

AA

APPLICATION NO. 05AAC1672	PROJECT NO. 1002529
PROJECT NAME SHOPS AT WESTSIDE DRIVE NW	
EPC APPLICATION NO.	
APPLICANT / AGENT MICHAEL SAFRANY	PHONE NO. 884-9110 EXT 108
ZONE ATLAS PAGE B13	
(SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEV PLAN), (IR), (AA)	
ONE STOP COMMENT FORM LOG	

HYDROLOGY DEV (505) 924-3986		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BA3</i>	DATE <i>10/21/05</i>	DATE
COMMENTS:		

UTILITY DEV (505) 924-3989		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED <i>BA3</i>	DATE <i>10/28/05</i>	DATE
COMMENTS:		

TRANSPORTATION DEV (505) 924-3990		
PLANS DISAPPROVED <i>NSF</i>	DATE <i>10/21/05</i>	DATE
PLANS APPROVED <i>NSF</i>	DATE <i>11/1/05</i>	DATE
COMMENTS:		
<i>- provide driveway detail to ensure ADA access across driveway (for shop B) and provide geometrics info on site plan. See site plan marked 'TRANSP' for comments.</i>		

PARKS AND REC (505) 768-5328		
PLANS DISAPPROVED	DATE	DATE
PLANS APPROVED	DATE	DATE
COMMENTS:		

PLANNING (505) 924-3858		
PLANS DISAPPROVED <i>CM</i>	DATE <i>1/31/06</i>	DATE
PLANS APPROVED <i>CM</i>	DATE <i>1/29/06</i>	DATE
COMMENTS:		
<i>1/31 - applicant was notified of deficiencies; need to notify neighborhood</i>		
<i>1/29 - additional storefronts, patios + entrance drive along no. side of Bldg. B</i>		

Revised 3/3/04

(Return form with plat / site plan)

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

- | | | | | | |
|--------------------------|----------|--------------------------|----------|--------------------------|---|
| <input type="checkbox"/> | S | <input type="checkbox"/> | Z | <input type="checkbox"/> | ZONING & PLANNING |
| <input type="checkbox"/> | | <input type="checkbox"/> | | <input type="checkbox"/> | Annexation |
| <input type="checkbox"/> | | <input type="checkbox"/> | | <input type="checkbox"/> | County Submittal |
| <input type="checkbox"/> | V | <input type="checkbox"/> | | <input type="checkbox"/> | EPC Submittal |
| <input type="checkbox"/> | | <input type="checkbox"/> | | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning) |
| <input type="checkbox"/> | P | <input type="checkbox"/> | | <input type="checkbox"/> | Sector Plan (Phase I, II, III) |
| <input type="checkbox"/> | | <input type="checkbox"/> | | <input type="checkbox"/> | Amendment to Sector, Area, Facility or Comprehensive Plan |
| <input type="checkbox"/> | | <input type="checkbox"/> | | <input type="checkbox"/> | Text Amendment (Zoning Code/Sub Regs) |
| <input type="checkbox"/> | | <input type="checkbox"/> | | <input type="checkbox"/> | Street Name Change (Local & Collector) |
| <input type="checkbox"/> | L | A | | <input type="checkbox"/> | APPEAL / PROTEST of... |
| <input type="checkbox"/> | D | | | <input type="checkbox"/> | Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals |

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

APPLICANT INFORMATION:

NAME: Stedley Development PHONE: 450-2383
 ADDRESS: 8101 San Pedro NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____
 AGENT (if any): George Reinhardt Architect & Assoc. PHONE: 884-9110 ex 108
 ADDRESS: 2325 San Pedro NE Suite 2-B FAX: 837-9877
 CITY: Albuquerque, N.M. STATE NM ZIP 87110 E-MAIL: _____

DESCRIPTION OF REQUEST: Administrative Amendment to Building Permit Site Plan

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. Lots 3, 4, 5 Tract G-B Block: _____ Unit: _____
 Subdiv. / Addn. Black Farm Estates TRK: SHOPS @ WESTSIDE DRIVE NW
 Current Zoning: SU1 for C1 Proposed zoning: _____
 Zone Atlas page(s): B13 No. of existing lots: _____ No. of proposed lots: _____
 Total area of site (acres): 2.14 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? _____
 UPC No. 10120655103640505 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: NEC - Corral NW & Westside Dr. NW
 Between: _____ and _____

CASE HISTORY:

List any other or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V_, S_, etc.): 05 EPC 005691
DRB 94-495 Project 1002529 05 DRB 01208

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

SIGNATURE Michael Johnson DATE 10-27-05
 (Print) Michael Johnson _____ 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	Action	S.F.	Fees
<u>05AA - 01672</u>	<u>AA</u>	<u>PL4</u>	<u>\$ 45.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>N/A</u>			Total <u>\$ 45.00</u>

Sandy Sandley 10/27/05
 Planner signature / date

Project # 1002529

Form revised 4/04

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

PAID RECEIPT

APPLICANT NAME STERLING DEVELOPMENT
AGENT GEORGE REINHART ARCHITECTS & ASSO C
ADDRESS 2325 SAN PEDRO NE STE 2-B
PROJECT & APP # 1002529/05AA01672
PROJECT NAME SHOPS @ WESTSIDE DRIVE NW

\$ _____ 441032/3424000 Conflict Management Fee
\$ _____ 441006/4983000 DRB Actions
\$ 45.00 441006/4971000 EPC/~~AA~~UCC Actions & All Appeals
\$ _____ 441018/4971000 Public Notification
\$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan () Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ 45.00 TOTAL AMOUNT DUE

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

GEORGE R. RAINHART
ARCHITECT & ASSOCIATES, P.C.

2325 SAN PEDRO NE SUITE 2B
ALBUQUERQUE, NM 87110
PH. 505-884-9110

Security enhanced document. See back for details.

Job # 0515 2758

PAY TO THE ORDER OF

City of Albuquerque

DATE 10-27-05

95-78/1070
893

Forty Five Dollars Even

\$ 45.00

 **Compass Bank**
Albuquerque, New Mexico

DOLLARS 

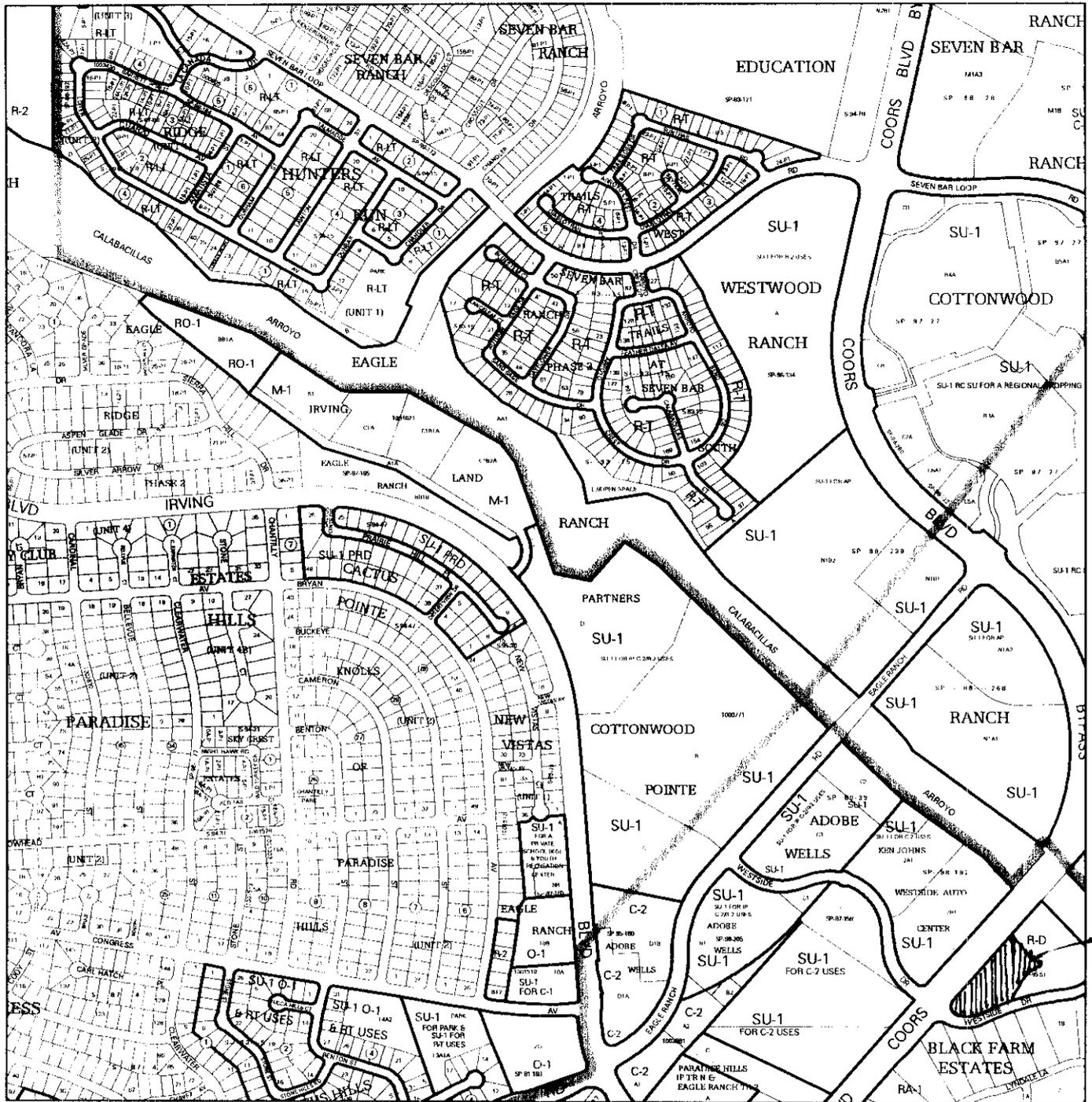
Security features are included. Details on back.

FOR A.A.

Dolly Rainlet

⑈002758⑈ ⑆107000783⑆ 0012577984⑈

MP



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-13-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Map amended through: 9/2/2005

September 21, 2006

City of Albuquerque
600 Second St.
Albuquerque, NM 87102

**Re: Administrative Amendment for
Shops at Westside NW**

**Legal: Lots 3, 4 of Black Farms Estates Tract 6-B.
Current Zoning: SU-1 for C-1
Zone Atlas: B-13-Z**

To Whom It May Concern:

We herewith wish to submit an application to the City of Albuquerque for Administration Amendment to an approved Site Development Plan for review and possible approval.

The proposed project is located at the northeast corner of Coors Boulevard NW (State hwy 448) and Westside Drive NW.

The requested changes are as follows:

A six foot sidewalk along the southwest and southeast of Shops Building A has been extended to accommodate access to the furthest south suite. A three foot high screen wall has been added along the west sidewalk as shown on attached sheet A1.0.

The southwest tower on Shops building A has been raised to a thirteen (13'-0") eave height from an eleven feet (11'-0") eave height (see attached sheet A3.1 no. 2 South Elevation). This additional height was added to match the other tower heights and does not encroach into the view plain as per the Coors Corridor Plan.

Three covered patios are proposed, two on Shops Building A, one on the north side and one on the southeast side. One covered patio has been added to Shops Building B on the southwest corner. Reference attached sheet A1.0. The purpose of the covered patios is for prospective restaurant tenant use.

Along the north side of Shops Building B an entrance drive has been proposed to facilitate a permissible use tenant as described under 14-16-2-16 city zoning code (referenced sheet A1.0).



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

It is proposed to increase the storefront areas along the north elevation of Shops Building B (attached sheet A3.2 no. 4 North Elevation) to accommodate a glass overhead door in the event a tenant, within the permissible use request an open air opening.

If you have any questions or concerns about this proposed please do not hesitate to call me (505) 884-9110 extention109.

Sincerely,

George Rainhart Architects and Associates


Anton Dattilo
Project Manager



GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com



Wednesday, April 06, 2005

Planning & Zoning Dept. / Attn: E.P.C. and D.R.B.
The City of Albuquerque
600 2nd Street NW, Plaza Del Sol
Albuquerque, NM 87102

Re: George Rainhart Architects & Associates / Letter of Authorization granted by Sterling Development, Inc.

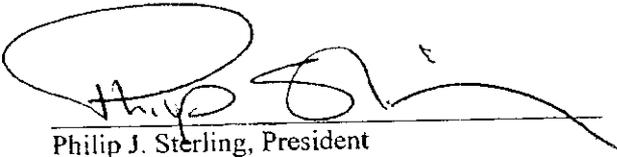
To Whom It May Concern:

Please be advised that Sterling Development, Inc. has contractual interest in Lots 3, 4, and 5, Tract 6-B, Black Farms Estates (NEC Coors & Westside, containing approximately 2.1 acres) and the intention of developing a retail shopping center.

Sterling Development, Inc. as owner; authorizes George Rainhart Architects & Associates to represent Sterling Development, Inc. in this process. George Rainhart Architects & Associates has the full authority to make any needed applications to the E.P.C. and/or D.R.B and any other applicable governing authority on behalf of Sterling Development, Inc.

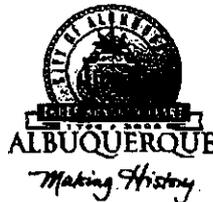
If you have any questions, please feel free to call me at 505-450-2383.

Sincerely,



Philip J. Sterling, President

Cc: George Rainhart
Bill Johnson
Mako Kellman
Randy Eastburg
Tom Riley
John Black
John Morrow
Greg Linde



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

Date: January 21, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1002529*
04EPC-01840 EPC Site Development Plan-
Subdivision
04EPC-01841 EPC Site Development Plan-
Building Permit
04EPC-01843 Zone Map Amendment

Randy Eastburg, CAS
5704 Lomas NE
Albuq. NM 87110

LEGAL DESCRIPTION: for all or a portion of Tracts 6-B Lot 1 to SU-1 for O-1 Permissive Uses; Lot 2 to SU-1 for C-1 Permissive Uses and Auto Sales and Storage; Lots 3-5 to SU-1 for C-1 Permissive Uses, **Partition of Black Ranch**, zoned RD, located on COORS BLVD. NW, between WESTSIDE DR. NW and CALABACILLAS ARROYO, containing approximately 6 acres. (B-13) Makita Hill, Staff Planner

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1002529/ 04EPC-01840, a request for a request for a zone map amendment from RD to SU-1 for C-1 Permissive Uses, SU-1 for C-1 Permissive Uses and Auto Sales and Storage, and SU-1 for O-1 Permissive Uses, for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo, based on the preceding Findings and subject to the following Conditions of Approval.

FINDINGS:

1. This is a request for a zone map amendment from RD to SU-1 for C-1 Permissive Uses, SU-1 for C-1 Permissive Uses and Auto Sales and Storage, and SU-1 for O-1 Permissive Uses, for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo. The site contains approximately 5.6 acres and is currently vacant.

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2. A site development plan for subdivision accompanies this request, which proposes to divide the tract into 5 lots. The proposed SU-1 zoning for these lots is as follows:
 - Lot 1: SU-1 for O-1 Permissive Uses
 - Lot 2: SU-1 for C-1 Permissive Uses and Auto Sales and Storage
 - Lot 3: SU-1 for C-1 Permissive Uses
 - Lot 4: SU-1 for C-1 Permissive Uses
 - Lot 5: SU-1 for C-1 Permissive Uses
3. The request is also accompanied by a site development plan for building permit intended to facilitate development of an auto sales and service center on Lot 2.
4. The request for a zone map amendment for the above stated SU-1 zoning categories is consistent with the Developing Urban policies of the Comprehensive Plan. As the subject site is at a higher geographic elevation than surrounding residential areas, the request will likely have minimal land-use related impacts on these areas (Policy d). The request is proposed on a site that is also vacant and can be served by adjacent utilities (Policy e), and the site is within an area surrounded by existing commercial zoning and development (Policy j).
5. The request is also consistent with policies in the West Side Strategic Plan (WSSP). The subject site is located in the Seven Bar Ranch Community area. The Cottonwood Mall is designated as a Regional Center in the WSSP. Policy 3.2 of the Seven Bar Ranch area of the WSSP states as follows: "Multifamily development and nonresidential development are appropriate in or near the Regional Center..." (WSSP p. 51). The request will facilitate nonresidential development near the Cottonwood Mall Regional Center.
6. The Coors Corridor Sector Development Plan (CCSDP) designates the subject site for residential development. There is currently a significant amount of commercial development along Coors that is inconsistent with the CCSDP designation.
7. The applicant has demonstrated compliance with this request and the requirements of R-270-1980. As changed conditions in the area have been demonstrated by the applicant, the request meets the requirements of R-270-1980 Section D.(2). As such, the applicant has demonstrated that the existing zoning is inappropriate for the subject site as the request is consistent with policies in the Comprehensive Plan and WSSP, meeting the requirements of R-270-1980 Section D.(3). The consistency of the request with policies in the Comprehensive Plan and the West Side Strategic Plan meets the requirements of R-270-1980 Section C.
8. The Riverfront Estates Neighborhood Association has been notified regarding this request, and is in support of the request. There is no known opposition to this request.

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CONDITION:

1. The site shall be replatted to create lot lines that correspond to zoning line boundaries.
-

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1002529/04EPC-01841, a request for approval of a site development plan for subdivision for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo. The site contains approximately 5.6 acres and is currently vacant.
2. The purpose of the request is to divide the subject site into 5 lots.
3. A request for a zone map amendment accompanies this request. The proposed SU-1 zoning for these lots is as follows:
 - Lot 1: SU-1 for O-1 Permissive Uses
 - Lot 2: SU-1 for C-1 Permissive Uses and Auto Sales and Storage
 - Lot 3: SU-1 for C-1 Permissive Uses
 - Lot 4: SU-1 for C-1 Permissive Uses
 - Lot 5: SU-1 for C-1 Permissive Uses
4. The request is also accompanied by a request for approval of a site development plan for building permit intended to facilitate development of an auto sales and service center on Lot 2.
5. The request is generally consistent with the Developing Urban policies of the Comprehensive Plan. As the subject site is at a higher geographic elevation than surrounding residential areas, the request will likely have minimal land-use related impacts on these areas (Policy d). The request is proposed on a site that is also vacant and can be served by adjacent utilities (Policy e), and the site is within an area surrounded by existing commercial zoning and development (Policy j). Modifications to proposed access points to the subject site from Westside Drive are needed in order to insure minimal impacts to existing traffic in the area (Policies i and k), as recommended by the Public Works Department, Transportation Planning Division.
6. The Calabacillas Arroyo is a designated Major Open Space Arroyo in the Facility Plan for Arroyos (FPA). Lot 2 of the proposed subdivision borders the arroyo on the lot's north side. Policy 3, Parking and Service Areas, addresses landscaping setbacks from the arroyo right-of-way. The 20-foot landscape buffer standard in Policy 3 is applicable to the site.

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7. The request is consistent with policies in the West Side Strategic Plan (WSSP). The subject site is located in the Seven Bar Ranch Community area. The Cottonwood Mall is designated as a Regional Center in the WSSP. Policy 3.2 of the Seven Bar Ranch area of the WSSP states as follows: "Multifamily development and nonresidential development are appropriate in or near the Regional Center..." (WSSP p. 51). The request will facilitate commercial and office development near the Cottonwood Mall Regional Center.
8. The Coors Corridor Sector Development Plan (CCSDP) designates the subject site for residential development. There is currently a significant amount of commercial development along Coors that is inconsistent with the CCSDP designation.
9. The CCSDP contains policies regarding use of live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93). The CCSDP also contains policies that call for a 35-foot wide landscape buffer in the front setback area along Coors, and 50% of the buffer area is to be landscaped (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91). The Landscape design standards in the site plan should be revised to reflect compliance with these policies.
10. The contents and scale of the proposed site plan for subdivision is consistent with the definition of a site development plan for subdivision as defined in Section 14-16-1-5, Definitions, of the City Zoning Code.
11. The site plan for subdivision's design guidelines indicate a maximum [REDACTED] for commercial and office development of 32 feet. This should be changed to [REDACTED] permitted under the City's C-1 and O-1 zones.
12. The Riverfront Estates Neighborhood Association has been notified regarding this request, and is in support of the request. There is no known 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.

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2. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**
Conditions of approval for the proposed Site Development Plan for Subdivision 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 building permit. 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. A TI is required and has been submitted.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
 - e. Length of right turn deceleration lanes on Coors at Westside and site drive to be per TIS and/or DPM and/or NMDOT requirements.
 - f. Align private access road at no less than 80 degrees with Coors Blvd. per DPM.
 - g. Site plan shall comply and be designed per DPM Standards.
 - h. Access coordination and TIA (has been submitted) is required per NMDOT.
 - i. Platting must be a concurrent DRB action.
 - j. 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.
 - k. Construction of the bicycle lane, along Coors Boulevard and adjacent to the subject property, as designated on Long Range Bikeways System.
 - l. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
3. The applicant shall revise the Landscape design standards in the site plan to indicate live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93), and demonstrate compliance with the 50% street buffer area landscape coverage policy as established in the CCSDP (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91).
4. The applicant shall include a statement in the site plan for subdivision that assures that the landscaped buffer on the north side of Lot 2 will be a minimum of 6 feet in width with a minimum of four 10-foot landscape bumpouts, consistent with Policy 3, Parking and Service Areas, Facility Plan for Arroyos.

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5. The applicant shall modify the design guidelines regarding maximum building height as follows:
"The maximum building height for commercial and office uses shall be 26 feet and shall be in accordance with the Coors Corridor Plan view corridor restrictions.
6. The applicant shall revise the site plan for subdivision to indicate a minimum front setback of 35 feet and a maximum front setback of 110 feet for Lot 2.

On January 20, 2005 the Environmental Planning Commission voted to approve Project 1002529/04EPC-01843, a request for approval of a site development plan for building permit for lot 2 of Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for building permit for Lot 2 of Tract 6-B, Partition of the Black Ranch, located on Coors Boulevard NW between Westside Drive NW and the Calabacillas Arroyo. The site contains approximately 5.6 acres and is currently vacant.
2. The purpose of this request is to facilitate development of an auto sales and storage center.
3. A request for approval of a site development plan for subdivision accompanies this request. The purpose of the request for site development plan for subdivision is to divide the subject site into 5 lots.
4. A request for a zone map amendment accompanies this request. The proposed SU-1 zoning for these lots is as follows:
Lot 1: SU-1 for O-1 Permissive Uses
Lot 2: SU-1 for C-1 Permissive Uses and Auto Sales and Storage
Lot 3: SU-1 for C-1 Permissive Uses
Lot 4: SU-1 for C-1 Permissive Uses
Lot 5: SU-1 for C-1 Permissive Uses
5. The request is generally consistent with the Developing Urban policies of the Comprehensive Plan. As the subject site is at a higher geographic elevation than surrounding residential areas, the request will likely have minimal land-use related impacts on these areas (Policy d). The request is proposed on a site that is also vacant and can be served by adjacent utilities (Policy e), and the site is within an area surrounded by existing commercial zoning and development (Policy j). The proposed auto sales and storage building illustrates a quality design (Policy l), and a low profile that maintains scenic views in the area (Policy m). Modifications to proposed access points to the subject site from Westside Drive are needed in order to insure minimal impacts to existing traffic in the area (Policies i and k), as recommended by the Public Works Department, Transportation Planning Division.

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6. The request is consistent with policies in the West Side Strategic Plan (WSSP). The subject site is located in the Seven Bar Ranch Community area. The Cottonwood Mall is designated as a Regional Center in the WSSP. Policy 3.2 of the Seven Bar Ranch area of the WSSP states as follows: "Multifamily development and nonresidential development are appropriate in or near the Regional Center..." (WSSP p. 51). The request will facilitate development of an auto sales and storage center near the Cottonwood Mall Regional Center.
7. The WSSP also contains design guidelines that call for the location of "...commercial developments for transit accessibility with buildings directly adjacent to street frontages and parking at the rear or sides of the property..." (WSSP, p. 172). Modifications to the building layout will be needed in order for the request to be in full compliance with these policies.
8. The Coors Corridor Sector Development Plan (CCSDP) designates the subject site for residential development. There is currently a significant amount of commercial development along Coors that is inconsistent with the CCSDP designation.
9. The location of the building is not consistent with policies in the Centers and Corridors component of the Comprehensive Plan regarding street entrances to corridor buildings (Policy A, Corridor Policies, p. II-82, 83). The building location is also not consistent with policies in the WSSP and CCSDP that call for a frontage orientation of buildings (WSSP, Design Guidelines, p. 172; CCSDP, Issue 4, Visual Impressions and Urban Design Overlay Zone, b. Site Planning and Architecture, Policy 6, Commercial Sites, p. 96). The applicant should move the proposed building to a location closer to the Coors frontage that is consistent with these policies and meets with City planning staff approval.
10. The CCSDP requires live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93). The CCSDP also contains policies that call for a 35-foot wide landscape buffer in the front setback area along Coors, and 50% of the buffer area is to be landscaped (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91). The Landscape plan should be modified to reflect compliance with these policies.
11. Off-street parking information shown on the site plan suggests that the parking requirements for the proposed use can be met, however mathematical calculations for the parking requirements are not included. The applicant should include mathematical calculations to support the parking space numbers shown on the site plan for vehicles and bicycles.
12. The Riverfront Estates Neighborhood Association has been notified regarding this request, and is in support of the request. There is no known opposition to this request.

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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. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, PUBLIC WORKS and NMDOT:**
Conditions of approval for the proposed 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 building permit. 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. A TI is required and has been submitted.
 - d. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site (i.e. street improvements recommended in the Traffic Impact Study (TIS)).
 - e. Length of right turn deceleration lanes on Coors at Westside and site drive to be per TIS and/or DPM and/or NMDOT requirements.
 - f. Align private access road at no less than 80 degrees with Coors Blvd. per DPM.
 - g. Site plan shall comply and be designed per DPM Standards.
 - h. Access coordination and TIA (has been submitted) is required per NMDOT.
 - i. Platting must be a concurrent DRB action.
 - j. 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.
 - k. Construction of the bicycle lane, along Coors Boulevard and adjacent to the subject property, as designated on Long Range Bikeways System.
 - l. Dedication of additional rights-of-way, as necessary, and construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).
3. The applicant shall include mathematical calculations on the site plan to support the parking space numbers shown on the site plan for vehicles and bicycles.

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4. The applicant shall revise the Landscape design standards in the site plan to indicate live organic groundcover in all planting areas (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 4, Site Landscaping, p. 93), and demonstrate compliance with the 50% street buffer area landscape coverage policy as established in the CCSDP (Issue 4, Visual Impressions and Urban Design Overlay Zone, B. Site Planning and Architecture, Policy 3, Front Landscaped Street Yard, p. 91).
5. The applicant shall move the proposed building consistent with the 35-foot minimum front setback and 110-foot maximum front setback as stipulated for the site development plan for subdivision setback standards for Lot 2.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **FEBRUARY 4, 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-B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

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

Sincerely,

Richard Dineen
Planning Director

RD/MH/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuquerque, NM 87102
Robert Ponto, 9505 Dancing River NW, Albuquerque, NM 87114

FORM P(4): SITE PLAN REVIEW – ADMINISTRATIVE APPROVAL OR AMENDMENT

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT IN THE DOWNTOWN SU-3 ZONE

- Copy of the pre-application meeting findings (A pre-application meeting is required for Downtown 2010 projects.)
- Site plan and related drawings (folded to fit into an 8.5" x 14" pocket) 6 copies
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Notifying letter and certified mail receipts to owners of adjacent properties if required by pre-application meeting
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Solid Waste Management Department signature on Site Plan if relevant
- Blue-line copy of Site Plan with Fire Marshal's stamp
- Copy of the LUCC approval if the site is in an historic overlay zone
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

AMENDMENT TO SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

CONCEALED OR SITE DEVELOPMENT PLAN CONTROLLED WIRELESS TELECOM FACILITY

NOTE: The requirements specified below apply to the previous 3 plan types, unless otherwise noted.

- Proposed Site Plan, with changes circled and noted if amended (folded to fit into an 8.5" x 14" pocket) 5 copies
- Copy of approved Site Plan being amended if applicable (folded to fit into an 8.5" x 14" pocket) 1 copy
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of EPC or DRB Notice of Decision (not required for WTF)
- Fee (see schedule)
- Any original and/or related file numbers are listed on the cover application

NOTE: The next two items are also required if the square footage change is 2% or more of any building's gross floor area

- Notifying letter & certified mail receipts addressed to owners of adjacent properties
- Office of Neighborhood Coordination inquiry response, notifying letter, certified mail receipts

NOTE: Only for wireless telecommunications facilities that are concealed and/or subject to site development plan review, the following materials are required for application submittal in addition to all those listed above:

- Co-location 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 tower
- Registered Engineer's stamp on the Site Development Plans
- Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

PLEASE NOTE: If you are applying for approval of a telecom site to be located on City of Albuquerque property, there are several additional requirements. Contact Debbie Stover at 924-3940 for details.

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

Michael S. Kelly Applicant name (print)
Michael S. Kelly 10-27-05 Applicant signature / date



Form revised June 04, October 2004

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

Application case numbers
 CSAA - 01672

Sandy Handley 10/27/05
 Planner signature / date
 Project # 1002529