasis on Coors Boulevard as a transit and pedestrian corridor. The subject property is in Segment 4 of the Coors Corridor Plan, which extends from the Calabacillas Arroyo to Alameda Boulevard. Issue 3 policies apply to both the site development plan for subdivision and site development plan for building permit all others apply to the site development plan for building permit:

Issue 3: Land Use and Intensity of Development

Policy 1: Adopted Plans

“Land use decisions shall be made in accordance with adopted plans for the Northwest Mesa area.”

Policy 5: Development Intensity

“Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.”

Policy 7: Cluster Design

“Cluster design for development of residential, commercial, and industrial structures shall be encouraged.”

Issue 4: Visual Impressions and Urban Design Overlay Zone
General Policies

Policy 1: Views Within the Corridor

“Appropriate and pleasing visual impressions within the corridor should be established and preserved.”

Policy 3: New Development

“New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines.”

Site Planning and Architecture

Policy 1: Site design

“Natural site amenities should be incorporated into the site design.”

Policy 2: Building Setback, Height and Bulk

“Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site, and to adjacent or related buildings and structures.”

- Minimum 35 foot front-yard setback from right-of way in segment 4
- Buildings shall not exceed the height limitation in the underlying zone

Policy 3: Front Landscaped Street Yard

Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

Policy 1.3: Strip commercial developments shall not be approved on the West Side. Commercial development shall occur in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the centers are strongly discouraged, in order to reinforce the Neighborhood and Community Centers. Changes of commercial and office zoning outside the centers to residential use is encouraged. This policy is meant to impact the design and layout of commercial areas and their connections to adjacent development and to encourage clustering of commercial and office uses in activity centers. It is not intended to rezone allowed commercial uses.

Seven Bar Community

Policy 3.1: The Cottonwood Mall area shall be designated as the West Side's Regional Center. The boundaries of the Regional Center are shown on page 33. Development appropriate to a Regional Center, including the largest commercial and highest density development of anywhere on the West Side, will occur in this location.

Policy 3.3: Development of the Regional Center shall be inclusive of mixed uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.

Employment Growth

Policy 3.85: The City of Albuquerque shall emphasize the creation of base or export jobs and regionally based jobs on the West Side. A small number (one or two) export industries shall be identified and targeted for location on the West Side.

Bikeways and Trails

Policy 6.25: All new developments shall include internal bicycle/pedestrian trails and bikeways which link to the adopted Trails and Bikeways Facility Plan primary trails network when feasible and subject to development impact fee requirements. All subdivisions, sector plans, planned communities, and other development plans must demonstrate connectivity of trails and bikeways to adjacent developments and destinations.

Coors Corridor Sector Development Plan (Rank III)

This plan was adopted in 1984 and revised in 1989. It provides detailed design guidelines for the development of Coors Boulevard and adjacent properties from Central Avenue north to State Road 528

Economic Development

Goal: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy a: New employment opportunities, which will accommodate a wide range of occupational skills and salary levels, shall be encouraged and new jobs located convenient to areas of most need.

Policy g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

West Side Strategic Plan (WSSP) (Rank II)

The *West Side Strategic Plan (WSSP)* was first adopted in 1997 and recently amended in 2002. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The *WSSP* identifies thirteen communities in established areas of the West Side that are partially developed and describes how community concepts can be applied. A Community is comprised of a Neighborhood Center(s) and Community Center(s), and the Plan outlines uses that should occur within the centers, as well as uses that should occur in areas adjacent to the centers. The *WSSP* emphasizes throughout its text the concept of commercial development in cluster configurations in contrast to the traditionally evolved strip commercial development.

The recent amendments to the *WSSP* include several changes to policies, activity center boundaries and locations, and clarifications of conflicting and unclear policies. The adopting resolution for the amendments (R-01-278, Enactment No. 35-2002) has a section that reads:

“Section 3. The West Side Strategic Plan is a Rank 2 Plan and its provisions shall be mandatory except where they conflict with existing zoning.”

The following goals, objectives, and policies apply to both the site development plan for subdivision and site plan for building permit:

Goal 12: The Plan should provide for long-term sustainable development on the West Side.

Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

-
- Encompass an area of 300 acres or more and have the following attributes:
 - land uses typical in modern commercial, office, and technology centers, including medium to high density residential on mixed small and large parcels
 - transition from intense core to surrounding residential neighborhoods
 - 3 story and higher; floor area ratios of 1.0 and larger; connections between buildings and to sidewalks; buildings close or touching in more urban of centers
 - on-street and off-street parking; opportunity for park-and-ride; structured parking encouraged
 - larger scale plazas and paths; greater opportunity for public-private partnership in creating public spaces

EXAMPLE OF USES:

- mid & high rise office
- hotels
- major cultural, entertainment uses
- regional & corporate offices
- retail; service
- technology/light manufacturing
- higher education facilities
- public & quasi-public uses
- medium to high density residential

Policy f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

Policy g: Activity Center locations shown on a Comprehensive Plan map, and their predominate uses in accordance with their unique roles and expected needs of the community, shall be developed in accordance with more specific sub-area planning efforts.

Transportation and Transit

Goal: The Goal is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Policy g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

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

Policy i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

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

Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

Policy m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Activity Centers

Goal: to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

Policy a: Existing and proposed Activity Centers are designated by a Comprehensive Plan map* where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services. Each Activity Center will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation. The subject site is in a Major (Regional) Activity Center. The policy objectives state that major activity centers should:

- Provide the most highly concentrated locations of commercial, service and employment uses in conjunction with area-wide needs.
- Serve the entire metropolitan population and beyond accessible by all modes of travel, including pedestrians and bikes
- Be located at major roadways and/or major transit stops/transfer points, served by on-street and off-street parking (parking structures are encouraged) and where major street intersections designed to facilitate pedestrian and transit connections

The site (along with several other parcels in the vicinity) was annexed into the City of Albuquerque through order of the Municipal Boundary Commission in 2001. The Commission did not establish zoning on the site and after annexation, the City applied zoning that was consistent with the previous Bernalillo County zoning.

In addition to establishment of zoning on the site, Bernalillo County also approved a site development plan for subdivision that allowed two restaurants, one on Tract 13A and one on Tract 13B (the subject site). Tract 13C is an Archaeological Site dedicated to the City of Albuquerque's Open Space Division. A site plan for subdivision, which contained the City Council's conditions for Tracts 13A, 13B and 13C received final sign off by the DRB in December 2004.

If the three tracts were developed as approved than site plans for building permit were delegated to the DRB (site plan "general note" #8). The current request for amendment to Tracts 13B and 13C requires an amendment to the DRB approved site development plan for subdivision because the applicant is proposing:

- additional language to general note #7 so that it will read (addition is in italics): "A variance to the required 35-foot setback as identified in the Coors Corridor Plan is approved to be reduced to 20-feet, and these buildings are allowed a maximum height of 30-feet. *All other setbacks shall comply with the building setback requirements for the O-1 zone in the Comprehensive City Zoning Code and Coors Corridor Plan.*"
- to increase the size of the building by 4,500 square feet
- to reconfigure the parking area layout to an east-west alignment rather than a north-south alignment and;
- an increased front setback from 20' to approximately 35-40'

Because of these amendments, a site development plan for building permit for Tract 13B and 13C must be reviewed by the EPC. Delegation to the DRB still holds for Tract 13A provided it develops according to the originally approved site development plan for subdivision.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Developing Urban by the *Comprehensive Plan* with a Goal to "create a quality urban environment, which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." The following policies apply to both the site plan for subdivision and the site development plan for building permit:

Policy a: The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Development Services Report

SUMMARY OF REQUEST

Request	Site Development Plan for Subdivision Site Development Plan for Building Permit
Location	Coors Boulevard NW between Alameda Boulevard NW and Seven Bar Loop Road

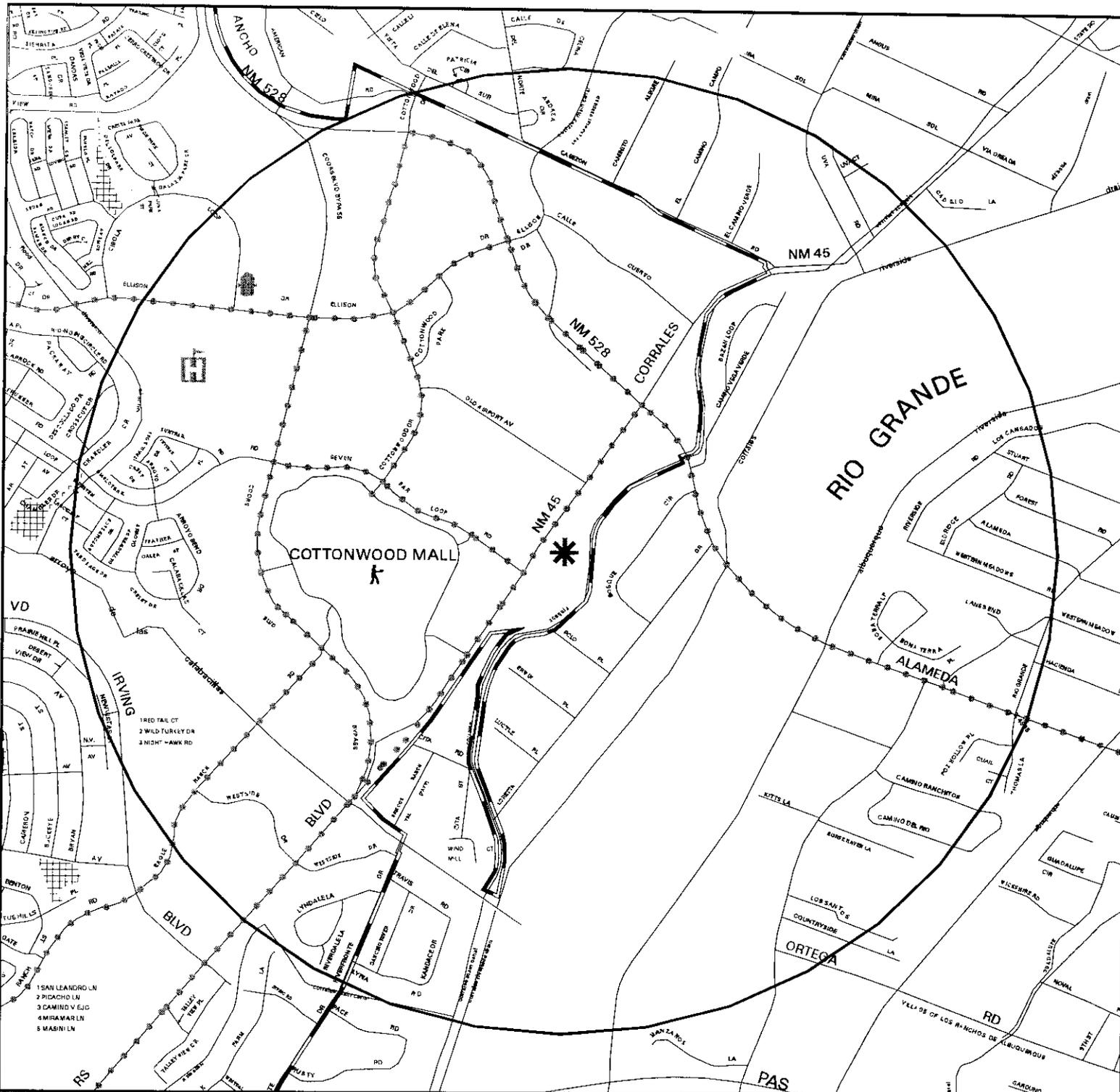
AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-1 Uses & Restaurant with Liquor for On-Premise Consumption/SU-1 for O-1	Developing Urban; West Side Strategic Plan; Coors Corridor Sector Development Plan; Seven-Bar Ranch Sector Development Plan; O-02-16	Vacant
North	"	"	Salon/Day Spa
South	"	"	Vacant
East	Corrales Acequia and County A-1	Developing Urban; West Side Strategic Plan; Coors Corridor Sector development Plan; Seven-Bar Ranch Sector Development Plan	Corrales Acequia, Vacant O-1 zoned land
West	SU-1 for C-2 Uses	Established Urban; West Side Strategic Plan; Coors Corridor Sector Development Plan; Seven-Bar Ranch Sector Development Plan	Grocery Store and small commercial businesses

Background, History and Context

This request is for review and approval of an amendment to the EPC approved site development plan for subdivision (Project 1001445, December 2004) and a site development plan for building permit for an approximately 2.46-acre site located on the east side of Coors Boulevard just south of Alameda Boulevard. The proposed use is a 12,500 square foot Chinese buffet-style restaurant.



▽ Senior Center

○ Community Center

◆ Multi-Service Center

Library

Police

Sheriff

Fire Station

Pool

APS Schools

Elementary

Middle

High

Suntran Routes

City Limits

★ 1001445

Developed City Park

Undeveloped City Park

County Park

Landfill

Buffer designated by EHD



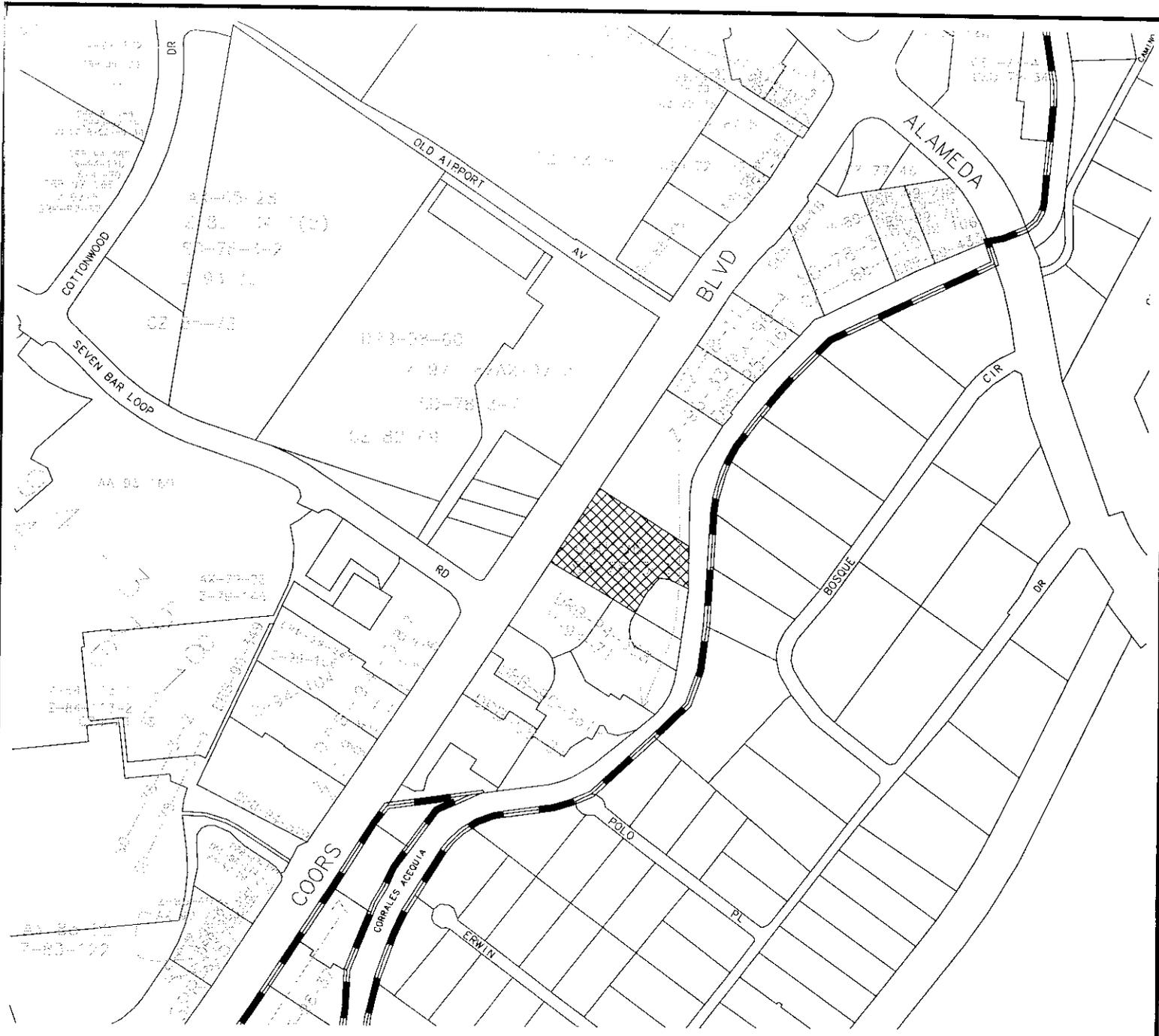
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1/2 Mile

1 Mile



Scale 1" = 1500'



HISTORY MAP



Scale 1"= 491'

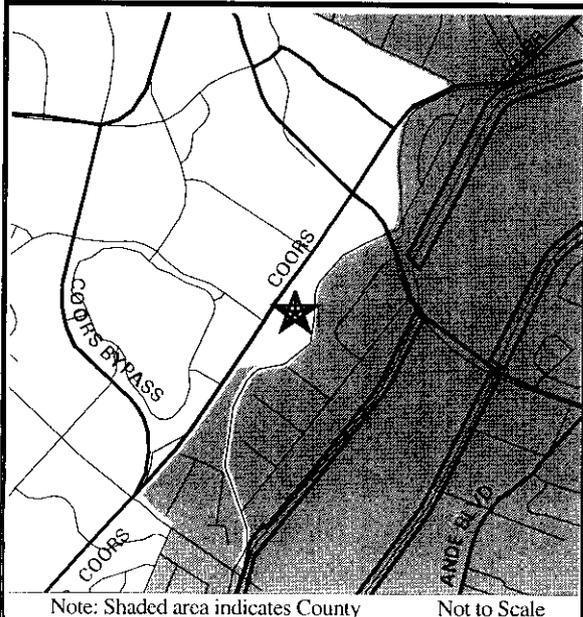
**PROJECT NO.
1001445**

**HEARING DATE
6-16-05**

**MAP NO.
B-14**

**ADDITIONAL CASE NUMBER(S)
05EPC-00754
05EPC-00756**

Note: Shaded area indicates County Not to Scale



LAND USE MAP

KEY to Land Use Abbreviations

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



Scale 1" = 491'

PROJECT NO.
1001445

HEARING DATE
6-16-05

MAP NO.
B-14

ADDITIONAL CASE NUMBER(S)
05EPC-00754
05EPC-00756

OFFICIAL NOTICE OF DECISION
JUNE 16, 2005
PROJECT #1001445
PAGE 9 OF 9

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

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

Sincerely,


for Richard Dineen
Planning Director

RD/SS/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Bill Baker, Bosque Dell Acres NA, 1516 Erwin Pl. NW, Albuquerque, NM 87114
Kim Johnson, Bosque Dell Acres NA, 9906 Loretta NW, Albuquerque, NM 87114



THREE HUNDRED YEARS
1706-2006
ALBUQUERQUE

Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

1001445

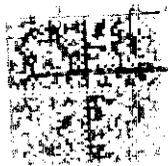
EPD

CITY OF ALBUQUERQUE

101406516235720225

STRATEGIC NEW MEXICO PARTNERS
10200 CORRALES RD NW
ALBUQUERQUE NM 87114

TO: SENDER
R.F. DEWINE
401 ADAMS ST
ALBUQUERQUE, NM 87102



500 371



