



**Environmental
Planning
Commission**

*Agenda Number: 06
Project Number: 1004167
Case #: 16EPC-40011
April 14, 2016*

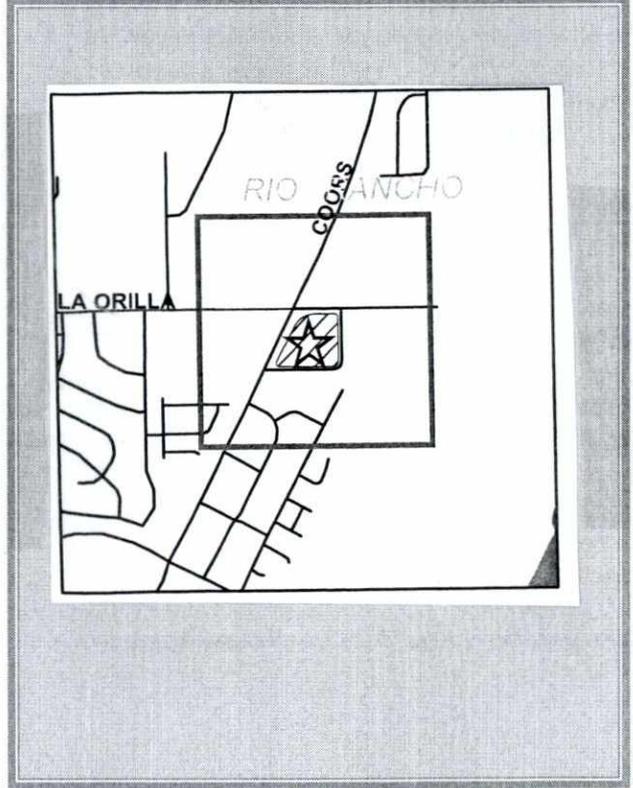
Staff Report

Agent	James Strozier, Consensus Planning
Applicant	Paul Hedges, Guardian Storage
Request	Amendment to Site Development plan for Subdivision
Legal Description	1,2, 7A,8A,9 and 10B-2,, Bosque Plaza Subdivision
Location	La Orilla RD between Coors Boulevard and the Rio Grande
Size	11.5
Existing Zoning	C-1 (SC)
Proposed Zoning	Same

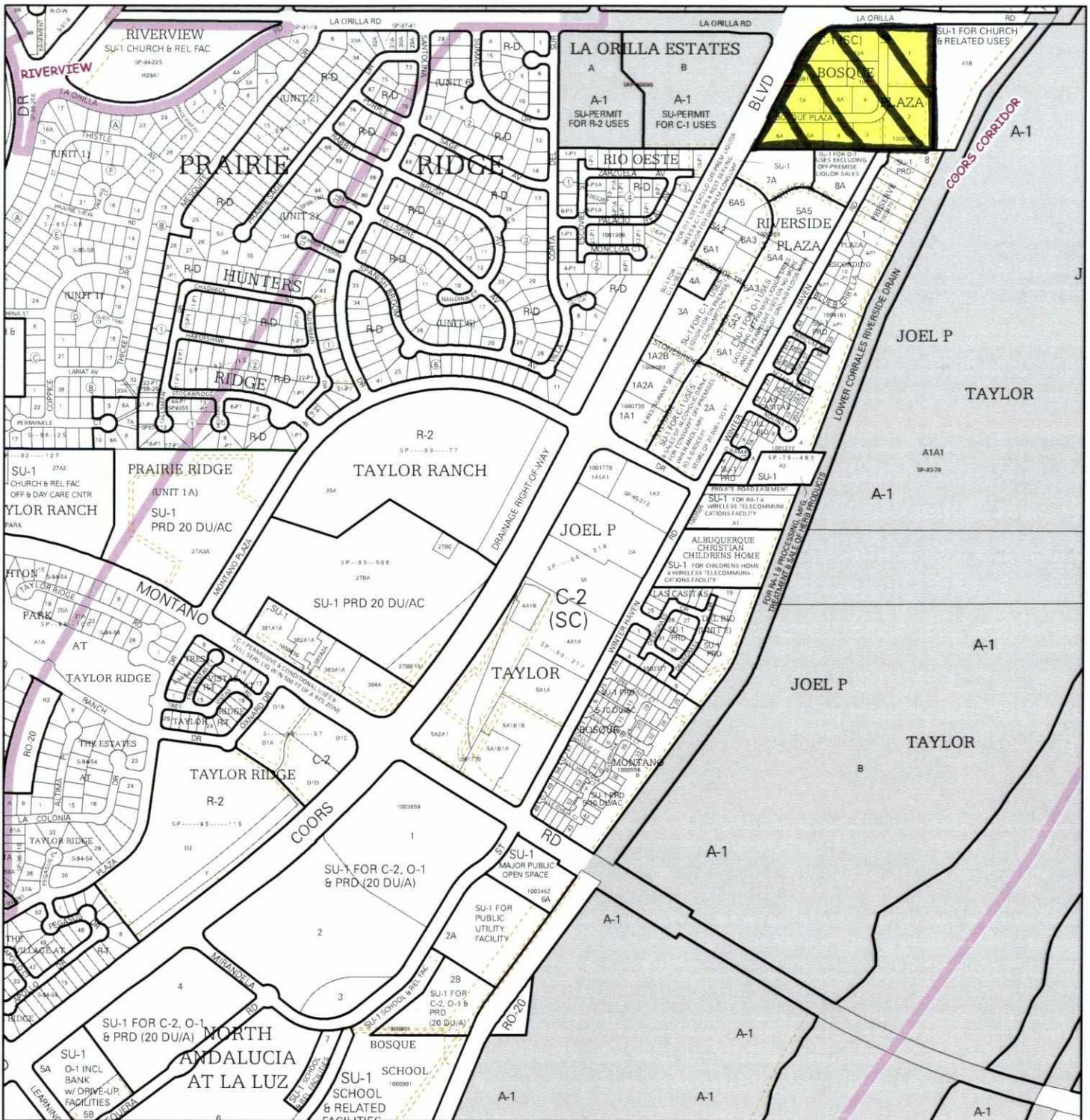
Staff Recommendation
APPROVAL of Case 16 EPC 40011 based on the Findings beginning on Page 11, and subject to the Conditions of Approval beginning on Page 14.

Staff Planner
Maggie Gould, Planner

Summary of Analysis
This is a request to amend the Site Development Plan for subdivision for Bosque Plaza Shopping Center located on the east side of Coors Boulevard at La Orilla Road. The applicant proposes to amend the existing, approved Site Development Plan for Subdivision to allow delegation of future development on certain lots, set landscape standards for those sites and establish an FAR for in-door storage uses on lot one and add a note to the site plan to clarify that indoor storage is allowed as part of a conditional approval. The design standards for the site are very comprehensive and the site is also subject to the requirements of the Coors Corridor Plan for view preservation. These requirements provide sufficient guidance for future development.
A facilitated meeting was held on March 15th. Attendees expressed opposition to large buildings near the Bosque, concern about the storage use and opposition to delegation of future approvals.
Staff is recommending approval with conditions.



City Departments and other interested agencies reviewed this application from 02/29/2016 to 03/16/2016
Agency comments used in the preparation of this report begin on Page 16.



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

Map amended through: 1/28/2016

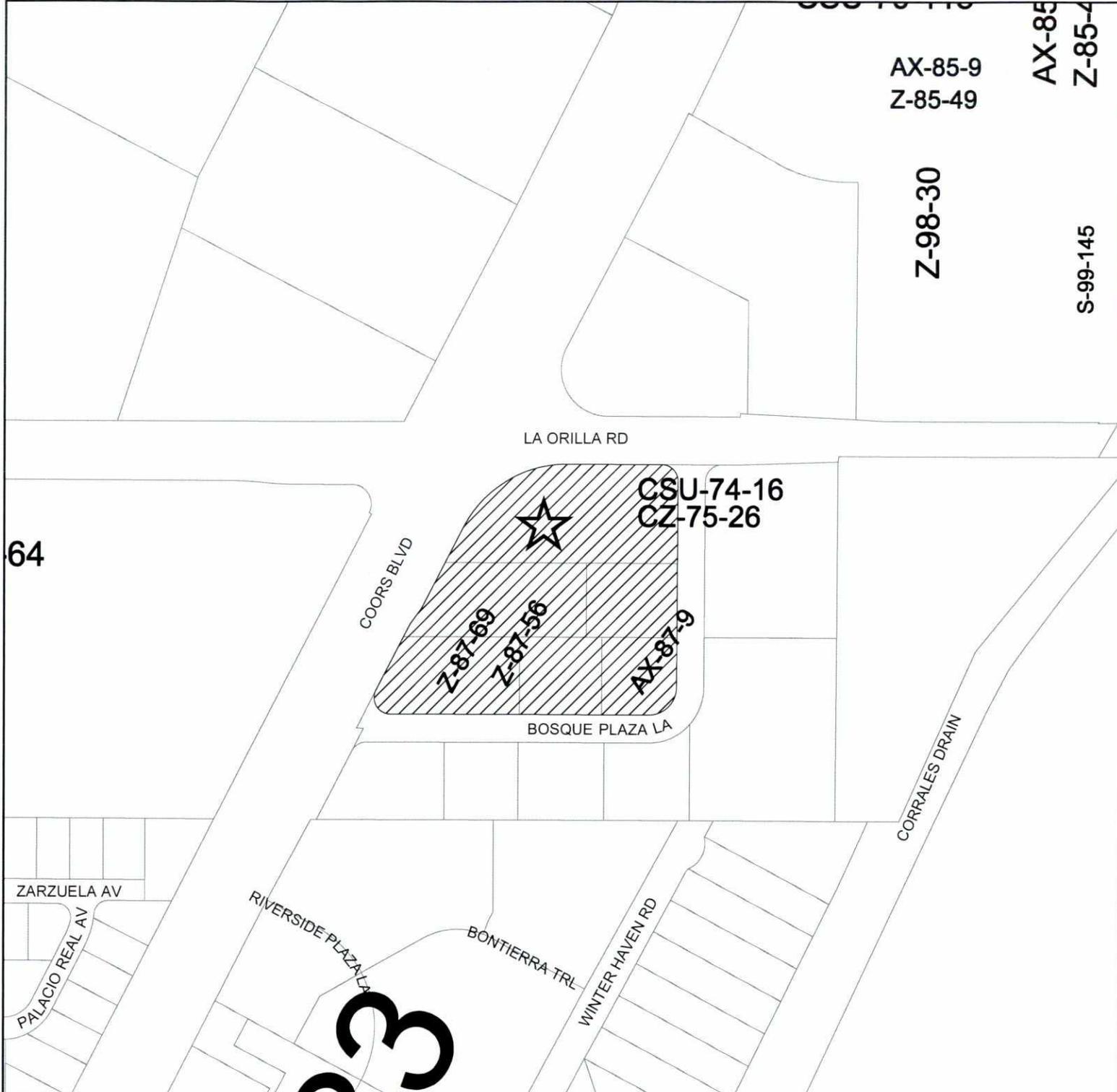
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-12-Z

Selected Symbols

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

0 750 1,500 Feet



64

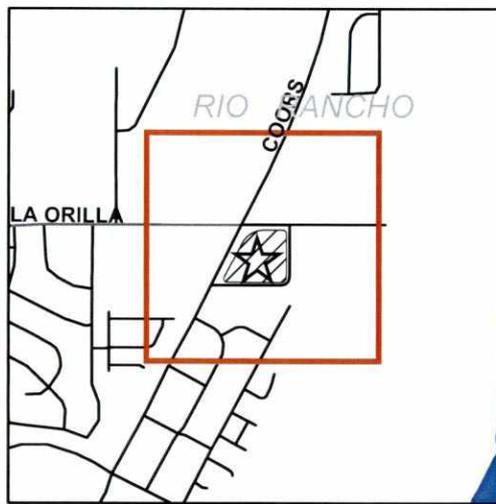
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 250 feet

Project Number:
1004167
Hearing Date:
04/14/2016
Zone Map Page: E-12
Additional Case Numbers:
16EPC-40011





LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

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



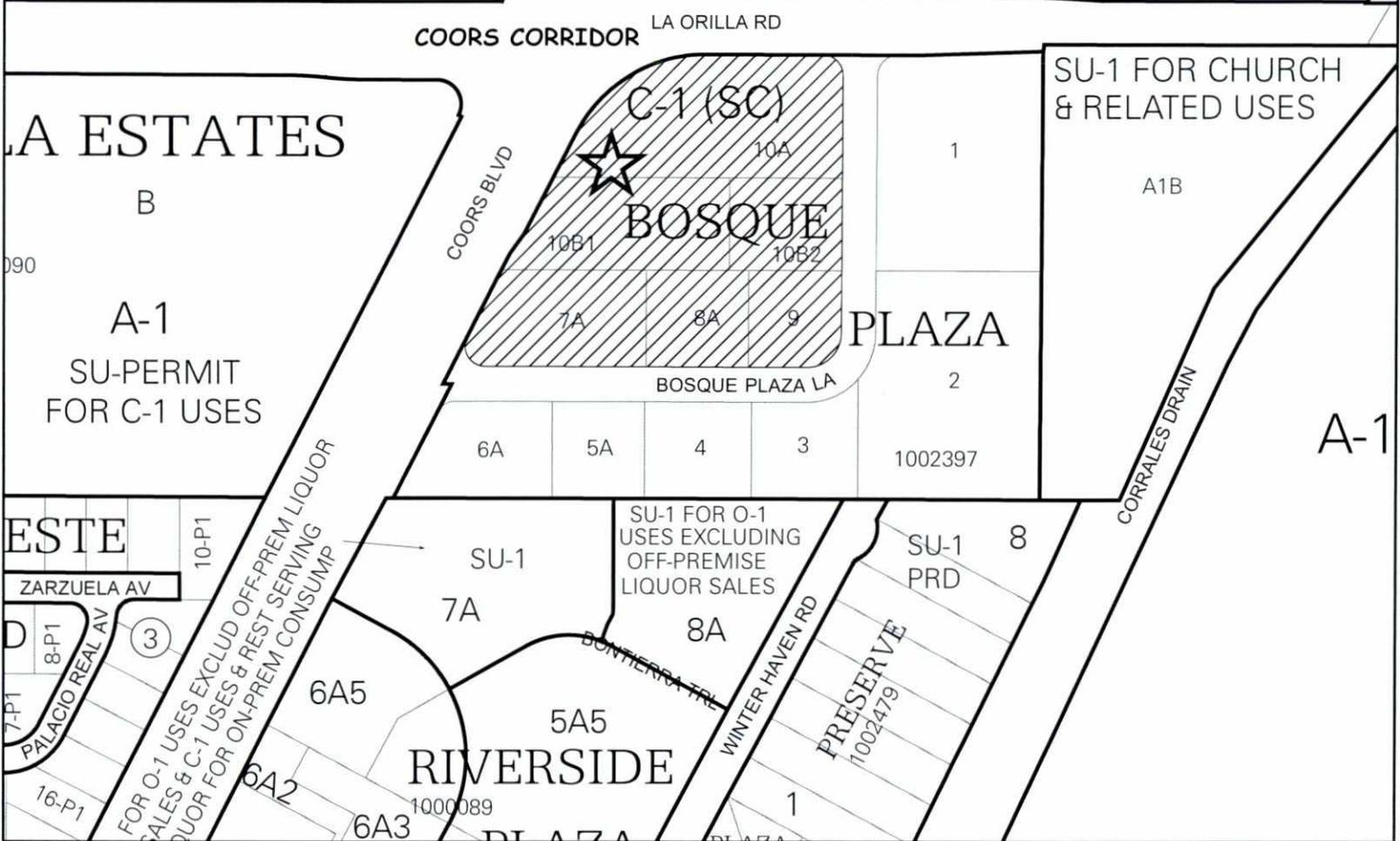
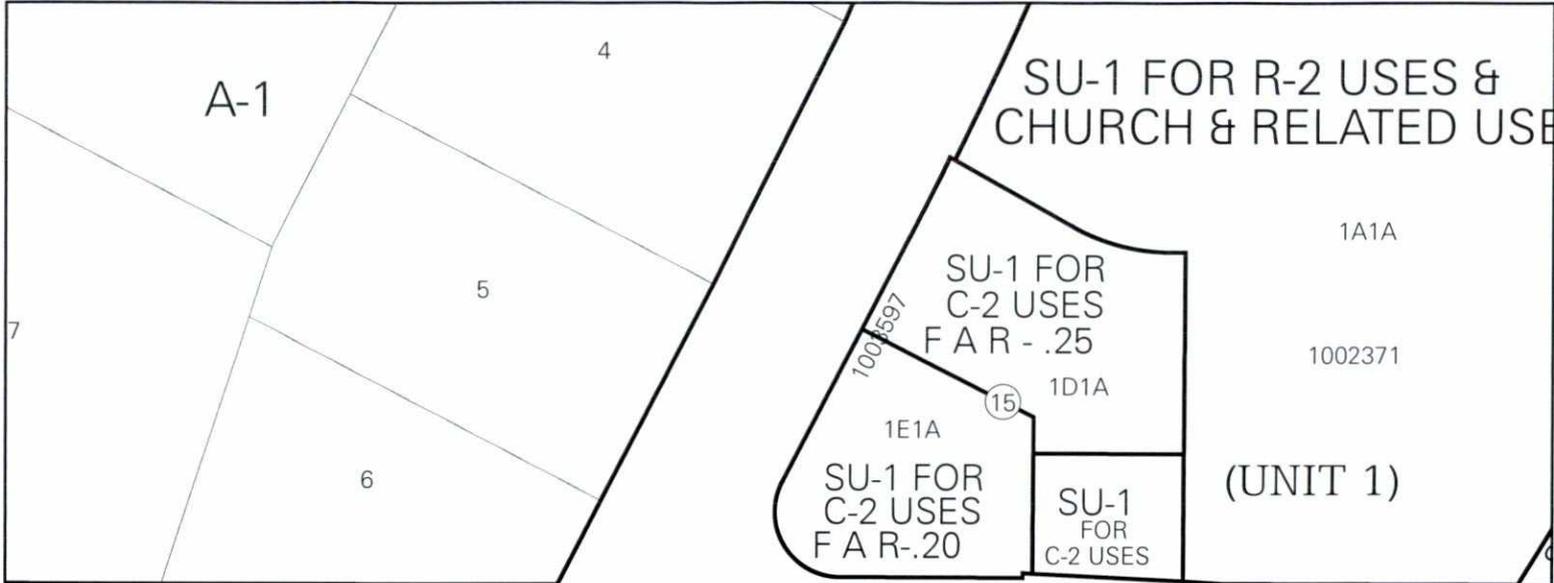
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Project Number:
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Hearing Date:
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Zone Map Page: E-12
Additional Case Numbers:
16EPC-40011





ZONING MAP

Note: Grey shading indicates County.



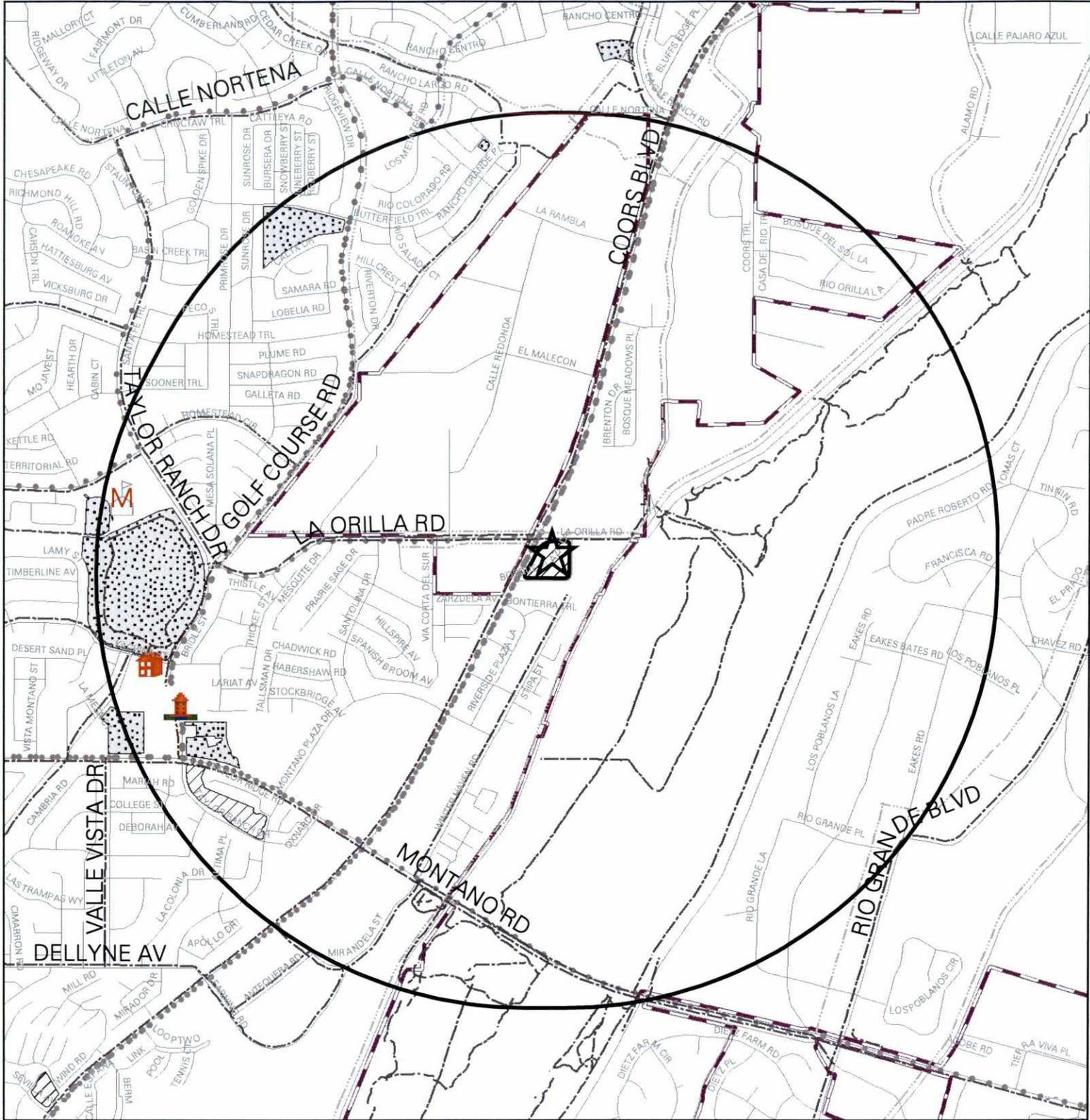
1 inch = 250 feet

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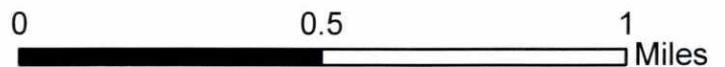


Public Facilities Map with One-Mile Buffer



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

Project Number: 1004167



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	C-1 (SC)	Developing Urban, West Side Strategic Plan , Coors Corridor	Commercial /Vacant
<i>North</i>	SU-1 C-2 Uses	same	Commercial
<i>South</i>	SU-1 for O-1 uses excluding off premise liquor sales	same	Commercial
<i>East</i>	SU-1 for Church and related uses	same	Institutional
<i>West</i>	A-1	same	Residential/Coors Boulevard

II. INTRODUCTION

Proposal

The applicant proposes to amend the existing, approved Site Development Plan for Subdivision to allow delegation of future development on lots , set landscape standards for those sites and establish an FAR for in-door storage uses on lot one and add a note to the site plan to clarify that indoor storage is allowed as part of a conditional approval.

EPC Role

The EPC is reviewing this case because they originally approved the Site Development Plan for Subdivision. The case is a quasi-judicial matter. The SC, Shopping Center Regulations §14-16-3-2(C) require the same approval process as an SU-1 zoned site. This request is heard by the EPC because of this provision in the SC regulations.

History/Background

Bosque Plaza was annexed into the City in 1987 (AX-87-9 and Z-87-56) as an 11.92 acre parcel in two tracts, A and B, and zoned C-1 with a Shopping Center Designation. The site was platted into nine lots in 1987 and remained vacant until 2004 when lot 10-A was re-platted into 3 lots and the Village Inn was built on lot 10-A (project 1002397). A Site Development Plan for Subdivision was approved in 2006, after approximately one year of discussion regarding the design standards that establishes design standards and access points for lots in the Shopping Center. The Site Development Plan for Subdivision was required because the site meets the definition of a Shopping Center.

The applicant applied for a conditional use to allow storage of household goods, office records as stated in the C-1 conditional uses §14-16-2-16(B)(21). The request was heard by the Zoning Hearing Examiner in February of 2016 and was approved in March of 2016. The approval was subsequently appealed and will be heard by the Board of Appeals on April 26th.

Context

The Bosque Plaza Shopping Center consists of 11 lots on 12 acres. The shopping center is partially developed. The developed tracts include restaurants and medical offices. The area to the south is developed as shopping centers, Riverside Plaza and Montañó Plaza. To the north is a large church and to the east an additional smaller church and the Rio Grande Bosque.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Coors Boulevard as a Principal Arterial.

Comprehensive Plan Corridor Designation

Coors Boulevard is a major Transit Corridor.

Trails/Bikeways

There is an existing Bike Lane along Coors Boulevard, a Bike Route along Winterhaven Road which dead ends at the site and a paved multiple use trail along La Orilla Road.

Transit

The north bound 96 and 155 bus routes stop 400 north of the site on the east side of Coors Boulevard. The south bound 96,155 and 162 bus routes stop on the west side of Coors Boulevard across from the site.

Public Facilities/Community Services

Refer to the Public Facilities Map in the packet.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site is zoned C-1 (SC). The C-1 zone provides suitable sites for office, service, institutional and limited commercial uses to satisfy the day to day needs of residential areas. However, unlike the SU-1 zone, the EPC does not have discretion over height and parking. Height and parking are regulated by the underlying zoning, sector development and approved Site Development Plans.

The shopping center requirements in 14-16-3-2 require that shopping center develop in accordance with an approved site development plan. The Planning Commission can require additional landscape buffers in unusual circumstances, but the development of the site is governed by the underlying zoning, requirements of the zoning code, such as landscaping and off-street parking and any requirements of the approved site development plan.

The Site Development Plan for Subdivision does not change the underlying zoning on the site; the uses allowed in the C-1 zone are allowed on the site. Conditional uses require approval from the Zoning Hearing Examiner (ZHE). The indoor storage is a conditional approval and requires ZHE approval.

§ 14-16-4-1-C-(17) states that “when only a site development plan is requested to be amended, the zoning classification is not open to amendment, whether in the original decision or on appeal.”

Definitions (Zoning Code §14-16-1-5)

Shopping Center Site. A premises containing five or more acres; zoned P, C-1, C-2, C-3, M-1, M-2 or a combination thereof; but excluding premises used and proposed to be used only for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing.

Site Development Plan for Subdivision: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specified the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses’ maximum floor area ratio.

Site Development Plan For Building Permit: In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located within the Developing Urban Area of 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.” Applicable policies include:

Land Use

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Established Urban. The Comprehensive Plan goal of Developing and Established Urban Areas is “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.” Applicable policies include:

Policy II.B.5d: 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 II.B.5d is furthered because subject site has a comprehensive Site Development Plan for Subdivision that sets out requirements for signage, lighting, parking, pedestrian connections, and specify an architectural style with clear requirements for building elements. The Coors Corridor Plan sets requirements for view preservation. These requirements ensure that future development is context sensitive and will be compatible with the surrounding area, even with the proposed changes.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Policy II.B.5e is furthered because the subject site is has full access to a complete range of existing urban services including water, sewer, roads, electricity and emergency services. The site is adjacent to existing commercial and intuitional development with only a portion of one lot directly adjacent to single family residential development.

Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

Policy II.B.5j is furthered because the subject site is within a commercially zoned area and is within a shopping center and adjacent to a shopping center. The requests may encourage additional development in the shopping center.

Economic Development

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

Policy II.D.6.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 II.D.6.a is furthered because the request may encourage new development in the shopping center, the new development may offer new services and employment opportunities on the west side where the jobs to housing imbalance is an issue.

Policy II.D6f: The City and the County should remove obstacles to sound growth management and economic development throughout the community.

The requests further Policy II.D6f because requirement to receive EPC approval for all development on the site may be seen as an obstacle. The administrative review process will provide the review for compliance with the applicable regulations without the additional process. The additional allowance for building square footage may also be seen as removing an obstacle.

Developed Landscape

Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request provides a consistent landscape design for the entire shopping center site. The proposed plants include native and low to medium water use plants that are generally successful in the area. Policy II.C.8d is furthered by this request.

West Side Strategic Plan (WSSP)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Taylor Ranch community, which consists of the area within the following boundaries: the Volcanic Escarpment on the west, Paseo del Norte on the north, the river on the east and the vicinity of Western Trail Road on the south.

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

Policy 3.12 is furthered because the proposed changes may encourage growth by providing a faster development process and allowing for flexible building standards for the storage use.

Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

Policy 3.15 is furthered because all future development will comply with the provisions of the Coors Corridor Plan and the approved Site Development Plan for Subdivision (SPS). The design standards in the SPS are comprehensive and provide guidance on signage, lighting, parking, pedestrian connections, and specify an architectural style with clear requirements for building elements. The Coors Corridor plan requires buildings to meet the view plane to

preserve views by limiting height. The underlying C-1 zone also limits height to 26 feet. All of these requirements ensure view protection even with the proposed changes.

Coors Corridor Plan (Rank 3)

The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank III plan adopted in 1984 and amended in 1989, 1995 and 2003.

The CCSDP contains overarching policies and specific design regulations for development in the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCSDP divides the Coors Corridor into four segments; the subject site is located in Segment 3 (Western Trail to Calabacillas Arroyo) and lies within a view preservation area (see p. 103). The following CCSDP policies and regulations apply:

Issue 1 traffic movement/ access and roadway design , policy 6: Streetscape improvements for the public right of way of Coors Boulevard shall be required.

***The proposed addition of the landscape plan for the entire site will provide a cohesive streetscape for the shopping center and the right of way along Coors Boulevard.
The landscaping plan furthers Issue 1, policy 6.***

Issue 3 land use and intensity of development: Intensity of development shall be compatible with the roadway function, existing zoning, or recommended land use, environmental concerns and design guidelines.

Issue 4 visual impressions and urban design overlay zone. Section b 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 the adjacent or related building and structures.

Future development on the site is subject to the requirements of the approved Site Development Plan for Subdivision which contains comprehensive design guidelines that ensure that the style of the buildings is similar. The greater FAR may allow a greater mass of building but the building design will still be compliant with the applicable design standards.

Section b policy 3 front landscaped street yard and policy 4 site landscaping

The request includes a comprehensive landscaping plan that will provide a consistent landscape design for the frontage on Coors Boulevard and the interior of the site.

SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT

Request

The applicant proposes three changes to the existing approved Site Development Plan for Subdivision:

1. Create a uniform landscaping plan for the entire center.

The applicant has included a landscaping plan shows that street trees along Coors Boulevard, Bosque Plaza Land and La Orilla Road. The landscaping plan provides a uniform tree palette so that the major landscaping feature, trees, is consistent across the site.

2. Future approvals are delegated to administrative approval through the existing building permit process.

The current Site Development Plan for Subdivision (SPS) did not request delegation of future approvals to the Development Review Board or to City Staff. The design standards for the shopping center are comprehensive and provide guidance on the lighting, landscape, pedestrian access, signage, screening walls and fences and architectural style. Any future buildings will have to be a Territorial or Territorial Revival Style and will need to meet the requirements of the SPS. Additionally, the SPS clearly states that the view preservation requirements of the Coors Corridor apply to future development.

Staff has reviewed the Design Guidelines and they meet or exceed the minimum requirements of the Zoning Code and all applicable plans and staff is in favor of recommending that the EPC grant the request for delegation.

The subject site is a Shopping Center site; the EPC has the discretion to require additional landscaping for development within the shopping center, however, unlike the SU-1 zone, the EPC does not have discretion over height, open space and parking. Height, open space and parking are regulated by the underlying zoning, sector development plans and approved site development plans.

Staff recommends that if the delegation is approved applicants are required set up a Design Review Team (DRT) Meeting prior to building permit submittal. The DRT process allows staff to review proposed building design and ensure that the design is compliant with all applicable requirements prior to submittal for building permit.

Existing view preservation regulations and height restrictions

C-1 zone

The site is zoned C-1(SC). The C-1 zone allows a building of up to 26 feet at any location and allows exceptions for specific features such as church spires, flues and flag poles. Future development on the site would not be able to exceed 26 feet without applying for a variance or a zone change.

Coors Corridor Plan

The Coors Corridor Plan (CCP) establishes a view plane at four feet above the elevation of the east edge of the east driving lane of Coors Boulevard. This view plane then extends at a 90 degree angle to the eastern boundary of the Corridor (page 103, CCP). The intent of the view plane is to preserve views to the Sandia Mountains and Bosque. The view plane provides a height cap for development within the view preservation area. The view plane building bulk (page 109) also requires that not more than 50% of the view area for any parcel on the east side of Coors be obscured by bulk of the building.

The elevation of Coors is approximately 5,016 feet above sea level at the western edge of the site. The view plane would be 5,020 feet above sea level. The elevation of the pad sites ranges from 4992 to 4996 feet above sea level at the eastern edge to between 5009 and 5011 feet above sea level at the western edge. Without a site development plan for building permit and grading plan it is difficult to

calculate a maximum allowable height for buildings on the site, but it seems that a 26 foot tall building could be developed at the east end of the site, depending on the final grading plan.

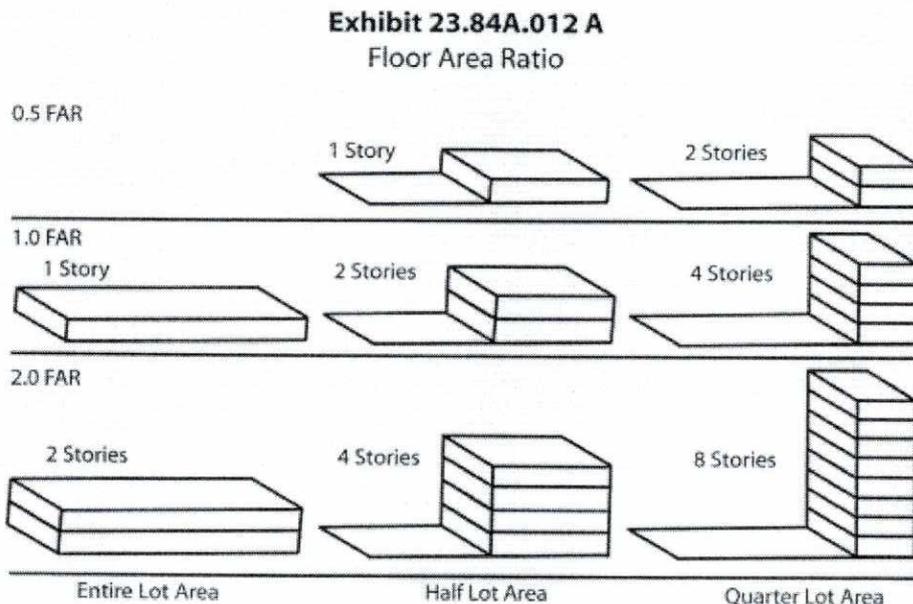
The plan allows a building to exceed the view plane by one third of its height (page 109).

3. Amend the FAR for indoor storage uses.

The FAR (Floor Area Ratio) is the relationship of the square footage of the site to the square footage of the building. $FAR = \text{Gross Building Area} / \text{Total Lot Area}$.

For example, a 10,000 square foot site with an FAR of .3 could be developed with up to 3,000 square feet of building or a one acre site could contain 13,068 square feet of building. A one acre site with an FAR of 1.5 could contain 65,340 square feet of building.

This graphic from the City of Seattle shows an example of the way 3 different FAR's could impact a site.



The existing FAR on the site is .3 for retail uses and .4 for office uses. These FAR's are fairly low and require a large amount of space left open on each lot. This space is then landscaped or devoted to parking. The original staff report for the SPS does not discuss the reason for the FAR's, it is not clear if the intent of the FAR's was to keep the development at a very low density or if the FAR's were chosen for another reason. The existing development in the shopping center has built out at less than the existing FAR. The C-1 zone does not include an FAR.

The applicant states that the existing FAR's are not reasonable for the indoor storage use because indoor storage requires significantly less parking than office or retail use, the indoor storage use does not require the same outdoor space and amenities that retail or office would need and that the indoor

storage buildings requires wide hallways, elevator, loading and unloading areas and require a large building to accommodate a large number storage units.

The parking requirement for office and retail uses is one space for each 200 square feet of building. The parking requirements for the self-storage building would 1 per 200 for any office space and 1 space per each 2,000 square feet of building for the storage units themselves pursuant to the requirements for a warehouse.

The applicant added renderings showing how the design standards could be implemented with the storage use, although the height shown would not be allowed, the design appears to be consistent with the standards.

While the storage use may not use an outdoor patio in the same way as an office or restaurant, some form outdoor space would be required if the building was over 60,000 square feet §14-16-3-18(C)(4).

The increased FAR would allow the development of more square footage on the site for indoor storage uses, but would not increase the allowed height or change the design requirements.

Based on the allowable height, staff is unsure if the site could be developed at the 1.5 FAR. A lower FAR than requested, but higher than currently allowed maybe appropriate in order to allow the conditional indoor storage, while still maintaining the character of the area.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

There are no significant agency comments.

Neighborhood/Public

The Taylor Ranch Neighborhood Association, Alban Hills Neighborhood Association, Rio Oeste H.O.A, Westside Coalition of Neighborhoods were notified of the request. A facilitated meeting occurred on March 15th. Attendees were concerned about the bulk of a possible building and the impact that the storage use might have on the surrounding property. Many of the concerns address specifics about the design of a building. The request before the EPC is to amend the SPS, not a Site Development Plan for Building Permit, so there no building proposed with this request.

Staff received 3 letters opposing the development of a multi- story building on the site.

Preliminary comments from the Taylor Ranch Neighborhood state that the increased FAR will allow building that does not blend with the natural setting of the Bosque, is out of scale with the rest of the development, and allows a greater FAR than what is currently allowed or developed on the shopping center site. They are opposed to delegation of approval. Additional comments from the Taylor Ranch Neighborhood state that original FAR is more inkeeping with the intent of the West Side Strategic Plan and Coors Corridor Plan, the indoor storage use was not

originally contemplated in the approval of the SPS for the site and that the use is not appropriate on the site .

Staff received an e-mail from a property owner within the shopping center opposing the delegation of future approvals.

Staff received two letters of support.

V. CONCLUSION

The Site Development Plan for Subdivision has very comprehensive design standards and clear guidance for future development including detailed architectural style, pedestrian connections, plant palette and adherence to the height limits in the underlying zone. . The subject site is zoned C-1 SC and so the EPC has limited discretion as to future development on the site. The site is also subject to the requirements of the view preservation regulations of the Coors Corridor Plan; these provide height limits and mass limits to preserve views. The combination of these regulations provide certainty regarding future development. Staff believes that delegation of future development is acceptable because of the existing regulations.

Because the applicant amended the request to include only specific lots late in the review process, staff will discuss the request with Code Enforcement and Legal Staff and may have additional conditions or require additional clarification prior to the hearing.

The subject site is adjacent to Coors Boulevard, a Major Transit Corridor and Principle Arterial more intensity of development may be appropriate provided that is designed correctly.

The proposed FAR may not be buildable on the proposed lot because of the existing height limitations; however the parking requirements for the indoor storage use are significantly less than what is required for the office and retail uses.

Staff recommends that if the delegation is approved applicants are required set up a Design Review Meeting prior to building permit submittal. This should be added as site plan note.

FINDINGS – 16 EPC-40011 April 14th, 2016 – Amend Site Development Plan for Subdivision)

1. This is a request for an amendment to a site development plan for subdivision for located on Coors Boulevard between La Orilla road and Riverside Plaza Shopping Center containing approximately 11.5 acres.
2. The applicant proposes to amend the existing site Development Plan for Subdivision to delegate future approvals to building permit for lots, 1,2, 7A, 8A ,9 and 10B-2, include a landscape plan for these lots and adjust the FAR from .3 to 1.5 for indoor storage use if conditionally approved.
3. The Site Development Plan for Subdivision was originally approved in 2006 (05-EPC-01237).
4. The subject site is a designated a shopping center and subject to the requirements of §14-16-3-2(C) of the Zoning Code, the Shopping Center regulations.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within boundaries Developing Urban Area of the Comprehensive Plan:

Land Use

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Established Urban. The Comprehensive Plan goal of Developing and Established Urban Areas is “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.” Applicable policies include:

Policy II.B.5d: 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 II.B.5d is furthered because subject site has a comprehensive Site Development Plan for Subdivision that sets out requirements for signage, lighting, parking, pedestrian connections, and specify an architectural style with clear requirements for building elements. The Coors Corridor Plan sets requirements for view preservation. These requirements ensure that future development is context sensitive and will be compatible with the surrounding area, even with the proposed changes.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Policy II.B.5e is furthered because the subject site is has full access to a complete range of existing urban services including water, sewer, roads, electricity and emergency services. The site is adjacent to existing commercial and intuitional development with only a portion of one lot directly adjacent to single family residential development.

Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

Policy II.B.5j is furthered because the subject site is within a commercially zoned area and is within a shopping center and adjacent to a shopping center. The requests may encourage additional development in the shopping center.

Economic Development

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

Policy II.D.6.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 II.D.6.a is furthered because the request may encourage new development in the shopping center, the new development may offer new services and employment opportunities on the west side where the jobs to housing imbalance is an issue.

Policy II.D6f: The City and the County should remove obstacles to sound growth management and economic development throughout the community.

The requests further Policy II.D6f because requirement to receive EPC approval for all development on the site may be seen as an obstacle. The administrative review process will provide the review for compliance with the applicable regulations without the additional

process. The additional allowance for building square footage may also be seen as removing an obstacle.

Developed Landscape

Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request provides a consistent landscape design for the entire shopping center site. The proposed plants include native and low to medium water use plants that are generally successful in the area. Policy II.C.8d is furthered by this request.

7. The subject site is within the boundaries of the West Side Strategic Plan.

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

Policy 3.12 is furthered because the proposed changes may encourage growth by providing a faster development process and allowing for flexible building standards for the storage use.

Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

Policy 3.15 is furthered because all future development will comply with the provisions of the Coors Corridor Plan and the approved Site Development Plan for Subdivision (SPS). The design standards in the SPS are comprehensive and provide guidance on signage, lighting, parking, pedestrian connections, and specify an architectural style with clear requirements for building elements. The Coors Corridor plan requires buildings to meet the view plane to preserve views by limiting height. The underlying C-1 zone also limits height to 26 feet. All of these requirements ensure view protection even with the proposed changes.

8. The subject site is within the boundaries of the Coors Corridor Plan. The following policies are applicable:

Issue 1 traffic movement/ access and roadway design , policy 6: Streetscape improvements for the public right of way of Coors Boulevard shall be required.

The proposed addition of the landscape plan for the entire site will provide a cohesive streetscape for the shopping center and the right of way along Coors Boulevard.

The landscaping plan furthers Issue 1, policy 6.

Issue 3 land use and intensity of development: Intensity of development shall be compatible with the roadway function, existing zoning, or recommended land use, environmental concerns and design guidelines.

Issue 4 visual impressions and urban design overlay zone. Section b 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 the adjacent or related building and structures.

Future development on the site is subject to the requirements of the approved Site Development Plan for Subdivision which contains comprehensive design guidelines that ensure that the style of the buildings is similar. The greater FAR may allow a greater mass of building but the building design and height will still be compliant with the applicable design standards.

Section b policy 3 front landscaped street yard and policy 4 site landscaping

The request includes a comprehensive landscaping plan that will provide a consistent landscape design for the frontage on Coors Boulevard and the interior of the site.

9. The Taylor Ranch Neighborhood Association, Alban Hills Neighborhood Association, Rio Oeste H.O.A, Westside Coalition of Neighborhoods were notified of the request. A facilitated meeting occurred on March 15th, 2016. Attendees expressed general concern about or opposition to building height and mass, the indoor storage use and delegation of future approvals.

10. Property owners within 100 feet were notified of the request. Staff received a comment from a property owner within the shopping center opposing the delegation of future approval. Staff received two letters of support from property owners.

RECOMMENDATION – 16 EPC 40011 April 14, 2016

APPROVAL of 16EPC-40011, a request for an amendment to a Site Development Plan for Subdivision, for lots, 1,2, 7A, 8A ,9 and 10B-2, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 16 EPC 40011- April 14, 2016 Amend Site Development Plan for Subdivision

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. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan for Subdivision shall be corrected so that the most recent platting actions are shown.
4. The notes regarding storage shall clearly state that the indoor storage use is a conditional use and requires ZHE approval.
5. The site plan notes shall clearly state the lots affected by the delegation.
6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

***Maggie Gould
Planner***

Notice of Decision cc list:

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Storage of household good within the C-1 Zone category requires conditional use, this should be referenced as well in the site plan for subdivision to prevent misunderstandings in the future at this site.

Office of Neighborhood Coordination

Long Range Planning

Long Range Planning is not opposed to the requested amendment.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Please add a note on the plan stating "A Traffic Circulation Layout (TCL) plan is required for each development as part of the building permit submittal requirements."

Hydrology Development

First flush ordinance will apply to undeveloped lots. Reference to the ordinance (or inclusion of first flush ponding locations) needs to be shown on the amended SPS @ DRB. If Admin Approval delegation is approved, applicant should be aware that first flush ponding will be required to be shown, to the best extent practicable, for building permit.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

NMDOT has no comments.

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

a. As each lot develops, an availability statement will be required. Requests are made at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements (Fire 1).

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

No Crime Prevention or CPTED comments

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No Comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Adjacent and nearby routes	Route #96, Crosstown Commuter route, Route #155, Coors route, Route #162, Vantana Ranch Commuter route and Route #790, Blue Line Rapid Ride pass the site Coors.
Adjacent bus stops	Existing bus stop is 150' across the street, from the property serving routes #96, #155 and #162 in the southbound direction. Please note that the existing bus stop, mentioned, will be moving 300' south due to development on the adjacent property at the southwest quadrant.
Site plan requirements	None.
Large site TDM suggestions	None.
Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.
 For informational purposes, Coors Blvd

- is functionally classified as an Existing Principal Arterial.
- has been identified on the AMPA Regional ITS Prioritized Corridors Map.
- is a limited access facility. Please contact Dave Pennella at 724-3621 or dpennella@mrcog-nm.gov with any questions about access control.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no comments based on information provided to date.



**Environmental
Planning
Commission**

**Agenda Number: 06
Project Number: 1004167
Case #: 16EPC-40011
April 14, 2016**

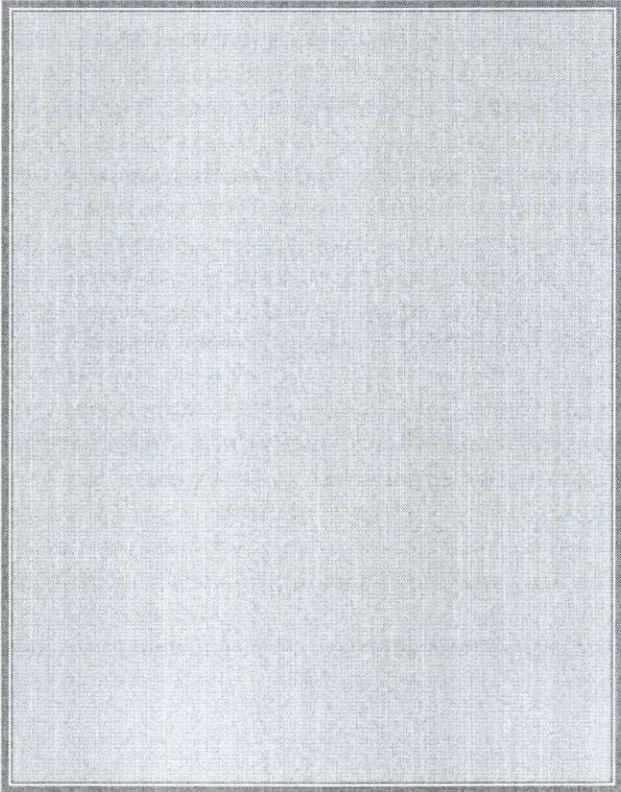
Staff Report

Agent	James Strozier, Consensus Planning
Applicant	Paul Hedges, Guardian Storage
Request	Amendment to Site Development plan for Subdivision
Legal Description	1,2, 7A,8A,9 and 10B-2,, Bosque Plaza Subdivision
Location	La Orilla RD between Coors Boulevard and the Rio Grande
Size	11.5
Existing Zoning	C-1 (SC)
Proposed Zoning	Same

Staff Recommendation
APPROVAL of Case 16 EPC 40011 based on the Findings beginning on Page 11, and subject to the Conditions of Approval beginning on Page 14.

Staff Planner
Maggie Gould, Planner

Summary of Analysis
This is a request to amend the Site Development Plan for subdivision for Bosque Plaza Shopping Center located on the east side of Coors Boulevard at La Orilla Road. The applicant proposes to amend the existing, approved Site Development Plan for Subdivision to allow delegation of future development on certain lots , set landscape standards for those sites and establish an FAR for in-door storage uses on lot one and add a note to the site plan to clarify that indoor storage is allowed as part of a conditional approval. The design standards for the site are very comprehensive and the site is also subject to the requirements of the Coors Corridor Plan for view preservation. These requirements provide sufficient guidance for future development. A facilitated meeting was held on March 15th. Attendees expressed opposition to large buildings near the Bosque, concern about the storage use and opposition to delegation of future approvals. Staff is recommending approval with conditions.



City Departments and other interested agencies reviewed this application from 02/29/2016 to 03/16/2016
Agency comments used in the preparation of this report begin on Page 16.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	C-1 (SC)	Developing Urban, West Side Strategic Plan , Coors Corridor	Commercial /Vacant
<i>North</i>	SU-1 C-2 Uses	same	Commercial
<i>South</i>	SU-1 for O-1 uses excluding off premise liquor sales	same	Commercial
<i>East</i>	SU-1 for Church and related uses	same	Institutional
<i>West</i>	A-1	same	Residential/Coors Boulevard

II. INTRODUCTION

Proposal

The applicant proposes to amend the existing, approved Site Development Plan for Subdivision to allow delegation of future development on lots , set landscape standards for those sites and establish an FAR for in-door storage uses on lot one and add a note to the site plan to clarify that indoor storage is allowed as part of a conditional approval.

EPC Role

The EPC is reviewing this case because they originally approved the Site Development Plan for Subdivision. The case is a quasi-judicial matter. The SC, Shopping Center Regulations §14-16-3-2(C) require the same approval process as an SU-1 zoned site. This request is heard by the EPC because of this provision in the SC regulations.

History/Background

Bosque Plaza was annexed into the City in 1987 (AX-87-9 and Z-87-56) as an 11.92 acre parcel in two tracts, A and B, and zoned C-1 with a Shopping Center Designation. The site was platted into nine lots in 1987 and remained vacant until 2004 when lot 10-A was re-platted into 3 lots and the Village Inn was built on lot 10-A (project 1002397). A Site Development Plan for Subdivision was approved in 2006, after approximately one year of discussion regarding the design standards that establishes design standards and access points for lots in the Shopping Center. The Site Development Plan for Subdivision was required because the site meets the definition of a Shopping Center.

The applicant applied for a conditional use to allow storage of household goods, office records as stated in the C-1 conditional uses §14-16-2-16(B)(21). The request was heard by the Zoning Hearing Examiner in February of 2016 and was approved in March of 2016. The approval was subsequently appealed and will be heard by the Board of Appeals on April 26th.

Context

The Bosque Plaza Shopping Center consists of 11 lots on 12 acres. The shopping center is partially developed. The developed tracts include restaurants and medical offices. The area to the south is developed as shopping centers, Riverside Plaza and Montañó Plaza. To the north is a large church and to the east an additional smaller church and the Rio Grande Bosque.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Coors Boulevard as a Principal Arterial.

Comprehensive Plan Corridor Designation

Coors Boulevard is a major Transit Corridor.

Trails/Bikeways

There is an existing Bike Lane along Coors Boulevard, a Bike Route along Winterhaven Road which dead ends at the site and a paved multiple use trail along La Orilla Road.

Transit

The north bound 96 and 155 bus routes stop 400 north of the site on the east side of Coors Boulevard. The south bound 96,155 and 162 bus routes stop on the west side of Coors Boulevard across from the site.

Public Facilities/Community Services

Refer to the Public Facilities Map in the packet.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site is zoned C-1 (SC). The C-1 zone provides suitable sites for office, service, institutional and limited commercial uses to satisfy the day to day needs of residential areas. However, unlike the SU-1 zone, the EPC does not have discretion over height and parking. Height and parking are regulated by the underlying zoning, sector development and approved Site Development Plans.

The shopping center requirements in 14-16-3-2 require that shopping center develop in accordance with an approved site development plan. The Planning Commission can require additional landscape buffers in unusual circumstances, but the development of the site is governed by the underlying zoning, requirements of the zoning code, such as landscaping and off-street parking and any requirements of the approved site development plan.

The Site Development Plan for Subdivision does not change the underlying zoning on the site; the uses allowed in the C-1 zone are allowed on the site. Conditional uses require approval from the Zoning Hearing Examiner (ZHE). The indoor storage is a conditional approval and requires ZHE approval.

§ 14-16-4-1-C-(17) states that “when only a site development plan is requested to be amended, the zoning classification is not open to amendment, whether in the original decision or on appeal.”

Definitions (Zoning Code §14-16-1-5)

Shopping Center Site. A premises containing five or more acres; zoned P, C-1, C-2, C-3, M-1, M-2 or a combination thereof; but excluding premises used and proposed to be used only for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing.

Site Development Plan for Subdivision: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specified the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses’ maximum floor area ratio.

Site Development Plan For Building Permit: In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located within the Developing Urban Area of 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.” Applicable policies include:

Land Use

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Established Urban. The Comprehensive Plan goal of Developing and Established Urban Areas is “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.” Applicable policies include:

Policy II.B.5d: 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 II.B.5d is furthered because subject site has a comprehensive Site Development Plan for Subdivision that sets out requirements for signage, lighting, parking, pedestrian connections, and specify an architectural style with clear requirements for building elements. The Coors Corridor Plan sets requirements for view preservation. These requirements ensure that future development is context sensitive and will be compatible with the surrounding area, even with the proposed changes.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Policy II.B.5e is furthered because the subject site is has full access to a complete range of existing urban services including water, sewer, roads, electricity and emergency services. The site is adjacent to existing commercial and intuitional development with only a portion of one lot directly adjacent to single family residential development.

Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

Policy II.B.5j is furthered because the subject site is within a commercially zoned area and is within a shopping center and adjacent to a shopping center. The requests may encourage additional development in the shopping center.

Economic Development

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

Policy II.D.6.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 II.D.6.a is furthered because the request may encourage new development in the shopping center, the new development may offer new services and employment opportunities on the west side where the jobs to housing imbalance is an issue.

Policy II.D6f: The City and the County should remove obstacles to sound growth management and economic development throughout the community.

The requests further Policy II.D6f because requirement to receive EPC approval for all development on the site may be seen as an obstacle. The administrative review process will provide the review for compliance with the applicable regulations without the additional process. The additional allowance for building square footage may also be seen as removing an obstacle.

Developed Landscape

Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request provides a consistent landscape design for the entire shopping center site. The proposed plants include native and low to medium water use plants that are generally successful in the area. Policy II.C.8d is furthered by this request.

West Side Strategic Plan (WSSP)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Taylor Ranch community, which consists of the area within the following boundaries: the Volcanic Escarpment on the west, Paseo del Norte on the north, the river on the east and the vicinity of Western Trail Road on the south.

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

Policy 3.12 is furthered because the proposed changes may encourage growth by providing a faster development process and allowing for flexible building standards for the storage use.

Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

Policy 3.15 is furthered because all future development will comply with the provisions of the Coors Corridor Plan and the approved Site Development Plan for Subdivision (SPS). The design standards in the SPS are comprehensive and provide guidance on signage, lighting, parking, pedestrian connections, and specify an architectural style with clear requirements for building elements. The Coors Corridor plan requires buildings to meet the view plane to

preserve views by limiting height. The underlying C-1 zone also limits height to 26 feet. All of these requirements ensure view protection even with the proposed changes.

Coors Corridor Plan (Rank 3)

The subject site lies within the boundaries of the Coors Corridor Sector Development Plan (CCSDP), a Rank III plan adopted in 1984 and amended in 1989, 1995 and 2003.

The CCSDP contains overarching policies and specific design regulations for development in the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCSDP divides the Coors Corridor into four segments; the subject site is located in Segment 3 (Western Trail to Calabacillas Arroyo) and lies within a view preservation area (see p. 103). The following CCSDP policies and regulations apply:

Issue 1 traffic movement/ access and roadway design , policy 6: Streetscape improvements for the public right of way of Coors Boulevard shall be required.

***The proposed addition of the landscape plan for the entire site will provide a cohesive streetscape for the shopping center and the right of way along Coors Boulevard.
The landscaping plan furthers Issue 1, policy 6.***

Issue 3 land use and intensity of development: Intensity of development shall be compatible with the roadway function, existing zoning, or recommended land use, environmental concerns and design guidelines.

Issue 4 visual impressions and urban design overlay zone. Section b 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 the adjacent or related building and structures.

Future development on the site is subject to the requirements of the approved Site Development Plan for Subdivision which contains comprehensive design guidelines that ensure that the style of the buildings is similar. The greater FAR may allow a greater mass of building but the building design will still be compliant with the applicable design standards.

Section b policy 3 front landscaped street yard and policy 4 site landscaping

The request includes a comprehensive landscaping plan that will provide a consistent landscape design for the frontage on Coors Boulevard and the interior of the site.

SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT

Request

The applicant proposes three changes to the existing approved Site Development Plan for Subdivision:

1. Create a uniform landscaping plan for the entire center.

The applicant has included a landscaping plan shows that street trees along Coors Boulevard, Bosque Plaza Land and La Orilla Road. The landscaping plan provides a uniform tree palette so that the major landscaping feature, trees, is consistent across the site.

2. Future approvals are delegated to administrative approval through the existing building permit process.

The current Site Development Plan for Subdivision (SPS) did not request delegation of future approvals to the Development Review Board or to City Staff. The design standards for the shopping center are comprehensive and provide guidance on the lighting, landscape, pedestrian access, signage, screening walls and fences and architectural style. Any future buildings will have to be a Territorial or Territorial Revival Style and will need to meet the requirements of the SPS. Additionally, the SPS clearly states that the view preservation requirements of the Coors Corridor apply to future development.

Staff has reviewed the Design Guidelines and they meet or exceed the minimum requirements of the Zoning Code and all applicable plans and staff is in favor of recommending that the EPC grant the request for delegation.

The subject site is a Shopping Center site; the EPC has the discretion to require additional landscaping for development within the shopping center, however, unlike the SU-1 zone, the EPC does not have discretion over height, open space and parking. Height, open space and parking are regulated by the underlying zoning, sector development plans and approved site development plans.

Staff recommends that if the delegation is approved applicants are required set up a Design Review Team (DRT) Meeting prior to building permit submittal. The DRT process allows staff to review proposed building design and ensure that the design is compliant with all applicable requirements prior to submittal for building permit.

Existing view preservation regulations and height restrictions

C-1 zone

The site is zoned C-1(SC). The C-1 zone allows a building of up to 26 feet at any location and allows exceptions for specific features such as church spires, flues and flag poles. Future development on the site would not be able to exceed 26 feet without applying for a variance or a zone change.

Coors Corridor Plan

The Coors Corridor Plan (CCP) establishes a view plane at four feet above the elevation of the east edge of the east driving lane of Coors Boulevard. This view plane then extends at a 90 degree angle to the eastern boundary of the Corridor (page 103, CCP). The intent of the view plane is to preserve views to the Sandia Mountains and Bosque. The view plane provides a height cap for development within the view preservation area. The view plane building bulk (page 109) also requires that not more than 50% of the view area for any parcel on the east side of Coors be obscured by bulk of the building.

The elevation of Coors is approximately 5,016 feet above sea level at the western edge of the site. The view plane would be 5,020 feet above sea level. The elevation of the pad sites ranges from 4992 to 4996 feet above sea level at the eastern edge to between 5009 and 5011 feet above sea level at the western edge. Without a site development plan for building permit and grading plan it is difficult to

calculate a maximum allowable height for buildings on the site, but it seems that a 26 foot tall building could be developed at the east end of the site, depending on the final grading plan.

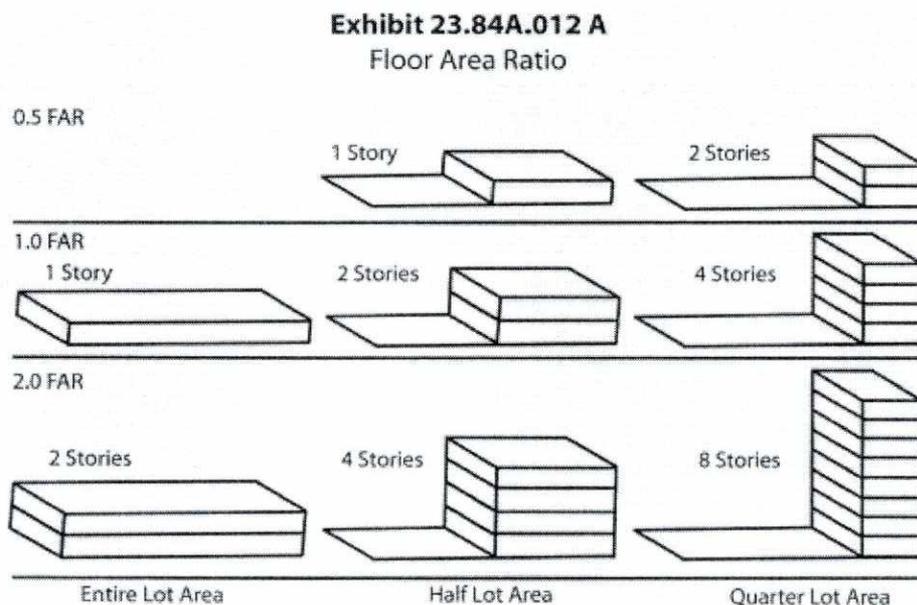
The plan allows a building to exceed the view plane by one third of its height (page 109).

3. Amend the FAR for indoor storage uses.

The FAR (Floor Area Ratio) is the relationship of the square footage of the site to the square footage of the building. $FAR = \text{Gross Building Area} / \text{Total Lot Area}$.

For example, a 10,000 square foot site with an FAR of .3 could be developed with up to 3,000 square feet of building or a one acre site could contain 13,068 square feet of building. A one acre site with an FAR of 1.5 could contain 65,340 square feet of building.

This graphic from the City of Seattle shows an example of the way 3 different FAR's could impact a site.



The existing FAR on the site is .3 for retail uses and .4 for office uses. These FAR's are fairly low and require a large amount of space left open on each lot. This space is then landscaped or devoted to parking. The original staff report for the SPS does not discuss the reason for the FAR's , it is not clear if the intent of the FARs' was to keep the development at a very low density or if the FAR's were chosen for another reason. The existing development in the shopping center has built out at less than the existing FAR. The C-1 zone does not include an FAR.

The applicant states that the existing FAR's are not reasonable for the indoor storage use because indoor storage requires significantly less parking than office or retail use, the indoor storage use does not require the same outdoor space and amenities that retail or office would need and that the indoor

storage buildings requires wide hallways, elevator, loading and unloading areas and require a large building to accommodate a large number storage units.

The parking requirement for office and retail uses is one space for each 200 square feet of building. The parking requirements for the self-storage building would 1 per 200 for any office space and 1 space per each 2,000 square feet of building for the storage units themselves pursuant to the requirements for a warehouse.

The applicant added renderings showing how the design standards could be implemented with the storage use, although the height shown would not be allowed, the design appears to be consistent with the standards.

While the storage use may not use an outdoor patio in the same way as an office or restaurant, some form outdoor space would be required if the building was over 60,000 square feet §14-16-3-18(C)(4).

The increased FAR would allow the development of more square footage on the site for indoor storage uses, but would not increase the allowed height or change the design requirements.

Based on the allowable height, staff is unsure if the site could be developed at the 1.5 FAR. A lower FAR than requested, but higher than currently allowed maybe appropriate in order to allow the conditional indoor storage, while still maintaining the character of the area.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

There are no significant agency comments.

Neighborhood/Public

The Taylor Ranch Neighborhood Association, Alban Hills Neighborhood Association, Rio Oeste H.O.A, Westside Coalition of Neighborhoods were notified of the request. A facilitated meeting occurred on March 15th. Attendees were concerned about the bulk of a possible building and the impact that the storage use might have on the surrounding property. Many of the concerns address specifics about the design of a building. The request before the EPC is to amend the SPS, not a Site Development Plan for Building Permit, so there no building proposed with this request.

Staff received 3 letters opposing the development of a multi- story building on the site.

Preliminary comments from the Taylor Ranch Neighborhood state that the increased FAR will allow building that does not blend with the natural setting of the Bosque, is out of scale with the rest of the development, and allows a greater FAR than what is currently allowed or developed on the shopping center site. They are opposed to delegation of approval. Additional comments from the Taylor Ranch Neighborhood state that original FAR is more inkeeping with the intent of the West Side Strategic Plan and Coors Corridor Plan, the indoor storage use was not

originally contemplated in the approval of the SPS for the site and that the use is not appropriate on the site .

Staff received an e-mail from a property owner within the shopping center opposing the delegation of future approvals.

Staff received two letters of support.

V. CONCLUSION

The Site Development Plan for Subdivision has very comprehensive design standards and clear guidance for future development including detailed architectural style, pedestrian connections, plant palette and adherence to the height limits in the underlying zone. . The subject site is zoned C-1 SC and so the EPC has limited discretion as to future development on the site. The site is also subject to the requirements of the view preservation regulations of the Coors Corridor Plan; these provide height limits and mass limits to preserve views. The combination of these regulations provide certainty regarding future development. Staff believes that delegation of future development is acceptable because of the existing regulations.

Because the applicant amended the request to include only specific lots late in the review process, staff will discuss the request with Code Enforcement and Legal Staff and may have additional conditions or require additional clarification prior to the hearing.

The subject site is adjacent to Coors Boulevard, a Major Transit Corridor and Principle Arterial more intensity of development may be appropriate provided that is designed correctly.

The proposed FAR may not be buildable on the proposed lot because of the existing height limitations; however the parking requirements for the indoor storage use are significantly less than what is required for the office and retail uses.

Staff recommends that if the delegation is approved applicants are required set up a Design Review Meeting prior to building permit submittal. This should be added as site plan note.

FINDINGS – 16 EPC-40011 April 14th, 2016 – Amend Site Development Plan for Subdivision)

1. This is a request for an amendment to a site development plan for subdivision for located on Coors Boulevard between La Orilla road and Riverside Plaza Shopping Center containing approximately 11.5 acres.
2. The applicant proposes to amend the existing site Development Plan for Subdivision to delegate future approvals to building permit for lots, 1,2, 7A, 8A ,9 and 10B-2, include a landscape plan for these lots and adjust the FAR from .3 to 1.5 for indoor storage use if conditionally approved.
3. The Site Development Plan for Subdivision was originally approved in 2006 (05-EPC-01237).
4. The subject site is a designated a shopping center and subject to the requirements of §14-16-3-2(C) of the Zoning Code, the Shopping Center regulations.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within boundaries Developing Urban Area of the Comprehensive Plan:

Land Use

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Established Urban. The Comprehensive Plan goal of Developing and Established Urban Areas is “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.” Applicable policies include:

Policy II.B.5d: 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 II.B.5d is furthered because subject site has a comprehensive Site Development Plan for Subdivision that sets out requirements for signage, lighting, parking, pedestrian connections, and specify an architectural style with clear requirements for building elements. The Coors Corridor Plan sets requirements for view preservation. These requirements ensure that future development is context sensitive and will be compatible with the surrounding area, even with the proposed changes.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

Policy II.B.5e is furthered because the subject site is has full access to a complete range of existing urban services including water, sewer, roads, electricity and emergency services. The site is adjacent to existing commercial and intuitional development with only a portion of one lot directly adjacent to single family residential development.

Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

Policy II.B.5j is furthered because the subject site is within a commercially zoned area and is within a shopping center and adjacent to a shopping center. The requests may encourage additional development in the shopping center.

Economic Development

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

Policy II.D.6.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 II.D.6.a is furthered because the request may encourage new development in the shopping center, the new development may offer new services and employment opportunities on the west side where the jobs to housing imbalance is an issue.

Policy II.D6f: The City and the County should remove obstacles to sound growth management and economic development throughout the community.

The requests further Policy II.D6f because requirement to receive EPC approval for all development on the site may be seen as an obstacle. The administrative review process will provide the review for compliance with the applicable regulations without the additional

process. The additional allowance for building square footage may also be seen as removing an obstacle.

Developed Landscape

Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request provides a consistent landscape design for the entire shopping center site. The proposed plants include native and low to medium water use plants that are generally successful in the area. Policy II.C.8d is furthered by this request.

7. The subject site is within the boundaries of the West Side Strategic Plan.

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

Policy 3.12 is furthered because the proposed changes may encourage growth by providing a faster development process and allowing for flexible building standards for the storage use.

Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

Policy 3.15 is furthered because all future development will comply with the provisions of the Coors Corridor Plan and the approved Site Development Plan for Subdivision (SPS). The design standards in the SPS are comprehensive and provide guidance on signage, lighting, parking, pedestrian connections, and specify an architectural style with clear requirements for building elements. The Coors Corridor plan requires buildings to meet the view plane to preserve views by limiting height. The underlying C-1 zone also limits height to 26 feet. All of these requirements ensure view protection even with the proposed changes.

8. The subject site is within the boundaries of the Coors Corridor Plan. The following policies are applicable:

Issue 1 traffic movement/ access and roadway design , policy 6: Streetscape improvements for the public right of way of Coors Boulevard shall be required.

The proposed addition of the landscape plan for the entire site will provide a cohesive streetscape for the shopping center and the right of way along Coors Boulevard.

The landscaping plan furthers Issue 1, policy 6.

Issue 3 land use and intensity of development: Intensity of development shall be compatible with the roadway function, existing zoning, or recommended land use, environmental concerns and design guidelines.

Issue 4 visual impressions and urban design overlay zone. Section b 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 the adjacent or related building and structures.

Future development on the site is subject to the requirements of the approved Site Development Plan for Subdivision which contains comprehensive design guidelines that ensure that the style of the buildings is similar. The greater FAR may allow a greater mass of building but the building design and height will still be compliant with the applicable design standards.

Section b policy 3 front landscaped street yard and policy 4 site landscaping

The request includes a comprehensive landscaping plan that will provide a consistent landscape design for the frontage on Coors Boulevard and the interior of the site.

9. The Taylor Ranch Neighborhood Association, Alban Hills Neighborhood Association, Rio Oeste H.O.A, Westside Coalition of Neighborhoods were notified of the request. A facilitated meeting occurred on March 15th, 2016. Attendees expressed general concern about or opposition to building height and mass, the indoor storage use and delegation of future approvals.

10. Property owners within 100 feet were notified of the request. Staff received a comment from a property owner within the shopping center opposing the delegation of future approval. Staff received two letters of support from property owners.

RECOMMENDATION – 16 EPC 40011 April 14, 2016

APPROVAL of 16EPC-40011, a request for an amendment to a Site Development Plan for Subdivision, for lots, 1,2, 7A, 8A ,9 and 10B-2, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 16 EPC 40011- April 14, 2016 Amend Site Development Plan for Subdivision

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. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan for Subdivision shall be corrected so that the most recent platting actions are shown.
4. The notes regarding storage shall clearly state that the indoor storage use is a conditional use and requires ZHE approval.
5. The site plan notes shall clearly state the lots affected by the delegation.
6. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

*Maggie Gould
Planner*

Notice of Decision cc list:

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Storage of household good within the C-1 Zone category requires conditional use, this should be referenced as well in the site plan for subdivision to prevent misunderstandings in the future at this site.

Office of Neighborhood Coordination

Long Range Planning

Long Range Planning is not opposed to the requested amendment.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Please add a note on the plan stating "A Traffic Circulation Layout (TCL) plan is required for each development as part of the building permit submittal requirements."

Hydrology Development

First flush ordinance will apply to undeveloped lots. Reference to the ordinance (or inclusion of first flush ponding locations) needs to be shown on the amended SPS @ DRB. If Admin Approval delegation is approved, applicant should be aware that first flush ponding will be required to be shown, to the best extent practicable, for building permit.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

NMDOT has no comments.

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

a. As each lot develops, an availability statement will be required. Requests are made at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements (Fire 1).

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

No Crime Prevention or CPTED comments

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No Comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Adjacent and nearby routes	Route #96, Crosstown Commuter route, Route #155, Coors route, Route #162, Vantana Ranch Commuter route and Route #790, Blue Line Rapid Ride pass the site Coors.
Adjacent bus stops	Existing bus stop is 150' across the street, from the property serving routes #96, #155 and #162 in the southbound direction. Please note that the existing bus stop, mentioned, will be moving 300' south due to development on the adjacent property at the southwest quadrant.
Site plan requirements	None.
Large site TDM suggestions	None.
Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.
For informational purposes, Coors Blvd

- is functionally classified as an Existing Principal Arterial.
- has been identified on the AMPA Regional ITS Prioritized Corridors Map.
- is a limited access facility. Please contact Dave Pennella at 724-3621 or dpennella@mrcog-nm.gov with any questions about access control.

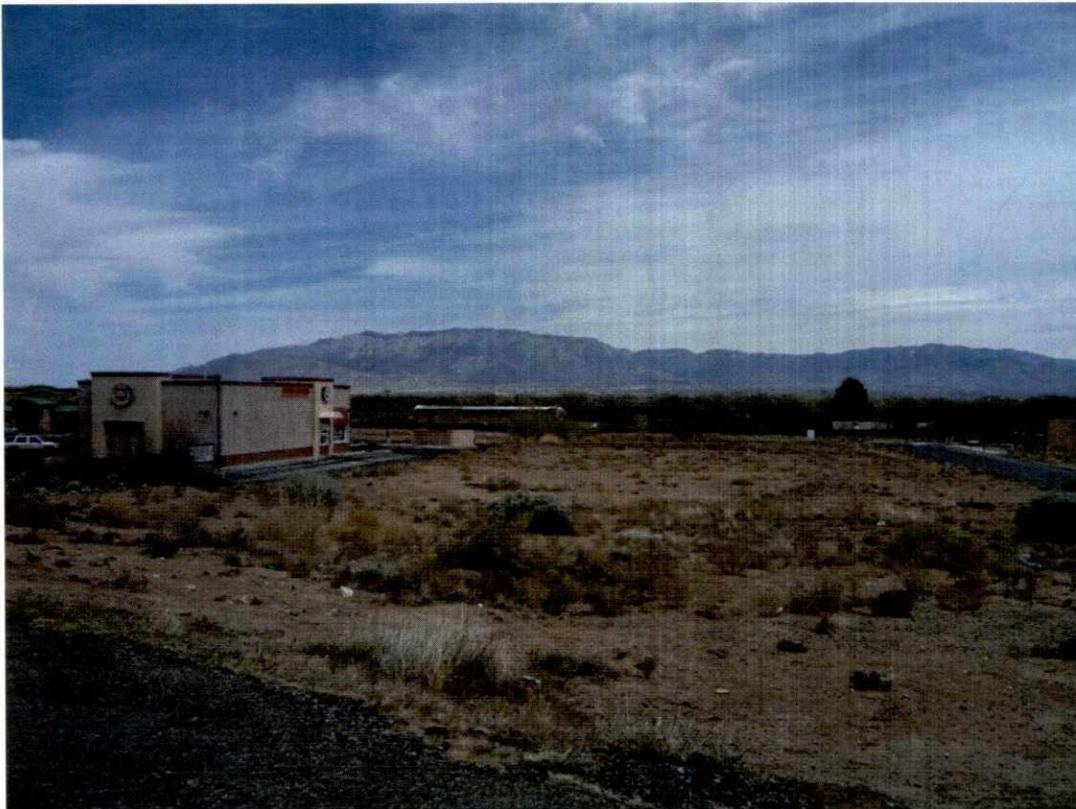
MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no comments based on information provided to date.



Looking southwest across the site from the north east corner along La Orilla Rd.
Looking east from the near southwest corner of the site





Looking north along Coors Boulevard
South across the site from La Orilla Road





The arrows mark the approximate corners of the site.
The rectangle marks the site of a recent built office building (not to scale).

HISTORY



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

Date: July 21, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004167**
05EPC -01225 Site Development Plan-
Subdivision

La Orilla Group LLC
5445 Edith NE, Suite F
Albuq., NM 87107

LEGAL DESCRIPTION: for all or a portion of
Lots 1-9, 10A & 10B, **Bosque Plaza**, zoned C-1
(SC), located on the west side of COORS BLVD.
NW, between SE CORNER of LA ORILLA and
COORS BLVD. NW, containing approximately
11.46 acres. (E-12) Catalina Lehner, Staff
Planner

On July 20, 2006 the Environmental Planning Commission voted to approve Project 1004167/05EPC 01225, a request for a Site Development Plan for Subdivision, for Lots 1-9, 10A and 10B of the Bosque Plaza Shopping Center, zoned C-1 (SC), 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 with design standards for Lots 1-9, 10A and 10B of the Bosque Plaza Shopping Center, an approximately 12 acre site. This request includes creation of Lot 10-C and a corresponding new lot line.
2. The 11 Bosque Plaza lots are zoned C-1 (SC), a designation received upon annexation in 1987. The C-1 (SC) zoning ensures that subsequent requests for development on individual lots will come before the Environmental Planning Commission (EPC).
3. This site plan for subdivision replaces the 1987 approval (Z-87-69).
4. First presented at the August 18, 2005 EPC hearing, this request has been in the (EPC) process for a year. It has taken this amount of time to develop meaningful design standards.
5. This request was heard and then deferred for 60 days at the April 20, 2006 EPC hearing. The applicant was asked to obtain cooperation of the owners of Lots 2 and 3 to make the Winterhaven Road connection possible.

OFFICIAL NOTICE OF DECISION
JULY 20, 2006
PROJECT #1004167
PAGE 2 OF 6

6. The site plan for subdivision *further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5.e-Programmed facilities/neighborhood integrity. Urban services are already available.
 - B. Policy II.B.5.1-Design quality/innovation. Architectural style and colors are limited to ensure their appropriateness to the Plan area.

7. The site plan for subdivision *partially further*s the following Comprehensive Plan policies:
 - A. Policy II.B.5.d-Neighborhood values/natural environmental conditions. Architectural style and colors are limited, but the number of drive-thru uses is not.
 - B. Policy II.D.4.g-Transportation and transit. The site plan could do more to create safe and pleasant non-motorized travel conditions by limiting the number of drive-thru uses.
 - C. Policy II.B.5.i-Employment/service use location. Bosque Plaza is located in a mostly commercial area, but residential uses have developed nearby.
 - D. Policy II.B.5.j-Location of new commercial development. Bosque Plaza is not an area-wide shopping center, but could function as a neighborhood shopping center if it was better connected to the surrounding area.

8. The site plan for subdivision *partially further*s the following West Side Strategic Plan (WSSP) policies:
 - A. Policy 3.18-Development east of Coors/Bosque preservation. Architecture styles are limited and will blend with natural environmental conditions. Building elements, however, are unrestricted.
 - B. Policy 4.6-Design guidelines sections/policies. The site plan will ensure Bosque view preservation by complying with CCSDP regulations, but potentially distracting building elements are unrestricted.
 - C. Policy 4.10-Land use/vehicle alternatives. Separate vehicle and pedestrian entrances and pedestrian paths are included, but promoting single-occupancy vehicle alternatives is difficult without limiting the number of drive-thrus.

9. The site plan for subdivision *does not further* the intent of WSSP Policy 3.16-uses in Centers, and Policy 1.1-Community and Neighborhood Centers, though it *further*s Policy 3.12-contiguous location for growth.

10. Regarding the Coors Corridor Sector Development Plan (CCSDP), the site plan for subdivision *further*s the following policy: Policy 4.a.3-New development. Colors and architectural style are limited.

11. The site plan for subdivision *partially further*s the following CCSDP policies:
 - A. Policy 4.b.9.A.2-Site Lighting Regulation. It limits pole height but not exterior lighting.
 - B. Policy 4.d.1-Signage Regulation. It meets basic requirements but does not provide for limitations that would further the intent of preserving the surrounding environment.

- C. Policy 7-Access. Separate vehicle and pedestrian access is provided, but the pedestrian paths are proposed on drive aisles.
12. The submittal *complies* with the following CCSDP policies:
- A. Policy 4.b.2.A.1-Building Setback Regulation, because the 35 foot setback is required.
 - B. Policy 4.b.4.A.2-Site Landscaping Regulation, because refuse enclosures and utility boxes will be screened.
 - C. Policy 4.c.1-Views preservation, because the site plan specifies that buildings shall comply with CCSDP views preservation regulations.
 - D. Design Guideline 2 of Policy 4.b.10-Architectural Details, because building colors are limited, but any color can be used for building elements.
 - E. Design Guideline 3 of Policy 4.b.10-Architectural Details, because franchise architecture and corporate decorations are prohibited.
 - F. Policy 4.b.2.B.1-Height and Bulk Regulation, because height is per the underlying zone and CCSDP views regulations.
 - G. Policy 4.b.4.A.6-Site Landscaping Guideline, because it mentions refuse enclosures and fencing must be compatible with building architecture.
 - H. Policy 4.b.4.B.2-Site Landscaping Regulation, because crushed rock, river rock or similar materials can be top dressing but not groundcovers.
 - I. Policy 4.b.5.B.1-Off-Street Parking Regulation-Landscaping, because a minimum 20% of the parking areas shall be landscaped.
 - J. Policy 4.b.5.B.2-Off-Street Parking Regulation, because at least one tree is provided for every 10 parking spaces and every 15 linear parking spaces.
13. Limiting the number of drive-thru uses is appropriate in Bosque Plaza because drive-thru uses promote auto-oriented sites, discourage pedestrians and generate traffic that could compromise Bosque protection at La Orilla Road.
14. A connection at Winterhaven Road is not needed because the recently widened Montano bridge can accommodate two turning lanes from southbound Coors to eastbound Montano, and the access control median at the Montano/Winterhaven intersection minimizes turning movement delays.
15. Connecting the Riverside Plaza and Bosque Plaza shopping centers will serve local traffic, promote pedestrianism, maintain the residential nature of Winterhaven Road and create synergy between commercial uses.
16. This connection will be provided between Riverside Plaza Lots 7A and 8A and between Bosque Plaza Lots 4 and 5.
17. The neighborhoods are opposed to a connection at Winterhaven Road. They support uniform architecture, limiting the number of drive-thru uses and connecting Bosque Plaza to the Riverside Plaza shopping center.

17. A note in the file re: #16.

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. Prior to final DRB sign off, the applicant shall meet with the Development Review staff planner to ensure that conditions of approval are thoroughly addressed. Evidence of this meeting shall be provided to the DRB at the time of application.
3. A vehicular (and pedestrian) connection shall be provided between Lot 4 and Lot 5 to internally link the Bosque Plaza and Riverside Plaza shopping centers.
4. References to a Winterhaven Road connection shall be removed from the site plan.
5. **CONDITIONS FROM THE CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY 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 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. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - d. Site plan shall comply and be designed per DPM Standards.
 - e. Platting must be a concurrent DRB action.
 - f. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
 - g. Construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

OFFICIAL NOTICE OF DECISION
JULY 20, 2006
PROJECT #1004167
PAGE 5 OF 6

6. Drive thru uses shall be limited as follows: 2 fastfood restaurants and 1 financial institution. No other drive thru uses shall be allowed.
7. There shall be no cell phone towers.
8. Building signage shall be limited to 6% of the building facades to which it is applied.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **AUGUST 4, 2006** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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

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

Sincerely,



Richard Dineen
Planning Director

RD/CL/ac
OFFICIAL NOTICE OF DECISION
JULY 20, 2006
PROJECT #1004167
PAGE 6 OF 6

cc: Jim Strozier, Consensus Planning, 302 Eighth St. NW, Albuquerque, NM 87102
Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr. NW, Albuquerque, NM 87120
Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn NW, Albuquerque, NM 87120
Ken Brudos, Alban Hills NA, 6441 Via Corta del Sur NW, Albuquerque, NM 87120
Cindi Caruso Mapel, Alban Hills NA, 6507 Calle Redonda NW, Albuquerque, NM 87120
Janet Laros, Coors Trail NA, 2924 River Willow Tr. NW, Albuquerque, NM 87120
Jim Timmons, Coors Trail NA, 2715 Pueblo Grande NW, Albuquerque, NM 87120
Alan Schwartz, c/o Las Terrazas NA, PO Box 66862, Albuquerque, NM 87193
Sharon Sharrett, 6250 Winterhaven Rd. NW, Albuquerque, NM 87120
Sandra Carnes, 6408 Winterhaven Rd. NW, Albuquerque, NM 87120
Bill Kraemer, 200 Lomas NW, #1111, Albuquerque, NM 87103



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

GUARDIAN STORAGE (CONSENSUS PLANNING, AGENT) requests a special exception to Section 14-16-2-16(B)(21) : a CONDITIONAL USE to allow storage of household goods, equipment or material reasonable to neighborhood function in a C-1(SC) zone for all or a portion of Lot 1, Bosque Plaza zoned C-1(SC), located on 3600 BOSQUE PLAZA LA NW (D-12)

Special Exception No:..... **15ZHE-80293**
Project No:..... **Project# 1010688**
Hearing Date:..... 02-16-16
Closing of Public Record:..... 02-16-16
Date of Decision: 03-02-16

On the 16th day of February, 2016 (“Hearing”) CONSENSUS PLANNING, (“Agent”) acting as agent on behalf of the property owner GUARDIAN STORAGE (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow storage of household goods, equipment or material reasonable to neighborhood function in a C-1(SC) zone (“Application”) upon the real property located at 3600 BOSQUE PLAZA LA NW (“Subject Property”). Below are the findings of fact:

FINDINGS:

1. Applicant is requesting a conditional use to allow storage of household goods, equipment or material reasonable to neighborhood function in a C-1(SC) zone.
2. The City of Albuquerque Code of Ordinances Section 14-16-4-2(C)(1) (Special Exceptions – Conditional Use) reads: *“A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed:*
 - (a) *Will not be injurious to the adjacent property, the neighborhood, or the community;*
 - (b) *Will not be significantly damaged by surrounding structures or activities.”*
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-4-2(C).
4. The ZHE finds that in the proposed use will not be injurious to the adjacent property, the neighborhood, or the community as required by Section 14-16-4-2(C)(1)(a).
5. Specifically, the ZHE finds that the proposed use, indoor storage that is gated and secured, is by its nature low impact and not generally conducive to causing injury.
6. The use will not generate unreasonable or excessive traffic, noise, light, fumes, odors or vibration. Its impact will be notably less than other, permissible uses on the Subject Property.
7. Further, the Subject Property is reasonably separated from residential uses and residential access.
8. There is no evidence in the record, including the testimony of concerned individuals, that indicates that the use itself – that of storage of household goods – will be, or even

- has any significant potential to be, injurious to adjacent property, the neighborhood or the community.
9. The ZHE finds that in the proposed use will not be significantly damaged by surrounding structures or activities as required by Section 14-16-4-2(C)(1)(b).
 10. Specifically, the nature of the use is one that is not susceptible to damage by the allowable and permissible surrounding uses and structures.
 11. The ZHE does recognize the real and significant concerns expressed by concerned individuals and neighborhood group representatives.
 12. Those concerns include height, scale, architectural style, massing and lack of pedestrian orientation. All of these indicate potential conflict with applicable plans.
 13. The Applicant recognized the obligation to comply with any such plans.
 14. Stated simply, all of the concerns and objections go to the specific form and design of the structure that will contain the proposed use. However, the ZHE has no authority to pass on such issues of construction and design in this context.
 15. Rather, the question presented is whether the use itself is injurious. It is not.
 16. The ZHE finds that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-4-2(B)(4).
 17. The ZHE finds that the Applicant has authority to pursue this Application.

DECISION:

APPROVAL of a conditional use to allow storage of household goods, equipment or material reasonable to neighborhood function in a C-1(SC) zone.

If you wish to appeal this decision, you must do so by March 17, 2016, in the manner described below. A non-refundable filing fee will be calculated at the Planning Department's Land Development Coordination counter and is required at the time the Appeal is filed.

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14.16.4.4.(B) of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number if an appeal is filed.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Christopher L. Graeser, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
pdhedges@hotmail.com
cp@consensusplanning.com
aboard10@juno.com
sagehome@live.com
patgllgr@aol.com

ZONING

Please refer to the Zoning Code for specifics of
C-1 zone and SC designation

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision **Amendment** for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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.

APPLICATION INFORMATION:

Professional/Agent (if any): JAMES STROZIER / CONSENSUS PLANNING PHONE: (505) 764-9801
 ADDRESS: 302 8th St NW FAX: (505) 242-4295
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com
 APPLICANT: PAUL HEDGES / GUARDIAN STORAGE PHONE: (505) 450-6385
 ADDRESS: 9221 EAGLE RANCH RD NW FAX: (505) 898-1309
 CITY: ALBUQUERQUE STATE NM ZIP 87114 E-MAIL: phedges@hotmail.com
 Proprietary interest in site: _____ List all owners: JIM SHULL

DESCRIPTION OF REQUEST: AMENDMENT TO THE EXISTING BOSQUE PLAZA SITE PLAN FOR SUBDIVISION

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

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

Lot or Tract No. 1-9, 10A, 10B, 10C Block: _____ Unit: _____
 Subdiv/Addn/TBKA: BOSQUE PLAZA SUBDIVISION
 Existing Zoning: C-1 (SC) Proposed zoning: _____ MRGCD Map No 30
 Zone Atlas page(s): E-12 UPC Code: 101206246151910206, 10120624604910205, 10120624364710204, 10120624247710203, 101206240847710202, 10120623924710201, 101206243549510211, 10120624279610210, 101206240399610209, 101206243451610213, 101206241551610212, 101206242532510209

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z-, V-, S-, etc.): 1004167

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 12 No. of proposed lots: 12 Total site area (acres): 11.46
 LOCATION OF PROPERTY BY STREETS: On or Near: LA ORILLA AND COORS - SOUTHWEST CORNER
 Between: _____ and _____
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

(Print Name) James Strozier DATE 2-25-16
 Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>16 EPC - 40011</u>	<u>ASPS</u>	_____	<u>\$255.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 50.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>\$ _____</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ _____</u>
				Total
				<u>\$380.00</u>

Hearing date April 14, 2016

[Signature] 2-25-16
 Staff signature & Date

Project # 1004167

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"

- IP MASTER DEVELOPMENT PLAN (EPC11)**
- ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
 - ___ 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 **(1 copy)**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ 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
 - ___ Traffic Impact Study (TIS) form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)

- ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- ___ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
- ___ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
- ___ Site Plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
- ___ 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
- ___ Traffic Impact Study (TIS) form with required signature
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, 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)(6)
- ___ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- ___ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- ___ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- ___ Registered engineer or architect'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. Your attendance is required.

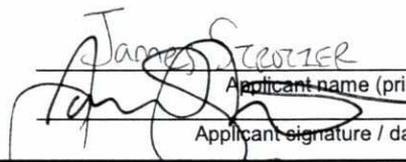
AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)

- ✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
- ✓ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
- ✓ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
- ✓ Site plans and related drawings reduced to 8.5" x 11" format **(1 copy)**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ 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)
- ✓ Traffic Impact Study (TIS) form with required signature
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. 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.


 Applicant name (print) _____
 Applicant signature / date 2-25-16


Form revised **November 2010**

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

Application case numbers
16 - EPC - 40011

_____ 2-25-16
 Planner signature / date
 Project #: 1004167

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: GUARDIAN STORAGE DATE OF REQUEST: 2/18/16 ZONE ATLAS PAGE(S): E-12

CURRENT:

ZONING C-1 (SC)
PARCEL SIZE (AC/SQ. FT.) 11.46 acres

LEGAL DESCRIPTION:

LOT OR TRACT # 1-9, 10-A, 10-B, 10-C BLOCK # —
SUBDIVISION NAME BOSQUE PLAZA

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text)

SITE DEVELOPMENT PLAN:
SUBDIVISION* [] AMENDMENT
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT
NEW CONSTRUCTION []
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: —
BUILDING SIZE: — (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Sal Perdomo DATE 2-18-16

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

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

2.18.16
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

February 19, 2016

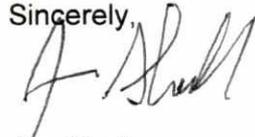
Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Chairman Hudson,

As owners of the property and the original applicant for the Site Plan for Subdivision, Consensus Planning, Inc. is hereby authorized to represent us in all matters regarding the Amendment to the Site Plan for Subdivision application, processing, and representation before the Environmental Planning Commission and Development Review Board for our property on La Orilla Road. This authorization shall include any subsequent action through DRB.

The property is legally described as Bosque Plaza Subdivision, Tract A, Lots 1-9, Lots 10-A, 10-B, and 10-C, Albuquerque, Bernalillo County, New Mexico.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Shull".

Jim Shull
La Orilla Group, LLC

Gould, Maggie S.

From: Salvator Perdomo <perdomo@consensusplanning.com>
Sent: Thursday, April 07, 2016 9:32 AM
To: Gould, Maggie S.
Cc: Jim Strozier; Paul Hedges; jimshull@gmail.com
Subject: Clarification of Request for Bosque Plaza

Maggie,

We would like to modify our request to EPC. The "Future Approvals" request will now include only Lots 1, 2, 7, 8, 9, and 10-B2, which are owned by Jim Shull and Russ Hugg. We are happy to amend the Landscape Plan per a condition of approval to restrict the amendment to the above referenced lots. Everything else will remain the same (regarding Lot 1 and Indoor Storage use).

The Legal Description used for the properties is from AGIS.

We will get a letter of authorization from Russ Hugg and send it to you prior to the hearing.

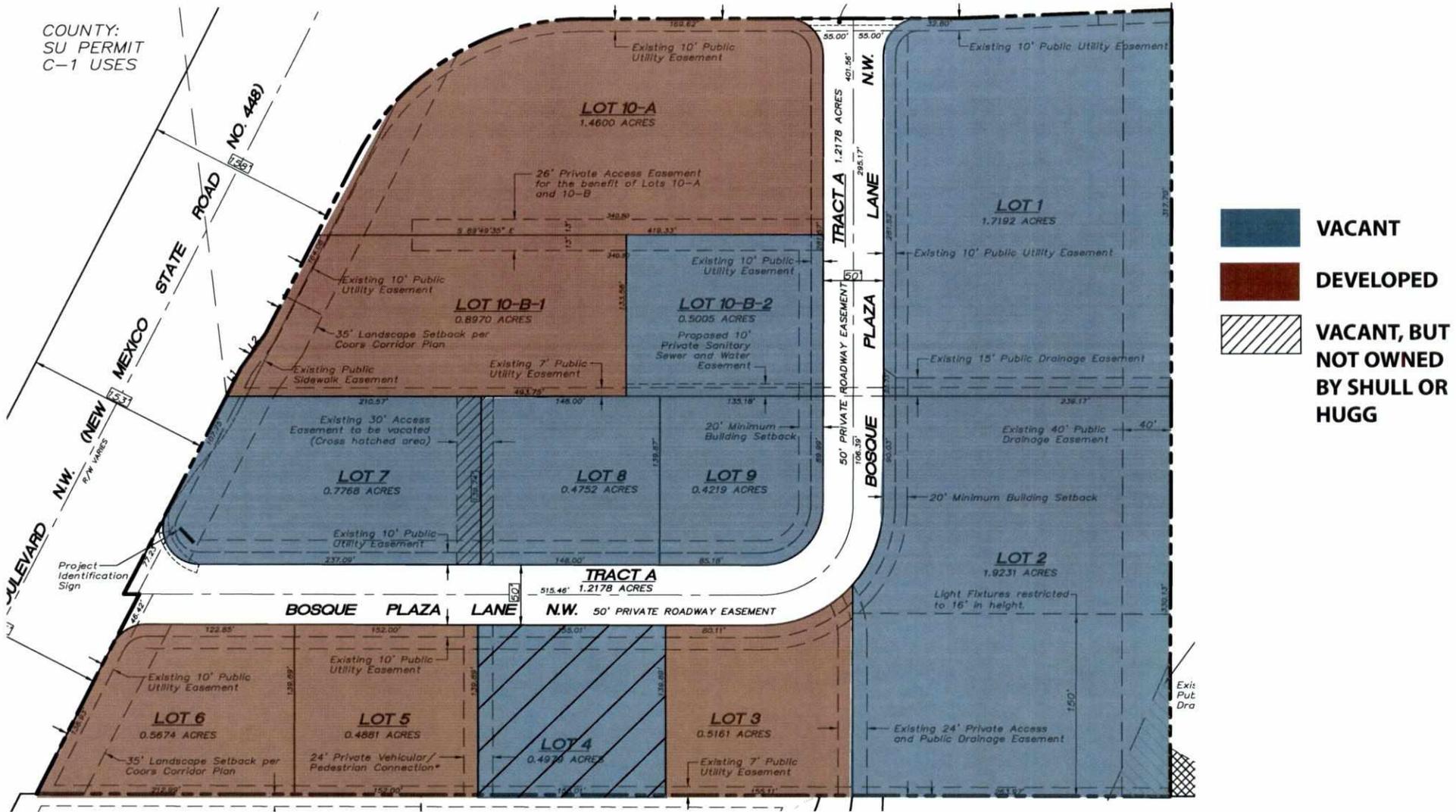
Please let me know if you have any questions.

Take care,

Sal Perdomo

Salvator Perdomo
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
505.764.9801
www.consensusplanning.com

Bosque Plaza Lot Breakdown



- VACANT
- DEVELOPED
- VACANT, BUT NOT OWNED BY SHULL OR HUGG



April 5, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Bosque Plaza Site Plan for Subdivision Amendment

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

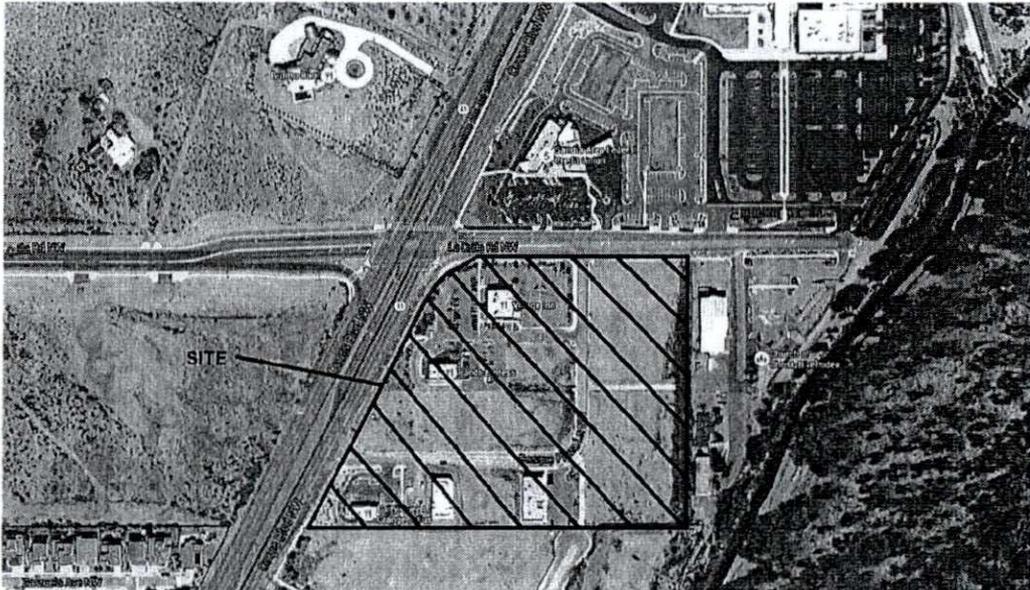
(505) 764-9801
Fax 842-5495

cp@consensusplanning.com
www.consensusplanning.com

Dear Chairman Hudson,

This is a request for an Amendment to an existing Site Plan for Subdivision for the property located at the southeast corner of Coors Boulevard and La Orilla Road. The property is legally described as Lots 1-9, 10A, 10B, and 10C, Bosque Plaza Subdivision. The site is zoned C-1 (Shopping Center) and therefore is guided by an approved Site Plan. The property also falls within the Coors Corridor Plan and is subject to special view and design regulations.

SITE



PROJECT DESCRIPTION

The property is located at the southeast corner of Coors Boulevard and La Orilla Road. The site has an existing Site Plan for Subdivision that was approved in October 2006. The 11.46 acre site has twelve lots, five of which are developed. The developed lots include a Village Inn, Panda Express, Dairy Queen, and two offices. The site slopes downward from Coors Boulevard toward the Rio Grande.

PRINCIPALS

James K. Strozier, AICP
Christopher J. Cecen, P.E.,
ASLA, LEED AP
Jacqueline Frisman, AICP
Laurie Errol, P.E., ASLA

The applicant submitted an application for a conditional use for indoor storage on Lot 1. The Zoning Hearing Examiner heard this case on February 16, 2016. The ZHE approved the request on March 2nd (see attached Notice of Decision). The ZHE found that indoor storage is a low traffic generating use and will have minimal impact on the surrounding roads.



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The ZHE decision has been appealed by the Taylor Ranch Neighborhood Association. The owner wishes to proceed with this request pending the outcome of that appeal.

Surrounding Zoning and Land Use		
North	SU-1	Sagebrush Community Church and Sandia Federal Credit Union
East	SU-1	Church of Christ Riverside
South	SU-1 & R-1	Vacant, Commercial Shopping Center (Riverside Plaza), & single-family homes adjacent to the Bosque.
West	A-1 with a special-use permit for commercial and residential.	Vacant

REQUEST

We would like to respectfully request approval of an Amendment to the existing Bosque Plaza Site Plan for Subdivision. The proposed Amendment will add a Landscape Plan to the Site Plan for Subdivision, and language regarding the FAR for Storage and request delegation of future Site Plans for Building Permit. The proposed amendment will add the Indoor Storage category to the Maximum Floor Area Ratio. The amendment to the future approval process will allow for delegation of all future Site Plans for Building Permit to Administrative Review. The delegation will create a more streamlined approval process for the remaining parcels in the Shopping Center.

JUSTIFICATION

The proposed amendment will enhance the visual quality and business climate of the City of Albuquerque and the Coors Boulevard corridor. This amendment will accomplish this through the creation of a consistent landscape plan for the entire subdivision that will not only ensure a common landscaped theme, but connect each site to one another. Future development will adhere to this landscape plan and the other guidelines outlined in the Site Plan for Subdivision Design Guidelines.

The proposed text amendment will add language to the required information section (Sheet 1) for the Floor Area Ratio and Future Approvals items. The Floor Area Ratio amendment will add a ratio of 1.5 for Indoor Storage Uses. Currently, the FAR's for Retail (.3) and Office (.4) are unreasonable for an indoor storage use, which technically doesn't fall under either of those use categories. The rationale for a unique FAR restriction for Indoor Storage is due to 1) the limited need for parking; 2) lack of need for outdoor space/amenities; and 3) the economies of scale associated with indoor storage units, elevator, climate control, etc. The small retail and office FAR is designed to accommodate the need for parking and outdoor space/amenities such as a patio or courtyard. Indoor Storage requires very little parking because customers park under the porte-cochères, unload/load their storage unit, then leave. There is minimal need for parking or outdoor space/amenities due to the nature of indoor storage as a use. The economies of scale associated with indoor storage necessitate a larger building to accommodate over 500 units, 10' hallways, an elevator, and loading and unloading areas. Indoor Storage as a use is very different from both retail and office uses



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and should not be treated the same as it relates to FAR. The Future Approvals amendment will clarify submission and approval processes for future projects.

The subject site is located along Coors Boulevard, a major arterial that carries over 40,000 vehicles per day along this stretch. The majority of the site is underutilized and vacant. The current regulations and the existing approval process has made it difficult for developers to build in the Bosque Plaza Subdivision. This is difficult because of the public hearing process. This process adds a significant expense to projects as compared to other C-1 properties that are not considered Shopping Center (SC) sites. A more expedited approval process will incentivize development and draw retailers and office uses to the area.

The subject request for a more expedited approval process will still necessitate adherence to the existing design standards of the Bosque Plaza Site Plan for Subdivision and the Coors Corridor Plan. These standards are very comprehensive and assure that future development is respectful to the existing development, the neighborhood context, and views to the Sandia Mountains.

The proposed amendment maintains and furthers many of the policies outlined in the Albuquerque/Bernalillo County Comprehensive Plan and Coors Corridor Plan.

Albuquerque/Bernalillo County Comprehensive Plan

1.B.5. Developing and Established Urban Areas

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, and recreational concern.

Applicant's Response: *The proposed amendment will respect the existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern. The amendment will add a landscape plan for the Bosque Plaza subdivision that will create a consistent concept and connect each lot through landscape design that will include street trees along Coors Boulevard and La Orilla Road and a 10 foot landscape buffer between Bosque Plaza Lane and any future parking areas. Approval of this amendment will enhance the Coors Boulevard corridor through quality landscape design and attract businesses by the expedited approval process. By approving an expedited approval process, businesses will be more likely to locate in the area because they can be up and running faster than going through public hearing. The site has stayed mostly vacant for ten years and approval of this request will incentivize development within the Bosque Plaza Subdivision. In order to address the unique aspects of an indoor storage facility due to its size and massing, additional standards are proposed to illustrate how this use can be integrated with the Shopping Center (See Policy f in Economic Development).*

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



Applicant's Response: The proposed amendment will maintain the unique views to the Sandia Mountains. The Coors Corridor Plan strictly regulates the height and mass of buildings in the area to protect these unique views. The amendment will improve the quality of the visual environment through consistent, quality landscape design that enhances Coors Boulevard and La Orilla Road. Street trees will be properly spaced along Coors Boulevard to create a safer and more aesthetically pleasing environment.

1.C.8. Developed Landscape

Policy d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

Applicant's Response: Landscaping will be designed along all public and private rights-of-way to create a pleasing visual environment. Landscape design must follow the design regulations outlined in the Bosque Plaza Site Plan for Subdivision, which strictly regulate the landscape concept and unify the site through proper design. This is accomplished through street trees, landscaped buffering, and other standards.

1.D.6. Economic Development

Policy f: The City and the County should remove obstacles to sound growth management and economic development throughout the community.

Applicant's Response: Long approval processes are a huge obstacle to sound economic growth. The proposed text amendment will allow for sound growth and economic development opportunities. The site has been partially vacant for 10 years. The proposed amendment will expedite the site plan approval process for individual sites by allowing applicant's to submit directly to building permit. Expedited approval will incentivize development on this underutilized site along one of the major arterials in the City.

Coors Corridor Plan

Issue 1 – Traffic Movement/Access and Roadway Design

Policy 6 - Streetscape: Streetscape improvements for the public right-of-way of Coors Boulevard shall be required. These improvements include the planting of roadway edges and medians; preservation of existing vegetation; and selection of street furniture compatible with the built and natural environment.

Applicant's Response: The proposed landscape plan will directly improve the streetscape along Coors Boulevard. Street trees will be added along Coors Boulevard and La Orilla Road to increase the attractiveness of the visual environment. A 10 foot landscape buffer along Bosque Plaza Lane will ensure quality and unique landscaped design. Trees are required every 25 feet along public or main access roadways..

Issue 4 – Visual Impressions and Urban Design Overlay Zone

Policy 3 - Front Landscaped Street Yard: There should be a landscaped street yard along the entire frontage of properties adjacent to Coors Boulevard.



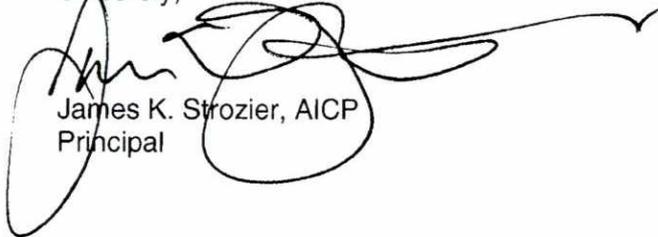
Applicant's Response: *The landscape plan will include street trees, buffering, and other quality landscape concepts along Coors Boulevard. The plan will create a consistent design across the entire frontage of properties adjacent to Coors Boulevard.*

Policy 4 - Site Landscaping: Landscape design should be complementary to the individual site and to the overall appearance of the corridor in accordance with the design regulations and guidelines.

Applicant's Response: *The proposed landscape plan will complement Coors Boulevard and enhance the Bosque Plaza subdivision. Landscape design must adhere to the design regulations outlined in the existing Bosque Plaza Site Plan for Subdivision, which strictly regulate the landscape concept.*

Based upon the facts presented, we respectfully request your review and approval of this amendment to an existing site plan for subdivision.

Sincerely,



James K. Strozier, AICP
Principal

NOTIFICATION &
NEIGHBORHOOD INFORMATION

ATTACHMENT A

(EPC SUBMITTAL) – BOSQUE PLAZA SUBDIVISION, LOTS 1-9, 10A, 10B, 10C LOCATED ON COORS BOULEVARD NW BETWEEN LA ORILLA ROAD NW AND MONTANO ROAD NW zone map E-12 for Sal Perdomo, Consensus Planning, Inc.

TAYLOR RANCH N.A. “R”

***Jolene Wolfley**

7216 Carson Trl. NW/87120 890-9414 (h)

Rene Horvath

5515 Palomino Dr. NW/87120 898-2114 (h)

ALBAN HILLS N.A.

***Patsy Nelson 1**

3301 La Rambla NW/87120 228-5087 (c)

Lynne Scott

6419 Camino Del Arrebol NW/87120 898-5009 (h)

RIO OESTE H.O.A.

***Judy Ortiz-Aragon**

4115 Palacio Real NW/87120 235-7343 (c)

Sandra Tinlin

4105 Moncloa Ct. NW/87120 980-1526 (c)

WESTSIDE COALITION OF N.A.’S

***Gerald C. (Jerry) Worrall**

1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c)

Harry Hendriksen

10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) 221-4003 (c)

***President of NA/HOA/Coalition**



February 23, 2016

typical

Jolene Wolfley
Taylor Ranch N.A.
7216 Carson Trail NW
Albuquerque, NM 87120

Rene Horvath
Taylor Ranch N.A.
5515 Palomino Dr. NW
Albuquerque, NM 87120

Dear Ms. Wolfley:

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

The purpose of this letter is to inform you and the Taylor Ranch Neighborhood Association that we have submitted a request to the Environmental Planning Commission (EPC) for an amendment to an existing Site Plan for Subdivision. The request is for the Bosque Plaza, an 11.46 acre site located at the southeast corner of Coors Boulevard and La Orilla Road.

Bosque Plaza is zoned C-1 and is designated as a Shopping Center pursuant to the City's Zoning regulations. The site has existing Village Inn, Panda Express, and Dairy Queen restaurants; an office building; and a building currently under construction.

The request is to amend the existing Site Development Plan for Subdivision. This amendment proposes to add a landscape plan, language regarding indoor storage as a permissive use, FAR provisions for indoor storage, and a request to delegate future Site Plans for Building Permit for the remaining sites.

The EPC hearing will be located in the basement of the Plaza del Sol Building at 600 North 2nd Street at 8:30am on April 14th, 2016. We have included the amended Site Plan for Subdivision for your review. If you have any questions or would like to schedule a meeting, please contact me at (505) 764-9801.

Sincerely,

James K. Strozier, AICP
Principal

Attachments: Site Plan and Landscape Plan (11x17)
Zone Atlas Page

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

7011 3500 0000 0891 4683

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ALBUQUERQUE, NM 87120

Postage	\$7.45	0101
Certified Fee	\$2.80	09
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$1.20	
	\$7.45	



Sent To **Gerald C. Worrall**
Street, Apt. No.; or PO Box No. **1039 Pinatubo Pl NW**
City, State, ZIP+4 **ABQ NM 87120**

PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$1.20	
	\$7.45	



Sent To **JUOY ORTIZ-ARAGON**
Street, Apt. No.; or PO Box No. **4115 Palacio Real NW**
City, State, ZIP+4 **ABQ NM 87120**

PS Form 3800, August 2006 See Reverse for Instructions

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ALBUQUERQUE, NM 87120

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Certified Fee	\$2.80	09
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Restricted Delivery Fee (Endorsement Required)	\$0.00	
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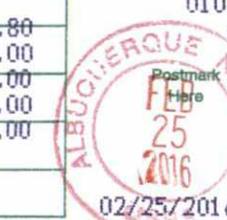
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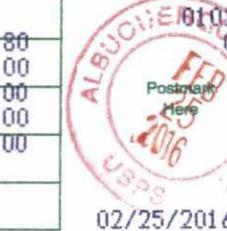
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Street, Apt. No.; or PO Box No. **6419 Camino Del Arcebal NW**
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CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

Meeting participants opposed the request to delegate approval of site plans for building permit to administrative review, stating that the concerns raised by this project showed that it is important that the community have an opportunity to provide public input.

Outcome:

- *Areas of Agreement*
 - o None noted at the meeting.
- *Unresolved Issues & Concerns*
 - o Meeting participants stated that the building mass, architectural design, and type of use would be in conflict with the site plan for subdivision that the community and the Agent worked on together in 2006, and they want to see agreement with that site plan. Meeting participants questioned how the building could meet the architectural design standards at the proposed size. Meeting participants also noted the value of the property to the community because of its proximity to the bosque and wanted plans that would respect that relationship.
 - o Other concerns included parking, safety, design for pedestrians, traffic in the loading/unloading area, and noise.
 - o Meeting participants opposed the request to delegate approval of site plans for building permit to administrative review.
- *Next Steps*
 - o Agent stated that he would share additional drawings and information about the design via email as the information is available. The drawings presented at the meeting were preliminary drawings, and Agent stated that they would review the meeting participants' concerns as the plans are refined.

Meeting Specifics:

- 1) Overview of Request
 - a) Jim Strozier, representative of Agent Consensus Planning, stated that the Applicant, Guardian Storage, was requesting amendments to the existing site plan for subdivision as part of its plans to build an indoor storage building on Lot 1 of the Bosque Plaza subdivision.
 - b) Proposed amendments include the addition of a landscape plan, amendments to the Floor Area Ratio restrictions, and the request of the delegation of future site plans for building permit to administrative review.
 - i) A landscape plan is necessary under the Zoning Code.
 - (1) The proposed landscape plan focuses on the street trees, and includes the existing trees planted by other tenants in Bosque Plaza.
 - ii) Applicant requests a Floor Area Ratio requirement specific to indoor storage, because the FARs for retail or office do not work for the indoor storage use.
 - iii) Applicant requests administrative review of future site plans because of the number of sites already developed and the existing design standards.
 - c) Agent suggested the Guardian Storage facility at Holly and Wyoming as an example of the type of facility that is planned.
 - d) Agent presented preliminary design images, stating that they are in progress.
 - e) Agent stated that the building height and design would meet the view plane and view window requirements in the Coors Corridor Plan.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

- 2) Questions and Concerns about Landscape Plan
 - a) A meeting participant expressed a concern about the maintenance of the landscape and the cleanup of trash in shopping centers, noting that the tenants say that it's the owner's responsibility, but the owners don't take responsibility.
 - b) A meeting participant asked about the green grass on the building design drawing.
 - i) Agent stated that the landscaping on the drawing was intended only to depict the street trees.
 - ii) Agent stated that the landscape plan includes deciduous and evergreen trees and is intended to create a canopy of trees.
- 3) Questions and Concerns about the FAR, Site Design, and Indoor Storage Use
 - a) A meeting participant noted that the community had worked with the agent to design the Bosque Plaza subdivision in 2006, and said that this request was in complete conflict with that plan.
 - i) The meeting participant stated that the FAR for this site would be 3-4 times that of the other users in the subdivision.
 - ii) The meeting participant stated that the other users on the site have all met the site plan requirements.
 - iii) The meeting participant stated that the site plan is intended to support office and retail uses, and this use, which requires a number of amendments to the site plan, is in conflict with that.
 - iv) The meeting participant questioned the justification in the EPC application, and stated that she did not see any justification for the building mass or the architectural change.
 - b) Meeting participants expressed a number of concerns about the large size of the building and the rectangular shape.
 - i) A meeting participant noted that the site plan for subdivision called for territorial style architecture, and questioned how that could be accommodated with this large building.
 - (1) The meeting participant noted that the architectural guidelines included a visually integrated site, scaled proportion, staggering of planes, and pockets of light and shadow, and questioned how these guidelines could be met with this sort of building.
 - (2) Agent said that they would be refining the building design and would review all of the concerns.
 - ii) A meeting participant asked if the applicant would consider a bi-level building.
 - (1) Applicant stated that they considered a smaller number of units, but this design is financial practical considering the cost of land.
 - (2) A meeting participant suggested purchasing both lots 1 and 2 to build at the correct scale.
 - (a) Applicant said the cost would be too high.
 - iii) A meeting participant asked if the exact height of the building was available.
 - (1) Agent said it would be somewhere between 32 feet and 34 feet, depending on the design of the corner elements.
 - iv) A meeting participant stated that this type of building and use would be welcomed elsewhere in the community, but at this site, they would rather see an office or shopping use that could enjoy the bosque.
 - c) A meeting participant asked how the property would create a pedestrian environment as called for in the site plan.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT

- i) Agent stated that patio space would not be appropriate with this use, but there would be open space and sidewalks on the property.
 - ii) A meeting participant referred to the design drawing and stated that the building was not designed to be pedestrian-scale.
 - d) A meeting participant asked about the appearance of the eastern side of the building, which was not visible in the design drawings on display.
 - i) Agent said that design was not complete yet, but assured that it would not be a blank wall.
 - ii) Agent said that there would be porte-cocheres on the east side for vehicles to drive up and load/unload.
 - iii) The meeting participant said that they wanted more information about this design.
 - e) A meeting participant asked about the number of parking spots.
 - i) Agent said there would be approximately 9 or 10 parking spots.
 - ii) Agent said that the parking would primarily be used by customers who needed to speak with the office staff; customers with storage spaces would drive through a gate to a loading and unloading area on the east side of the building.
 - iii) A meeting participant expressed the concern that there would not be enough parking.
 - f) A meeting participant asked where the climate control equipment would be located.
 - i) Applicant stated that they would be concealed, and that was not yet included in the preliminary drawings.
 - g) A meeting participant asked about traffic and noise in the loading area.
 - i) Applicant stated that the area would be semi-accessible or would accommodate a couple of cars at a porte-cochere.
 - ii) The meeting participant expressed a concern about large groups and parties.
 - h) A meeting participant asked about the lighting, particularly in the loading area on the east side.
 - i) Agent stated that all lighting would meet the requirements in the site plan.
 - ii) A meeting participant expressed concern about bleed-off of light.
 - (1) Agent stated that would not be allowed.
 - i) A meeting participant asked about signage.
 - i) Agent stated that signage would meet the requirements in the site plan.
 - ii) Agent stated that the site plan allows signage on 6% of the building façade, and the planned signage would be well within that limit.
 - iii) Agent stated that there would be no signage on the east side.
 - j) A meeting participant asked how close the building would be to the bosque.
 - i) Agent said that there was church property between this property and the bosque, and estimated 200-300 feet. He said that he could obtain this information.
 - ii) A meeting participant expressed a concern about views from the bosque with the large rectangular building.
 - iii) A meeting participant noted that because of low traffic, this would be relatively environmentally friendly to the bosque.
 - k) A meeting participant expressed a concern about gates and fences on the east side of the facility making it more dangerous for pedestrians walking in the drainage area.
- 4) Questions and Concerns about Delegation to Administrative Approval
- a) A meeting participant expressed concerns about the delegation of approval to planning staff, stating that community members want more opportunities for input and have

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

concerns about the plans. The participant stated that the concerns raised by this project showed that it was necessary to continue to bring these projects to the EPC.

- i) Agent disagreed and noted that this delegation would only be for Lot 1.
- ii) Agent stated that another option could be delegation to the Development Review Board.
- iii) The meeting participant expressed concerns about the zoning for the site and stated that because of the site's location near the bosque, the public has an interest in making sure that development complies with the site plan.

5) Questions and Concerns about Guardian Storage Operations

- a) A meeting participant asked how many storage units would be at the facility.
 - i) Applicant said there would be 500 spaces.
- b) A meeting participant asked about the hours of operation.
 - i) Applicant said the office would be open during business hours, and there would also be access for customers with storage spaces at night.
- c) A meeting participant asked if there would be a 24-hour on-site manager.
 - i) Applicant said that they considered a resident manager, but instead chose to invest in security technology.
- d) A meeting participant asked about the level of occupancy of the storage units in the applicant's other locations.
 - i) Applicant said the other locations are 90% full.
- e) A meeting participant asked what kind of customers use the storage units.
 - i) Applicant said that they have commercial users, e.g. pharmaceutical reps, and also people who get divorced or who are buying/selling homes.
 - ii) Applicant said that the typical users are for 6-12 months, with some commercial users staying longer.
- f) A meeting participant asked if Guardian Storage was a national business.
 - i) Applicant stated that it was solely in Rio Rancho and Albuquerque.
- g) A meeting participant stated that the Guardian Storage facility at Eagle Ranch near the golf course was sold, and expressed concerns about not knowing about future owners.

6) Other Questions and Concerns

- a) A meeting participant stated that there is a large wall that blocks the views from his home, and expressed a general concern about development in the area blocking the views of the bosque and the Sandias.
- b) A meeting participant asked if a building of this size would have potential negative impacts on building on the other open lots in the Bosque Plaza subdivision.
 - i) Agent said that Lot 10-A, one neighbor, is not oriented toward the lot at issue, but views from Lot 10-B would be impacted.
 - ii) Agent and meeting participants spoke about the neighboring property owners and whether they are or are not in support of this project, and there was some disagreement about this. Agent said they would reach out to those property owners.
- c) A meeting participant asked if Lot 2 might also be approved for a conditional use.
 - i) Agent said that could be possible that someone could request a conditional use, although it would be unlikely to be another storage facility.

EPC Application Hearing Details:

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

1. The Environmental Planning Commission (EPC) is an appointed, 9-member, volunteer citizen board with authority on many land use and planning issues. The EPC was formed in 1972 per City of Albuquerque Ordinance #294-1972. Members:
 - Karen Hudson, Chair, Council District 8
 - Derek Bohannon, Vice Chair, Council District 5
 - Dan Serrano, Council District 1
 - Moises Gonzalez, Council District 2
 - Victor Beserra, Council District 3
 - Peter Nicholls, Chair, Council District 4
 - Maia Mullen, Council District 6
 - James Peck, Council District 7
 - Bill McCoy III, Council District 9
2. Hearing Time:
 - i. The hearing is scheduled for April 14, 2016.
 - ii. The Commission will begin hearing applications at 8:30 a.m.
 - iii. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule.
 - iv. The agenda is posted on <http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission> on the Friday immediately prior to the EPC Hearing.
3. Hearing Process:
 - i. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - ii. City Planner includes facilitator report in recommendations.
 - iii. The Commission will make a decision and parties have 15 days to appeal the decision.
4. Resident Participation at Hearing:
 - a. Comments may be sent to:

Maggie Gould, Staff Planner
600 2nd Street NW, Third Floor
Albuquerque, NM 87102
mgould@cabq.gov
(505) 924-3910

OR

Karen Hudson, Chair, EPC
Derek Bohannon, Vice Chair, EPC
c/o Planning Department
600 2nd St, NW, Third Floor
Albuquerque, NM 87102

Names & Affiliations of Attendees:

Jim Strozier Agent
Salvator Perdomo Agent

**CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT**

Paul Hedges	Applicant
Dawson Hedges	Applicant
Keith Meyer	
Daniel Shaw	TRNA
Kathy Adams	La Luz
Jolene Wolfley	TRNA
Dan Rich	TRNA
Patsy Nelson	AHNA
JaTony H	
Rene Horvath	TRNA
Nita Day	LCDRII
Tione Burandi	LCDRII
Catherine Trujillo	TRNA

Gould, Maggie S.

From: dqkevin1@aol.com
Sent: Wednesday, April 06, 2016 10:19 AM
To: Gould, Maggie S.; cp@consensusplanning.com; suedq@aol.com
Subject: Re: Proposed Amendment to the Bosque Plaza Site Plan

Maggie,

Yes we would appreciate that. We want you to understand that we are in support of the proposed development as long as they adhere to the rules. Several folks from the neighborhood associations have approached us to write a letter in opposition. We certainly don't want to offend the neighborhoods, because those folks are our customers. We also want the development to be appealing to the neighborhoods, because that affects our business. That said, the neighborhood associations have their own voice, and they have an opportunity to express concerns.

We can't in good conscience lobby to prevent development in the center. The property owner has a right to develop as long as they stick to the rules and follow the original intent of the development.

Our concern is to make sure we adhere to the original intent of the entire development both now and in the future. Clearly, that intent was to avoid adding more restaurants with drive through lanes. The neighborhoods and the EPC did not want the area to become 'fast food row'. The Wendy's currently going in directly across the street on the county land raised concerns, because it was contrary to the EPC's intent. But since that is county land, it was approved.

Thankfully they are the only fast food restaurant going in, but nevertheless makes it all the more important for us to ensure we maintain an appropriate and diverse mix of businesses that are beneficial and appealing to the community.

Thanks again for your time,
Kevin Davis

-----Original Message-----

From: Gould, Maggie S. <MGould@cabq.gov>
To: dqkevin1 <dqkevin1@aol.com>; cp <cp@consensusplanning.com>
Sent: Wed, Apr 6, 2016 8:51 am
Subject: RE: Proposed Amendment to the Bosque Plaza Site Plan

Kevin,
Do you want this included in the material that go to the EPC?
Thanks,

Maggie Gould, MCRP
Planner
City of Albuquerque, Planning Department
600 Second St. NW
Albuquerque, NM 87102
505-924-3910
mgould@cabq.gov

From: dqkevin1@aol.com [<mailto:dqkevin1@aol.com>]
Sent: Tuesday, April 05, 2016 7:23 PM
To: cp@consensusplanning.com; Gould, Maggie S.
Subject: Re: Proposed Amendment to the Bosque Plaza Site Plan

OK Jim thanks for the clarification. After reading your explanation, we are a lot more comfortable with the changes which apply to lot #1, and we would support the use of this lot for the storage facility, as long as they stay with SW Territorial design.

That said, we strongly disagree with 'streamlining' the process by eliminating the need for EPC approval.

A little history for perspective: When we first developed, we went through no less than two EPC hearings regarding our drive through window. The general feeling on the EPC, and with the neighborhood associations, was that a 'fast food row' type development was undesirable. They didn't want the traffic associated with a lot of DT windows, and with Panda Express and DQ, there would already be two in the development.

In fact, the only reason we were allowed to obtain the special use permit, was because our DQ had already been established in the area for 15 years, just a few blocks to the south. We were also active in the neighborhood... indeed we raised our children in Taylor Ranch and I served on the boards of both Taylor Ranch Soccer Club and Petroglyph Little League for years. We also hired hundreds of west side kids since 1996. Since we were an established part of the community in good standing, we were allowed to proceed with our drive through lane. However, we had to assure the neighborhood associations that we would not be open too late at night, to avoid unnecessary noise and light pollution for the nearby houses. This compromise was expensive for us, as we gave up 14 hours per week of productive business hours.

We sacrificed, and continue to sacrifice today, for our special use permit!

At the time of our approval, the EPC and TRNA/Alban Hills Associations were assured that no more businesses with drive through windows would be allowed in the development. About a year later, Sonic was inquiring about one of the lots. Jim probably remembers this. The neighborhood associations met with Sonic in a facilitated meeting where their representatives described their operation including the drive through lane. It never went as far as the special use hearing at the EPC, because the Sonic folks knew well in advance that the neighborhood associations (and the DQ owners) would protest the DT lane at the EPC hearing.

Segue to today, and the property to the west across Coors. This is county land, not city, and there are two drive through lanes coming in. One for a Wendy's. What everyone in the neighborhood feared would happen has happened, albeit on county land.

Now that you know a little of our history, please let me explain our thoughts on future EPC hearings. We want to make sure you understand that we want to preserve the value not only of our 20 years in the local community, but also the value of the sacrifices we made to obtain our special use permit for drive through lane. It was costly, and it wouldn't be fair to our business or the neighborhood associations if others popped up in the center.

If another Sonic-like fast food restaurant wanted to move in across from us, we would certainly want an opportunity to state our case in an EPC meeting. If the process is streamlined, then we might not have the opportunity to protest. We didn't have that opportunity with the Wendy's moving in, because it was county land.

This is the only reason why we oppose circumventing the EPC.

If Jim could provide written assurance that he would not sell property for development of a fast-food type business with drive through on his remaining lots, then we would be perfectly fine accepting your terms to streamline and avoid the EPC hearing.

This is about protecting the value of the sacrifices we made to develop our business, and protecting the neighborhoods' wishes that the area doesn't become 'fast food row'.

Thanks again,
Kevin Davis
Dairy Queen

-----Original Message-----

From: Jim Strozier <cp@consensusplanning.com>

To: dqkevin1 <dqkevin1@aol.com>; mgould <mgould@cabq.gov>
Cc: Salvator Perdomo <perdomo@consensusplanning.com>; Jim Shull <jimshull@gmail.com>; Paul Hedges <PDHEDGES@hotmail.com>
Sent: Tue, Apr 5, 2016 6:08 pm
Subject: RE: Proposed Amendment to the Bosque Plaza Site Plan

Kevin,

Thanks for your response and questions. I will take a stab at responding and assume that Maggie Gould will respond as well. Once again, we are happy to review the amendment and show you how each of these changes affects Lot 1 only and what affects the entire center. See my detailed answers in red below:

Jim Strozier, AICP
Consensus Planning, Inc.
☎ 505.764.9801
www.consensusplanning.com

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From: dqkevin1@aol.com [<mailto:dqkevin1@aol.com>]
Sent: Tuesday, April 05, 2016 5:23 PM
To: Jim Strozier <cp@consensusplanning.com>; mgould@cabq.gov
Subject: Re: Proposed Amendment to the Bosque Plaza Site Plan

Jim/Maggie,

It is our understanding that the proposed amendment affects not only Lot #1, but the remaining vacant lots in the center. The proposed amendment as it relates to use and the increased Floor Area Ratio (FAR) applies to Lot 1 only. Future retail and office uses would have to abide by the existing FAR limitations.

As stated earlier, we would support the storage facility, as long as their building complies with the Southwest Territorial architectural requirements, and as long as the proposed amendment strictly applies to Lot #1 only. Yes, we have actually added additional language that requires a more specific response to the architecture for Lot 1 that includes renderings for the proposed building. The only refinement for that building is that the height will be limited to 26 feet and may be less than that when viewed from the street (Bosque Plaza Lane). I believe that the proposed rendering is truer to the style that some of the existing buildings in the center.

Where we would have a problem is if the amendment applies to other vacant lots in the center. This would ultimately water down the rules and regulations which we had to follow during our development. None of the design standards are changing for any of the other lots in the Shopping Center. Once again, this amendment adds specificity for Lot 1 and Lot 1 only.

Our understanding is limited, but it seems there's much more to the amendment than mere landscaping. The landscape plan is simply a graphic presentation of the rules that already were included in the design standards. The City desired to have a separate sheet that was the "Landscape Plan" which we have provided. The landscape plan tries to show the existing condition for the existing developed lots. Apparently the amendment allows the building footprint to take up a higher percentage of the total lot? This seems like a fairly significant change which could affect adjacent lots. The changes to the use and FAR only affect Lot 1 and you are correct that the proposed indoor storage use will have a higher FAR based on the fact that it is a very different use with significantly less parking (or traffic) than a standard retail or office building. As you know, restaurants require even more parking.

Complying with the existing rules cost us a considerable amount of time and money. Because of the rules, we were forced to deviate from the prototypical DQ architectural design. This meant we had to hire an architect to design our entire building from scratch rather than use existing drawings. Not to mention the time we lost in obtaining franchisor approval in deviating from the prototype in favor of the Territorial design. Once again, the rules would remain the same as the ones that you had to follow. I do want to be clear that we have requested that future buildings within the center do not have to go through the public hearing process at the EPC. This is a streamlining of the process, but not the requirements. I have

copied Jim Shull, who was the original developer and still owns many of the vacant lots. He can weigh in on this, but our request is that based on the fact that the rules are in place, they have been proven to work (based on the existing buildings in the center), and that the City has goal of removing obstacles and promoting infill (those properties with existing utilities and roadways, but are still vacant); that a simpler process is warranted here.

Essentially, we would prefer all future tenants in the center to abide by the same design, architectural, and site plan specifications that we had to painstakingly follow. If any of these specifications are being watered down, then it follows that any new tenants/businesses will not have to abide by the same rules and restrictions, which ultimately devalues our original investment. We agree 100 percent, which is why we are not changing those rules as they relate to site design and architecture.

Thanks for your time.

Kevin Davis
Dairy Queen

-----Original Message-----

From: Jim Strozier <cp@consensusplanning.com>
To: Kevin Davis <dqkevin1@aol.com>
Cc: Salvator Perdomo <perdomo@consensusplanning.com>
Sent: Tue, Apr 5, 2016 2:52 pm
Subject: RE: Proposed Amendment to the Bosque Plaza Site Plan

Kevin,

I hope that you are doing well. I wanted to update you on a couple of things regarding our proposed amendment. We have updated the Site Plan and design standards – see attached. Per your earlier question, we have specified that the Indoor Storage is for Lot 1 only. All of the changes are indicated with a “cloud” line around them.

Based on review of the attached, would you be willing to write an email to Ms. Maggie Gould, our case planner that you are in agreement or not opposed to the amendment? We appreciate your interest and if you need more information or would like to meet, we would be happy to do that at your convenience.

Maggie’s email address is mgould@cabq.gov

Jim Strozier, AICP
Consensus Planning, Inc.
☎ 505.764.9801
www.consensusplanning.com

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From: Kevin Davis [<mailto:dqkevin1@aol.com>]
Sent: Wednesday, March 16, 2016 12:14 PM
To: Jim Strozier <cp@consensusplanning.com>
Subject: Re: Proposed Amendment to the Bosque Plaza Site Plan

I don't know the ownership of any of the businesses in our plaza except for Dr Hurt.

Sent from my iPhone

On Mar 16, 2016, at 11:27 AM, Jim Strozier <cp@consensusplanning.com> wrote:

Kevin,

No problem. It is already noted on the Amendment and I stated it at the neighborhood meeting last night. I will also make sure that it is part of my presentation to the EPC on April 10th.

Do you still want to meet? If so, let me know when. Are you ok with writing a letter of support (it can be an email) for the project – that would be extremely helpful. If you don't feel that you can say "support" you could say "not opposed" if that works for you. Either are helpful.

On another note, do you have personal contacts with any of the other owners? Like Village Inn, Panda, or the office buildings? We have the assessor records, but they are all corporations or LLCs. I want to reach out to them also and it would be good to have a person to try and speak with. Thanks.

Jim Strozier, AICP
Consensus Planning, Inc.
☎ 505.764.9801
www.consensusplanning.com

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<http://www.dyslexiefont.com/en/dyslexia-font/>

From: dqkevin1@aol.com [<mailto:dqkevin1@aol.com>]
Sent: Wednesday, March 16, 2016 11:02 AM
To: Jim Strozier <cp@consensusplanning.com>
Subject: Re: Proposed Amendment to the Bosque Plaza Site Plan

It would be helpful if this is clarified on the amendment.

Thanks,
Kevin

-----Original Message-----

From: Jim Strozier <cp@consensusplanning.com>
To: [dqkevin1 <dqkevin1@aol.com>](mailto:dqkevin1@aol.com)
Cc: [suedq <suedq@aol.com>](mailto:suedq@aol.com)
Sent: Wed, Mar 16, 2016 10:48 am
Subject: RE: Proposed Amendment to the Bosque Plaza Site Plan

Kevin,

Yes, the storage facility is proposed for Lot 1.

The amendment would apply to the entire subdivision, however, the storage use and the FAR allowance only applies to Lot 1. If need be, we can clarify that on the amendment and are happy to do so.

As I mentioned, the landscape plan is really just a pictorial image of the regulations that already apply to the entire plaza. The staff indicated, when I met with them about the project, that with this, they would support delegation of any future building plans. The main reason they said this is because of the extensive design standards that everyone has to follow regardless.

I am happy to meet with you at your convenience.

Jim Strozier, AICP
Consensus Planning, Inc.
☎ 505.764.9801

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<http://www.dyslexiefont.com/en/dyslexia-font/>

From: dqkevin1@aol.com [mailto:dqkevin1@aol.com]
Sent: Tuesday, March 15, 2016 12:59 PM
To: Jim Strozier <cp@consensusplanning.com>
Cc: suedq@aol.com
Subject: Re: Proposed Amendment to the Bosque Plaza Site Plan

Jim,

Thank you for sending. If I understand correctly, the proposed location for the storage facility is Lot #1 on the attached Site Plan. Correct?

If so, will the amendment be limited to Lot #1, or will it also apply to the remaining vacant lots in the subdivision?

We're certainly not opposed to a storage facility, but if this amendment applies to the entire subdivision... including the undeveloped lots to the north of our property... then we might have some reservations about the change.

If it's the latter, we will need some time to consider the ramifications. Or possibly meet with you and Jim Shull for some detailed discussion?

Regards,
Kevin Davis

-----Original Message-----

From: Jim Strozier <cp@consensusplanning.com>
To: dqkevin1 <dqkevin1@aol.com>
Cc: Jim Shull <jimshull@gmail.com>; Paul Hedges <pdhedges@hotmail.com>; Dawson Cell <hedges72@comcast.net>; Salvator Perdomo <perdomo@consensusplanning.com>
Sent: Tue, Mar 15, 2016 11:59 am
Subject: Proposed Amendment to the Bosque Plaza Site Plan

Kevin,

I just left you a message and I apologize for not contacting you sooner. As I mentioned in my message, we are very cognizant of making sure that these changes do not adversely impact the existing property owners and buildings within Bosque Plaza. I am attaching a copy of the amendment to the Existing Site Plan for Subdivision and some images of the proposed Guardian Storage building, which would be built at the southeast corner of Bosque Plaza and La Orilla. The amendment proposes to do the following:

1. To add a Landscape Plan – there are already detailed requirements concerning the landscape within Bosque Plaza, this plan just converts those standards into a plan sheet. We used the approved plans and Google Earth to try and accurately show the existing built sites.
2. To add Indoor Storage as a permissive use (we recently obtained City approval of a Conditional Use to allow storage) and increase the Floor Area Ration (FAR) for the storage use. Indoor storage does not require much parking and the building is proposed to be 3 stories in height, so the FAR needed to be modified for this use.
3. To request delegation of future Site Plan's for Building Permit to City staff – this might end up being to the Development Review Board, but the goal is to not have the remaining plans go to the Environmental Planning Commission for review.

I hope this helps clarify our request. I think that these changes are good for Bosque Plaza and will benefit the existing businesses. Please contact me if you have any questions or need any additional information. My cell number is 235-6803.

It would be great if you could provide us with an email concurring with this request. Thank you.

Jim Strozier, AICP
Consensus Planning, Inc.
☎ 505.764.9801
www.consensusplanning.com

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April 4, 2016

Karen Hudson, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Letter of support for Bosque Plaza Site Plan for Subdivision

Dear Chair Hudson and Commissioners,

Titan Development is in full support for the amendment to the existing Site Plan for Subdivision for the Bosque Plaza located at Coors and La Orilla. Titan Development is an employer in the adjacent area, and adding a self-storage component to the mix of uses seems very appropriate. There are many residential areas in the immediate proximity, and businesses that can utilize the self-storage.

Titan Development has called Riverside Plaza home for many years and continuing the development of this district is crucial to the future success of the business park. This area is lacking in self-storage options, and this will provide residents and businesses a convenient place.

We fully support the amendment to the Bosque Plaza Site Plan for Subdivision and any approvals it needs to be completed.

Thank you,

A handwritten signature in black ink, appearing to read 'Josh Rogers', with a long horizontal flourish extending to the right.

Josh Rogers
Director of Multi-Family
Titan Development

SURV **TEK**, INC.

Consulting Surveyors

9384 Valley View Drive, NW Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377 E-mail: russhugg@survtek.com

March 4, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

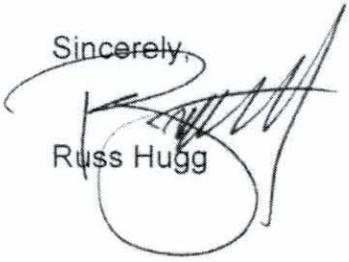
RE: Project # 1004167, 16EPC-40011; Amendment to an Existing Site Plan for Subdivision

Dear Chairman Hudson,

I am writing to you in support of Project # 1004167; 16EPC-40011, for an amendment to the existing Bosque Plaza Site Plan for Subdivision. As an owner of property within the plan area, I believe the approval of this request will create greater interest and stimulate future activity on the site.

The Bosque Plaza site is currently underutilized and has been for many years. If approved, the addition of the Landscape Plan, changes to the FAR for indoor storage, and approval process will stimulate future development and promote sound economic growth. The design standards will ensure that future buildings create a pleasing and consistent visual environment. For the reasons stated above, I support this request.

Sincerely,



Russ Hugg

Brian Cockrum
PO Box 66375
Albuquerque NM
87193

Maggie Gould,
Albuquerque City Planning
600 2nd Street NW, Third Floor
Albuquerque, NM 87102

3/21/2016

Re: Project # 1004167 at Bosque Plaza

Dear Ms. Gould:

I am opposed to the approval of a multi story self storage facility being built at 3600 Bosque Plaza. Views of the Bosque and Sandia Mountains must be preserved, and I feel this right of enjoyment should be protected for the community as a whole. This is not the right use for this location because of the close proximity to the bosque.

Cordially,

A handwritten signature in black ink, appearing to read 'B. Cockrum', with a long horizontal flourish extending to the right.

Brian Cockrum

ALBAN HILLS NEIGHBORHOOD ASSOCIATION

March 22, 2016

Maggie Gould, Staff Planner
600 2nd Street NW, Third Floor
Albuquerque, NM 87120

RE: Project # 1004167 – 16EPC-40011 Site Development Plan for Subdivision Amendment

Dear Ms. Gould,

The Alban Hills Neighborhood Association (AHNA) opposes the following proposals as part of the Site Development Plan for all or a portion of lots 1-9, 10A, 10B, 10C, Bosque Plaza Subdivision, zoned C-1 (SC), located on the southeast corner of La Orilla Rd. NW and Coors Blvd. NW, containing approximately 11.46 acres:

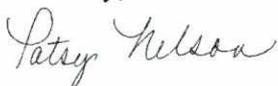
- Conditional use for an indoor climate-controlled storage building.
 - This proposed building conflicts with the building requirements for the site plan for subdivision agreed upon in 2006 with extensive neighborhood involvement. We understand that the requested amendment would be for the purpose of allowing changes to those requirements; however, AHNA asserts that this building is not appropriate for a site so close to the bosque. The site plan, as presented, shows a building that is very large, blocks the view of bosque and does not encourage pedestrian activity and enjoyment of the bosque.
- Amendment of floor area ration restrictions (FAR).
 - Any buildings in the Bosque Plaza Subdivision should be consistent with those currently in existence which comply with the original site plan for subdivision for retail and office with limited FAR.
- Decisions about future site plans for a building permit would be delegated to staff thus removing the requirement and opportunity for the public process.
 - The plans for the building, as presented, were not complete with respect to the building architectural design, lighting, signage, security or landscaping. Public input should not be denied as any developments on this site proceed.

AHNA supports the site plan for subdivision approved in 2006 that limits use to retail and office operations. AHNA opposes this change that would set precedence for additional potentially negative changes to the originally agreed upon site plan for subdivision.

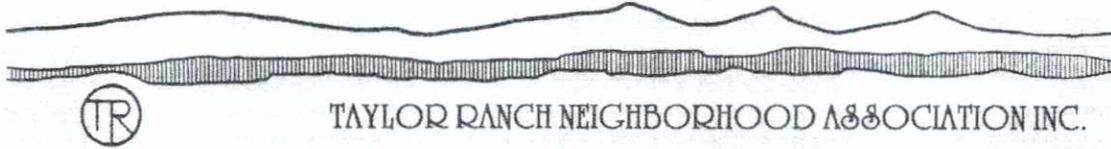
AHNA respectfully requests that this letter be made part of the packet for the Albuquerque Environmental Planning Commission (EPC) meeting that will be held April 7 and during which this proposed change will be considered by the EPC.

Thank you for the opportunity to provide input to this proposed change.

Sincerely,



Patsy Nelson, President
Alban Hills Neighborhood Association
3301 La Rambla St. NW, Albuquerque, NM 87120
505-228-5087
patsyncnelson@msn.com



P.O. Box 66288

Albuquerque NM 87193-6288

April 5, 2016

Karen Hudson, Chair
Environmental Planning Commission
Sent via email

**RE: Project #1004167, 16EPC-40011
Bosque Plaza/Guardian Storage
TRNA Letter #2**

Dear Chair Hudson and Members of the EPC:

The Taylor Ranch Neighborhood Association submitted a letter (#1) to the staff planner Ms. Gould on April 1st. This letter #2 presents additional comment to emphasize to the EPC **why the design guidelines for Bosque Plaza are grounded in Rank I and Rank II Plans and why they should not be amended.** Furthermore, the applicant's request to amend a few provisions complicates the achievement of other provisions elsewhere in the Bosque Plaza Site Plan for Subdivision (BSPSPS). Amendments, like those proposed, could signal to future projects that there is not a strong effort to maintain the BSPSPS design guidelines.

The BSPSPS was developed over a year culminating in the summer 2006. In July 2005, "the EPC expressed concern about the lack of design standards for the Bosque Plaza shopping center." (EPC Staff Report, 3/16/2006, p.3). A Site Plan for Subdivision (SPS) was submitted by the property owner and the EPC made some modest changes and approved it in 2006. The site plan has successfully guided the development of three lots in Bosque Plaza.¹

The design guidelines are grounded in policies of the Comprehensive Plan (Comp Plan), the Westside Strategic Plan (WSSP), and the Coors Corridor Sector Development Plan (CCSDP) plan policy which affects this site. Changing those design guidelines as proposed compromises

¹ The Village Inn was approved in 2004 with no SPS. The Dairy Queen was approved in 2005 "with strict conditions placed upon the development so that it would blend in architecturally with the adjacent Riverside Plaza shopping center." (EPC Staff Report, 3/16/2006, p.3-4.) Panda Express and two medical offices have developed guided by the BSPSPS.

key elements of the site plan and puts the entire subdivision in jeopardy of never fulfilling its objectives based on plans.

I. Issues of FAR

A. Why is the maximum FAR of 0.3 for retail and 0.4 office for office required by the BPSDP and why would changing the FAR be out of compliance with the Comp Plan, the WSSP and the CCSDP?

In 2006, the property owner proposed the site uses and maximum FAR for the BPSPS. The EPC confirmed that those uses and FARs would be most successful in achieving the objectives to:

- Development east of Coors to be sensitive to community asset²**
- Recognize La Orilla Road as a last remaining public access to Bosque³**
- Respect environmental conditions and scenic resources⁴**
- Respect existing neighborhood values⁵**
- Protect and enhance unique views⁵**
- Do not exceed height of underlying zone⁶**

² WSSP, p. 202: "Protection and preservation of the Bosque is critical. Development east of Coors Boulevard shall be sensitive to this community asset."

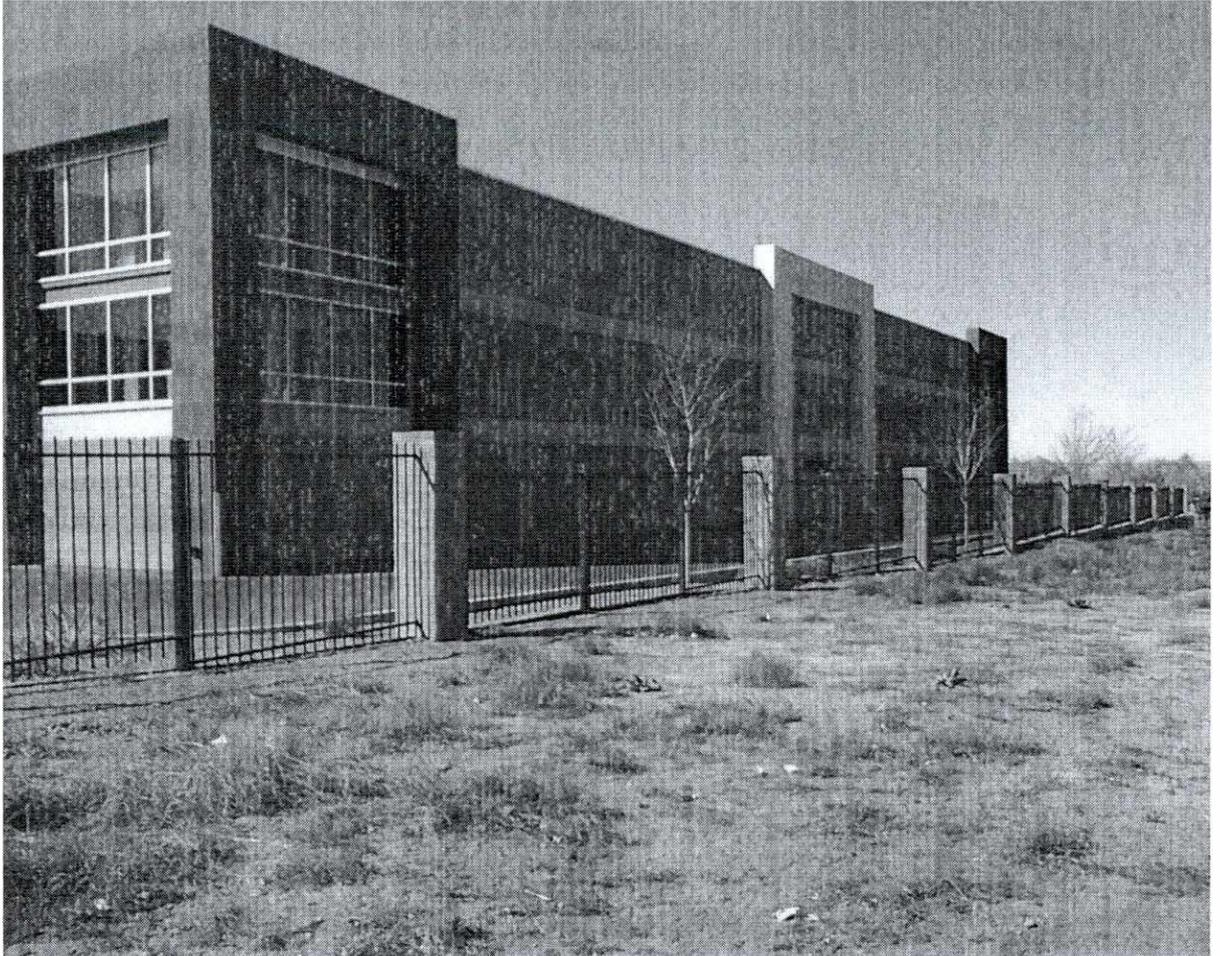
³ WSSP, Policy 3.18: Recognizes La Orilla Road as a public access point to the Bosque. One of the last remaining public access points.

⁴ Comp Plan (II.B.5d): "The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources..."

⁵ CCSDP (4.c.1) View Preservation: "Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor." (p. 103)

⁶ CCSDP (4.b.2.B.1) Height and Bulk Regulation: Buildings and structures shall not exceed the height limitation in the underlying zone...

A building built at an FAR of 1.5 for indoor storage (proposed to be three stories) would fill the site vertically and horizontally. It would block existing views to the Bosque. It would be a large building looming over pedestrians who would access the Bosque Trails from La Orilla and Bosque Plaza Lane.



Example of Guardian Storage Indoor Storage at 3 stories

B. Site design requirements in Bosque Plaza are interconnected. Changing the FAR to 1.5 would allowed increased height and bulk and compromise other BSPS objectives:

Maintain Bosque views in public locations⁷
Require outdoor patio with seating⁸



Outdoor Patio Seating, Panda Express, Bosque Plaza

⁷ BPSP J.1: “Bosque and mountain views shall be maintained....and shall be generally available from public locations, such as patios, outdoor seating, areas and intersections.”

⁸ BPSP C.2.5: “For office and commercial buildings shaded patio space with outdoor seating shall be provided. The patio shall have adequate shading provided by trees and/or shade structure that integrates with building architecture.” (C.2.5)

II. Issue of Outdoor Storage as a Permitted Use

A. Why is an indoor storage use contrary to the WSSP and why should indoor storage not be added to the site plan?

The property owners and EPC confirmed in the BPSPS that it was to develop as an active pedestrian area where retail and office patrons would be able to walk between various uses (park once concept). There is extensive attention to pedestrian planning in the BPSPS which highlights how important it is to achieve objectives in the WSSP:

Establish designs to support pedestrian travel⁹

Establish designs to encourage public transportation ridership¹⁰

B. Site design requirements in Bosque Plaza are interconnected. Adding indoor storage to one of the largest lots in the Shopping Center would compromise the “additional guidelines” developed to make Bosque Plaza an active pedestrian environment.

Indoor storage generates virtually no pedestrians. This large lot has the potential to attract a user to ‘anchor’ the site plan and produce pedestrian activity.

Create an active pedestrian environment¹⁰

Encourage and enhance the pedestrian nature of Bosque Plaza¹¹

(list continues next page)

⁹ WSSP 4.10 “ It is important to promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation encourage ridership, enhance public mobility and promote alternatives to single occupant vehicle use.”

¹⁰ BPSPS G. “The creation of an active pedestrian environment at Bosque Plaza is dependent upon creative site and architectural design.”

¹¹ BPSP L and L.1: “To encourage and enhance the Pedestrian nature of Bosque Plaza, the adjacent Pedestrian Plan is added to demonstrate the pedestrian connections to and from the site and the connections within the site that will provide for pedestrian movement.”

- Primary pedestrian network to Bosque¹²**
- Secondary pedestrian network along Bosque Plaza Lane¹³**
- Individual Business pedestrian access between lots¹⁴**
- Future pedestrian access to Winterhaven Road¹⁵**



Bosque Trail Entrance at the end of La Orilla Road

The property owners envisioned retail and office uses when they created the BPSDP. Guidelines for these two uses--and only these two uses--run through the various design guidelines, including FAR, parking and circulation, architecture, landscaping.

¹² BPS L.1: "The Primary Pedestrian Network is illustrated along Coors Blvd. and La Orilla Rd. This provides access along Coors Boulevard and La Orilla Road, toward the Bosque."

¹³ BPS L.2: "Bosque Plaza Lane provides a Secondary Pedestrian Network..."

¹⁴ BPS L.3: "Individual Business Pedestrian Access is also indicated on the Plan. The Plan also provides for connections between each of the lots and to adjacent properties."

¹⁵ Pedestrian access has been built.

III. Issue of Architecture

- A. **Why are the BPSDP architectural guidelines important to implementing the Comp Plan, the WSSP and the CCSDP? Why should the architectural guidelines adhered to strictly?** (The proposed changes to FAR 1.5 and indoor storage would challenge fulfillment of the architectural standards.)

The property owner proposed the architectural styles that are on the site plan in 2006. The EPC confirmed that the territorial and territorial revival styles would be most successful in achieving the objectives to:

Enhance the overall visual environment¹⁶
Be of high quality¹⁷
Be appropriate to the plan area¹⁸
Compatible with natural setting and built environment¹⁸
Blends in well with the natural setting¹⁹
Discourage trademark architecture²⁰

¹⁶ CCSDP Policy 4.b.10 "Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor." (p.100)

¹⁷ Comp Plan (II.B.51): "Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area."

and Staff Reprt 4/20/2006 p. 5 "The Bosque Plaza shopping center is located in a unique area, characterized by the Bosque and public access to it via La Orilla Road. Therefore, new development must be of high-quality that blends in well with the natural setting. The proposed site plan for subdivision has limited architecture styles to Territorial and Territorial Revival and prohibited franchise buildings."

¹⁸ CCSDP Policy 4.a.3 "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." (p.86)

¹⁹ WSSP and Planning Staff report 4/20/2016, p. 6: "Because of its location in the Bosque Transition Zone, development in Bosque Plaza shall be sensitive to the Bosque environment. Buildings must blend with natural surroundings and uses must not compromise Bosque protection. The proposed site plan for subdivision has limited architecture styles that will blend with natural environmental conditions."

²⁰ CCSPD, Policy 9: "Trade-Mark" type buildings are discouraged." (p.100)

The BPSPS clearly states: **“These standards shall apply to all properties within the Bosque Plaza Shopping Center.”** (BPSPS, Sheet 2, paragraph 1). Four property owners have already made investments based on compliance with the BPSDP. In the cases of Dairy Queen and Panda Express, developers took great effort to get corporate approval for BPSPS architecture in place of the corporation’s trademark architecture. It is important to maintain this effort and fulfill the objectives outlined in 2006 (to have uniform architecture blending with the natural environment). It also creates a fair playing field for all property owners and developers within Bosque Plaza. If anything changes, it should be more rigorous mplementation of the standards in the BPSPS.



Medical Office Building in Bosque Plaza using Architectural Guidelines

Thank you for your consideration of these points. TRNA has worked diligently for twelve years to help make sure development near the Bosque complies with the Comp Plan, the WSSP, and the CCSDP. We would appreciate your denial of the proposed amendments to the BPSPS which do not support the plans in place for this subdivision.

Sincerely,

Jolene Wolfley, President
Taylor Ranch N.A.

April 1, 2016

Maggie Gould, Planner
City of Albuquerque Planning Department
Sent via Email

**RE: Project #1004167, 16EPC-40011
Bosque Plaza/Guardian Storage**

The Taylor Ranch Neighborhood Association (TRNA) is working on final comments for the EPC. We submit these comments today for the Planning Department to consider as it analyzes the request for major modifications to the Bosque Plaza Site Plan for Subdivision.

1. **No change should be made to the Floor to Area Ratio on the site plan.**

The request for an FAR of 1.5 for indoor storage is a **400% to 500% increase from the maximum** currently allowed.

Furthermore, the request is **600% to 1800% more than the actual FARs** in the surrounding area.

TRNA finds no justification for such a monumental increase.

Bosque Plaza Lots : (pictures are attached)

<u>Development</u>	<u>FAR</u>	<u>Ratio floor s.f. to lot s.f.</u>
Dairy Queen	0.08	(2,203 / 27,416)
Hurt Orthodontics	0.25	(5,248 / 21,262)
Medical / Office	0.21	(4,717 / 22,481) - 3620 Bosque Plaza Ln NW
Panda Express	0.06	(2,448 / 39,073)
Village Inn	0.08	(5,078 / 63,597)

Other adjacent developments vicinity of La Orilla:

Riverside Church of Christ	0.07	(11,406 / 154,638)
Sagebrush Church	0.12	(80,847 / 694,805)
TriCore & Sandia Area FCU	0.11	(10,262 / 93,087)

Bosque Plaza is a developing neighborhood center with C-1 (SC) zoning and is in the Bosque Transition Zone (per the Westside Strategic Plan). FARs of 0.3 and 0.4 are conducive to a neighborhood center near the Bosque. Changing the FAR allowance to 1.5 is not conducive to a neighborhood center. It would allow a building that does not blend with the natural Bosque setting. The attached picture (Guardian Storage on Holly) shows an existing facility and just how massive it is. (Notice the person on the bottom right.)

An FAR for one use—indoor storage-- is completely out of scale with the other developments. Therefore, the **requested FAR of 1.5 is out of compliance with this site objective** (G.2.d, italics added):

“The Architectural objective is to create a site that is visually integrated through the use of architectural styles *similarities of scale, proportion, massing, and color.*”

The request for an FAR of 1.5 is **contrary to the 26 foot maximum height allowable for a C-1 Shopping Center site**. It is not good public policy to increase the FAR on the site plan when it is not achievable given the zoning height restriction.

2. Indoor storage should not be added as an approved use.

The Site Plan for Subdivision only lists guidelines for office and retail. Consensus Planning communicated orally to the Zoning Hearing Officer that indoor storage was never envisioned for the site. (see hearing recording) So the entire site plan for subdivision is designed with no expectation that there would be an indoor storage facility.

Indoor storage use should not be added to the site plan because it would not facilitate the ‘site objective’ (G.1, Site Objective):

“The creation of an active pedestrian environment at Bosque Plaza is dependent upon creative site and architectural design. Individual sites within Bosque Plaza shall be linked together and to the surrounding neighborhoods. The relationship between the buildings and the street shall be key to providing a pedestrian oriented development.”

A storage facility detracts from rather than contributes to an active pedestrian environment. Patrons of the storage facility will drive to the building to load and unload their goods. Indoor storage does not generate pedestrian activity. There are a limited number of users per day and there will be little pedestrian use between the adjacent

Winterhaven neighborhoods and the storage facility. There is limited pedestrian linkage between the indoor storage and other uses in Bosque Plaza. The storage facility—tall and with limited windows—is a deterrent to an active pedestrian environment.

The lot proposed for the indoor storage is one of the two largest lots in Bosque Plaza. It was anticipated that an anchor business--like found in most shopping centers—would need to locate on these two lots and help attract people to the entire subdivision. An indoor storage facility would not anchor the project nor would it generate pedestrian activity for the center.

The Bosque Open Space on the east side of the proposed indoor storage would be harmed by a building a storage facility at an FAR of 1.5. In the early 2000s, the City made a major purchase of Bosque Open Space in the area of La Orilla/Bosque Plaza. The acquisition used about \$10 million of tax payer funds. The Open Space lands in this area would be harmed by a 33 foot tall box building that is 200 feet long and 140 feet wide. The mass would block areas of the Bosque that are now visible. The building would be insensitive to the natural setting. It would introduce security fencing where there are almost no fences currently in the area.

The transit investment that the City is making on Coors Boulevard--to the west side of the proposed indoor storage--would be un-utilized by storage patrons. Coors Boulevard is designated a Major Transit Corridor on the existing Centers and Corridors map. Patrons of an indoor storage facility are very unlikely to use transit to arrive at the location.

The Taylor Ranch area is now amply supplied with storage facilities. There is no compelling need to convert land to accommodate storage facilities. Another storage facility, located only 1.6 miles from this proposed site has been approved by the City to expand and build a two-story indoor storage facility. That owner initially requested to build at three stories, but chose to accommodate the requests of the community to limit the height to two-stories. The owner is intending to build in the near future, but only when market demand improves. Market demand is currently soft and the current facility is only 85% occupied. It includes some ground level climate controlled units. There is no evidence of unmet demand for storage facilities in the area.

3. Site Plans for Building Permit should not be delegated to Administrative Review.

The majority of lots in Bosque Plaza Subdivision are yet to be developed. Only four of the lots have developed under the approved Site Plan for Subdivision in place. The fifth

developed lot, Village Inn restaurant, was built before the Bosque Plaza site plan was put in place. Seven lots remain to be developed in the subdivision.

The current request violates many site plan objectives:

- a) for an active pedestrian environment (G.1)
- b) for integrated architectural style defined as territorial or territorial revival (G.3)
- c) for buildings with similarities of scale, proportion and massing (G.3)
- d) for building design where all sides of the building are of high quality (G.2.b)
- e) for outdoor patios and public areas to enhance bosque and mountain view preservation (J)

These site objectives are based in policy in the Comprehensive Plan, the Westside Strategic Plan, and the Coors Corridor Plan.

The current request conflicts with the intent, objectives, and provisions of the Bosque Plaza Site Plan. As a request in conflict with the site plan, it **does not make the case** that it should be the project to be delegated for administrative review. It makes quite the opposite case. It points out why the EPC and public hearing review of its site plan for building permit is needed.

4. The landscaping plan is a good addition to the Site Plan for Subdivision.

A consistent plan for street trees is helpful to the development of Bosque Plaza. Additional landscaping plans for the center would be welcome.

Thank you for taking these comments into consideration of your analysis of this request.

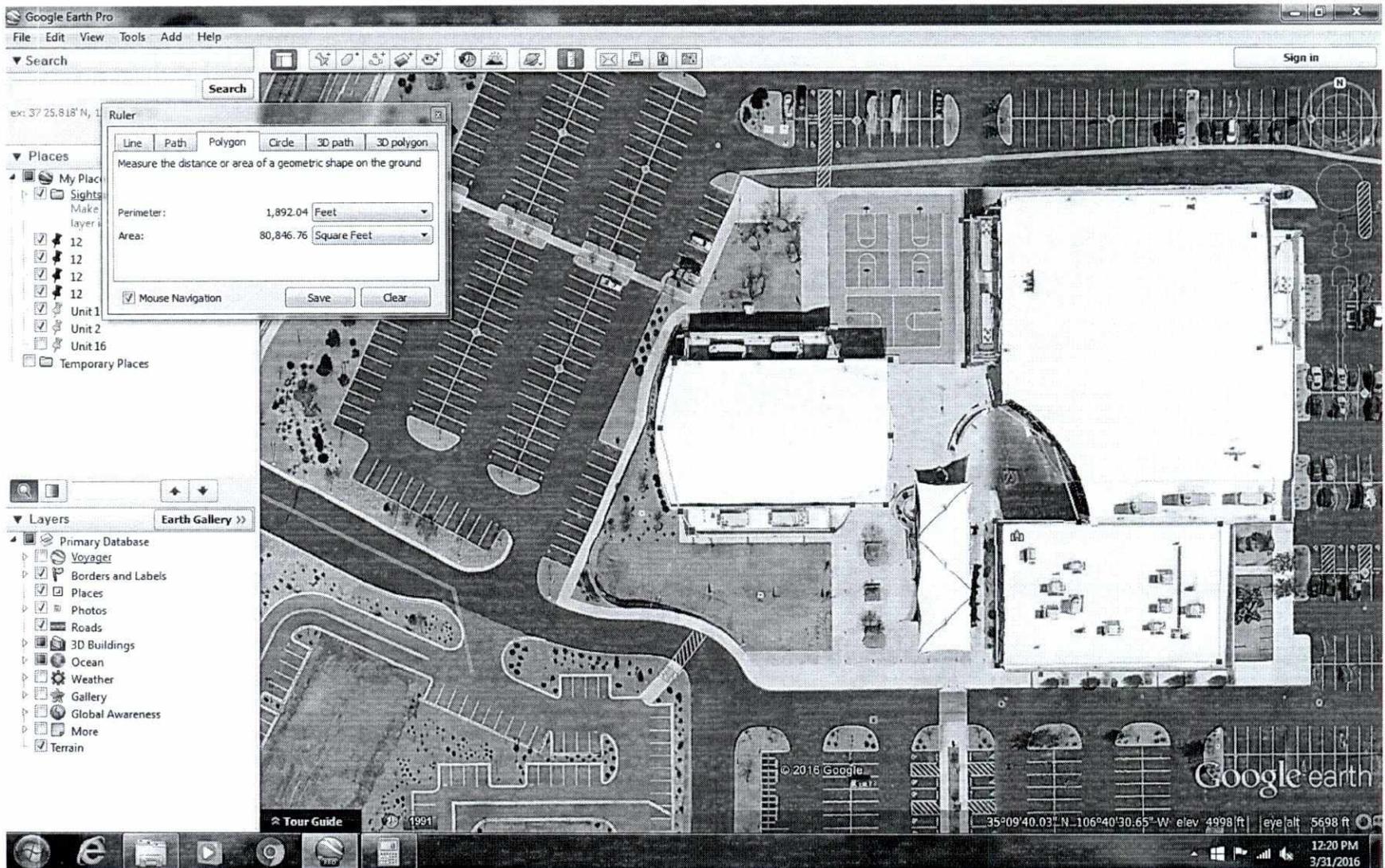
Sincerely,

Jolene Wolfley, President
Taylor Ranch N.A.

Sagebrush Church Lot: (15.95 acres = 694,805 sq. ft.)



Sagebrush Church Buildings:



Floor to Area Ratio: $80,847 / 694,805 = .116$

Village Inn Building:



Floor to Area Ratio: $5,078 / 63,597 = 0.08$

Village Inn Lot: (1.4600 acres = 63,597 sq. ft.)



Riverside Church of Christ: (3.55 acres = 154,638 sq. ft.)



Church of Christ building:

Ruler

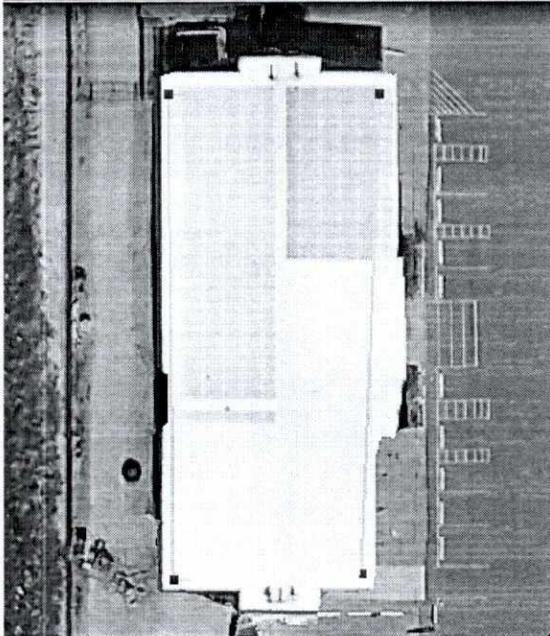
Line Path Polygon Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

Perimeter: 367.49 Feet

Area: 7,000.17 Square Feet

Mouse Navigation Save Clear



North Pastor Residence:

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

Perimeter: 196.80 Feet

Area: 1,801.96 Square Feet

Mouse Navigation Save Clear



South Pastor Residence:

Ruler

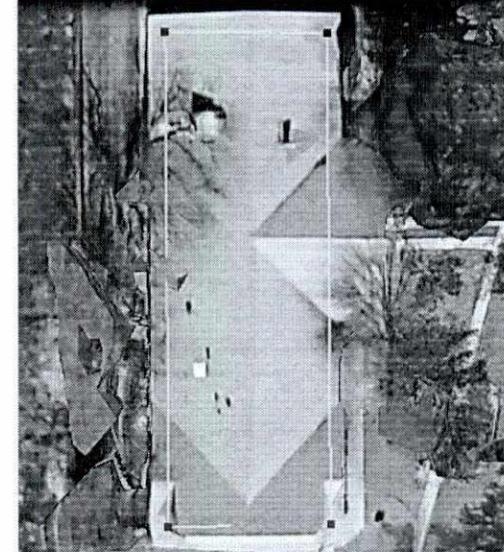
Line Path Polygon Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

Perimeter: 235.33 Feet

Area: 2,604.10 Square Feet

Mouse Navigation Save Clear



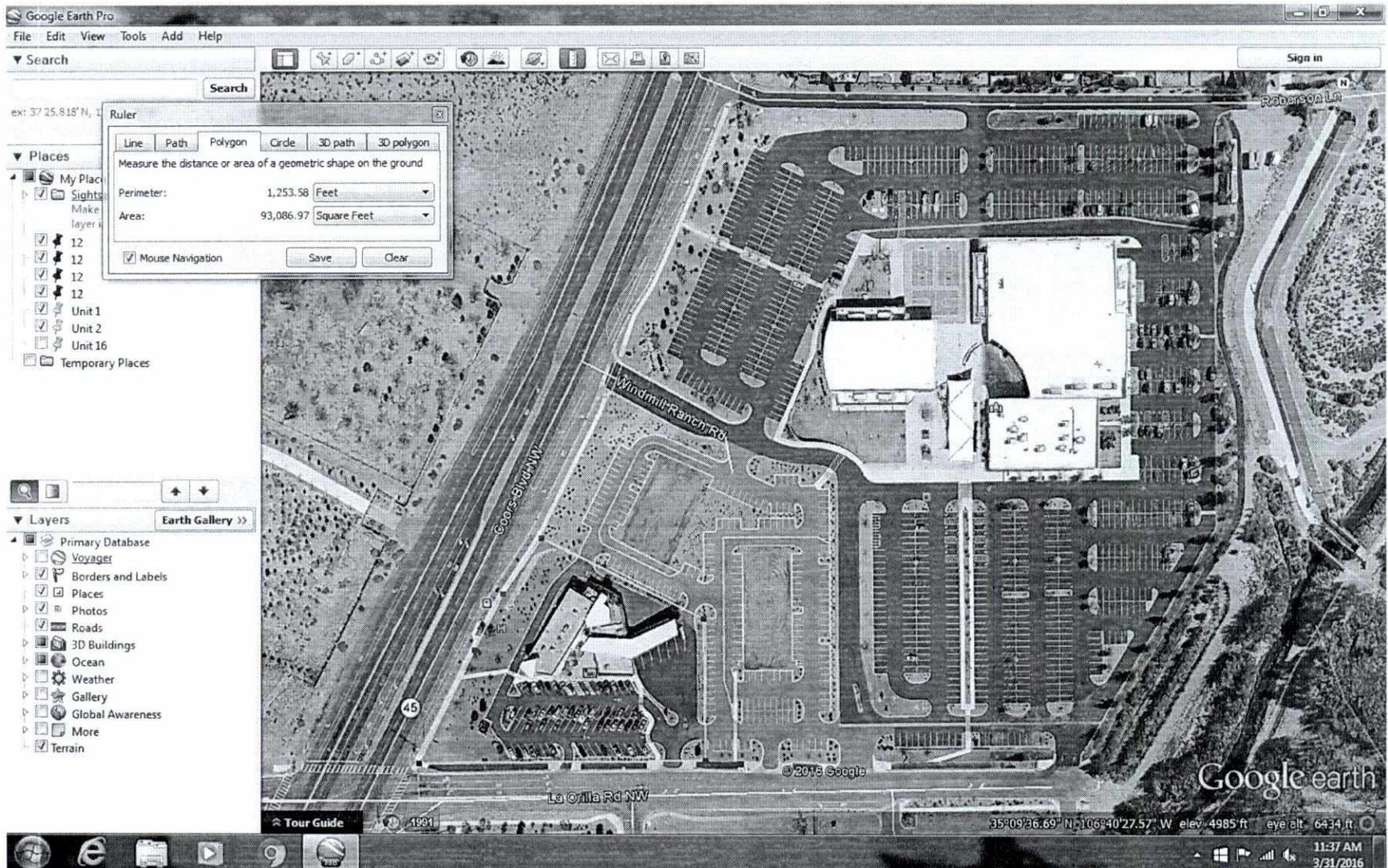
Total Floor to Area Ratio: $11,406 / 154,638$
 $= 0.074$

TriCore & Sandia CU Building:



Floor to Area Ratio: $10,262 / 93,087 = 0.11$

TriCore & Sandia Area Federal Credit Union Lot: (2.14 acres = 93,087 sq. ft.)



Hurt Orthodontics Lot: (0.4881 acres = 21,262 sq. ft.)



Hurt Building:

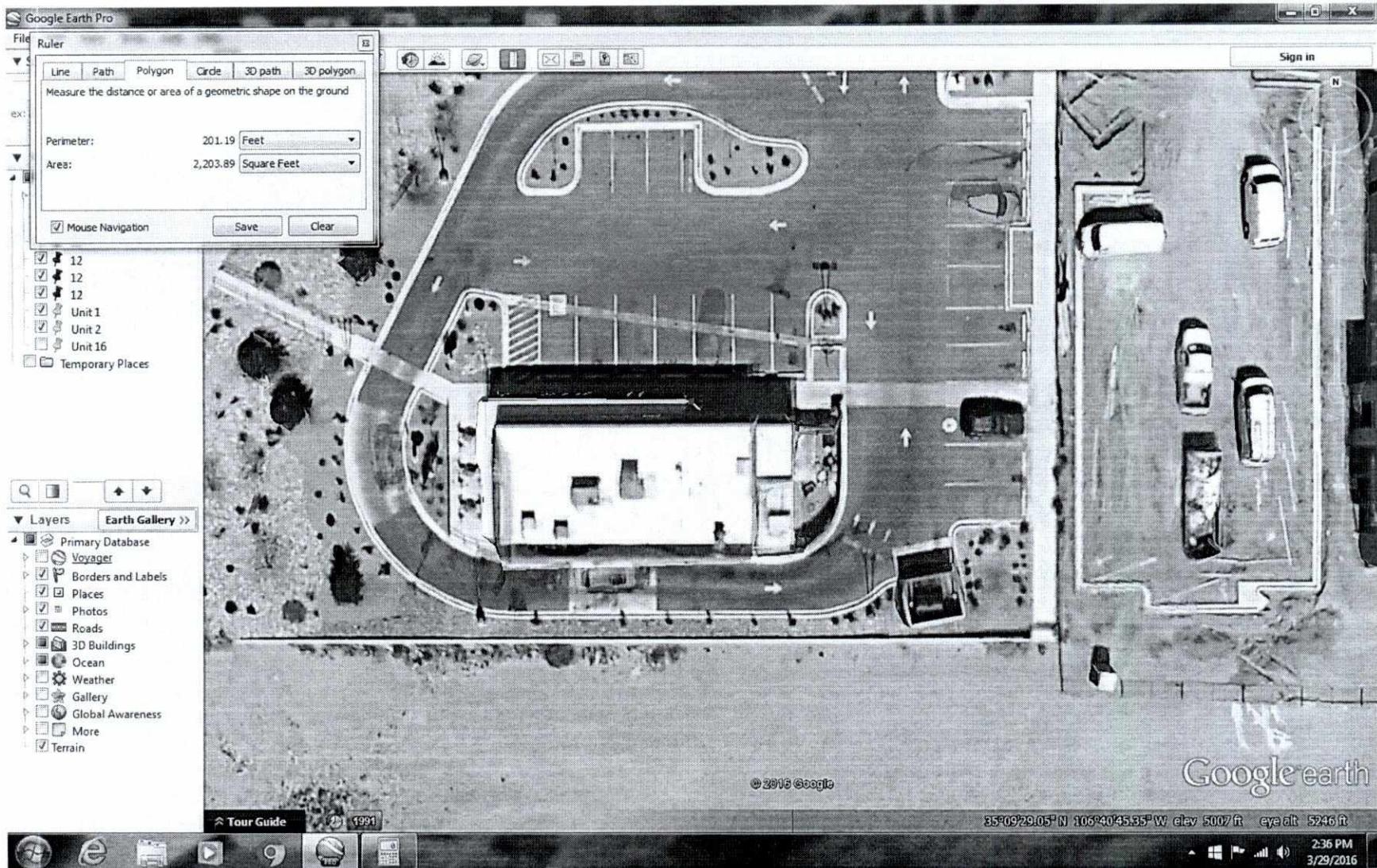


Floor to Area Ratio: $5,248 / 21,262 = 0.25$

Dairy Queen Lot: (0.5674 acres = 27,416 sq. ft.) Note: Lot boundary shown on plat does not fit existing layout. Lot outline shown in yellow below depicts plat.



DQ Building:



$$\text{Floor to Area Ratio} = 2,203 / 27,416 = .08$$

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM

PROJECT MEETING REPORT

Project #: 1004167
Property Description/Address: All or a portion of lots 1-9, 10A, 10B, 10C, Bosque Plaza Subdivision, zoned C-1 (SC), located on the southeast corner of La Orilla Rd. NW and Coors Blvd. NW, containing approximately 11.46 acres

Date Submitted: March 17, 2016
Submitted By: Jessie Lawrence

Meeting Date/Time: March 15, 2016
6:30 PM

Meeting Location: Don Newton / Taylor Ranch Community Center
Facilitator: Jessie Lawrence
Co-facilitator: Dave Gold

Parties (individual names and affiliations are listed at the end of the report):

- **Applicant:**
 - o Guardian Storage
- **Agent:**
 - o Consensus Planning
- **Affected Neighborhood Associations:**
 - o Taylor Ranch NA
 - o Alban Hills NA
 - o Rio Oeste HOA
 - o Westside Coalition of NAs

Background/Meeting Summary:

Applicant requests amendment to the existing Bosque Plaza site plan for subdivision for all or a portion of lots 1-9, 10A, 10B, 10C, Bosque Plaza Subdivision, zoned C-1 (SC), located on the southeast corner of La Orilla Rd. NW and Coors Blvd. NW, containing approximately 11.46 acres. Applicant proposes to build an indoor storage building. The proposed amendment will add a landscape plan to the site plan for subdivision, will amend the Floor Area Ratio to accommodate the indoor storage use, and will delegate approval of future site plans for building permit to administrative review.

Meeting participants expressed opposition to the plans. Neighbors referred to the site plan for subdivision completed in 2006 and stated that this project conflicted with that site plan in a number of ways. They expressed concerns about the height and mass of the building and questioned how this type of building could meet the architectural standards in the site plan for subdivision. Some people stated that the type of use was not what had been contemplated by the office or retail discussed in the site plan for subdivision and was not the right use for this location, especially given the proximity to the bosque. Neighbors were also concerned about the preliminary design drawings and wanted more information about what the building would look like. Other concerns included security on the east side of the facility and the possibility of noise.

February 16, 2016

Christopher Graeser, Esq.
Zoning Hearing Examiner
Office of Administrative Hearings
P.O. Box 1293
Albuquerque, New Mexico 87103

**RE: Item #2, 15 ZHE-80293, Project # 1010688 Conditional Use Request
for proposed Guardian Storage Facility/ Bosque Plaza Shopping Center**

Dear Mr. Graeser:

The Taylor Ranch Neighborhood Association (TRNA) asks that you deny this request because it would be injurious to adjacent property owners, the neighborhood and the community as it does not comply with the Bosque Plaza Site Plan for Subdivision, the Westside Strategic Plan, the Coors Corridor Plan, or the Comprehensive Plan.

TRNA was extensively involved in the Bosque Plaza site plan for subdivision approval process in 2006 and has been involved in every site plan for building permit. Our experience is that every site approved for development in Bosque Plaza has gone before the Environmental Planning Commission, and most have had a facilitated meeting. This current request appears to be outside the scope of the Zoning Hearing Examiner **because it is a request for a use not permitted by the Site Plan for Subdivision and is out of compliance with the Site Plan.** To consider this request, the Bosque Plaza Site Plan for Subdivision, Westside Strategic Plan, Coors Corridor Plan, and Comprehensive Plan should all be reviewed. (See the following EPC cases which are given this full analysis: EPC 2005 Sonic Drive In and Dairy Queen, 05EPC01225 Site Plan for Subdivision Bosque Plaza, 06EPC00066 Panda Express, 14EPC40034 & 40028 Hurt Orthodontics) The applicant has limited his analysis to the 'conditional use' criteria only. That analysis is inadequate when the C-1 site is a Shopping Center site with a site plan for subdivision. It is also inconsistent with how the other sites at Bosque Plaza have been reviewed by the City.

A. The Bosque Plaza Site Plan for Subdivision does not conceive of a storage facility being developed on one of the parcels:

1. The site plan only refers to retail and office.
2. The site plan sets a maximum floor to area ration (F.A.R.) to define the appropriate mass of buildings in Bosque Plaza; and **the proposed mini storage far exceeds the maximum F.A.R.** The maximum for Retail – 0.3 F.A.R and Office - 0.4. A 3-story mini storage with minimal parking area would be an F.A.R greater than 1.0. This is a mass out of scale with other buildings in Bosque Plaza and does not comply with the site plan. (see Attachment #1)
3. The proposed mini storage does not meet the site plan's architectural guidelines. They state:

“The Architectural objective is to create a site that is visually integrated through the use of architectural styles and similarities of scale, proportion, massing, and color.” (G.2.d)

“The staggering of planes and/or distinct articulation of building façade is required along an exterior wall elevation to create pockets of light and shadow, providing relief from monotonous expanses of individual facades.” (G.2.c) (see Attachment #5)

In defining the style, these key features are mentioned: “usually one story,...multi-paned windows, and ...portales with squared posts.” (G.3.b.1)

Please refer to attached graphic from Sheet 3 of the Bosque Plaza Site Plan for Subdivision. (see Attachments #3, 4)

The proposed mini storage is out of scale, proportion and massing to the existing restaurants and office that are one-story with a human scale. Existing buildings have articulation of building facades, numerous multipaned windows, and portales with squared posts. It is hard to conceive of a 3-story indoor storage that could be built with territorial architecture. It would be too tall, too much mass, no articulation of building façade, no or few windows, and a building not in character with architectural features like portales with squared posts. The indoor storage would be a ‘monotonous expanse.’

Three of the four buildings existing in Bosque Plaza have gone to the expense to develop sites that have harmonious architecture and scale. It would be injurious to the investment they have made to allow a storage facility out of compliance. (Village Inn was the first building to go in prior to the approved site plan for subdivision. It has a similar scale, but dissimilar architecture to the other buildings.)

4. The proposed indoor storage facility does not meet a core site objective identified in the site plan:

“The creation of an active pedestrian environment at Bosque Plaza is dependent upon creative site and architectural design. Individual site within Bosque Plaza shall be linked together and to the surrounding neighborhoods.” (G.1) (see Attachment #2)

A storage facility detracts from rather than contributes to an active pedestrian environment. Patrons of the storage facility will drive to the building to load and unload their goods. There is a limited number of users and there will be little pedestrian linkage of use between the adjacent Winterhaven neighborhood and this use. And there is limited pedestrian linkage between other uses in Bosque Plaza and this use. The storage facility (tall and windowless) is a deterrent to an active pedestrian environment and therefore this use would be injurious to the neighborhood and the community.

B. The Westside Strategic Plan (WSSP) and the Comprehensive Plan are not furthered by this request.

1. The Westside Strategic Plan identifies this site as in the Bosque Transition Zone (p. 202) so development must be sensitive to the Bosque environment. Buildings must blend with the natural surroundings and uses must not compromise Bosque protection.

TRNA contends that an indoor storage facility with its box-life, basic architecture does not blend with the natural setting and is not sensitive to the Bosque environment. Storage facilities are often developed where land is of low economic value for other uses. This is not the case for a property within 500 feet of the Bosque and near Bosque trails.

The EPC denied a request for a Sonic Drive-In in at Bosque Plaza the past because it was

determined to be a use insensitive to the Bosque setting.

2. The Westside Strategic Plan-- along with planning staff analysis in many site plans for building permit--indicate that Bosque Plaza is a developing neighborhood center. Uses should further the interaction of pedestrians and neighborhoods with the uses in Bosque Plaza. The proposed request is injurious to this effort to create a neighborhood center.

Please refer to #4 above which shows where this policy from the WSSP is incorporated into the site plan.

C. The Coors Corridor Plan (CCP) is not furthered by this request.

View preservation requirements are carried forward to the site plan from the CCP. The applicant has not provided a view analysis to show compliance with the CCP.

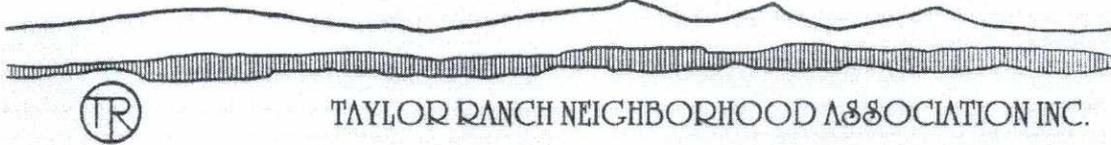
“Bosque mountain views shall be maintained from the site in accordance with the Coors Corridor Sector Development Plan view preservation regulations and shall generally be available from semi-public locations such as patios, outdoor seating areas and intersections. The design of these features shall ensure that views are preserved and even enhanced.” (J.1)

Other projects in Bosque Plaza have been built at one-story with ample parking aprons and have provided patios and outdoor seating areas to comply with this requirement. The mass of the proposed building at 3 stories with little parking lot (unobstructed views) and no room for outdoor patios would make this project out of compliance with the CCP.

We ask that you deny this request as it is out of compliance with approved policies and regulations for Bosque Plaza and therefore is injurious to adjacent property owners, the neighborhood, and the community. There ample suitable sites for an indoor storage facility in the general area.

Sincerely,

Jolene Wolfley, President
Taylor Ranch Neighborhood Association



P.O. Box 66288

Albuquerque NM 87193-6288

Kim Seidler, Chair
Zoning Board of Appeals
City of Albuquerque

RE: 15ZHE-80293, Project No. 1010688

Guardian Storage Request for Conditional Use, Boseque Plaza

Dear Chair Seidler and Members of the Zoning Board of Appeals,

The Taylor Ranch Neighborhood Association is appealing the decision of the Zoning Hearing Examiner on the following grounds:

1. The ZHE failed to recognize that approval of the conditional use for a storage facility is not in conformance with the site plan and, therefore, is in violation of zoning regulations governing the Shopping Center site.
2. The ZHE ruled to narrowly defined 'injurious' to be impact of traffic, noise, fumes, etc. The Zoning Ordinance does not restrict analysis to these nuisances.
3. There is other ZHE case precedent where injurious was solely determined on the basis the use would compromise the goals and intent of a zoning category.
4. The ZHE did not properly consider the TRNA evidence of injury--submitted letter and testimony--that point out the numerous ways the proposal violates the zoning/site plan regulations and therefore is injurious to the adjacent property owners, the neighborhood, and the community.

TRNA elaborates on these points below:

1. **The ZHE gave approval for a conditional use which is not permitted on the parcel per the approved site plan for subdivision which governs the parcel.** The subject site

has C-1 (Shopping Center) zoning which requires a site plan for subdivision. The Zoning Ordinance states that the site plan is **binding** and no structure can be erected that is out of conformance (see below):

“§ 14-16-3-2 SHOPPING CENTER REGULATIONS.

This section controls the development of shopping center sites.

(A) General.

(1) No structure shall be erected on a shopping center site except in conformance with a duly approved site development plan. Once approved, such a plan or subsequent amended plan is binding on the entire area of the original site development plan.” (City of Albuquerque, Zoning Ordinance)

The site plan for subdivision governing the site is the Bosque Plaza Site Plan (dated October 2006). **It stipulates the uses for the site as office and retail.** An indoor storage facility is not allowed. The Guardian Storage agent told the ZHE that indoor storage was never envisioned for the site.

Indoor storage is further prohibited by the “Maximum Floor Area Ratio” (F.A.R.) regulation of the site plan which limits retail buildings to 0.3 and office buildings to 0.4. (The F.A.R. is the ratio of the building square footage to the site square footage. A one-story building with an F.A.R. of 0.4 would cover 40 % of the site and leave parking/landscaping/setbacks on the remaining 60% of the site.) TRNA pointed out to the ZHE that the request was for a three-story indoor storage facility which would have an FAR of at least 1.0 and would clearly be in violation of this regulation on the site plan.

The ZHE **did not** analyze the problem of the **use** not allowed by the site plan or that the **use** would violate the binding FAR of 0.4. The ZHE **did not** stipulate any condition of approval that would guarantee the building was in compliance with the maximum F.A.R.

TRNA commented to the ZHE that when a proposed conditional use is not permitted by a binding site plan, that **use** would be injurious to adjacent property owners who have abided by these same regulations. The neighborhood and community are also injured because the intended goals shown on the site plan cannot be furthered when the **use** violates the regulations of the site plan.

2. **The ZHE based his determination of injurious on a scope that is too narrow.** The ZHE focused on impact of traffic, noise, etc. but failed to look at the broader scope of what is injurious.

“ 5. Indoor storage that is gated and secured is by its nature low impact and not generally conducive to causing injury.

6. The use will not generate unreasonable or excessive traffic, noise, light, fumes, odors or vibration. Its impact will be notably less than other, permissible uses on the Subject Property.” (ZHE, Notice of Decision, Guardian Storage)

The Zoning Ordinance does not restrict analysis to injury caused by traffic, noise, etc. It instead allows a broad review of injury.

The ‘plain language’ of the zoning regulations for a conditional use state injurious to adjacent property owners, the neighborhood, and the community. This language suggests that more than traffic, noise, etc are required to be reviewed because ‘the community’ is mentioned. Traffic, fumes, lighting, etc. would not necessarily affect ‘the community.’ But the plain language shows that injury could occur to ‘the community.’ The injury to the community would be in the form of not meeting goals and intents articulated in comprehensive, area, and sector plans. This is especially true when those goals and intents are translated into binding provisions on a site plan for subdivision.

The ZHE decision states:

“11. The ZHE does recognize the real and significant concerns expressed by concerned individuals and neighborhood group representatives.

12. Those concerns include height, scale, architectural style, massing and lack of pedestrian orientation. All these indicate potential conflict with applicable plans...

13. Stated simply, all of the concerns and objections go to the specific form and design of the structure that will contain the proposed use....” (ZHE, Notice of Decision, Guardian Storage)

TRNA objected to both the **use** and the **form** as nonconforming with the site plan regulations. The ZHE is obligated to review matters of the binding site plan for ‘injury’ (a) to adjacent property owners who have complied with the regulations and (b) to the neighborhood and community that have a reasonable expectation that the binding site plan be followed.

3. The administrative record of the ZHE shows that requests were denied based on a finding that failure to meet the intent of zoning regulations was injurious.

Two cases from 2010 dealing with accessory structures were denied because they did not meet the zoning requirements for accessory structures. **The ZHE stated in his Notice of Decision that failure to meet the intent of zoning regulations was injurious to adjacent property owners, the neighborhood and the community.**

(a) 10ZHE-80130, Project #1008295

Applicants requested a detached accessory living quarters. There were letters of support presented from neighbors. There was no evidence in the record of concern of impact from traffic, noise, light, fumes, odors or vibration.

Notwithstanding, the ZHE **denied** the request because the facts did not comply with the intent or goals for accessory structures. **The ZHE specifically noted that the request was injurious because it “would compromise the zoning category.”**

(b) 10ZHE-80112, Project #1008278

Applicants requested an accessory living quarters. There was no evidence in the record of concern of impact from traffic, noise, light, fumes, odors or vibration.

Notwithstanding, the ZHE **denied** the request because the facts did not comply with the intent or goals for accessory structures. The ZHE noted that the request was injurious because it “would compromise the zoning category.”

4. **TRNA submitted a letter and testimony that points out the numerous ways the proposal violates the site plan and therefore is injurious to the adjacent property owners, the neighborhood, and the community.** The ZHE did not properly consider these matters of injury in his decision. The importance of these site plan regulations is to meet the goals of the Albuquerque Comprehensive Plan, the Westside Strategic Plan and the Coors Corridor Plan. (Please reference the TRNA letter to Mr. Graeser, Esq. dated Feb. 16, 2016).

A summary the key points in the TRNA letter:

- a. Bosque Plaza Site Plan: **Architectural guidelines** for territorial or territorial revival architecture that is **in scale with the other properties** on the site. The existing buildings are all one-story, and the FAR maximums in effect dictate one-story structures. The architectural style also suggests one-story buildings.
- b. Bosque Plaza Site Plan: Core site objective is to create an **active pedestrian environment** at Bosque Plaza. Indoor storage does not create pedestrian traffic and is not a destination for pedestrians.
- c. Westside Strategic Plan (WSSP): Identifies this area as a Bosque Transition Zone with **development sensitive to the Bosque environment**. Buildings must blend with the natural surroundings. A tall, massive box building with few windows or features does not blend with the Bosque which is within 500 feet of the property.

- d. WSSP: Identifies Bosque Plaza as a neighborhood center with uses that further the interaction of pedestrians and neighborhoods. **An indoor storage facility is not a pedestrian destination for the neighborhood.**

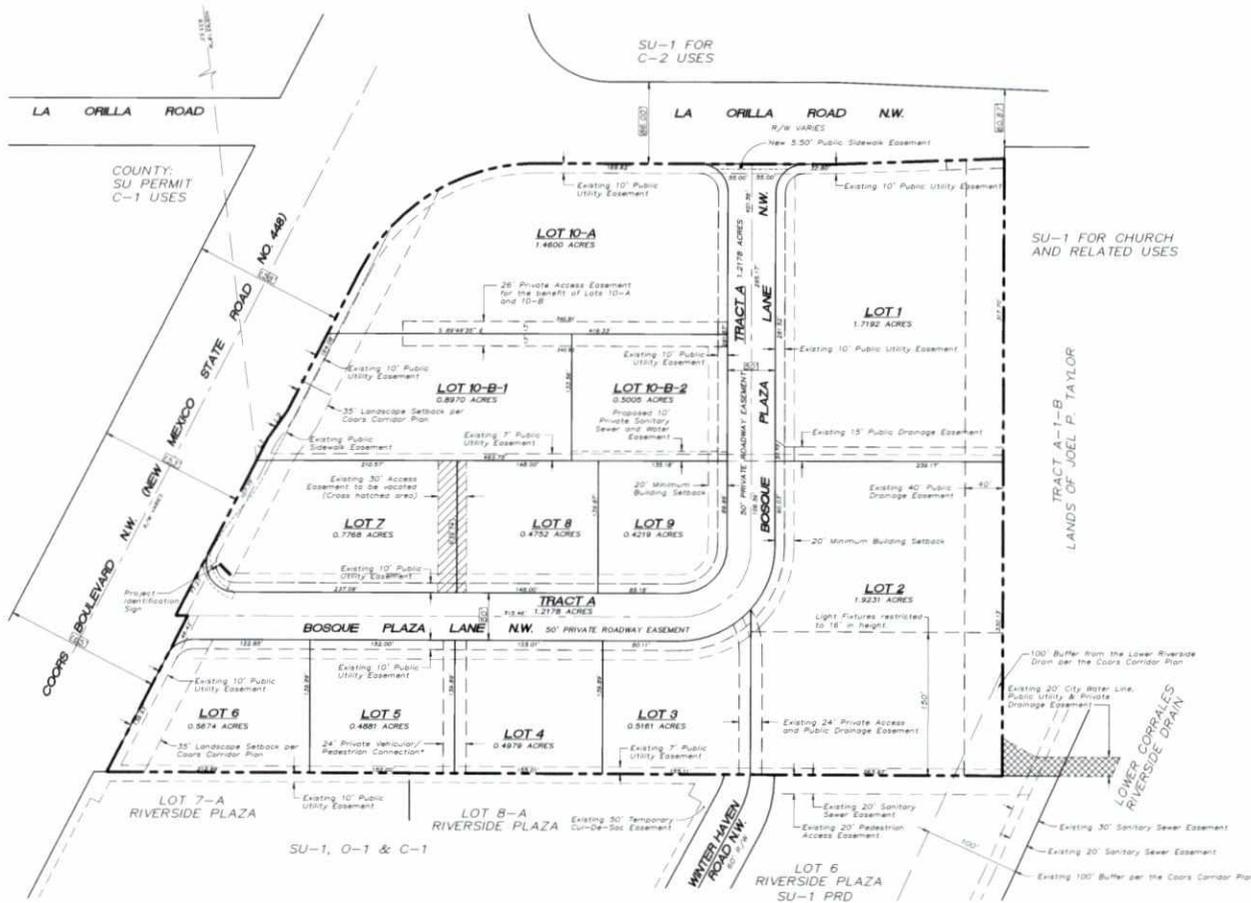
- e. Coors Corridor Plan (CCP): Bosque mountain views shall be maintained. Views should be available from semi-public locations such as outdoor patios and seating. The mass of the indoor storage facility uses the majority of the site. It would **obstruct views of the Bosque and provides no room for outdoor patios.**

In conclusion, TRNA requests that the Zoning Board of Appeals deny this request for a conditional use. Guardian Storage has a current case before the EPC to modify the Bosque Plaza Site Plan. Any approval of a conditional use for indoor storage at Bosque Plaza should be follow--and not proceed--the work of the EPC to analyze the appropriateness of a three-story indoor storage facility in Bosque Plaza.

Sincerely,

Jolene Wolfley, President
Taylor Ranch Neighborhood Assn.

SITE PLAN REDUCTIONS



REQUIRED INFORMATION - SITE PLAN FOR SUBDIVISION:

- Site:** 11.46 acres zoned C-1 (SC) and contains 11 existing lots and Tract A for Bosque Plaza Lane, an existing private road.
- Proposed Use:** Retail - Neighborhood Commercial consistent with the C-1 (SC) regulations. Only two fast food drive-up service windows are permitted and shall require approval of a conditional use permit, pursuant to the City of Albuquerque Comprehensive Zoning Code. One additional drive-thru facility shall be permitted for a financial institution. No outdoor storage is permitted. Indoor storage per approved conditional use for Lot 1.
- Pedestrian and Vehicular Ingress and Egress:** The Bosque Plaza Design Standards and Pedestrian Plan contain information regarding pedestrian and vehicular ingress and egress to the site.
- Access:** The primary access to the Bosque Plaza shopping center is from Coors Boulevard which is identified as a Major Arterial on MRCOG's Roadway Functional Classification Map and La Orilla Road. There is no direct vehicular access to Coors Boulevard other than Bosque Plaza Lane and La Orilla Road.
- Roadways:** Bosque Plaza Lane is an existing 30 foot private easement that provides access to all lots within the shopping center. Cross-access agreements exist with Bosque Plaza and are filed in the Bosque Plaza Declaration of Easements. Covenants and restrictions (see note Sheet 1).
- Pedestrian access:** Access shall be accommodated through the development of City standard sidewalks on all abutting roadways and per the Bosque Plaza Pedestrian Plan found on Sheet 3.
- Maximum Building Height:** Maximum building height shall be pursuant to the City C-1 Zone and shall comply with the Coors Corridor Sector Development Plan (CCSDP) view preservation requirements for Segment 3.
- Minimum Building Setback:** Building setback minimums shall be pursuant to the City C-1 Zone and the Coors Corridor Plan. A 35-foot landscape buffer is required adjacent to Coors Boulevard.
- Maximum Floor Area Ratio:** Retail - 30, Office - 40, Indoor Storage - 15.
- Landscape Plan:** Landscaping shall be consistent with the City Zoning Code, Water Conservation Ordinance, and Poller Ordinance. A 10 foot landscape buffer is required adjacent to the residential area to the south and east of the subject site (shown as the "Preserve") Street Trees are required on Coors Boulevard and La Orilla in accordance with the Street Tree Ordinance. Maintenance of the landscaping and irrigation system shall be the responsibility of each individual Lot Owner. Gravel is allowed to be used, but will not be used as a primary ground cover; only to bridge gaps between plants and as an accent in the landscaping beds. Landscape areas over 36 square feet in size shall be covered with living vegetative material over at least 80% of the required landscape area. High-water use turf is prohibited. All planting areas will be maintained in a living, attractive, and weed free condition. Underground irrigation systems are required and shall consist of a fully automated sprinkler/irrigation system to irrigate trees, shrubs, and groundcover planting areas.
- Lighting:** Lighting shall be fully shielded and consistent with the Coors Corridor Plan lighting regulations. The height of pole-mounted lights will not exceed 20 feet from the grade of the parking lot. Lights within 150 feet of the adjacent residential area shall be limited to 16 feet in height and provide additional shielding on the residential side of the fixture.
- Signage:** One project identification sign will be permitted for the shopping center, which will be located on Lot 7 and building mounted signage shall be limited to 6% of the building facade to which it is applied and subject to the restrictions (Sheet 2).
- Future Approvals:** All Site Plans for Building Permit will be delegated to Administrative Review (Building Permit).

SITE VICINITY



NOTE
 Said Lots 1 through 10A, B and C and Tract A are subject to all restrictions, conditions and requirements set forth in that certain "BOSQUE PLAZA DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS", filed in the office of the County Clerk of Bernalillo County, New Mexico on the 28th day of July, 2004 in Book 447, Page 3448.
 *Coordination with Lots 7A and 8 in the Riverside Plaza will be required to accommodate the vehicular/pedestrian connection between lots 4 and 5 and B and Barking Trail. Final adjustments shall be determined in conjunction with the Site Development Plans for Building Permit.

Replaces original approval: Z-87-69, July 21, 1987
 PROJECT NUMBER: 100416Z
 Application Number: ~~100416Z~~ **06080-01567**
 This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated July 20, 2006, and the Findings and Conditions in the Official Notification of Decision are satisfied.
 Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

City Engineer, Transportation Division	10/4/06
Water Utility Department	10/10/06
Parks and Recreation Department	10/10/06
City Engineer	10/4/06
N/A	
Solid Waste Management	
City Engineer, Planning Department	10/11/06

February 25, 2016. Included Indoor Storage as an approved use (Lot 1). FAR for Indoor Storage, delegation of future approvals, and Landscape Plan sheet 1b.

**SITE PLAN FOR SUBDIVISION
 BOSQUE PLAZA**

Prepared for:
 La Orilla Group LLC
 5445 Edith NE
 Albuquerque, NM 87107

Prepared by:
 Consensus Planning, Inc.
 302 Eighth Street SW
 Albuquerque, NM 87102

Scale 1" = 60'

October 03, 2006

Sheet 1 of 3



GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN
ALL LANDSCAPE WILL COMPLY WITH THE BOSQUE PLAZA SITE PLAN FOR SUBDIVISION LANDSCAPE DESIGN STANDARDS

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W. SHALL BE THE RESPONSIBILITY OF EACH PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS. THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMAL MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 5' AND 8' FEET TALL, AS MEASURED FROM THE GUTTER PAN, WILL NOT BE ACCEPTABLE IN THE AREA.

WATER HARVESTING
SEE INDIVIDUAL BUILDING PERMIT GRADING AND DRAINAGE PLANS FOR DETAILS ON STRATEGY TO CAPTURE THE FIRST 4" OF FIRST FLUSH RAINFALL.

LANDSCAPE AREA COVERAGE
SEE INDIVIDUAL BUILDING PERMIT PLANS FOR PROVIDED LANDSCAPE AREA COVERAGE.

LANDSCAPE LAE VEGETATIVE COVERAGE
LANDSCAPE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE LAE VEGETATIVE MATERIAL COVERING 7% OF THE REQUIRED LANDSCAPE AREA. THIS PROJECT WILL MEET THIS REQUIREMENT.

PARKING LOT TREES
SEE INDIVIDUAL BUILDING PERMIT PLANS FOR PROVIDED PARKING LOT TREES.

STREET TREES
STREET TREE REQUIREMENTS SPECIFY THAT ONE TREE IS REQUIRED FOR EACH 25' OF PUBLIC OR MAIN ACCESS ROADWAY FRONTAGE LESS DRIVEWAYS

LOT 1 FRONTAGE IS 464'	STREET TREES REQUIRED	19
	STREET TREES PROVIDED	19
LOT 2 FRONTAGE IS 132'	STREET TREES REQUIRED	5
	STREET TREES PROVIDED	5
LOT 3 FRONTAGE IS 133'	STREET TREES REQUIRED	5
	STREET TREES PROVIDED	5
LOT 4 FRONTAGE IS 124'	STREET TREES REQUIRED	5
	STREET TREES PROVIDED	5
LOT 5 FRONTAGE IS 132'	STREET TREES REQUIRED	5
	STREET TREES PROVIDED	5
LOT 6 FRONTAGE IS 187'	STREET TREES REQUIRED	11
	STREET TREES PROVIDED	11
LOT 7 FRONTAGE IS 370'	STREET TREES REQUIRED	15
	STREET TREES PROVIDED	15
LOT 8 FRONTAGE IS 118'	STREET TREES REQUIRED	5
	STREET TREES PROVIDED	5
LOT 9 FRONTAGE IS 222'	STREET TREES REQUIRED	9
	STREET TREES PROVIDED	9
LOT 10-A, EXISTING VILLAGE IN-LANDSCAPE WAS DEVELOPED PRIOR TO THIS SITE PLAN		
LOT 10-B, 1 FRONTAGE IS 196'	STREET TREES REQUIRED	7
	STREET TREES PROVIDED	7
LOT 10-B-2 FRONTAGE IS 120'	STREET TREES REQUIRED	4
	STREET TREES PROVIDED	4

NOTE: PROPOSED STREET TREE LAYOUT IS SCHEMATIC. TREE LOCATIONS WILL BE FINALIZED WITH LOCATION OF FUTURE DRIVEWAYS.

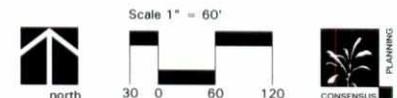
PLANT LEGEND

SYMBOL	DESCRIPTION COMMON NAME BOTANICAL NAME (WATER USE)
○	EXISTING DECIDUOUS TREE
◐	EXISTING EVERGREEN TREE
⊗	PROPOSED DECIDUOUS TREE DESERT WILLOW (COTYLEDON ALBIFLORUS) (M) NEW MEXICO OLIVE (OLEA EUROPAEA) (M) MEXICAN CANE (L) HAWKWOOD (ASTYFANNA GYCNABA) (M) CHINESE PRINCELY PROTA (ACHILLES) (M) CHITAPACHILEPTIS (CATALPA) (M) GOLDEN ROSE TREE (KOUZUNIA PANICOLATA) (M) CHASTE TREE (VITEX AGNUS-CAECLUS) (M)
⊙	PROPOSED EVERGREEN TREE BOHANNAN PINE (PINUS LLOCOYRINAE) (M) ESCURRIENT LANT (QUERCUS FUSCIFORMIS) (M) NEW SPANISH PINE (LLOCOYRINAE) (M)

**LANDSCAPE PLAN
BOSQUE PLAZA**

Prepared for:
La Orilla Group LLC
5445 Edith NE
Albuquerque, NM 87107

Prepared by:
Consensus Planning, Inc.
302 Eighth Street SW
Albuquerque, NM 87102



February 25, 2016

Sheet 1b of 3

G. SITE / ARCHITECTURAL OBJECTIVES

1. **Site**

The creation of an active pedestrian environment at Bosque Plaza is dependent upon creative site and architectural design. Individual sites within Bosque Plaza shall be linked together and to the surrounding neighborhoods. The relationship between the buildings and the street shall be key to providing a pedestrian oriented development.

 - a. Parking areas shall be designed so that pedestrians walk parallel to moving cars. Site layout shall minimize the need for pedestrians to cross parking areas and landscaped islands.
 - b. Pedestrian linkages shall be clearly visible and highlighted with enhanced paving.
 - c. Parking areas shall be designed to include a pedestrian link to the street sidewalk network.
 - d. All pedestrian paths shall be designed to be accessible to the handicapped (See Americans with Disabilities Act criteria for barrier free design).
 - e. Pedestrian access and circulation shall provide direct connections from sidewalks to building entrances that minimize pedestrian/vehicular conflicts. All pedestrian ways and paths shall be at least 6 feet clear and lined with shade trees in 6' x 6' (36 square feet) planters, spaced 25 feet on center.
 - f. Only two drive-up service windows for fast food restaurants shall be permitted within Bosque Plaza. Drive-up service windows for fast food restaurants shall require approval of a conditional use permit, pursuant to the City of Albuquerque Comprehensive Zoning Code. When determining the appropriateness of a drive-up service window, the following criteria shall be examined:
 1. No drive up service window shall face Coors Boulevard.
 2. The drive up service window and stacking lane shall be screened from public view and shall be integrated with the architecture of the building it serves.
 3. A pedestrian crossing across the stacking lane shall be demonstrated and shall be clearly visible and highlighted with enhanced paving.
 4. No drive up service window shall be placed within 150' of any residential zoning district.
 - g. One additional drive-thru facility shall be permitted for a financial institution.
 - h. No cell phone towers shall be permitted.
2. **General Building Elements**
 - a. Buildings and structures erected within the site shall comply with all applicable zoning and building code requirements as well as other applicable codes.
 - b. Building design and construction shall be used to create structures with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Finished building materials must be applied to all exterior sides of buildings and structures.
 - c. The staggering of planes and/or distinct articulation of building facades is required along an exterior wall elevation to create pockets of light and shadow, providing relief from monotonous expanses of individual facades.
 - d. Windows and doors shall relate to the scale of the elevation on which they appear. The use of recessed openings helps to provide depth and contrast on elevation planes.
 - e. The top of all rooftop equipment shall be below the top of parapet.
3. **Architectural Style, Materials, and Colors**

The architectural objective is to create a site that is visually integrated through the use of architectural styles and similarities of scale, proportion, massing, and color.

 - a. All out buildings and canopies shall be architecturally integrated and compatible in material and design.
 - b. Architectural styles are limited to Territorial and Territorial Revival only as described below:
 1. **Territorial Design:** flat-roofed, often with brick coping along the parapet, earth-toned, usually one story; can be at least two rooms deep; often with a central hallway; multi-paned windows. Details include classic pedimented lintels over windows and doors, cast-iron or wrought-iron, sometimes stucco, and porches with square, often chamfered, posts and no cornices. The Territorial architectural style began to develop after the opening of the Santa Fe Trail and roughly coincides with the historical period when New Mexico was a US territory.



- Sample of Territorial Design*
2. **Territorial Revival:** based on the fusion of New Mexican buildings with American trim developed when New Mexico became a territory; always flat-roofed with brick coping along the parapet, light-colored walls, and multi-paned windows. Details include classical wood trim (or metal, concrete, or other low maintenance material that is designed to have the appearance of wood), including shutters, sashings, pedimented lintels and squared porch posts, with sidelights and top lights at main entry.
 - c. Shade structures (awnings, trellis, canopies) are permissible as an accent detail, provided that they are architecturally compatible to the building to which they are applied, shall be limited to colors that match the brick trim on buildings, and shall be made of materials that have a brick-like appearance.
 - d. Stucco shall be used as the primary surface treatment.
 - e. The primary building colors shall be limited to warm medium browns (E) (Ray Stucco, Adobe 115 or equivalent) and beige (E) (Ray Stucco, Sand 103 or equivalent). The middle range of reflectance is intended to avoid very light and very dark colors.
 - f. No generic franchise building elevations are permitted.
 - g. Architectural features or elements of a building shall be subject to the Coors Corridor Sector Development Plan View Preservation regulations (See Section 4).
 - h. Weathering shall be made of brick, stained concrete, red stone, cultured stone, or stucco. Colors shall be limited to red-brown, light brown or medium brown.

4. **Prohibited Building Elements**
 - a. No freestanding cell towers or antenna shall be permitted; antennas shall be integrated into the building architecture.
 - b. No plastic or vinyl building panels, ceilings, or canopies are permitted. Awnings and canopies shall be fabric integrated with building architecture, color scheme, and signage.
 - c. No flags or other corporate decorations are permitted.
 - d. Highly reflective surfaces (other than windows), exposed, untreated precision block walls, and materials with high maintenance requirements are undesirable and shall be avoided.

- H. **UTILITIES**

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of Bosque Plaza:

 1. All new electric distribution lines shall be placed underground.
 2. When an above-ground backflow prevention device is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.
 3. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and vegetation when viewed from the public right-of-way.

- I. **CODE COMPLIANCE**

This Site Development Plan for Subdivision will comply with all requirements of the City and the Coors Corridor Sector Development Plan.

- J. **VIEW PRESERVATION**

All buildings within the Bosque Plaza shopping center shall comply with the Coors Corridor Sector Development Plan View Preservation regulations and shall generally be available from semi-public locations such as patios, outdoor seating areas, and intersections. The design of these features shall ensure that views are preserved and even enhanced.

 1. Bosque and mountain views shall be maintained from the site in accordance with the Coors Corridor Sector Development Plan view preservation regulations and shall generally be available from semi-public locations such as patios, outdoor seating areas, and intersections. The design of these features shall ensure that views are preserved and even enhanced.

- K. **SIDEWALKS / BIKEWAYS**

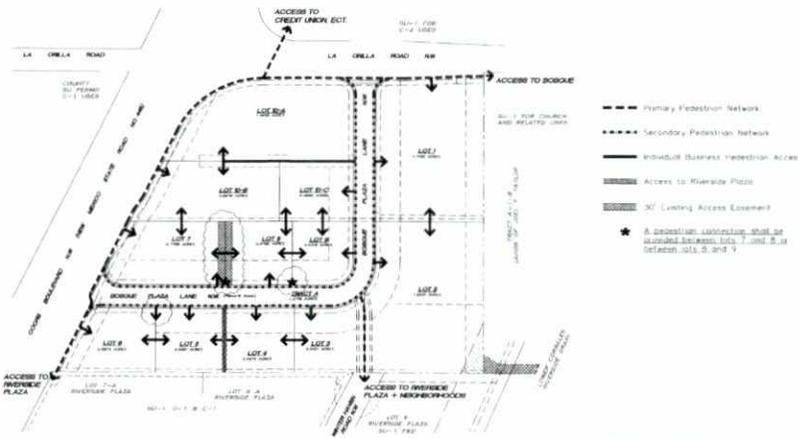
To encourage and enhance the pedestrian nature of Bosque Plaza, sidewalks and/or bikeways are required in certain areas as an integral element of the streetscape. Pedestrian connections shall be provided to physically connect the parcels adjacent to Coors Boulevard.

 1. Sidewalks shall be provided along the interior private drive at a minimum of 6 feet in width and shaded by trees planted 25 feet on center.
 2. Access to the Bosque trail system shall be from La Orella.
 3. A sidewalk shall be provided along Coors Boulevard, which will connect to Bosque Plaza at several points. The Coors Corridor Plan encourages both pedestrian and bikeway facilities and it is the intent to provide these facilities. The following Pedestrian Plan illustrates the connectivity and pedestrian oriented environment that Bosque Plaza will provide.
 4. To mitigate instances of pedestrian/vehicle conflict, a pedestrian trail shall be provided from Bosque Plaza Lane into each lot.
 5. Coordination with Lots 7A and 8A in the Riverside Plaza will be required to accommodate the pedestrian connection between lots 4 and 5 and Bonterra Trail.
 6. A pedestrian access similar to that on Lot 6 shall be provided to Coors Boulevard from Lot 10-B, which is approximately the mid-point of Bosque Plaza frontage along Coors Boulevard.

L. PEDESTRIAN PLAN

To encourage and enhance the pedestrian nature of Bosque Plaza, the adjacent Pedestrian Plan is added to demonstrate the pedestrian connections to and from the site and the connections within the site that will provide for pedestrian movement.

1. The Primary Pedestrian Network is illustrated along Coors Boulevard and La Orella Road. This provides for access along Coors Boulevard and La Orella Road, toward the Bosque. This Primary Pedestrian Network also provides necessary connections to individual properties along Coors Boulevard, in addition to Bosque Plaza Lane.
2. Bosque Plaza Lane provides a Secondary Pedestrian Network on both sides of the street and to individual lots along the road way. As indicated on the Plan, over ten pedestrian connections are provided from Bosque Plaza Lane to individual lots.
3. Individual Business Pedestrian Access is also indicated on the Plan. The Plan also provides for connections between each of the lots and to adjacent properties.
4. Future pedestrian access is indicated on the Plan between Lots 4 and 5 from these lots and Bosque Plaza Lane to Riverside Plaza to the south.
5. Future pedestrian (and vehicular access) is also indicated on the Plan from Waterlawn Road to Bosque Plaza Lane. In addition to this connection being provided for vehicular access, it is also available for pedestrians.
6. To comply with the Coors Corridor Sector Development Plan, pedestrian access for individual businesses shall not be via drive aisles and shall be provided separately from vehicular access.



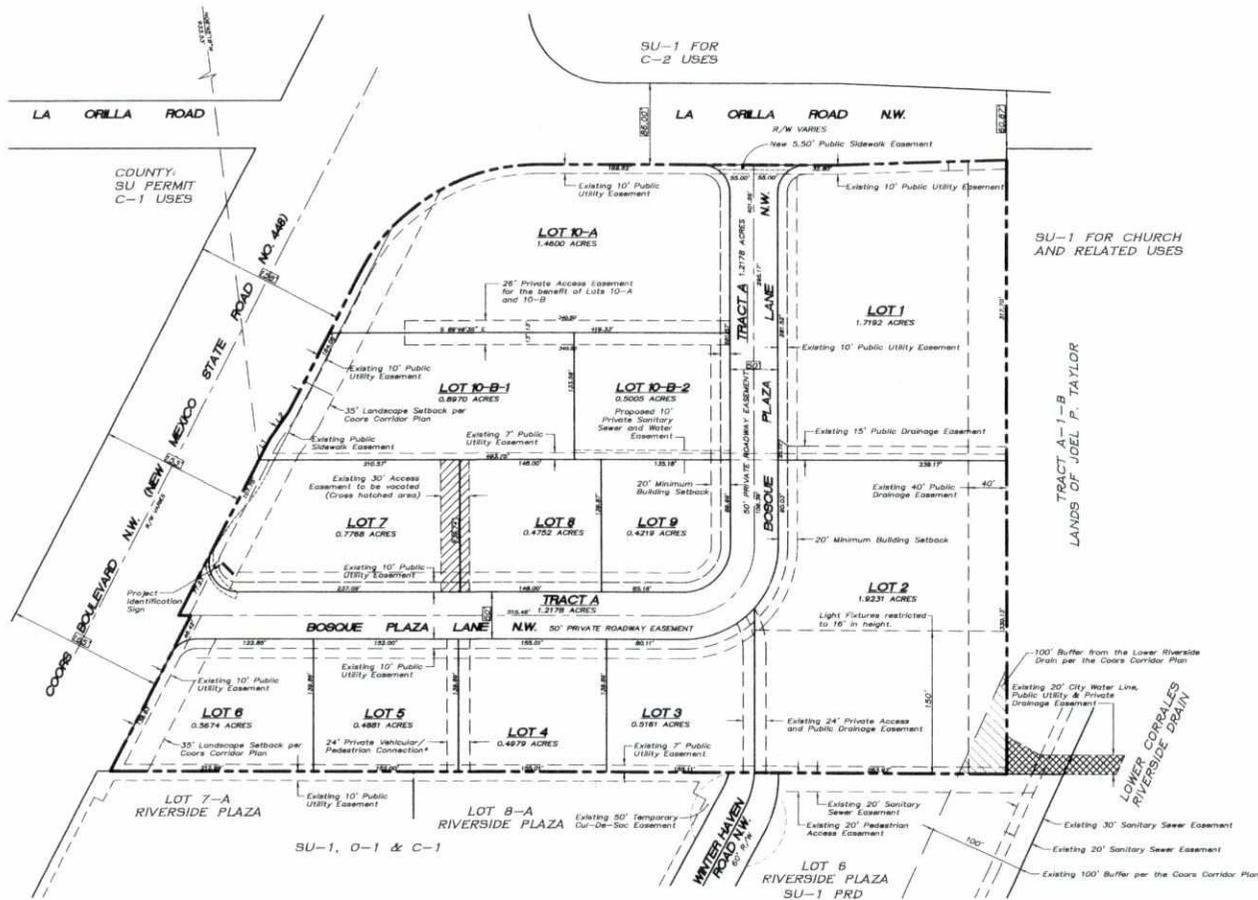
PEDESTRIAN PLAN
BOSQUE PLAZA

DESIGN STANDARDS
BOSQUE PLAZA

Prepared for:
La Orella Group, LLC
5445 Edith Boulevard NE
Albuquerque, NM 87107

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

September 6, 2006 Sheet 3 of 3



REQUIRED INFORMATION - SITE PLAN FOR SUBDIVISION:

Site: 11.46 acres zoned C-1 (SC) and contains 11 existing lots and Tract A for Bosque Plaza Lane, an existing private road.

Proposed Use: Retail - Neighborhood Commercial consistent with the C-1 (SC) regulations.

- Only two fast food drive-up service windows are permitted and shall require approval of a conditional use permit, pursuant to the City of Albuquerque Comprehensive Zoning Code.
- One additional drive-thru facility shall be permitted for a financial institution.
- No outdoor storage is permitted.
- Wireless telecommunication facilities shall not be permitted.

Pedestrian and Vehicular Ingress and Egress: The Bosque Plaza Design Standards and Pedestrian Plan contain information regarding pedestrian and vehicular ingress and egress to the site.

Access: The primary access to the Bosque Plaza shopping center is from Coors Boulevard, which is identified as a Major Arterial on MRCOG's Roadway Functional Classification Map and La Orilla Road. There is no direct vehicular access to Coors Boulevard other than Bosque Plaza Lane and La Orilla Road.

Roadways: Bosque Plaza Lane is an existing 50 foot private easement that provides access to all lots within the shopping center. Cross-access agreements exist within Bosque Plaza and are filed in the Bosque Plaza Declaration of Easements, Covenants and Restrictions (see note sheet 1).

Pedestrian access: Access shall be accommodated through the development of City standard sidewalks on all abutting roadways and per the Bosque Plaza Pedestrian Plan found on Sheet 3.

Maximum Building Height: Maximum building height shall be pursuant to the City C-1 Zone and shall comply with the Coors Corridor Sector Development Plan (CCSDP) view preservation requirements for Segment 3.

Minimum Building Setback: Building setback minimums shall be pursuant to the City C-1 Zone and the Coors Corridor Plan. A 35-foot landscape buffer is required adjacent to Coors Boulevard.

Maximum Floor Area Ratio: Retail - 30, Office - 40

Landscape Plan: Landscaping shall be consistent with the City Zoning Code, Water Conservation Ordinance, and Pollen Ordinance. A 10 foot landscape buffer is required adjacent to the residential area to the south and east of the subject site (known as the "Prisoner's" Street. Trees are required on Coors Boulevard and La Orilla in accordance with the Street Tree Ordinance. Maintenance of the landscaping and irrigation system shall be the responsibility of each individual Lot Owner. Gravel is allowed to be used, but will not be used as a primary ground cover, only to bridge gaps between plants and as an accent in the landscaping beds. Landscape areas over 36 square feet in size shall be covered with living vegetative material over at least 80% of the required landscape area. High water use turf is prohibited. All planting areas will be maintained in a living, attractive, and weed free condition. Underground irrigation systems are required and shall consist of a fully automated sprinkler/irrigation system to irrigate trees, shrubs, and groundcover planting areas.

Lighting: Lighting shall be fully shielded and consistent with the Coors Corridor Plan lighting regulations. The height of pole-mounted lights will not exceed 20 feet from the grade of the parking lot. Lights within 150 feet of the adjacent residential area shall be limited to 16 feet in height and provide additional shielding on the residential side of the feature.

Signage: One project identification sign will be permitted for the shopping center, which will be located on Lot 7, and building mounted signage shall be limited to 6% of the building facade to which it is applied and subject to the restrictions (Sheet 2).

SITE VICINITY



NOTE

Said Lots 1 through 10A, B and C and Tract A are subject to all restrictions, conditions and requirements as set forth in that certain BOSQUE PLAZA DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, filed in the office of the County Clerk of Bernalillo County, New Mexico on the 28th day of July, 2004 in Book AB1, Page 5448.

*Coordination with Lots 7A and 8A in the Riverside Plaza will be required to accommodate the vehicular/pedestrian connection between lots 4 and 5 and Southern Trail. Final adjustments shall be determined in conjunction with the Site Development Plans for Building Permit.

Replaces original approval: 2-87-88, July 21, 1987
 PROJECT NUMBER: 1004167
 Application Number: 1004167-00000-01567

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated July 20, 2006, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No. If yes, then a set of approved DRP plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

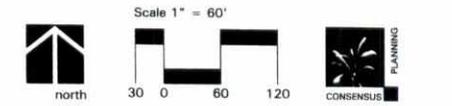
DRB Chairperson: *[Signature]* Date: 10/4/06

City Engineer: *[Signature]* Date: 10/4/06

SITE PLAN FOR SUBDIVISION BOSQUE PLAZA

Prepared for: LO Orilla Group LLC, 5445 Edith NE, Albuquerque, NM 87102

Prepared by: Consensus Planning, Inc., 302 Eighth Street SW, Albuquerque, NM 87102



BOSQUE PLAZA DESIGN STANDARDS

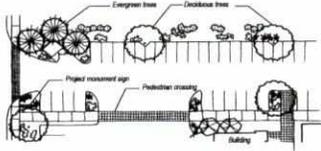
The purpose of these Design Standards is to provide a framework to assist developers and designers to understand the goals and objectives to create a high-quality commercial development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired. These standards are to be used as a supplement to the City of Albuquerque Zone Code and other pertinent City ordinances and applicable Plans, including the Coors Corridor Sector Development Plan. These standards shall apply to all properties within the Bosque Plaza Shopping Center.

A. LANDSCAPE CONCEPT

The development of an overall landscape concept will establish a framework that unifies the individual sites within Bosque Plaza. To achieve a unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies (Water Conservation and Plant Ordinances). The landscape concept and the selection of the proper plant materials are extremely important as strong unifying elements for the project.

The following are minimum standards for the development of specific site landscape plans:

- A mix of evergreen (continuous and deciduous trees) shall be used within parking areas and within the required 35-foot landscape setback adjacent to Coors Boulevard.
- Landscape strip of no less than 10 feet shall be maintained between a parking area and Bosque Plaza Lane.
- Seventy-five percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least 25 feet.
- A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with street-side exposure.
- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers shall be either 8" x 8" concrete, brick (side by side), or 1/2" x 4" steel construction.
- Landscape areas over 36 square feet in size shall be covered with living, vegetative material over at least 50% of the required landscape area. High-water use turf is prohibited.
- One tree is required for each forty-foot linear feet of public or main access roadway. The required trees shall be informally clustered with not more than a 35-foot gap between groupings and shall have a 600-1000 size of deciduous or evergreen trees.
- Off-street parking areas shall have one tree for every 10 parking spaces, and shall be distributed such that at least one tree is planted for every 15 linear parking spaces.



Off-street parking areas shall have one tree per every 10 parking spaces.

- Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper or be 10 to 12 feet in height, and shrubs and groundcovers shall be a one-gallon container or larger.
- An automatic underground irrigation system is required to support all landscaping. Irrigation components shall be checked periodically to ensure maximum efficiency.
- All planting areas shall have a top dressing of crushed rock, river rock, or similar materials, which extends completely under the plant material. Bark shall only be utilized as mulch, not as a permanent form of ground cover.
- Live plant materials shall be used extensively in all landscaped areas. Gravel, colored rock, bark, and similar materials are not acceptable as groundcover.
- All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds through the use of chemical spray or perennial herb maintenance.
- Landscape principles of design shall be applied to all landscape areas including the use of drought-tolerant plant materials and enter hardscaping areas where practical.
- Planter boxes and shade tree planting areas shall have a minimum size of 6'x6' (36 square feet).
- Parking lots shall be landscaped with a minimum of 20% of the parking lot area. Parking lot landscaping shall be defined as planting areas within the parking lot and within six feet of the perimeter of the parking lot.
- The Coors Corridor Plan, Policies 4b, 3 and 4 require site landscaping and front landscaping on the street yard. Policy 4 specifically requires a limited palette of landscape materials. The following is the plant palette for the shopping center divided by location:

Coors Boulevard frontage/buffer:

Common Name	Botanical Name	Water Use	Pruning
Trees:			
Desert Anacard	Chilopsis linearis	Low	Low
Barona Yucca	Forsyelia macrocarpa	Low	Low
Red Flowering Yucca	Fraxinus corymbosa 'Raywood'	Med	Allowed
	Platanus thomsonii	Med	Low
	Chilopsis x calypso	Med	Low
Shrubs:			
Chamaecyparis	Chrysothamnus nauseosus	Low	Low
Curl Leaf Mountain	Mahoegeton coccineus	Low	Low
Desert Coyotebush	Baccharis salicifolia	Low	Low
Desert Toyonberry Bush	Encelia latifolia	Low	Low
Three Leaf Sumac	Rhus trilobata	Low	Low
Russian Sage	Perovskia atriplicata	Med	Low
Buttery Bush	Buddleia davidii	Med	Low
Ornamental Grasses:			
Thymecraon	Hesperis matronalis	Low	Low

Common Name	Botanical Name	Water Use	Pruning
Desert Anacard	Yucca baccata	Low	Low
Barona Yucca	Hesperis matronalis	Low	Low

Common Name	Botanical Name	Water Use	Pruning
Yucca	Lonicera sempervirens	Med	Low

Parking lots and Sites:

Common Name	Botanical Name	Water Use	Pruning
Trees:			
Barona Pine	Pinus baccata	Med	Low
Goldenrain Tree	Koeleria paniculata	Med	Low
Raywood Ash	Fraxinus corymbosa 'Raywood'	Med	Allowed
Escarpment Live Oak	Quercus laevis	Med	Moderate
Chaste Tree	Viburnum coccineum	Med	Low
Aligan Pine	Pinus edulis	Med	Low
Chinese Pistache	Platanus thomsonii	Med	Low
Chilopsis	Chilopsis x calypso	Med	Low

Common Name	Botanical Name	Water Use	Pruning
Shrubs:			
Blue Mesquite	Caryocarpus glaberrimus	Low-Med	Low
Cherry Sage	Salvia greggii	Low-Med	Low
Curl Leaf Mountain	Mahoegeton coccineus	Low	Low
Desert Coyotebush	Baccharis salicifolia	Low	Low
Three Leaf Sumac	Rhus trilobata	Low	Low
Russian Sage	Perovskia atriplicata	Med	Low
Buttery Bush	Buddleia davidii	Med	Low

Common Name	Botanical Name	Water Use	Pruning
Ornamental Grasses:			
Barona Grass	Hesperis matronalis	Low	Low
Regal Mid-Midway Grass	Muhlenbergia capillaris	Med	Low

Common Name	Botanical Name	Water Use	Pruning
Desert Anacard	Yucca baccata	Low	Low
Barona Yucca	Hesperis matronalis	Low	Low

Common Name	Botanical Name	Water Use	Pruning
Yucca	Lonicera sempervirens	Med	Low

B. SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways, screening devices, and landscape improvements (per the Landscape Standards). These measures are taken to ensure the aesthetic appeal of Bosque Plaza.

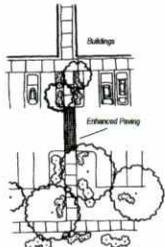
In order to comply with the Coors Corridor Sector Development Plan and create a pedestrian-friendly environment along Bosque Plaza Lane, buildings shall be located on each site according to the following setback dimensions:

- 35 feet minimum from the Coors Boulevard R.O.W. per the Coors Corridor Sector Development Plan
- 10 feet minimum and 54' maximum adjacent to Bosque Plaza Lane.
- 0 or 5 feet minimum from internal lot lines in order to encourage continuous building facades.

C. PARKING AND CIRCULATION

To create an aesthetically pleasing center, parking areas and pedestrian connections shall be designed as follows:

- The maximum allowed parking shall be equal to the required parking plus 10% unless approval by the Planning Director.
- ADA compliant parking shall be located adjacent to the building entry.
- For office and commercial buildings, pedestrian crossings shall be a minimum width of 6 feet. They shall be clearly demarcated with textured, colored concrete (with the exception of any existing crosswalks on Lot 10-A) and shall be provided where pedestrian paths cross vehicular entrances and drive aisles. Shaded pedestrian access shall be provided, including a clear 6-foot wide path with adjacent trees spaced approximately 25 feet on center with planters that have a minimum interior dimension of 6 feet square (or equivalent).
- For office and commercial buildings, a shaded sidewalk that is a minimum of 15 feet wide shall be provided along the entrance side of the building. For all other buildings, a standard sidewalk that is a minimum of 10 feet wide shall be provided along the entrance side of the building. Shade shall be provided at intervals of approximately 25 feet on center in planters with a minimum interior dimension of 6 feet square (or equivalent). Sidewalk shall be provided adjacent to and along the full length of the buildings in compliance with Section 14-16-3 (O)(4) of the Zoning Code.
- For office and commercial buildings shaded public space with outdoor seating shall be provided. The public shall have adequate shading provided by trees and/or shade structures that integrate with building architecture.
- Restaurants shall have outdoor public seating and dining.
- Convenient and direct connections shall be provided from each building to the internal circulation system and to adjacent roadways, sidewalks, and between adjacent buildings.
- Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscaped areas.
- Motorcycle parking shall be provided at a minimum of 1 space per 25 vehicle spaces.
- Vehicular and pedestrian conflicts shall be minimized.
- Separate vehicle and pedestrian access shall be provided to individual lots.
- All crosswalks and internal (within the lots) crosswalks shall be enhanced and textured paving, which shall be defined as textured, colored concrete.



Pedestrian linkages shall be highlighted with enhanced planting and/or signage.

D. SCREENING WALLS AND FENCES

All walls shall be designed to comply with the Wall Regulations contained in the Comprehensive City Zoning Code. The effective use of screening devices for parking lots, building areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. When the site orientation causes service functions to face Coors Boulevard, the service area shall be screened with a four-foot fence.

The following are standards to ensure effective screening of negative elements:

- All parking areas shall be screened from adjacent streets with a combination of plant materials, walls, and earthen berms. Such screening shall have a minimum height of 3 feet. Screening is not required where the parking area is 3 feet below street grade.
- All outdoor refuse containers shall be screened within a minimum 6-foot tall masonry enclosure, which is large enough to contain all refuse generated between collections.
- The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the building with compatible materials and colors utilized. Refuse enclosures shall include gates.
- Outdoor storage areas are prohibited.
- Chain link, barbed wire, and concrete wire are not allowed in Bosque Plaza.
- Security fences (for example, at back loading areas) cannot exceed four feet in height if the area is not incorporated into the building's architectural design. If the area appears to be an extension of the building (similar materials and color), the height is limited to 15'.
- Walls and fencing must be compatible with building architecture in terms of materials, colors, etc.
- No untextured, flat-face CMU walls are permitted.



Screen parking area with a combination of plant materials, walls, and earthen berms.

E. LIGHTING STANDARDS

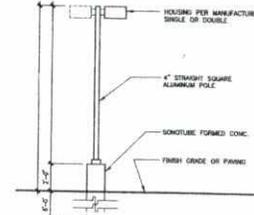
1. General

- All lighting placement, safety, and illumination standards shall comply with the state and local regulations, provisions of the State of New Mexico's Night Sky Ordinance, and the Coors Corridor Plan.
- All light fixtures shall be fully shielded horizontal lamps with no light, lens, or bulb protruding below the bottom of the cut-off fixture in order that no light or light glare shall escape beyond the property line and no site lighting light source shall be visible from the site perimeter.

2. Height

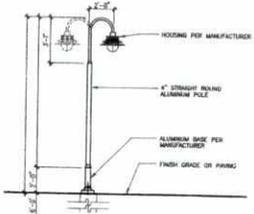
- Exterior elevations of any building lighting a street are encouraged to be lighted to enhance the identity of the building and to illuminate street addresses.
- High-pressure sodium lighting is prohibited.
- No uplighting permitted from free-standing or building-mounted fixtures or signs.
- Light poles within 25 feet of Bosque Plaza Lane shall be the same as internal street lights used in Riverside Plaza.

3. Sample of Parking Lot Light



Sample of Parking Lot Light

4. Sample of Internal Street Light



Sample of Internal Street Light

5. Area lighting shall be used to highlight public spaces and walkways.



Area lighting shall be used to highlight public spaces and walkways.

6. Wall lighting shall be used to highlight public spaces and walkways.



Wall lighting shall be used to highlight public spaces and walkways.

F. SIGNAGE STANDARDS

The signage standards were developed as measurable criteria to regulate the size, location, type, and quality of sign elements within Bosque Plaza and are pursuant to the Coors Corridor Plan. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and, to complement the visual character of the development.

Signs at Bosque Plaza are limited to wall signs and free-standing monument signs. The following are general guidelines for signage design and placement:

1. General

- All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- All elements of a sign shall be maintained in a visually appealing manner.
- No sign shall overhang into the public right-of-way or extend above the building roof line.
- Lots adjacent to the internal roadway shall have either one free-standing business monument sign or one building-mounted sign facing the roadway.

2. Free-Standing Signs

- Bosque Plaza is allowed one Project Entry sign at the access point on Coors Boulevard (NE corner of Bosque Plaza Lane and Coors Boulevard). The height of the free-standing Project Entry sign shall not exceed 9 feet. The size of the sign face shall not exceed 75 square feet, with a total of 10 items of information.



Sample Project Entry Sign

- Free-standing signs shall not require any external bracing, angle-iron supports, guy wires or similar devices.
- Monument sign design shall integrate with building architecture.
- Monument signs are also permitted for properties along Bosque Plaza Lane and shall not exceed 3 feet in height and 15 square feet in sign face area.

3. Building-Mounted Signs

- Individual building-mounted signs shall have an area not to exceed 6% of the facade to which it is applied.
- The height of a building-mounted sign shall not exceed the height of the wall to which it is attached.
- No signage permitted on east sides for buildings on Lots 1, 2, and 3 and south sides for buildings on Lots 2, 3, 4, 5, and 6.

4. Prohibited Signs

- No off-premise signs are allowed.
- No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights (including search lights used for promotional events).
- Signs that are portable, fixed on a movable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or movable vehicles, or easily movable in any manner are prohibited.
- Signs located on rocks, trees, or other natural features are prohibited.
- Vertical banner signs, vehicles used as sign mediums, roof-mounted signs, and time-temperature signs are prohibited.

DESIGN STANDARDS BOSQUE PLAZA

Prepared for:
La Olla Group, LLC
5445 Edith Boulevard NE
Albuquerque, NM 87102

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

G. SITE / ARCHITECTURAL OBJECTIVES

1. **Site**

The creation of an active pedestrian environment at Bosque Plaza is dependent upon creative site and architectural design. Individual sites within Bosque Plaza shall be linked together and to the surrounding neighborhoods. The relationship between the buildings and the street shall be key to providing a pedestrian oriented development.

 - a. Parking areas shall be designed so that pedestrians will parallel to moving cars. Site layout shall minimize the need for pedestrians to cross parking aisles and landscaped islands.
 - b. Pedestrian linkages shall be clearly visible and highlighted with enhanced paving.
 - c. Parking areas shall be designed to include a pedestrian link to the street sidewalk network.
 - d. All pedestrian paths shall be designed to be accessible to the handicapped (See *Americans with Disabilities Act* criteria for barrier free design).
 - e. Pedestrian access and circulation shall provide direct connections from sidewalks to building entrances that minimize pedestrian/vehicular conflicts. All pedestrian ways and paths shall be at least 6 foot clear and beed with shade trees in 8' x 8' (36 square feet) planters, spaced 25 feet on center.
 - f. Only two drive-up service windows for fast food restaurants shall be permitted within Bosque Plaza. Drive-up service windows for fast-food restaurants shall require approval of a conditional use permit, pursuant to the City of Albuquerque Comprehensive Zoning Code. When determining the appropriateness of a drive-up service window, the following criteria shall be examined:
 1. No drive up service window shall face Coors Boulevard.
 2. The drive up service window and stacking lane shall be screened from public view and shall be integrated with the architecture of the building it serves.
 3. A pedestrian crossing across the stacking lane shall be demarcated and shall be clearly visible and highlighted with enhanced paving.
 4. No drive up service window shall be placed within 150' of any residential zoning district.
 - g. One additional drive-thru facility shall be permitted for a financial institution.
 - h. No cell phone towers shall be permitted.
2. **General Building Elements**
 - a. Buildings and structures erected within the site shall comply with all applicable zoning and building code requirements as well as any applicable codes.
 - b. Building design and construction shall be used to create a structure with attractive elevations of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Finished building materials must be applied to all exterior sides of buildings and structures.
 - c. The staggering of planes and/or distinct articulation of building facade is required along an exterior wall elevation to create pockets of light and shadow, providing relief from monotonous expanses of individual facades.
 - d. Windows and doors shall relate to the scale of the elevation on which they appear. The use of recessed openings helps to provide depth and contrast on elevation planes.
 - e. The top of all rooftop equipment shall be below the top of parapet.
3. **Architectural Style, Materials, and Colors**

The architectural objective is to create a site that is visually integrated through the use of architectural styles and similarities of scale, proportion, massing, and color.

 - a. All out buildings and canopies shall be architecturally integrated and compatible in material and design.
 - b. Architectural styles are limited to Territorial and Territorial Revival only as described below:
 1. **Territorial Design:** flat-roofed, often with brick coping edging the parapet, earth-toned, usually one story, can be at least two stories deep, often with a central hallway, multi-paned windows. Details include classic pedimented brackets over windows and doors, main entries with awnings, screenless shutters, and porches with square, often chamfered, posts and no capitals. The Territorial architectural style began to develop after the opening of the Santa Fe Trail and roughly coincides with the historical period when New Mexico was a US territory.



Sample of Territorial Design

2. **Territorial Revival:** based on the fusion of New Mexican buildings with American trim developed when New Mexico became a territory, always flat-roofed with brick coping along the parapet, light-colored walls, and multi-paned windows. Details include classical wood trim (or metal, concrete, or other low maintenance material that is designed to have the appearance of wood), including shutters, awnings, pedimented brackets and square porch posts, with awnings and top lights at main entry.
- c. Shade structures (awnings, trellis, canopies) are permissible as an accent detail, provided that they are architecturally compatible to the building to which they are applied, shall be limited to colors that match the brick trim on buildings, and shall be made of materials that have a cast-iron appearance.
- d. Stucco shall be used as the primary surface treatment.
- e. The primary building colors shall be limited to warm medium browns (E Ray Stucco, Adobe 115 or equivalent) and beige (E Ray Stucco, Sand 103 or equivalent). The middle range of reflectance is intended to avoid very light and very dark colors.
- f. No generic franchise building elevations are permitted.
- g. Architectural features or elements of a building shall be subject to the Coors Corridor Sector Development Plan View Preservation regulations (See Section J).
- h. Waterproofing shall be made of brick, stained concrete, real stone, cultured stone, or stucco. Colors shall be limited to red-brown, light brown or medium brown.

4. **Prohibited Building Elements**
 - a. No freestanding oil towers or antennas shall be permitted; antennas shall be integrated into the building architecture.
 - b. No plastic or vinyl building panels, awnings, or canopies are permitted. Awnings and canopies shall be fabric integrated with building architecture, color scheme, and signage.
 - c. No flags or other corporate decorations are permitted.
 - d. Highly reflective surfaces (other than windows), exposed, untreated precision block walls, and materials with high maintenance requirements are undesirable and shall be avoided.
5. **UTILITIES**

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of Bosque Plaza:

 1. All new electric distribution lines shall be placed underground.
 2. When an above-ground backflow prevention device is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.
 3. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and vegetation when viewed from the public right-of-way.
6. **CODE COMPLIANCE**

This Site Development Plan for Subdivision will comply with all requirements of the City and the Coors Corridor Sector Development Plan.
7. **VIEW PRESERVATION**

All buildings within the Bosque Plaza shopping center shall comply with the Coors Corridor Sector Development Plan View Preservation for Corridor Segments 3 and 4. The procedures to ensure view preservation shall be followed as outlined within the Coors Corridor Sector Development Plan:

 1. Bosque and mountain views shall be maintained from the site in accordance with the Coors Corridor Sector Development Plan view preservation regulations and shall generally be available from semi-public locations such as public, outdoor seating areas and view corridors. The design of these features shall ensure that views are preserved and even enhanced.
8. **SIDEWALKS / BIKEWAYS**

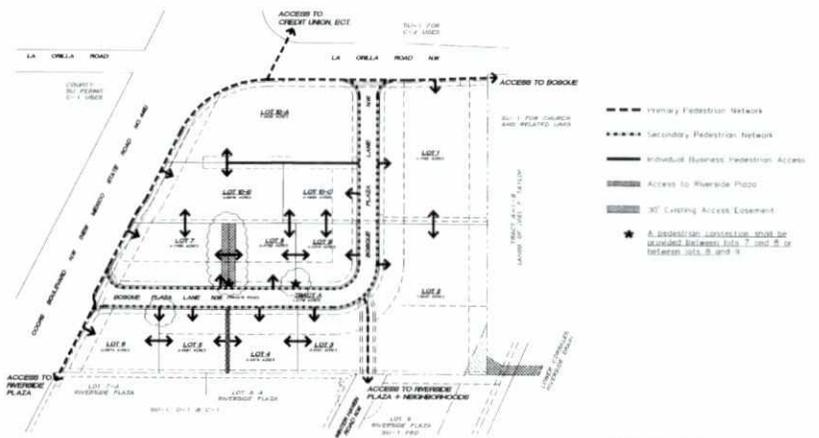
To encourage and enhance the pedestrian nature of Bosque Plaza, sidewalks and/or bikeways are required in certain areas as an integral element of the streetscape. Pedestrian connections shall be provided to physically connect the parcels adjacent to Coors Boulevard.

 1. Sidewalks shall be provided along the interior private drive at a minimum of 6 foot in width and shaded by trees planted 25 feet on center.
 2. Access to the Bosque trail system shall be from La Orella.
 3. A sidewalk shall be provided along Coors Boulevard, which will connect to Bosque Plaza at several points. The Coors Corridor Plan encourages both pedestrian and bikeway facilities and it is the intent to provide these facilities. The following Pedestrian Plan illustrates the connectivity and pedestrian oriented environment that Bosque Plaza will provide.
 4. To mitigate instances of pedestrian/vehicle conflict, a pedestrian trail shall be provided from Bosque Plaza Lane into each lot.
 5. Coordination with Lots 7A and 8A in the Riverside Plaza will be required to accommodate the pedestrian connection between lots 4 and 5 and Bosque Plaza.
 6. A pedestrian access similar to that on Lot 6 shall be provided to Coors Boulevard from Lot 10-B, which is approximately the mid-point of Bosque Plaza frontage along Coors Boulevard.

9. **PEDESTRIAN PLAN**

To encourage and enhance the pedestrian nature of Bosque Plaza, the adjacent Pedestrian Plan is added to demonstrate the pedestrian connections to and from the site and the connections within the site that will provide for pedestrian movement.

 1. The Primary Pedestrian Network is illustrated along Coors Boulevard and La Orella Road. This provides for access along Coors Boulevard and La Orella Road, toward the Bosque. This Primary Pedestrian Network also provides necessary connections to individual properties along Coors Boulevard, in addition to Bosque Plaza Lane.
 2. Bosque Plaza Lane provides a Secondary Pedestrian Network on both sides of the street and to individual lots along the roadway. As indicated on the Plan, over ten pedestrian connections are provided from Bosque Plaza Lane to individual lots.
 3. Individual Business Pedestrian Access is also indicated on the Plan. The Plan also provides for connections between each of the lots and adjacent properties.
 4. Future pedestrian access is indicated on the Plan between Lots 4 and 5 from these lots and Bosque Plaza Lane to Riverside Plaza to the south.
 5. Future pedestrian (and vehicular access) is also indicated on the Plan from Whitehouse Road to Bosque Plaza Lane. In addition to this connection being provided for vehicular access, it is also available for pedestrians.
 6. To comply with the Coors Corridor Sector Development Plan, pedestrian access for individual businesses shall not be via drive aisles and shall be provided separately from vehicular access.



PEDESTRIAN PLAN
BOSQUE PLAZA

DESIGN STANDARDS
BOSQUE PLAZA

Prepared for:
La Orella Group, LLC
5445 Edith Boulevard NE
Albuquerque, NM 87107

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102