



**Environmental  
Planning  
Commission**

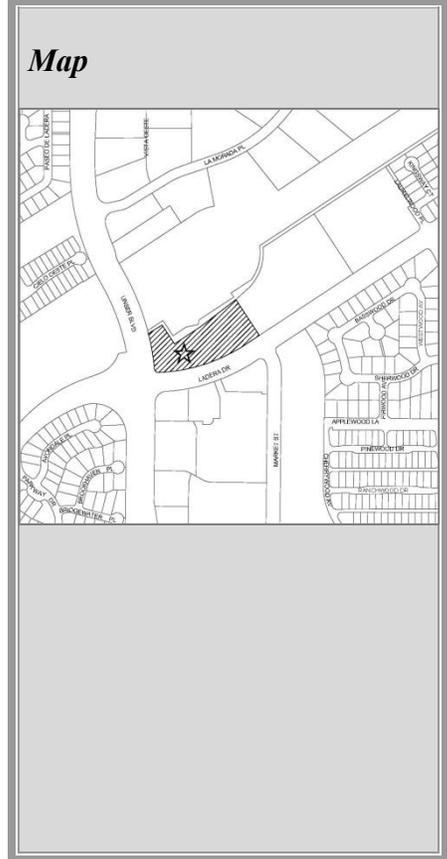
**Agenda Number: 02  
Project Number: 1003274  
Case Number: 17EPC- 40021, 40022, 40023  
Hearing Date: August 10, 2017**

**Staff Report**

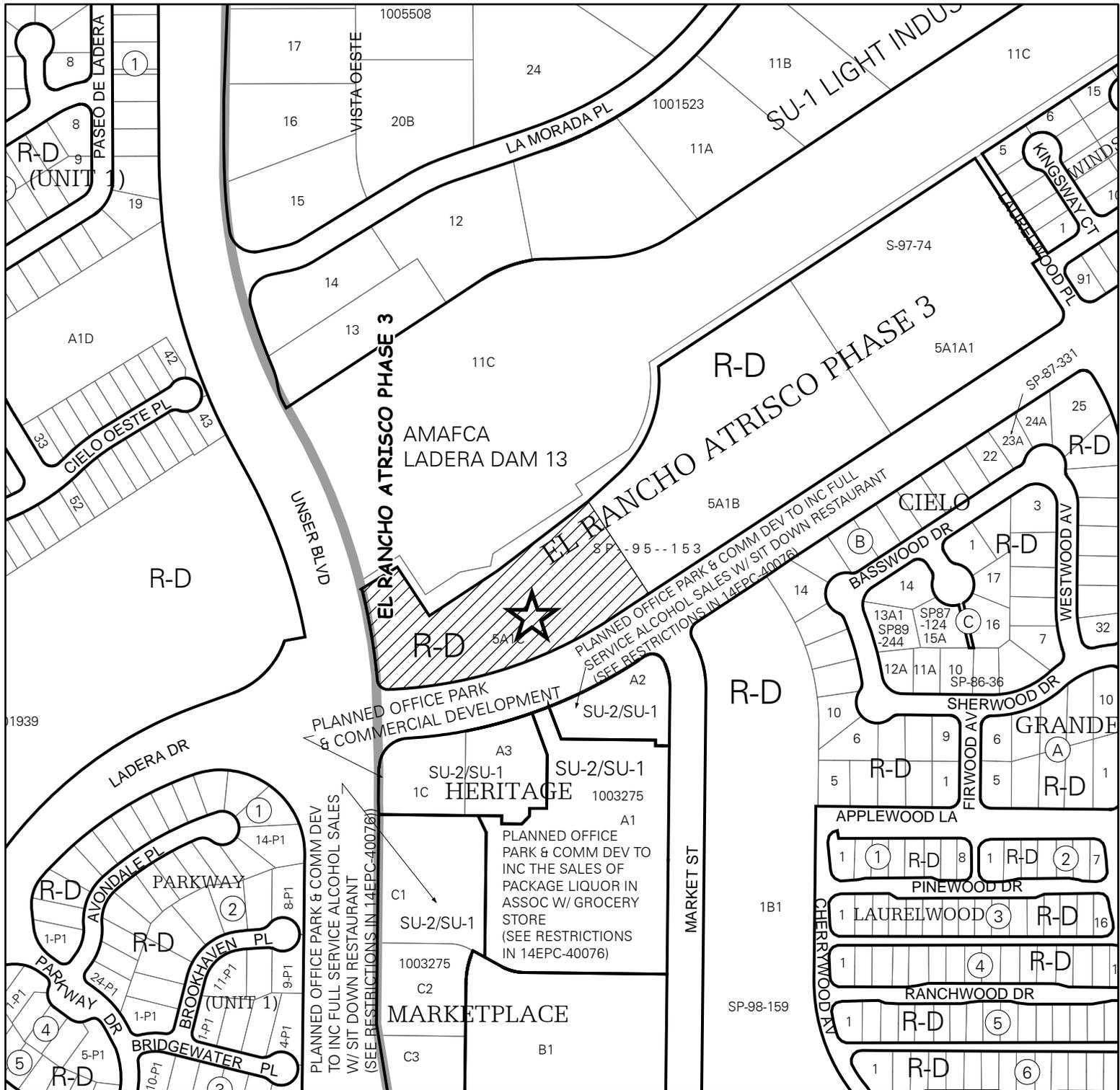
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|--------------------------|--|
| <b>Agent</b>             | Consensus Planning Inc.  |
| <b>Applicant</b>         | Titan Development, Inc.  |
| <b>Request</b>           | <b>Sector Development Plan Map Amendment (Zone Change), Site Development Plan for Subdivision, and Site Development Plan for Building Permit</b> |
| <b>Legal Description</b> | Lot 5-A-1C   |
| <b>Location</b>          | On the Northeast corner of Ladera Drive NW and Unser boulevard NW  |
| <b>Size</b>              | 4 acres  |
| <b>Existing Zoning</b>   | R-D  |
| <b>Proposed Zoning</b>   | SU-2/SU-1 for C-1 to include Indoor Storage and Restaurant with Drive-Up Service Window  |

**Staff Recommendation**  
**APPROVAL of Case # 17EPC-4002 based on the Findings and subject to the Conditions of Approval within this report**  
**APPROVAL of Case # 17EPC- 40022 based on the Findings and subject to the Conditions of Approval within this report**  
**APPROVAL of Case # 17EPC- 40023 based on the Findings and subject to the Conditions of Approval within this report**  
**Staff Planner  
Cheryl Somerfeldt**

**Summary of Analysis**  
 This is a three part request for a Sector Development Plan Map Amendment (Zone Change), a Site Development Plan for Subdivision, and a Site Development Plan for Building Permit. The request is to change the zoning from R-D to SU-2/SU-1 for C-1 to include Indoor Storage and Restaurant with a Drive-Up Service Window. The purpose is to divide the 4 acre property into two lots governed by the proposed Design Standards and develop the proposed eastern lot with a 3-story enclosed indoor self-storage building. The request will add commercial services in close proximity to existing residential development.  
 The request is consistent with the applicable goals, policies, objectives, and standards of the Comprehensive Plan, the West Side Strategic Plan, the El Rancho Atrisco Phase III Sector Development Plan, and the Unser Boulevard Design Overlay Zone.  
 The Laurelwood Neighborhood Association, Parkway Neighborhood Association, Tres Volcanes Neighborhood Association, Ladera West Neighborhood Association, and Westside Coalition of Neighborhood Association were contacted for a pre-application meeting which was attended by 5 members. A facilitated meeting was not required by the neighborhood associations and the staff did not receive comments in support or opposition to the project.  
 The applicant has justified the zone change per the requirements of R270-1980 and the proposed Site Development Plans conform to the requirements of the governing plans and policies. Staff is recommending approval with conditions.







## ZONING MAP

Note: Grey shading indicates County.



1 inch = 328 feet

Project Number:

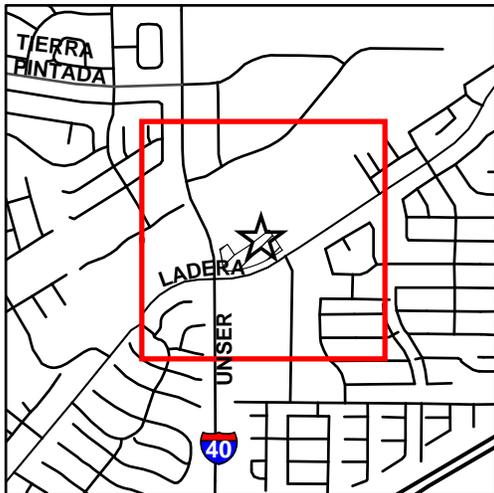
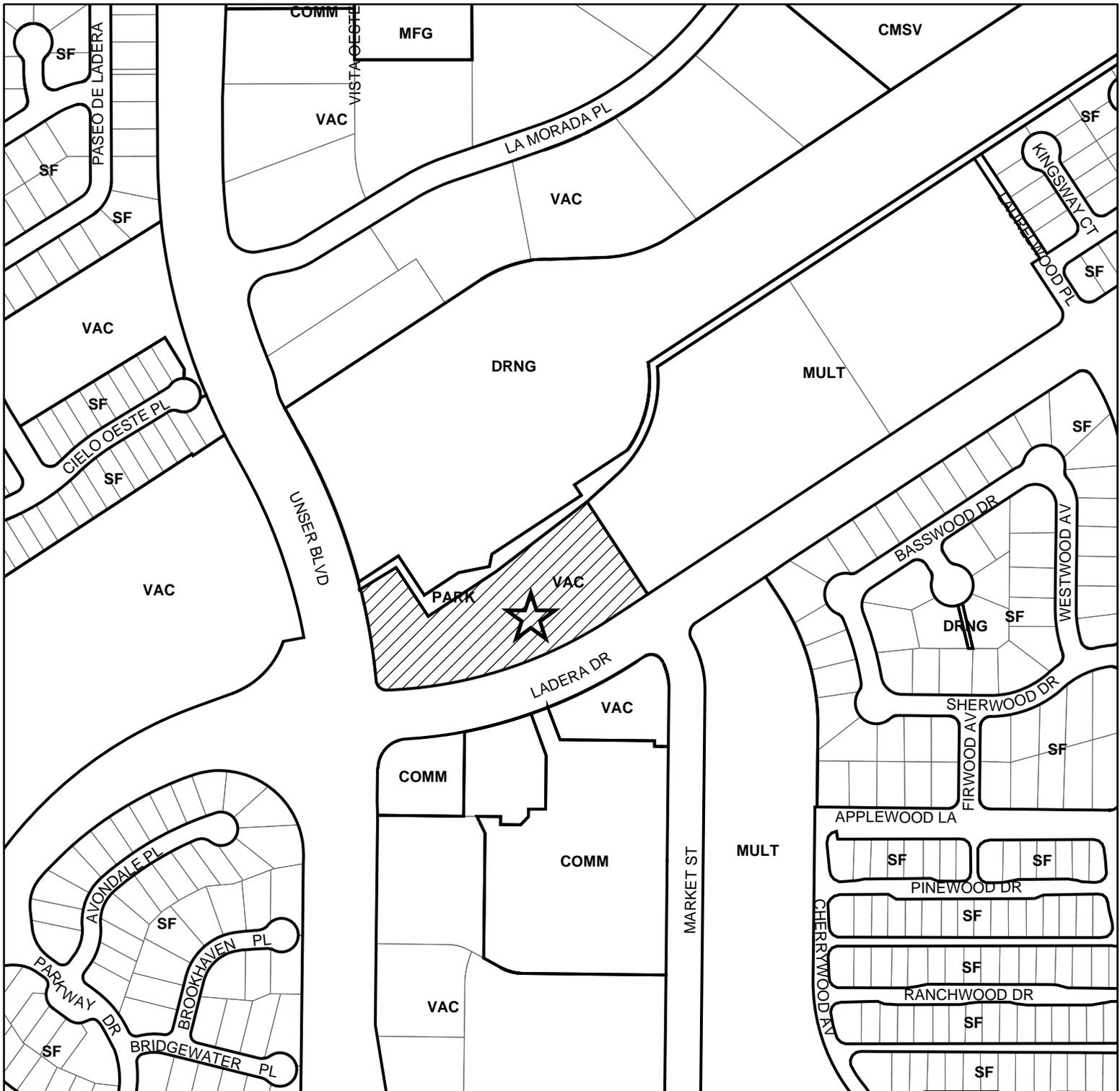
1003274

Hearing Date:

08/10/2017

Zone Map Page: H-09

Additional Case Numbers:  
17EPC-40021, 40022 & 40023



## 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



1 inch = 328 feet

**Project Number:**

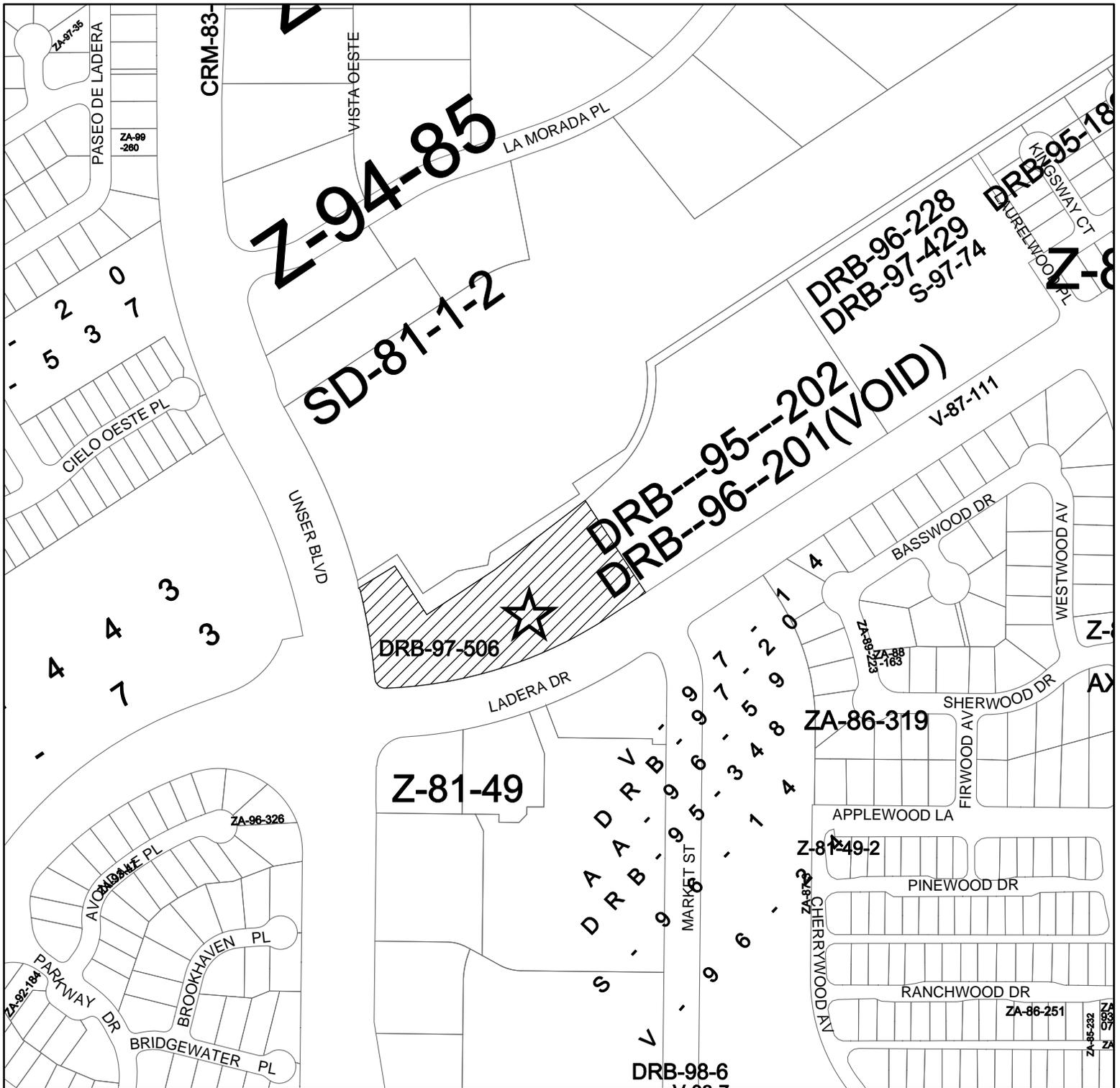
**1003274**

**Hearing Date:**

**08/10/2017**

**Zone Map Page: H-09**

**Additional Case Numbers:  
17EPC-40021, 40022 & 40023**



## HISTORY MAP

Note: Grey shading indicates County.



1 inch = 328 feet

Project Number:

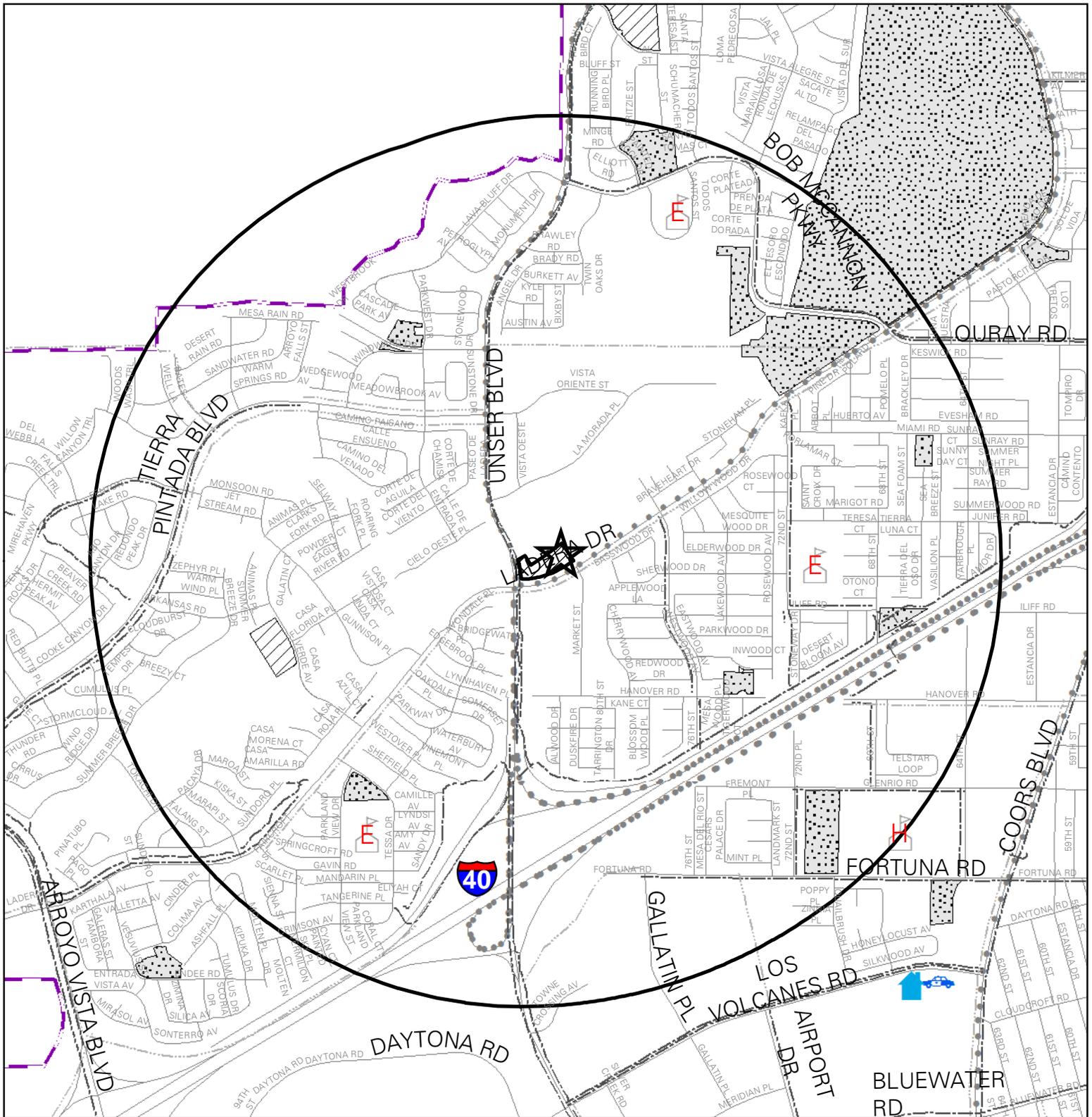
1003274

Hearing Date:

08/10/2017

Zone Map Page: H-09

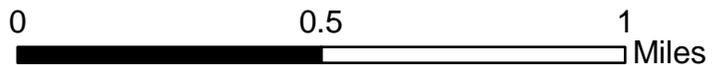
Additional Case Numbers:  
17EPC-40021, 40022 & 40023



## Public Facilities Map with One-Mile Buffer

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

Project Number: 1003274



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**I. INTRODUCTION**

***Surrounding Zoning, Plans, and Land Uses:***

|                     | <b><i>Zoning</i></b>                                    | <b><i>Comprehensive Plan Area;<br/>Applicable Rank II &amp; III Plans</i></b>                                  | <b><i>Land Use</i></b>                        |
|---------------------|---|--|---|
| <b><i>Site</i></b>  | R-D   | Area of Consistency, Westside Strategic Plan, El Rancho Atrisco Phase III, Unser Boulevard Design Overlay Zone | Vacant  |
| <b><i>North</i></b> | Diversion Channel - Not Classified                      | “  | Drainage / Flood Control / Parks / Recreation |
| <b><i>South</i></b> | SU-1 for Planned Office Park and Commercial Development | “  | Commercial Retail                             |
| <b><i>East</i></b>  | R-D   | “  | Multi-Family                                  |
| <b><i>West</i></b>  | R-D   | “  | Vacant / Other                                |

***Proposal***

This is a three part request. The first part is for a Zone Map Amendment from R-D (Residential, Developing Area) to SU-2/SU-1 for C-1 (Neighborhood Commercial) to include Indoor Storage and Restaurant with a Drive-Up Service Window within the El Rancho Atrisco Phase III Sector Development Plan. The second part of the request is for a Site Development Plan for Subdivision for a 4 acre lot (subject site) located at the northeast corner of Ladera Drive NW and Unser Boulevard NW. The third part of the request is for a Site Development Plan for Building Permit for a 3-story approximately 77,000 square foot self-storage facility on the eastern portion of the subject site. The request is to change the zoning to permit a self-storage facility and future retail uses with the potential for a restaurant with a drive-up service window. The Site Development Plan for Subdivision shows general circulation and includes Design Standards as part of the request and proposes to divide the site into two lots.

The applicant’s justification letter suggests that the applicant requests C-1 permissive and conditional uses permissively, which staff does not support. To be consistent with recent requests and actions, staff recommends approval for the zone to be changed to SU-2/SU-1 for C-1 to include Indoor Storage and Restaurant with Drive-Up Service Window. This zoning designation will allow C-1 permissive uses permissively and C-1 conditional uses conditionally, and will include the two conditional uses as described. In addition, the applicant has requested delegation of the Site Development Plan for Building Permit for

the remaining lot to be approved at a Development Review Board (DRB) public hearing so that the future western corner parcel would not require an EPC public hearing.

### ***EPC Role***

The EPC is hearing this case because the EPC has the authority to hear Sector Development Plan Map Amendments (zone changes) and associated Site Development Plans for SU-1 Special Use zoned sites, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1) SU-1 Special Use Zone, and 14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal]. This is a quasi-judicial matter.

### ***History/Background***

The El Rancho Atrisco Phase III Sector Plan, adopted in 1981, zoned the subject site R-D (Residential and Related Uses, Developing Area), an extension of the multifamily development to the east.

In mid-2013, the Unser Boulevard NW (north of I-40) roadway was widened from four to six lanes and left-turn lanes were separated at major intersections including the Ladera Drive and Unser Boulevard intersection.

The subject site is part of the Ladera Community's Neighborhood Center as shown in the West Side Strategic Plan, which is comprised primarily of the Heritage Marketplace at the southeast corner of Ladera Drive NW and Unser Boulevard NW. The Heritage Marketplace Site Development Plan for Subdivision was signed off on by the DRB in November of 2014, and subsequently a Walmart Market, retail stores, and two restaurants with drive-up service windows have been constructed within the center. In 2015, the EPC disapproved a proposed Site Development Plan for Building Permit for multi-family development within the Neighborhood Center, which was appealed by the applicant (AC-16-2 Project 1003275/15EPC-40068).

### ***Context***

The subject site is currently undeveloped and is bounded by multi-family housing to the east, Ladera Drive to the south, Unser Boulevard to the west and the Ladera Diversion Channel to the north. The Ladera Diversion Channel open space occupies approximately 10 acres and holds a wide multi-purpose dirt trail and large overhead high voltage power lines. North of the Ladera Diversion Channel is 93 acres of land zoned light industrial which is somewhat restricted by existing easements and is designated an Area of Change by the Comprehensive Plan.

To the south of the subject site is the Heritage Marketplace, which is also part of the subject site's Ladera Neighborhood Center as designated by the West Side Strategic Plan.

Heritage Marketplace has not been fully built-out but currently holds a Walmart, two restaurants with drive-up service windows, a retail building and a gas station constructed in 1996 at the southeast corner of Unser Boulevard NW and Ladera Drive NW.

The surrounding area is mostly developed with single family homes. To the east of the subject site is a multi-family apartment development that was developed in 1995. Farther to the east and south are single family neighborhoods, both part of the Laurelwood Neighborhood Association. The large property to the west of Unser Boulevard is still vacant and zoned R-D. Farther to the west across Unser Boulevard is a single family residential development, part of the Parkway Neighborhood Association.

### ***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 LRRS designates Unser Boulevard NW as a Regional Principal Arterial. The LRRS designates Ladera Drive NW as a Minor Arterial. No access to the property will be permitted from Unser Boulevard unless otherwise approved by the Metropolitan Transportation Board of the Mid-Region Council of Governments.

### ***Comprehensive Plan Corridor Designation***

The Comprehensive Plan designates Unser Boulevard as a Commuter Corridor. Commuter Corridors allow auto-oriented development that is higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

### ***Trails/Bikeways***

Unser Boulevard has a bike lane on the roadway, and an 10' paved asphalt existing multi-use trail closed to automotive traffic adjacent to the roadway on the east side. According to the Long Range Bikeway System (LRBS), Unser Boulevard is a Long Range Facility and is part of the 50 Mile Activity Loop. Ladera Boulevard is proposed to have a bicycle lane and Laurelwood Parkway NW has an existing bicycle lane.

### ***Transit***

The subject site is on the Unser Boulevard Commuter Corridor. Commuter Route 92 connects the Northwest Transit Center to UNM and CNM by way of Downtown, and the nearest stop pair is 800 feet east of the subject site in front of the adjacent multi-family apartments.. Commuter Route 94 connects the Northwest Transit Center to the Alvarado Transportation Center, and the nearest stop pair is on Unser Boulevard NW about 400 feet south of Ladera Drive NW. No additional stops or services are planned.

### ***Public Facilities/Community Services***

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

## **II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES**

### ***Definitions***

***SU-1 Special Use Zone (§14-16-2-22):*** This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

***SU-2 Special Neighborhood Zone (§14-16-2-23):*** This zone allows a mixture of uses controlled by a Sector Development Plan which specifies new development and redevelopment which is appropriate to a given neighborhood, when other zones are inadequate to address special needs.

***C-1 Neighborhood Commercial Zone (§14-16-2-23):*** This zone provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas.

***Site Development Plan for Subdivision (§14-16-1-5):*** An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies 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 (§14-16-1-5):*** 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 Comprehensive Zoning Code***

The applicant is requesting a zone change from R-D (Residential and Related Uses, Developing Area) to SU-2/SU-1 for C-1 (Neighborhood Commercial) to include Indoor Storage and Restaurant with Drive-Up Service Window.

### **Current Zoning**

The SU-2 zone is a neighborhood zone associated with a Sector Development Plan and is appropriate to a given neighborhood. The R-D zone permits a mixture of dwelling unit types including multi-family and incidental related commercial activities.

### **Proposed Zoning**

The SU-1 zone provides for uses which are special because of infrequent occurrence, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design. Development within the SU-1 zone may only occur in conformance with an approved Site Development Plan. The applicant is requesting approval of a Site Plan for Subdivision with Design Standards for the entire 4 acre subject site and a Site Plan for Building Permit for the proposed eastern lot.

The C-1 zone is the Neighborhood Commercial Zone which permits some residential and commercial uses. The applicant is requesting to have two C-1 conditional uses (Storage and Restaurant with a Drive-Up Service Window) added to the zoning designation for the subject site. All other C-1 Conditional Uses will remain conditional which would require the applicant to have a public hearing with the Zoning Hearing Examiner. The applicant is also excluding two C-1 permissive uses (Gas Station and Residential) from the subject site by listing them on the Site Development Plan for Subdivision due to a request at the neighborhood pre-application meeting. This will keep these uses from being developed on this site for as long as this Site Development Plan for Subdivision remains in effect.

#### ***Albuquerque / Bernalillo County Comprehensive Plan***

Policy Citations are in regular text; Applicant Justification is in *italics*, and Staff Analysis is in ***bold italics***

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Areas of Consistency are intended to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. At the time of this application, the requirements for justifying a zone change within an Area of Consistency is the same as for properties within an Area of Change.

Applicable policies from the Comprehensive Plan (as adopted in March 2017) are provided below:

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.3: Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

c. Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.

*The property is currently zoned R-D. The site is not large enough for a fully amenitized multi-family project. If a multi-family project were to develop on this property, it would generate significantly more traffic than the proposed self-storage use. It is more*

*appropriate for this property to accommodate non-residential infill development. Furthermore, the amount of traffic that will be generated from the proposed self-storage use is approximately 2% of that currently generated from the neighborhood Walmart to the south.*

*We are proposing to change this zoning to SU-2/SU-1 for C-1 Uses, excluding gas station and residential uses to accommodate a proposed self-storage facility on the eastern portion of the property with the remaining western portion for future retail. As stated in the description above, the proposed use is compatible with the existing uses in the surrounding area. Specifically, the proposed project will allow a vacant property to be developed for a proposed use that is compatible with the surrounding area, which will provide stability of land use. The eastern portion of the property is proposed for a self-storage facility. Additionally, the site is proposed for commercial retail with the corner, western portion of the lot designated for future retail use. The requested zoning for this property will allow future uses to appropriately integrate with the surrounding community. Other than the multifamily development immediately to the east of the property, the subject lot is buffered from other surrounding uses by arterial streets to the west and south and a diversion channel to the north. These existing conditions ensure the careful consideration of this zone change request and the impact on land use compatibility with abutting properties and context.*

*Notably, the subject property is located near an Area of Change, as identified by the Comprehensive Plan, just north of the property and Ladera Drive, along Unser Boulevard. As such, the general area has been identified for future growth and development.*

***The request furthers Goal 5.6 and Policy 5.6.3 c because the zone change will provide amenities that will reinforce and protect the character and intensity of the surrounding area and single family neighborhoods. The proposed storage facility is not immediately available in the area, which will reduce trips outside the neighborhood, thereby reinforcing and enhancing the character and intensity of the surrounding neighborhood. The existing multi-family developments were built at a higher density than originally expected, therefore in order to avoid creating additional traffic and a burden on existing schools, the site should avoid additional multi-family development as permitted in the existing zone.***

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.4: Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

b. Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.

*The proposed zone change and associated project promotes infill that enhances the built environment through new, innovative construction. As part of this zone map amendment request, we are providing a Site Plan for Subdivision, Design Standards, and a Site Plan for Building Permit that provides details for the proposed self-storage use, including elevations that demonstrate the appropriate building massing of the proposed commercial use. This project will be developed with context-sensitive landscaping that will enhance the curb appeal of the property.*

*The Site Plan for Building for the self-storage facility proposes a three-story building that will occupy a smaller footprint than a two-story facility. Furthermore, the placement of the proposed building has an increased setback along Ladera Drive than what is required by the City's regulations per the C-1 zone. Additionally, the nature of the use requires less parking than would typically be associated with a commercial use. At its peak, this use would generate 12 cars per hour. The site is currently designed to accommodate 15 cars. Therefore, this allows the site to accommodate a larger landscape setback. The applicant is also providing a three foot solid wall with an additional three foot iron fence on top to shield surrounding properties from car headlights entering and leaving the property. These site design features ensure a well-designed, neighborhood-scale development.*

*Per the elevations provided as part of the Site Plan for Building Permit package for the proposed self-storage facility, the future building will have an office appearance. The colors and materials indicated on the elevations have been carefully chosen to ensure quality and innovative design.*

***The request furthers Goal 7.3 and Policy 7.3.4 b. because it is an appropriately located service that is consistent with and will enhance the existing development context. The proposal is for an infill project on a currently vacant corner lot surrounded by existing infrastructure with a style that will be similar to commercial buildings across the street and similar in height to multi-story multi-family buildings in the immediate area. The requested zone will locate needed commercial services on the street corner where expected by the neighborhood. The existing zone for multi-family would overburden the existing schools and exacerbate traffic issues.***

Goal 8.1 Placemaking: Creates places where business and talent will stay and thrive.

Policy 8.1.2: Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

*The proposed zone change and associated development would reduce the already saturated housing market on the west side of the City by converting a residentially zoned property to allow commercial and retail uses. This will foster an improved quality of life for the existing residents of the area by fostering a robust, resilient, and diverse economy through the self-storage use and future retail. These uses would provide residential communities on the west side with additional and needed amenities and commercial, retail options.*

***The request furthers Policy 8.1.2 because it encourages economic development of an under-used corner property. It is unlikely that this corner property would support multifamily development due to its small size and the intense traffic on Unser Boulevard NW, which is most likely why it has remained vacant thus far. Therefore, the development of the parcel with a more appropriate use encourages a diversity of uses and fosters a robust economy with additional job opportunities.***

#### ***West Side Strategic Plan***

The West Side Strategic Plan (WSSP) was first adopted in 1997, amended in 2002 and 2011, to help promote development of Neighborhood and Community Activity Centers. The WSSP is based on a Community Concept that identifies 13 Communities in the plan area, each with a unique identity and comprised of smaller neighborhood clusters. Each Community is comprised of Neighborhood and Community Activity Centers, nodes of higher density development to support services and transit, as well as areas for low density and open spaces. The subject site is within the Ladera Community. The Ladera Community includes the area between the river on the east, roughly aligned with Western Trails on the north, with Unser Boulevard and the National Monument on the west, and with the I-40 corridor on the south. The WSSP identifies the subject site as part of a Neighborhood Activity Center within the Ladera Community. Activity Centers are proposed to contain a mixture of uses including high density residential uses.

Immediately east of the subject site is a 240-unit apartment complex and southeast of the site is a 296-unit apartment complex. The need for additional multifamily development on the site is not necessary because the area has various multifamily options for residents. The existing surrounding multifamily units help to support development of the neighborhood center including the proposed commercial uses on the subject site. The request will locate commercial uses in the neighborhood center and provide easier access to services for neighborhoods west of the Ladera Golf Course.

This application furthers the following West Side Strategic Plan Policies:

Plan Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making (p17).

*The proposed zone change and associated Site Plan for Subdivision and Site Plan for Building Permit ensure the appropriate transition of proposed uses. Specifically, the*

*eastern portion of the lot that abuts the multifamily uses to the east is proposed to be developed as a self-storage facility. The remainder of the property will be developed for a future retail user. This proposed layout and allocated uses provides an appropriate transition between uses based on levels of intensity. The proposed self-storage facility is a passive commercial use and will buffer the existing residential uses to the east from the proposed retail at the corner of Ladera Drive and Unser Boulevard. The proposed zone change preserves and adds a sense of community to existing neighborhoods to the east and southwest of the subject site.*

*The Site Plan for Subdivision codifies the restriction prohibiting gas stations and residential uses on the western, retail lot. Furthermore, the Plan identifies the single access point onto Ladera Drive. There is an existing and retail opening via a median on Ladera Drive that future users of the storage property would utilize. This access point ensures minimum impact on the neighborhood, as traffic would be deflected from the neighborhood. These Site Plan provisions ensure quality of life for all residents through long-term planning.*

***The request furthers the West Side Strategic Plan Objective 4 because conditions have changed to create a greater long-term benefit to the community by providing services which will reduce automobile trips rather than multi-family development which will cause further congestion with single-type uses.***

Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this Community. Redevelopment efforts associated with the existing five acre tracts in this area shall be encouraged.

*The subject site is approximately 3.2 acres and is proposed to accommodate commercial and retail uses. This is more appropriate than the currently allowed residential R-D uses for a number of reasons. First, the property is appropriately located at the intersection of Ladera Drive and Unser Boulevard, which generates an average daily weekday traffic (ADWT) of 27,200 on Unser Boulevard and 13,600 on Ladera Drive (based on New Mexico Department of Transportation Traffic Flow data from 2015). Both streets generate above average ADWT, which makes this intersection better suited to a use that can benefit from or accommodate high traffic counts. Second, the site is not large enough for a fully amenitized multi-family project. If a multi-family project were to develop on this property, it would generate significantly more traffic than the proposed self-storage use. It is more appropriate for this property to accommodate non-residential infill development. Furthermore, the amount of traffic that will be generated from the proposed self-storage use is approximately 2% of that currently generated from the neighborhood Walmart to the south.*

*The proposed zoning would further this Policy as it would allow a new development to occur that would benefit the existing neighborhood and overall community with*

*appropriately located uses that take advantage of existing conditions while also protecting the residential uses to the east with a low intensity use.*

***Policy 3.33 does not apply because this Policy refers to the Atrisco Park Community within the West Side Strategic Plan. The proposed project is located within the Ladera Community.***

Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

***The request furthers Policy 3.23 because it locates commercial services in a central area which will reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development is appropriately located to occur in a Neighborhood Center designed to relate to the surrounding neighborhoods.***

#### ***Unser Boulevard Design Overlay Zone***

The Unser Boulevard Design Overlay Zone intended to provide specialized sign controls for the area surrounding Unser Boulevard between Interstate 40 and the Sandoval County line and extends approximately 500 feet from the centerline of the road.

The Unser Boulevard Design Overlay permits one wall sign per façade per business limited by the size of the façade; and one free-standing sign per street frontage per premise not to exceed 75 square feet. (see attached)

*The standards and design regulations included as part of the proposed Site Plan for Subdivision are more restrictive than those in the Unser Boulevard Design Overlay Zone. Therefore, the more restrictive shall apply. The Design Standards for the proposed development are within the guidelines set forth in the Overlay Zone.*

#### ***El Rancho Atrisco Phase III Sector Plan (Rank III)***

The subject site for the request is within the boundaries of the adopted El Rancho Atrisco Phase III Sector Plan, first adopted in 1981. The Plan generally encompasses properties between Unser Boulevard on the west, Atrisco Road on the east, Hanover Road on the south and the Ladera Channel on the north. The Rank III Plan does not provide Goals or policies but rather a land use plan adopted that includes the subject site and other properties within the Sector Plan boundaries.

Since the El Rancho Atrisco Phase III Sector Development Plan was developed, changed conditions that affect the subject site justify the zone change. One is that Market Street was re-aligned south of the site which constitutes a changed condition. In addition, development of higher-density multifamily communities immediately east and southeast of the subject site eliminates the need for additional multifamily use on the subject site.

In addition, the zone change from R-D to SU-2/SU-1 for C-1 is more beneficial to the community as articulated under the development standards for the R-D zone in the Zoning Code. Typically, the R-D zone allows up to 15% commercial uses pursuant to a sector plan. Currently, the El Rancho Atrisco Plan only allows 4/3% of the plan area to be in commercial use. This is not beneficial to the surrounding neighborhoods who must drive to Coors Boulevard for many services. Amending the zone map to allow additional commercial uses on the site will be more beneficial to the community.

The long-range objective stated under Land Use Element on page 10 of the El Rancho Atrisco Phase III Sector Development Plan is “to obtain the ultimate highest order of use for its land consistent with sound planning concepts and being mindful of public and community needs.”

*The property is located within the El Rancho Atrisco Phase III. The subject property is identified for multifamily uses on the Sector Plan Map. As part of this application, the applicant is requesting an amendment to the map to identify the proposed SU-2/SU-1 for C-1 Uses zoning.*

*The Sector Plan was initially adopted in 1981. At that time, the fruition of the traffic problems generated by more rooftops than places of employment or services on the Westside had not fully actualized. The realization of this problem suggests changed conditions in the area that should be regarded with respect to this requested zone change. Based on these changed conditions, it is evident that the proposed zone change would provide a development that would serve residents of the West Side without contributing to the existing traffic problem.*

***The request furthers the long-range objective of El Rancho Atrisco Phase III Sector Development Plan Land Use Element because the applicant has shown that the request furthers policies from the Comprehensive Plan, the West Side Strategic Plan, and the Unser Boulevard Design Overlay which endeavor to obtain the ultimate highest order of use for its land consistent with sound planning concepts and being mindful of public and community needs.***

#### ***Resolution 270-1980***

#### ***Policies for Zone Map Change Applications***

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests

that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

***Analysis of Applicant's Justification***

**Note:** Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

*This request is consistent with the health, safety, morals, and general welfare of the City because the proposed project will allow a vacant property to be develop for a proposed use that is compatible with the surrounding area. The eastern portion of the property is proposed for a self-storage facility. This use will serve the surrounding and overall community with an amenity that is in demand for renters and homeowners. One incidental effect that storage can have on the adjacent community is to help "clean-up" neighborhoods. This use provides adjacent residences with the space to be able to park vehicles inside their garages, eliminate personal sheds, remove yard clutter, etc.*

*Additionally, the site is proposed for commercial retail to be mixed use with the corner, western portion of the lot designated for future retail use. The requested zoning for this property will allow future uses to appropriately integrate with the surrounding community. Other than the multifamily development immediately to the east of the property, the subject lot is buffered from other surrounding uses by arterial streets to the west and south and a diversion channel to the north. The existing conditions of the site and surrounding properties are compatible with the proposed use. This compatibility supports the health, safety, and general welfare of the City by allowing a use that is not disruptive to the surrounding community.*

*The proposed zone change and future use are justified by the City's Comprehensive Plan policies that are referenced in section C. of this letter. The Comprehensive Plan Policy sections that support this request are: Section 7.3, Policy 7.3.4; and Section 8.1, policies 8.1.1 and 8.1.2. Furthermore, the property is within the El Rancho Atrisco Phase III Sector Plan and the Westside Strategic Plan. There is a Sector Plan Map associated with the El Rancho Atrisco Phase III Plan that currently shows the proposed zoning/land use for the subject property as multi-family. As part of this application package, we will remove this designation and replace it with the appropriate zoning and land use.*

*The request furthers goals and policies from the Comprehensive Plan, the West Side Strategic Plan, the El Rancho Atrisco Phase III Sector Plan, and the Unser Boulevard Overlay Zone which are plans established by the City to support the health, safety, morals, and general welfare of the City. In addition, the proposed project is designed to meet the City's Zoning Code regulations which were written to support the health, safety, morals, and general welfare of the City.*

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

*The property is currently zoned R-D. We are proposing to change this zoning to SU-2/SU-1 for C-1 Uses, excluding gas station and residential uses to accommodate a proposed self-storage facility on the eastern portion of the property with the remaining western portion for future retail. As stated in the description above, the proposed use is compatible with the existing uses in the surrounding area. Specifically, the proposed project will allow a vacant property to be developed for a proposed use that is compatible with the surrounding area, which will provide stability of land use. The eastern portion of the property is proposed for a self-storage facility. Additionally, the site is proposed for commercial retail with the corner, western portion of the lot designated for future retail use. The requested zoning for this property will allow future uses to appropriately integrate with the surrounding community. Other than the multifamily development immediately to the east of the property, the subject lot is buffered from other surrounding uses by arterial streets to the west and south and a diversion channel to the north. These existing conditions ensure the stability of land uses and zoning of the site and surrounding properties are compatible with the proposed use. This compatibility supports the health, safety, and general welfare of the City by allowing a use that is not disruptive to the surrounding community. This compatibility with the surrounding uses fosters zoning and land use stability.*

*The request achieves land use stability because the project is in an infill location that the neighborhood expects to provide commercial services. The location will assist with stabilizing the neighborhood by developing a vacant lot into desired neighborhood services and jobs, and will assist with minimizing trips out of the neighborhood. The property is located on the corner of a Regional Principal Arterial and a Minor Arterial, and it is more expected and stabilizing to provide commercial services for the neighborhood at this site than additional residential uses. The property would not be large enough for a typical apartment complex with full amenities as the existing zoning would suggest. Furthermore, the neighborhood associations are opposed to additional residential uses which would put a further burden on schools and traffic.*

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

***Please refer to the Analysis of Applicable Ordinances, Plans, and Policies above under the relevant plans within this report.***

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
- (1) There was an error when the existing zone map pattern was created; or
  - (2) Changed neighborhood or community conditions justify the change; or
  - (3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

*The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan and Westside Strategic Plan. Furthermore, changed neighborhood and community conditions justify the change:*

*The proposed zone change would allow a self-storage facility to be developed on the eastern portion of the property and a future retail use to locate on the remaining western lot. The request for SU-2/SU-1 for C-1 Uses would not only provide the opportunity for these uses to develop, but the SU-1 designation would also allow control over the design and development of this site. As part of this request, we have provided Design Standards in association with the Site Plan for Subdivision. These provide a higher level of control than straight zoning and allow the applicant to direct the layout and design of this property.*

*The requested zoning is more advantageous to the neighborhood and overall community as it furthers multiple City plans and policies. Specifically, the proposed zone change will:*

- 1. Encourage business development on the Westside where services and commercial/retail options are limited.*
- 2. The proposed use on the eastern portion of the property provides indoor, climate-controlled storage in an attractive structure designed to look similar to an office building.*
- 3. Storage facilities require minimal parking and generate far less traffic than a typical retail center or office building. Furthermore, one of the proposed uses would generate significantly less traffic than the current R-D zoning, which would allow multi-family development.*
- 4. Foster symbiotic relationships between existing residential and commercial uses with the proposed use.*
- 5. Provide service and employment opportunities for the residents of the area.*

*Changed conditions related to this property are associated with the overall traffic considerations related to residents commuting from the Westside to the Eastside for work. The proposed zone change would help to alleviate this problem by replacing a residential zone with one that accommodates future commercial and retail uses. The balance of rooftops with services is desirable and reiterated in a number of City Plans and policies.*

*The location of this property on the corner of Ladera and Unser, makes it most appropriate of the existing vacant properties in the area that are appropriate for the proposed and future use. The Comprehensive Plan and Westside Strategic Plan encourage development of vacant lots.*

***The existing zoning is inappropriate because of changed community conditions since the zoning was determined by the El Rancho Atrisco Phase III Sector Development Plan, which included the development of the existing high density multi-family residences to the east and southeast of the subject site. This justifies expansion of the neighborhood center immediately to the south of the subject site to provide more local commercial services. More local services will contribute to reduced trips rather than more traffic congestion and school crowding due to more rooftops. The request furthers numerous goals and policies of the Comprehensive Plan, West Side Strategic Plan, El Atrisco Vista III Sector Development Plan, and Unser Boulevard Design Overlay showing that the proposed project is more advantageous to the community.***

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

*The requested zoning for the subject site will allow for a self-storage facility to locate on the east portion of the property with the remainder allocated for future retail. The proposed zoning and use is appropriate for this location and will not be harmful to adjacent properties. The proposed storage use is less intense than what is currently allowed by the existing R-D zoning with respect to traffic and overall site activity. The proposed retail use is appropriately located at the corner of Ladera and Unser, which will serve the business and surrounding residents well. As part of the Site Plan for Subdivision that is associated with this application, restrictions on the development of this retail lot include the prohibition of future residential uses and a gas station. These provisions provide safety measures that guarantee that the zone change would not be harmful to the adjacent uses and residents.*

*The buffer that is provided by the proposed storage use for the existing multi-family development to the east is appropriate and desirable. Other nearby residential uses are limited to the single-family development to the southwest of the property that is buffered by Unser Boulevard. The proposed zoning is also appropriate as it provides opportunity for service and retail uses for those living in the neighborhood. Furthermore, the location of the property is ideal for this use, as it is easily accessed from Ladera from traffic*

heading north and south on Unser Boulevard. This traffic-heavy intersection also creates a noise issue for the area that could present a conflict for and be harmful to residential uses allowed by the existing zoning. Additionally, the proposed self-storage use serves as a desirable neighbor to the existing neighborhoods and community. C-1 Uses are also categorized as Neighborhood Retail, per the City's Zoning Code.

A pre-application meeting was held on June 22, 2017 with representatives from various affected neighborhood associations. Based on the feedback provided by some of the neighbors, the applicant has included restrictions on the proposed zoning to exclude gas stations and residential uses. Furthermore, the Design Standards that have been incorporated as part of the Site Plan for Subdivision ensure appropriate, future development of the retail lot. While a drive-through would be permissible by the requested zoning, City Agencies that typically review development applications would be required to approve the proposed design for adequate traffic and circulation site design. Future Site Plans for Building Permit for the retail lot will require a Public Hearing before the DRB. Additionally, the size of the western lot is larger than most lots that typically accommodate commercial uses. This will provide enough room for adequate circulation, should a drive-through use choose to locate there. Approval of any use on the retail lot will undergo a formal review process, open to the public, prior to application for a Building Permit.

**The requested zone shall not be harmful to adjacent property, the neighborhood, or the community because the applicant incorporated neighborhood preferences subsequent to a pre-application meeting with neighborhood association representatives (see attachment). The applicant stated that they discussed C-1 permitted and conditional uses in the pre-application meeting and the requested zoning was the resulting outcome. This zoning will allow the applicant to develop the proposed project while eliminating injurious uses from possible future development on the subject site.**

**The requested zone "SU-2/SU-1 for C-1 to include Indoor Storage and Restaurant with Drive-Up service Window" would permit C-1 permissive uses permissively and C-1 conditional uses conditionally except two conditional uses would be permitted "Storage" and a "Drive-Up Service Window". This EPC public hearing process will be akin to acquiring Conditional Use Permits for these Conditional Uses through the Zoning Hearing Examiner public hearing process. The neighborhood association representatives requested two permissive uses be excluded (Gas Stations and Residential Uses), which will be listed on the Site Development Plan for Subdivision as excluded uses. In this way, the included uses will become part of the future zoning for the subject site, and the excluded uses will be recorded on the Site Development Plan for Subdivision to be retained with the Site Plan for future development of the subject site. The City's Code Enforcement Officer agreed that this is the best way to implement the request.**

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

- (1) Denied due to lack of capital funds; or
- (2) Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

*The proposed zone change will not necessitate the need for any capital improvements. The existing infrastructure surrounding the site will accommodate the proposed and future use. This is a request for infill of a lot that is predominantly surrounded by existing development where all adjacent infrastructure is existing. Therefore, unprogrammed capital expenditures are not applicable. The property is privately owned by Western Albuquerque Land Holdings and all future modifications and improvements necessitated by this development will be funded by the applicant, Titan Development.*

***The request will not require major or un-programmed capital expenditures by the city.***

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

*The cost of land and other economic considerations pertaining to the applicant are not the determining factor for the proposed zone change. The location of the property and compatible surrounding uses are the determining factor for the zone change. Additionally, City plans and policies that govern the property call for this use that will service the surrounding and overall community.*

***While economic considerations are always a factor with regard to development proposals, they are not the determining factor for the request. The applicant has sufficiently demonstrated that the determining factor is changed community conditions necessitating non-residential development on the subject site, as well as a preponderance of applicable goals, policies, and objectives being furthered which make the request more advantageous to the community.***

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

*This zone map amendment request is not being justified based on the property location on a major roadway; however, access to the site is an important consideration in the determination that this property is appropriate for the requested zoning and use. The property is located at the intersection of Ladera Drive and Unser Boulevard. The siting of future retail on the corner of this property is appropriate. The less intense storage use is also appropriately identified on the eastern portion of the lot. Access to the storage facility and future retail will be off of Ladera Drive. There is currently an opening in the median on Ladera Drive that will allow future users of the facility an access point that*

*does not interfere with the existing neighborhood. Per the Westside Strategic Plan, vacant land should be developed for services beneficial to the community.*

***While location on a major street supports the justification for commercial zoning, the zone change is also supported by the changed neighborhood condition of existing high density multi-family development within close proximity of the subject site eliminating the need for more residential uses; and the necessity for the surrounding neighborhoods to have closer commercial jobs and services to reduce trips traveled. The fact that the subject site is still vacant suggests that a multi-family development would not be justified for the subject site.***

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
- (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan.
  - (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

*Applicant’s Response: (1) - The zone change request from R-D to SU-2/SU-1 for C-1 Uses accommodate self-storage and future retail is a spot zone, as all SU-1 zones are spot zones by their nature as a “custom zone”. However, the property to the south of the subject lot is currently zoned SU-2/SU-2 for Planned office park and commercial development. This adjacent, commercial use suggests that the requested zoning is not an entirely different use from the surrounding land. Furthermore, the proposed use will function as a transition between the adjacent multi-family use to the east.*

*The proposed change also facilitates the realization of Comprehensive Plan, Area Plan, and Sector Plan policies, as described in this letter. Comprehensive Plan policies that are furthered by this proposed development. The Sector Plan and Area Plan call for creating relationships between residential uses and compatible services. The proposed zoning and associated use will further these Sector Plan and Area Plan policies.*

***SU-1 zones create spot zones by definition as they are unique to the parcel to which they are being applied. The request creates a justifiable spot zone because the applicant has demonstrated that the proposed zone change will clearly facilitate realization of applicable goals, policies, and objectives along with providing a transition between the existing surrounding high density residential uses and the commercial uses of the Neighborhood Center.***

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
- (1) The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
  - (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

*The concept of strip zoning is not applicable to this request.*

***The requested zoning would not result in different zoning in a strip of land along a street since the subject site consists of two parcels located across the street from a larger Neighborhood Center; so the request would not create strip zoning.***

### **III. SITE DEVELOPMENT PLAN FOR SUBDIVISION**

If the SU-1 zone is approved, a Site Development Plan is required for the subject site (14-16-2-22 (A) (1)). The applicant has submitted both a Site Development Plan for Subdivision and a Site Development Plan for Building Permit.

Section 14-16-3-11(B) of the Zoning Code states, “Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code and all other applicable City planning documents.

The Site Development Plan for Subdivision requires an accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, and minimum building setback. These elements are provided.

#### ***Request***

This is a request for a Site Development Plan for Subdivision with associated Design Standards for the approximately 4 acre subject site (Lot 5A1C) which shall be divided into two lots. If the request is approved, a replat will be required through the Development Review Board to create the two lots as shown upon site plan approval.

The interior or eastern portion of the subject site shall be developed into a 3-story enclosed indoor self-storage building which is the subject of the associated Site Development Plan for Building Permit. The corner or western portion of the subject site

is proposed to be developed into retail or a restaurant with a drive-up service window. If the zone change is approved, these uses would be permitted on the subject site.

### ***Site Plan Layout / Configuration***

The site is located at the northeast corner of Unser Boulevard NW and Ladera Drive NW with no access from Unser Boulevard NW. The main access entrance point will be off of Ladera Drive NW directly across from the main entrance to Heritage Marketplace, the Neighborhood Center across Ladera Drive SE, which will mitigate traffic conflicts. A multifamily residential development lies along the eastern property line. Steeply sloped high perms or embankments conceal a large drainage facility immediately to the north.

During the pre-application neighborhood meeting, the applicant agreed to exclude two permissive uses (Gas Station and Residential) by listing them on the Site Development Plan for Subdivision, and this will be conditioned.

The applicant requests delegation of the Site Development Plan for Building Permit for the remaining corner western lot to be approved at a Development Review Board (DRB) public hearing, so that the future development of the remaining corner western parcel would not require an EPC public hearing. The Site Plan for Subdivision has the following note: *“Upon approval of this Site Plan for Subdivision, Tract 5-A-1C2 shall be required to obtain Site Development Plan for Building Permit approval delegated to the Development Review Board (DRB) at a public hearing. Any subsequent subdivision of Tracts 5-A-1C1 and 5-A-1C2 shall require approval from the Environmental Planning Commission (EPC).”* Staff recommends approval of the delegation process to a DRB public hearing because the Design Standards have provided elements to show cohesive design elements for the subdivision. It is the role of the EPC to determine if the associated Design Standards are sufficient to recommend delegation to the DRB.

Signage shall meet the requirements of the Unser Boulevard Design Overlay Zone which limits free-standing signs to one per street frontage (Ladera Drive NW and one on Unser Boulevard NW) and limits wall signs to one per façade, and this will be conditioned.

### ***Design Standards***

For this project, Design Standards were not required; however, due to the request for delegation, the applicant has provided these design parameters. The purpose of the design standards is to provide a framework to assist developers and designers in understanding the development goals and objectives for Ladera Crossing and to create the desired visual image for the property. This allows the City and the associated neighborhoods to have a clearer understanding of future development even though a tenant has not yet been determined for the remaining corner western lot.

Design Standards are required for a Planned Residential Development to include but not limited to exterior wall materials and colors, roof materials and colors; placement of

mechanical units; preliminary grading and drainage plan; landscape design standards; parking; site lighting; design of walls and fences visible from public rights -of-way; and pedestrian amenities, which have been included to meet or exceed Zoning Code building and site design regulations. Staff suggests that the architectural styles be limited to Modern and Industrial to coordinate with the proposed 3-story enclosed indoor storage building. In addition, staff suggests the statement “Building types should be developed to address individual site conditions and local contexts rather than prototypical buildings or franchise architecture” be conditioned.

#### **IV. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

Section 14-16-3-11(B) of the Zoning Code states, “Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” As such, staff has reviewed the attached site development plan for conformance with applicable regulations of the Zoning Code.

##### ***Request***

This is a request for a Site Development Plan for Building Permit for the eastern lot of the 4 acre subject site. The applicant is proposing to divide Lot 5A1C into two lots with the approximately 1.64 eastern interior lot to be developed with the proposed 3-story enclosed indoor self-storage building.

##### ***Site Plan Layout / Configuration***

The subject lot is located on the north side of Ladera Drive NW with a single access point off of Ladera Drive NW across from the entrance to the Neighborhood Center to the south. The 3-story enclosed indoor self-storage building faces south with the main entrance on the west side of the office located on the southwest corner of the structure. The parking aisles are located in front of the building between Ladera Drive NW and the south facing façade and along the western side of the building.

The applicant is requesting a 3-story self-storage building with a height of 35-ft. The straight C-1 zone limits height to 26 feet. Height within the SU-1 zone is regulated by the R-2 zone which regulates height over 26-feet using angle planes (per Zoning Code 14-16-2-11 (C)) “unless modified by the Planning Commission” (per Zoning Code 14-16-2-22 (D)). *The applicant is requesting an exception to the height requirement pursuant to EPC discretion.*

According to C-1 regulations, the required front and side yard setbacks are a minimum of 5’0”. The Design Standards have specified setbacks to be 15-foot minimum from the residentially zoned property to the east. As designed, the building is setback approximately 65-feet from the back of the sidewalk on Ladera Drive NW, 19-feet from the residentially zoned property to the east, 10-feet from the back property line, and 23-feet from the interior property line, which exceeds minimum setbacks. The trash

enclosure is attached to the building near the southeast corner and near the end of the front parking aisle. Solid Waste comments indicate the refuse enclosure will need to be moved to a location with turn-around space for a refuse truck, which will be conditioned.

***Public Outdoor Space***

Per Zoning Code 14-16-3-18 (C) (3), major facades greater than 100 feet in length shall incorporate outdoor seating adjacent to at least one of the facades with a minimum of one seat per 25 linear feet of building façade. Per Zoning Code 14-16-3-18 (4) public space shall be provided with 400 square feet for every 30,000 square feet, requiring 1200 square feet. Benches, raised planters, ledges or similar seating features may be counted as seating space. This requirement will be conditioned.

***Vehicular Access, Circulation and Parking***

The one primary vehicular access point off of Ladera Drive NW requires vehicular traffic to either turn right to the southern façade or continue forward to the western façade for parking, and turn-around to exit onto Ladera Drive NW.

For a storage building, the parking count is typically calculated at 1 space for 2000 square feet of net leasable area similar to a warehouse (per Zoning Code Section 14-16-3-1 (A) (31)). This would result in 39 spaces for 77,512 square feet of net leasable area. However, the applicant has conducted a study through Jordan Architects (see attached), which shows that a much smaller amount would be sufficient for self-storage based on the expected peak vehicles on site per hour, resulting in the recommendation of 10 to 15 spaces. Since the EPC has discretion over parking for SU-1 zoned site plans, the applicant requests an exception from the required 39 spaces to allow for 15 spaces.

***Pedestrian and Bicycle Access and Circulation, Transit Access***

Pedestrian and bicyclists will access the site from the public sidewalk located on Ladera Drive SW, which connects to Unser Boulevard SW. The site has a pedestrian pathway connecting the sidewalk at Ladera Drive NW which connects the sidewalk to the building entrance. Zoning Code 14-16-3-1 (H) requires pedestrian connections to contribute to the attractiveness of the development and clearly demarcated with a technique such as special paving, which shall be conditioned.

***Walls/Fences***

For parking areas with less than 50 spaces, the Zoning Code does not require screening from the street. However, the applicant has provided screening in the form of a split face CMU wall topped with a wrought iron fence to a height of 6-feet in front of the parking that faces Ladera Drive NW with a setback of 10-feet 9-inches from the property line at the back of the sidewalk. The remainder of the perimeter will have a 6-foot steel fence and entrance gate.

***Lighting and Security***

Provided lighting is an exterior LED wall mounted fixture with a maximum spacing of 30-feet apart at a 15-foot height from adjacent grade. Lighting locations are not shown at this time. Lighting is regulated by Zoning Code section 14-16-3-9 and the Design Standards. It will be conditioned to add notes to the Site Development Plan for Building Permit to follow these regulations for future permitting purposes.

***Landscaping***

The Design Standards have regulations equal to or more generous than the Zoning Code section 14-16-3-10, Landscaping Regulations Applicable to Nonresidential Development. The applicant has met the Design Standards and the plant palette consists of xeric species and trees that are recommended on the Albuquerque Tree List. Zoning Code section 14-16-3-10 (E) (8) (b) requires a buffer area with trees at the eastern property line due to the adjacent residential zone, and this is provided. Zoning Code section 14-16-3-10 (7) & (8) requires a 10-foot landscape buffer in the front yard and a 10-foot landscaped buffer along the residential boundary, which are provided. The project meets the required landscape coverage as shown by the calculations on the Landscape Plan. Irrigation shall be a complete underground system, will be operated by an automatic controller, and shall be maintained by the property owner. Per Zoning Code 14-16-3-10 (E) (8) (b), there should be a buffer between commercial and residentially zoned properties with trees that are spaced 75% of the mature canopy diameter, and this will be conditioned.

***Grading, Drainage, Utility Plans***

The site generally drains toward the southeast and a drainage pond will be located on the southeast corner of the site as well as a future detention pond planned for the southeast corner of the parcel to the west at the corner of Unser Boulevard NW and Ladera Drive NW. The landscaping areas will be depressed and used to capture runoff as needed to meet first flush requirements. The proposed development will connect to existing utility services south of the subject site.

***Architecture***

The architecture is industrial in style with materials of corrugated metal, smooth metal panel in light grey, split-face block in alternating colors, a metal awning with an accent color of wasabi green and a glass storefront for the front office. This provides a variation in materials and texture as required in Zoning Code section 14-16-3-18 (D) (2) (b).

***Signage***

The property is within the Unser Boulevard Design Overlay Zone which extends approximately 500-feet from the centerline of Unser Boulevard NW. One wall sign is permitted per façade per business. The southern elevation would be permitted one sign up

to 450 square feet. The proposed sign is approximately 90 square feet. One free-standing sign is permitted per street frontage per premise and shall not exceed 75 square feet per the Unser Boulevard Design Overlay Zone. The sign face of the proposed monument sign is 45 square feet. The proposed project complies.

**V. AGENCY & NEIGHBORHOOD CONCERNS**

***Reviewing Agencies***

Agencies reviewed this request from July 3 to July 17, 2017. Generally, no adverse comments were received. The Solid Waste Department requested a new enclosure location with turn-around space for refuse truck, or turn around space at the current proposed location which would require a change to the plans and have not been addressed, so it will be conditioned. Refer to additional agency comments at the end of the staff report.

***Neighborhood/Public***

The Laurelwood Neighborhood Association, Parkway Neighborhood Association, Tres Volcanes Neighborhood Association, Ladera West Neighborhood Association, and Westside Coalition of Neighborhood Associations were notified of the request. In addition, property owners within 100 feet were notified of the request.

Prior to the application submittal, notice was sent via email to neighborhood association members on Monday, June 12, 2017 for a pre-application project introduction meeting. This pre-application neighborhood meeting occurred on Thursday, June 22, 2017 at the Los Volcanes Senior Center. Five affected neighborhood association members attended the meeting (see attached sign-in sheet). The applicant made refinements to the request in answer to neighborhood concerns including excluding a gas station and residential as possible uses for the site and limiting the amount of Wasabi green (see attached notes). Staff has received phone calls or emails from five people requesting information but no comments in support or opposition to the request.

**VI. CONCLUSION**

This is a three-part request for a Zone Map Amendment from R-D (Residential and Related Uses, Developing Area) for multifamily use to SU2/SU-1 for C-1 (Neighborhood Commercial) to include Indoor Storage and Restaurant with Drive-Up Service Window, a Site Development Plan for Subdivision, and a Site Development Plan for Building Permit for an approximately 4 acre lot located at the northeast corner of Ladera Drive NW and Unser Boulevard NW. The applicant is proposing to divide the property into two parcels under one subdivision with the eastern parcel developed as a 3-story enclosed indoor self-storage building.

The request furthers applicable goals, policies, objectives, and standards of the Comprehensive Plan, the West Side Strategic Plan, the El Rancho Atrisco Phase III Sector Development Plan, and the Unser Boulevard Design Overlay Zone. The request meets the requirements of Resolution 270-1980 because the applicant has shown that the request will be more beneficial to the community by providing needed services which will reduce trips out of the area; and not by providing more residential development to an area which already offers an existing diversity of housing and which already experiences traffic stress related to commuting.

The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan. The applicant has submitted both a Site Development Plan for Subdivision and a Site Development Plan for Building Permit. The Site Development Plan for Subdivision includes Design Standards to establish parameters for the future development of the western parcel which does not currently have a tenant but could possibly have a restaurant with a drive-through service window. The Site Plan for Building Permit establishes the site design for the 3-story enclosed indoor self-storage building on the eastern parcel of the subdivision. Staff is recommending approval of the requests subject to the Findings and Conditions outlined in this Staff Report.

***FINDINGS, Sector Development Plan Map Amendment (Zone Change)***

***Project # 1003274, Case # 17EPC- 40021***

1. This is a request for a Sector Development Plan Map Amendment from R-D (Residential and Related Uses, Developing Area) to SU-2/SU-1 for C-1 (Neighborhood Commercial) Uses to include Indoor Storage and Drive Up Service Window within the El Rancho Atrisco Phase III Sector Development Plan for all or a portion of Lot 5A1C on the northeast corner of Unser Boulevard NW and Ladera Drive NW located on the Northeast corner of Ladera Drive NW and Unser boulevard NW containing approximately 4 acres.
2. The Zoning Code requires that applicants requesting SU-1 zoning (Special Use) also submit a Site Development Plan. This request is associated with both a Site Development Plan for Subdivision and a Site Development Plan for Building Permit to fulfill this requirement.
3. The subject site and other surrounding lots were zoned through the adoption of the El Atrisco Phase III Sector Development Plan in 1981. As such, this action constitutes an amendment to that plan.
4. Since the El Rancho Atrisco Phase III Sector Development Plan was developed, Market Street was re-aligned and higher-density multifamily communities immediately east and southeast of the subject site represent a changed condition that eliminates the need for additional multifamily use on the subject site.
5. The project has been evaluated according to the updated 2017 Albuquerque & Bernaillilo County Comprehensive Plan, the City of Albuquerque Zoning Code, the West Side Strategic Plan, the El Atrisco Phase III Sector Development Plan, and the Unser Boulevard Design Overlay Zone and all are incorporated herein by reference.
6. The subject site is in an Area of Consistency within the Comprehensive Plan. The request furthers the following applicable goals and policies of the *Comprehensive Plan*:

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.3: Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

- c. Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.

The request furthers Goal 5.6 and Policy 5.6.3 c because the zone change will provide amenities that will reinforce and protect the character and intensity of the surrounding area and single family neighborhoods. The proposed storage facility is not immediately available in the area, which will reduce trips outside the neighborhood, thereby

reinforcing the existing neighborhood. The existing surrounding multi-family developments were built at a higher density than originally expected, therefore in order to avoid additional traffic and a burden on existing schools, the site should avoid additional multi-family development as permitted in the existing zone.

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.4: Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

b. Promote buildings and massing of commercial and office uses adjacent to single-family neighborhood that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.

The request furthers Goal 7.3 and Policy 7.3.4 b. because it is an appropriately located service that is consistent with and will enhance the existing development context. The proposal is for an infill project on a currently vacant corner lot surrounded by existing infrastructure with a style that will be similar to commercial buildings across the street and similar in height to multi-story multi-family buildings in the immediate area. The requested zone will locate needed commercial services on the street corner where expected by the neighborhood. The existing zone for multi-family would overburden the existing schools and exacerbate traffic issues.

Goal 8.1 Placemaking: Creates places where business and talent will stay and thrive.

Policy 8.1.2: Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request furthers Policy 8.1.2 because it encourages economic development of an under-used corner property. It is unlikely that this corner property would support multifamily development due to its small size and the intense traffic on Unser Boulevard NW, which is most likely why it has remained vacant thus far. Therefore, the development of the parcel with a more appropriate use encourages a diversity of uses and fosters a robust economy with additional job opportunities.

7. The request furthers the following applicable Goals and Policies of the *West Side Strategic Plan*:

Plan Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making (p17).

The request furthers the West Side Strategic Plan Objective 4 because conditions have changed to create a greater long-term benefit to the community by providing services

which will reduce automobile trips rather than multi-family development which will cause further congestion with single-type uses.

Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

The request furthers Policy 3.23 because it locates commercial services in a central area which will reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development is appropriately located to occur in a Neighborhood Center designed to relate to the surrounding neighborhoods.

8. The request furthers the long-range objective of *El Rancho Atrisco Phase III Sector Development Plan* Land Use Element “to obtain the ultimate highest order of use for its land consistent with sound planning concepts and being mindful of public and community needs” (p10) because the applicant has shown that the request furthers policies from the Comprehensive Plan, the West Side Strategic Plan, and the Unser Boulevard Design Overlay.
9. Signs for the proposed development as defined by the Site Development Plan for Subdivision’s Design Standards will meet the standards set forth in the *Unser Boulevard Design Overlay Zone*.
10. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
  - A. The request furthers goals, policies, and regulations from the City’s Comprehensive Plan, Comprehensive Zoning Code, West Side Strategic Plan, El Rancho Atrisco Phase III Sector Plan, and Unser Boulevard Overlay Zone which are plans established to support the health, safety, morals, and general welfare of the City.
  - B. The request achieves land use stability because the project is in an infill location that the neighborhood expects to provide commercial services. The location will assist with stabilizing the neighborhood by developing a vacant lot into desired neighborhood services and jobs, and will assist with minimizing trips out of the neighborhood. The property is located on the corner of a Regional Principal Arterial and a Minor Arterial, and it is more expected and stabilizing to provide commercial services for the neighborhood at this site than additional residential uses. The property would not be large enough for a typical apartment complex with full amenities. Furthermore, the neighborhood associations are opposed to additional residential uses which would put a further burden on schools and traffic.

- C. The request is generally consistent with and furthers a preponderance of the applicable goals, policies, objectives, and standards of the Comprehensive Plan, West Side Strategic Plan, and El Rancho Atrisco Phase III Sector Plan, and the Unser Boulevard Design Overlay Zone as shown in Findings 6-9 above.
- D. The existing zoning is inappropriate because of changed community conditions since the zoning was determined by the El Rancho Atrisco Phase III Sector Development Plan, which included the development of the existing high density multi-family residences to the east and southeast of the subject site. This justifies expansion of the neighborhood center immediately to the south of the subject site to provide more local commercial services. More local services will contribute to reduced trips rather than more traffic congestion and school crowding due to more rooftops. The request furthers numerous goals and policies of the Comprehensive Plan, West Side Strategic Plan, El Atrisco Vista III Sector Development Plan, and Unser Boulevard Design Overlay showing that the proposed project is more advantageous to the community.
- E. The requested zone shall not be harmful to adjacent property, the neighborhood, or the community because the applicant incorporated neighborhood preferences subsequent to a pre-application meeting with neighborhood association representatives. The applicant stated that they discussed C-1 permitted and conditional uses in the pre-application meeting and the requested zoning was the result. This zoning will allow the applicant to develop the proposed project while eliminating injurious uses from possible future development on the subject site.

The requested zone “SU-2/SU-1 for C-1 to include Indoor Storage and Restaurant with Drive-Up service Window” would permit C-1 permissive uses permissively and C-1 conditional uses conditionally except two conditional uses would be permitted “Storage” and a “Drive-Up Service Window”. The EPC public hearing process will be akin to acquiring Conditional Use Permits for these Conditional Uses through the Zoning Hearing Examiner public hearing process. The neighborhood association representatives requested two permissive uses be excluded (Gas Stations and Residential Uses), which will be listed on the Site Development Plan for Subdivision as excluded uses. In this way, the included uses will become part of the future zoning for the subject site, and the excluded uses will be recorded on the Site Development Plan for Subdivision to be retained with the Site Plan for future development of the subject site. The City’s Code Enforcement Officer agreed that this is the best way to implement the request.

- F. The request will not require major or un-programmed capital expenditures by the city.
- G. While economic considerations are always a factor with regard to development proposals, they are not the determining factor for the request. The applicant has sufficiently demonstrated that the determining factor is changed community conditions necessitating non-residential development on the subject site, as well as a

- preponderance of applicable goals, policies, and objectives being furthered which make the request more advantageous to the community.
- H. While location on a major street supports the justification for commercial zoning, the zone change is also supported by the changed neighborhood condition of existing high density multi-family development within close proximity of the subject site eliminating the need for more residential uses; and the necessity for the surrounding neighborhoods to have closer commercial jobs and services to reduce trips traveled. The fact that the subject site is still vacant suggests that a multi-family development would not be justified for the subject site.
  - I. SU-I zones create spot zones by definition as they are unique to the parcel to which they are being applied. The request creates a justifiable spot zone because the applicant has demonstrated that the proposed zone change will clearly facilitate realization of applicable goals, policies, and objectives along with providing a transition between the existing surrounding high density residential uses and the commercial uses of the Neighborhood Center.
  - J. The requested zoning would not result in different zoning in a strip of land along a street since the subject site consists of two parcels located across the street from a larger Neighborhood Center; so the request would not create strip zoning.
11. The Laurelwood Neighborhood Association, the Parkway Neighborhood Association, the Tres Volcanes Neighborhood Association, the Ladera West Neighborhood Association, and the Westside Coalition of Neighborhood Association were notified of the request as well as property owners within 100 feet of the subject site. Staff has received no neighbor comments in support or opposition to the request.
12. No facilitated meeting was requested because a pre-application meeting was scheduled by the applicant. A pre-application meeting occurred on Thursday, June 22, 2017 at the Los Volcanes Senior Center. Five neighborhood association members attended. The applicant made refinements to the site plans in answer to neighborhood concerns.

**RECOMMENDATION**

***APPROVAL of 17EPC-40021, a request for a Sector Development Plan Map Amendment (Zone Change) from R-D to SU2/SU-1 for C-1 to include Indoor Storage and Restaurant with Drive-Up Service Window for all or a portion of Lot 5-A-1C located on the Northeast corner of Ladera Drive NW and Unser Boulevard NW, based on the preceding Findings and subject to the following Conditions of Approval.***

***CONDITIONS OF APPROVAL, Sector Development Plan Map Amendment (Zone Change)***

***Project # 1003274, Case # 17EPC- 40021***

1. The Sector Development Plan Map Amendment does not become effective until the accompanying Site Development Plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

***FINDINGS, Site Development Plan for Subdivision***

***Project # 1003274, Case # 17EPC- 40022***

1. This is a request for a Site Development Plan for Subdivision for all or a portion of Lot 5-A-1C located on the Northeast corner of Ladera Drive NW and Unser boulevard NW containing approximately 4 acres.
2. This request is associated with the request for a Sector Development Plan Map Amendment from R-D (Residential and Related Uses, Developing Area) to SU-2/SU-1 for C-1 (Neighborhood Commercial) Uses to include Indoor Storage and Drive Up Service Window within the El Rancho Atrisco Phase III Sector Development Plan.
3. The Zoning Code requires that applicants requesting SU-1 (Special Use) zoning also submit a Site Development Plan. This request is for a Site Development Plan for Subdivision to fulfill this requirement.
4. A Site Development Plan for Building Permit is associated with this request for the eastern portion of the subject site for a 3-story enclosed indoor storage building, which is a permissive use if the associated Site Development Plan Map Amendment (Zone Change) is approved.
5. The subject site and other surrounding lots were zoned through the adoption of the El Atrisco Phase III Sector Development Plan in 1981. As such, this action constitutes an amendment to that plan.
6. Section 14-16-3-11 of the Zoning Code states, “Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
7. The applicant is proposing to divide the subject site Lot 5A1C into two separate lots for the purpose of developing a separate commercial building on the corner lot with potential for a separate owner under the Site Development Plan for Subdivision and Design Standards as part of this request.
8. The applicant requests delegation of the Site Development Plan for Building Permit for the remaining corner western lot to be approved at a Development Review Board (DRB) public hearing, so that the future development of the remaining corner western parcel would not require an EPC public hearing. The following note is on the Site Plan for Subdivision: “Upon approval of this Site Plan for Subdivision, Tract 5-A-1C2 shall be required to obtain Site Development Plan for Building Permit approval delegated to the Development Review Board (DRB) at a public hearing. Any subsequent subdivision of Tracts 5-A-1C1 and 5-A-1C2 shall require approval from the Environmental Planning Commission (EPC).”
9. The applicant is requesting an exception to the height requirement pursuant to EPC discretion. The applicant is requesting a 3-story self-storage building with a height of 35-ft.

The straight C-1 zone limits height to 26 feet. Height within the SU-1 zone is regulated by the R-2 zone which regulates height over 26-feet using angle planes (per Zoning Code 14-16-2-11 (C)) “unless modified by the Planning Commission” per Zoning Code 14-16-2-22 (D).

10. The project has been evaluated according to the updated 2017 Albuquerque & Bernalillo County Comprehensive Plan, the City of Albuquerque Zoning Code, the West Side Strategic Plan, the El Atrisco Phase III Sector Development Plan, and the Unser Boulevard Design Overlay Zone and all are incorporated herein by reference.
11. The subject site is in an Area of Consistency within the Comprehensive Plan. The request furthers the following applicable Goals and Policies of the *Comprehensive Plan*:

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.3: Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

- c. Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.

The request furthers Goal 5.6 and Policy 5.6.3 c because the zone change will provide amenities that will reinforce and protect the character and intensity of the surrounding area and single family neighborhoods. The proposed storage facility is not immediately available in the area, which will reduce trips outside the neighborhood, thereby reinforcing the existing neighborhood. The existing surrounding multi-family developments were built at a higher density than originally expected, therefore in order to avoid additional traffic and a burden on existing schools, the site should avoid additional multi-family development as permitted in the existing zone.

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.4: Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

- b. Promote buildings and massing of commercial and office uses adjacent to single-family neighborhood that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.

The request furthers Goal 7.3 and Policy 7.3.4 b. because it is an appropriately located service that is consistent with and will enhance the existing development context. The proposal is for an infill project on a currently vacant corner lot surrounded by existing infrastructure with a style that will be similar to commercial buildings across the street

and similar in height to multi-story multi-family buildings in the immediate area. The requested zone will locate needed commercial services on the street corner where expected by the neighborhood. The existing zone for multi-family would overburden the existing schools and exacerbate traffic issues.

Goal 8.1 Placemaking: Creates places where business and talent will stay and thrive.

Policy 8.1.2: Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request furthers Policy 8.1.2 because it encourages economic development of an under-used corner property. It is unlikely that this corner property would support multifamily development due to its small size and the intense traffic on Unser Boulevard NW, which is most likely why it has remained vacant thus far. Therefore, the development of the parcel with a more appropriate use encourages a diversity of uses and fosters a robust economy with additional job opportunities.

12. The request furthers the following applicable Goals and Policies of the *West Side Strategic Plan*:

Plan Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making (p17).

The request furthers the West Side Strategic Plan Objective 4 because conditions have changed to create a greater long-term benefit to the community by providing services which will reduce automobile trips rather than multi-family development which will cause further congestion with single-type uses.

Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

The request furthers Policy 3.23 because it locates commercial services in a central area which will reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development is appropriately located to occur in a Neighborhood Center designed to relate to the surrounding neighborhoods.

13. The request furthers the long-range objective of *El Rancho Atrisco Phase III Sector Development Plan* Land Use Element “to obtain the ultimate highest order of use for its land consistent with sound planning concepts and being mindful of public and community needs”

(p10) because the applicant has shown that the request furthers policies from the Comprehensive Plan, the West Side Strategic Plan, and the Unser Boulevard Design Overlay.

14. Signs for the proposed development as defined by the Site Development Plan for Subdivision's Design Standards will meet the standards set forth in the *Unser Boulevard Design Overlay Zone*.
15. The Laurelwood Neighborhood Association, the Parkway Neighborhood Association, the Tres Volcanes Neighborhood Association, the Ladera West Neighborhood Association, and the Westside Coalition of Neighborhood Association were notified of the request as well as property owners within 100 feet of the subject site. Staff has received no neighbor comments in support or opposition to the request.
16. No facilitated meeting was requested because a pre-application meeting was scheduled by the applicant. A pre-application meeting occurred on Thursday, June 22, 2017 at the Los Volcanes Senior Center. Five neighborhood association members attended. The applicant made refinements to the site plans in answer to neighborhood concerns.

#### **RECOMMENDATION**

***APPROVAL of 17EPC-40022, a request for Site Development Plan for Subdivision for all or a portion of Lot 5-A-1C located on the Northeast corner of Ladera Drive NW and Unser Boulevard NW, based on the preceding Findings and subject to the following Conditions of Approval.***

***CONDITIONS OF APPROVAL, Site Development Plan for Subdivision***

***Project # 1003274, Case # 17EPC- 40022***

17. 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.
18. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
19. On Site Plan for Subdivision, revise the statement “Signage to be under a separate permit per C-1 regulations.” to “Signage to be under a separate permit per per C-1 regulations and the Unser Boulevard Design Overlay standards which limits free-standing signs to one per street frontage (Ladera Drive NW and one on Unser Boulevard NW) and limits wall signs to one per façade.”
20. On Site Plan for Subdivision, add the statement “Future development will exclude two permissive uses: Gas Station and Residential” under the statement that starts with “Zoning:...”
21. Add “Building types should be developed to address individual site conditions and local contexts rather than prototypical buildings or franchise architecture” under G-1) Architectural Styles of the Design Standards. Reduce architectural styles to “Modern and Industrial”.
22. Under F Signage Standards of the Design Standards, add “One wall sign is permitted per façade per business.”
23. Conditions of Approval from the City Engineer:

**Transportation Development**

- Infrastructure and/or ROW dedications may be required at DRB.
  - There is a potential need for a left turn lane in the median of Ladera Dr.
  - All work within the public ROW must be constructed under a COA Work Order.
  - Department of Municipal Development has an active project on Ladera Dr. Please coordinate with DMD prior to Building permit.
24. Conditions of Approval from Albuquerque/Bernalillo County Water Utility Authority:
    - There is an 18 inch concrete cylinder distribution main that bisects what would be the western most proposed property.

- This distribution main is not suitable for connection
- If relocation of the distribution line is desired please coordinate with the Utility Development section of the Water Utility Authority.

25. Conditions of Approval from the Public Service Company of New Mexico:

- It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697

26. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).

27. 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.

***FINDINGS, Site Development Plan for Building Permit***

***Project # 1003274, Case # 17EPC- 40023***

1. This is a request for a Site Development Plan for Building Permit for all or a portion of Lot 5-A-1C located on the Northeast corner of Ladera Drive NW and Unser boulevard NW containing approximately 4 acres.
2. This request is associated with the request for a Sector Development Plan Map Amendment from R-D (Residential and Related Uses, Developing Area) to SU-2/SU-1 for C-1 (Neighborhood Commercial) Uses to include Indoor Storage and Drive Up Service Window within the El Rancho Atrisco Phase III Sector Development Plan.
3. The Zoning Code requires that applicants requesting SU-1 zoning (Special Use) submit a Site Development Plan. The applicant has submitted this Site Development Plan for Building Permit and the associated Site Development Plan for Subdivision to fulfill this requirement.
4. This Site Development Plan for Building Permit request is for the eastern portion of the subject site for a 3-story enclosed indoor storage building, which is a permissive use if the associated Site Development Plan Map Amendment (Zone Change) is approved.
5. The subject site and other surrounding lots were zoned through the adoption of the El Atrisco Phase III Sector Development Plan in 1981. As such, this action constitutes an amendment to that plan.
6. Section 14-16-3-11 of the Zoning Code states, “Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” The attached Site Development Plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.
7. The project has been evaluated according to the updated 2017 Albuquerque & Bernallilo County Comprehensive Plan, the City of Albuquerque Zoning Code, the West Side Strategic Plan, the El Atrisco Phase III Sector Development Plan, and the Unser Boulevard Design Overlay Zone and all are incorporated herein by reference.
8. The applicant is proposing to divide the subject site Lot 5A1C into two separate lots for the purpose of developing a separate commercial building on the corner lot with potential for a separate owner under the Site Development Plan for Subdivision and Design Standards as part of this request.
9. The applicant requests delegation of the Site Development Plan for Building Permit for the remaining corner western lot to be approved at a Development Review Board (DRB) public hearing, so that the future development of the remaining corner western parcel would not require an EPC public hearing. The following note is on the Site Plan for Subdivision: “Upon approval of this Site Plan for Subdivision, Tract 5-A-1C2 shall be required to obtain Site Development Plan for Building Permit approval delegated to the Development Review Board

(DRB) at a public hearing. Any subsequent subdivision of Tracts 5-A-1C1 and 5-A-1C2 shall require approval from the Environmental Planning Commission (EPC).”

10. The applicant is requesting a 3-story self-storage building with a height of 35-ft. The straight C-1 zone limits height to 26 feet. Height within the SU-1 zone is regulated by the R-2 zone which regulates height over 26-feet using angle planes (per Zoning Code 14-16-2-11 (C)) “unless modified by the Planning Commission” (per Zoning Code 14-16-2-22 (D)). *The applicant is requesting an exception to the height requirement pursuant to EPC discretion.*
11. The EPC has discretion over off-street parking for SU-1 zoned Site Development Plans pursuant to Zoning Code 14-16-2-22 (C). The applicant has conducted a study through Jordan Architects, which shows a much smaller amount than would typically be required to be sufficient for self-storage, resulting in 15 spaces provided. The applicant requests an exception from the required 39 spaces to allow 15 spaces.
12. The subject site is in an Area of Consistency within the Comprehensive Plan. The request furthers the following applicable goals and policies of the *Comprehensive Plan*:

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.3: Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

- c. Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.

The request furthers Goal 5.6 and Policy 5.6.3 c because the zone change will provide amenities that will reinforce and protect the character and intensity of the surrounding area and single family neighborhoods. The proposed storage facility is not immediately available in the area, which will reduce trips outside the neighborhood, thereby reinforcing the existing neighborhood. The existing surrounding multi-family developments were built at a higher density than originally expected, therefore in order to avoid additional traffic and a burden on existing schools, the site should avoid additional multi-family development as permitted in the existing zone.

Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.4: Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

b. Promote buildings and massing of commercial and office uses adjacent to single-family neighborhood that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.

The request furthers Goal 7.3 and Policy 7.3.4 b. because it is an appropriately located service that is consistent with and will enhance the existing development context. The proposal is for an infill project on a currently vacant corner lot surrounded by existing infrastructure with a style that will be similar to commercial buildings across the street and similar in height to multi-story multi-family buildings in the immediate area. The requested zone will locate needed commercial services on the street corner where expected by the neighborhood. The existing zone for multi-family would overburden the existing schools and exacerbate traffic issues.

Goal 8.1 Placemaking: Creates places where business and talent will stay and thrive.

Policy 8.1.2: Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request furthers Policy 8.1.2 because it encourages economic development of an under-used corner property. It is unlikely that this corner property would support multifamily development due to its small size and the intense traffic on Unser Boulevard NW, which is most likely why it has remained vacant thus far. Therefore, the development of the parcel with a more appropriate use encourages a diversity of uses and fosters a robust economy with additional job opportunities.

13. The request furthers the following applicable goals and policies of the *West Side Strategic Plan*:

Plan Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making (p17).

The request furthers the West Side Strategic Plan Objective 4 because conditions have changed to create a greater long-term benefit to the community by providing services which will reduce automobile trips rather than multi-family development which will cause further congestion with single-type uses.

Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

The request furthers Policy 3.23 because it locates commercial services in a central area which will reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development is appropriately located to occur in a Neighborhood Center designed to relate to the surrounding neighborhoods.

14. The request furthers the long-range objective of *El Rancho Atrisco Phase III Sector Development Plan* Land Use Element “to obtain the ultimate highest order of use for its land consistent with sound planning concepts and being mindful of public and community needs” (p10) because the applicant has shown that the request furthers policies from the Comprehensive Plan, the West Side Strategic Plan, and the Unser Boulevard Design Overlay.
15. Signs for the proposed development as defined by the Site Development Plan for Subdivision’s Design Standards will meet the standards set forth in the *Unser Boulevard Design Overlay Zone*.
16. The Laurelwood Neighborhood Association, the Parkway Neighborhood Association, the Tres Volcanes Neighborhood Association, the Ladera West Neighborhood Association, and the Westside Coalition of Neighborhood Association were notified of the request as well as property owners within 100 feet of the subject site. Staff has received no neighbor comments in support or opposition to the request.
17. No facilitated meeting was requested because a pre-application meeting was scheduled by the applicant. A pre-application meeting occurred on Thursday, June 22, 2017 at the Los Volcanes Senior Center. Five neighborhood association members attended. The applicant made refinements to the site plans in answer to neighborhood concerns.

**RECOMMENDATION**

***APPROVAL of 17EPC-40023, a request for Site Development Plan for Building Permit for all or a portion of Lot 5-A-1C located on the Northeast corner of Ladera Drive NW and Unser Boulevard NW, based on the preceding Findings and subject to the following Conditions of Approval.***

***CONDITIONS OF APPROVAL, Site Development Plan for Building Permit***

***Project # 1003274, Case # 17EPC- 40023***

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 request shall comply with the Design Standards in the Site Development Plan for Subdivision for Ladera Crossing.
4. The site shall add public outdoor space and seating per the following Zoning Code regulations. Per Zoning Code 14-16-3-18 (C) (3), major facades greater than 100 feet in length shall incorporate outdoor seating adjacent to at least one of the facades with a minimum of one seat per 25 linear feet of building façade. Per Zoning Code 14-16-3-18 (4) public space shall be provided with 400 square feet for every 30,000 square feet, requiring 1200 square feet and be shaded. Benches, raised planters, ledges or similar seating features may be counted as seating space.
5. Zoning Code 14-16-3-1 (H) requires pedestrian connections to contribute to the attractiveness of the development and clearly demarcated with a technique such as special paving. The Site Plan shall provide the type of enhanced paving intended for the pedestrian connection and it shall be a form of concrete not painted asphalt.
6. Provided lighting is an exterior LED wall mounted fixture with a maximum spacing of 30-feet apart at a 15-foot height from adjacent grade. Lighting locations are not shown at this time.
7. Add note to the Site Development Plan for Building Permit that “Lighting will follow all regulations of Zoning Code Section 14-16-3-9 and the Design Standards of the Site Development Plan for Subdivision for Ladera Crossing.”
8. Per Zoning Code 14-16-3-10 (E) (8) (b), a buffer between commercial and residentially zoned properties with trees that are spaced 75% of the mature canopy diameter shall be provided.
9. Details: provide detail for the fence, gate, and seating.

11. Conditions of Approval from the City Engineer:

**Transportation Development**

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

***The following comments need to be addressed prior to DRB:***

1. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
2. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

**Hydrology Development**

In anticipation of the EPC requiring the DRB review and approval of the technical details, the Hydrology Development Section will require a Grading and Drainage Plan addressing the below criteria, the criteria stated in the Development Process Manual, and the design guidelines in Standard Specifications when developing this property.

Hydrology Engineer: René Brissette, PE

**General Hydrology Criteria:**

- Beyond 10' of a structure, all landscape beds to be depressed below grade. Within 10', runoff shall be directed away from the structure.
- All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the "first flush." The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1", therefore the first flush volume should be based on  $0.44'' - 0.1'' = 0.34''$  and only consider the impervious areas.
  - State how the first flush will be retained and provide supporting calculations
  - State the area of Land Treatment D on the plan
- The applicant may request a pre-design meeting with the Hydrology Section; a Conceptual Grading and Drainage plan or site plan should be included. Contact either

Dana Peterson (dpeterson@cabq.gov) or René Brissette (rbrissette@cabq.gov) to set up a pre-design meeting.

- The engineer should research the Master Drainage Plan and/or adjacent sites – essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.
- Final Drainage Reports should have an appendix with all supporting documentation
- When determining allowable discharge from a site:
  - If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
  - If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
  - If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street.
  - All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.

12. Conditions of Approval from Albuquerque / Bernalillo County Water Utility Authority:

- As a condition for approval please submit an Availability Statement request. Information provided in the request should relate to the subdivision of the existing property and the construction to take place on the east most proposed lot. Requests can be made at the link below:
  - [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
  - Request shall include a City Fire Marshal approved Fire 1 Plan (in this case pertaining to the self-storage facility) and a zone map showing the site location.
  - Request should also include the potential fire flow for the undeveloped lot as well.

13. Conditions of Approval from the Solid Waste Department:

- Need complete/detailed spec. sheet, built to COA minimum requirements for refuse enclosure/slab. Enclosure entrance must be a minimum of 12' wide for safe service/access. A max of 3% slope from enclosure entrance to actual service area, w/No drop-off or level. Provide new enclosure location w/ turn around space for refuse truck, or turn around space at current/proposed location. Remove curb in front of proposed refuse enclosure.

14. Conditions of Approval from the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA):

- AMAFCA will review the final grading plan to ensure access at the toe of Ladera Dam 13 adjacent to the property is preserved.

15. Conditions of Approval from Public Service Company of New Mexico:

- It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697

16. 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.
- 



**Cheryl Somerfeldt  
Planner**

***Notice of Decision cc list:***

Titan Develop. Inc, 6300 Riverside Plaza Ln, NW, #200, ABQ, NM 87120  
Consensus Planning Inc., 302 Eight St. NW, ABQ, NM 87102  
Laurelwood NA, Aaron Rodriguez, 2015 Aspenwood NW, ABQ, NM 87120  
Laurelwood NA, Gregie Duran, 7525 Maplewood Dr. NW, ABQ, NM 87120  
Parkway NA, Ruben Aleman, 8005 Fallbrook NW, ABQ, NM 87120  
Parkway NA, Mary Loughran, 8015 Fallbrook NW, ABQ, NM 87120  
Tres Volcanes NA, Donna Swanson, 8620 Animas Pl. NW, ABQ, NM 87120  
Tres Volcanes NA, Sally Breeden, 8619 Animas PL NW, ABQ, NM 87120  
Ladera West NA, Steven Collins, 7517 Vista Alegre NW, ABQ, NM 87120  
Ladera West NA, Karen Buccola, 7716 Santa Rosalia NW, ABQ, NM 87120  
Westside Coalition of NA's Jerry Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120  
Westside Coalition, Harry Hendriksen, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114

**AGENCY COMMENTS**

**PLANNING DEPARTMENT**

**Zoning Enforcement**

No adverse comments.

**Office of Neighborhood Coordination**

The following Neighborhood Associations and Coalitions were contacted: Laurelwood Neighborhood Association, Parkway Neighborhood Association, Tres Volcanes Neighborhood Association, Ladera West Neighborhood Association, and Westside Coalition of Neighborhood Association.

**Long Range Planning**

Please look into the possibility of placing additional trees in the retention area at the southeast corner of the site.

**CITY ENGINEER**

**Transportation Development**

*17EPC-40021 Sector Development Plan Map Amendment (zone Change)*

- No objection to the request.

*17EPC-40022 Site Development Plan for Subdivision*

- Infrastructure and/or ROW dedications may be required at DRB.
- There is a potential need for a left turn lane in the median of Ladera Dr.
- All work within the public ROW must be constructed under a COA Work Order.
- Department of Municipal Development has an active project on Ladera Dr. Please coordinate with DMD prior to Building permit.

*17EPC-40023 Site Development Plan for Building Permit, Transportation Development Conditions:*

3. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
4. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

*The following comments need to be addressed prior to DRB:*

5. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing." Please call out detail and location of HC signs.
6. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

### **Hydrology Development**

In anticipation of the EPC requiring the DRB review and approval of the technical details, the Hydrology Development Section will require a Grading and Drainage Plan addressing the below criteria, the criteria stated in the Development Process Manual, and the design guidelines in Standard Specifications when developing this property.

Hydrology Engineer: René Brissette, PE

### ***General Hydrology Criteria***

- Beyond 10' of a structure, all landscape beds to be depressed below grade. Within 10', runoff shall be directed away from the structure.
- All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the "first flush." The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1", therefore the first flush volume should be based on  $0.44'' - 0.1'' = 0.34''$  and only consider the impervious areas.
  - State how the first flush will be retained and provide supporting calculations
  - State the area of Land Treatment D on the plan
- The applicant may request a pre-design meeting with the Hydrology Section; a Conceptual Grading and Drainage plan or site plan should be included. Contact either Dana Peterson (dpeterson@cabq.gov) or René Brissette (rbrissette@cabq.gov) to set up a pre-design meeting.
  - The engineer should research the Master Drainage Plan and/or adjacent sites – essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.
  - Final Drainage Reports should have an appendix with all supporting documentation
- When determining allowable discharge from a site:

- If a Master Drainage Report planned an allowable discharge for a site, determine if the basis for that discharge is still valid or if conditions have since changed.
- If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
- If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street.
- All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.

***DEPARTMENT of MUNICIPAL DEVELOPMENT***

The Site Development Plan for Subdivision shows the subject property fronting on the northeast corner of Unser Blvd. and Ladera Drive. Unser Blvd. is a limited-access, Principal Arterial and Ladera Drive is designated as a Minor Arterial on MRCOG's 2040 Long Range Roadway System Map. Sole access to the 3.2-acre property is proposed to be via a full-access intersection where a median opening exists on Ladera Drive, approximately 400 feet east of Unser Blvd. This intersection also serves a driveway on the north end of the 20-acre Heritage Marketplace, located directly south of the subject request. The subject site may also obtain access off the existing Market Street intersection with Ladera Drive along the site's east boundary, but that option appears not to have been selected.

The proposed change in land uses is expected to increase traffic entering and exiting the site to/from Ladera Drive, the magnitude of which cannot be fully evaluated without more being known about the proposed C-1 retail uses on western 1.6 acres of property, which may add up to another 14,000 SF of new building area. DMD is concerned about the increased traffic being loaded onto this existing intersection in a piecemeal fashion without an indication as to how the future impacts along Ladera Drive will be mitigated. The close proximity of this intersection to the Unser Blvd. intersection, where significant congestion already occurs, adds to the concern. Consideration should be given to distributing traffic to the other existing median opening on Ladera Drive along the east property line of the site, or other alternatives. DMD is in the design stages of a new project along Ladera that will narrow the median so that bicycle lanes can be added to the roadway. Coordination on this project between the applicant and DMD has been started.

***WATER UTILITY AUTHORITY***

*17EPC-40021 Sector Development Plan Map Amendment (Zone Change)*

- No adverse comments

*17EPC-40022 Site Development Plan for Subdivision*

- There is an 18 inch concrete cylinder distribution main that bisects what would be the western most proposed property.

- This distribution main is not suitable for connection
- If relocation of the distribution line is desired please coordinate with the Utility Development section of the Water Utility Authority.

*17EPC-40023 Site Development Plan for Building Permit*

- As a condition for approval please submit an Availability Statement request. Information provided in the request should relate to the subdivision of the existing property and the construction to take place on the east most proposed lot. Requests can be made at the link below:
  - [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
  - Request shall include a City Fire Marshal approved Fire 1 Plan (in this case pertaining to the self-storage facility) and a zone map showing the site location.
  - Request should also include the potential fire flow for the undeveloped lot as well.

**SOLID WASTE MANAGEMENT DEPARTMENT**

*17EPC-40023 Site Development Plan for Building Permit*

Need complete/detailed spec. sheet, built to COA minimum requirements for refuse enclosure/slab. Enclosure entrance must be a minimum of 12’ wide for safe service/access. A max of 3% slope from enclosure entrance to actual service area, w/No drop-off or level. Provide new enclosure location w/ turn around space for refuse truck, or turn around space at current/proposed location. Remove curb in front of proposed refuse enclosure.

**FIRE DEPARTMENT/Planning**

No comments.

**TRANSIT DEPARTMENT**

| <b>Case Number</b>    | <b>Brief Description of Request</b>   | <b>Transit Corridor?</b>             | <b>Transit Route?</b>  | <b>Current Service/Stops</b>  | <b>Comments/Support/Requests</b> |
|-----------------------|---|--------------------------------------|--|---|----------------------------------|
| 1003274<br>17EPC-4002 | Sector Development Plan Zone Change; Site Plan for Subdivision; Site Plan for Building Permit. El Rancho Atrisco Phase III; 4 acres on Ladera Drive between Unser and Laurelwood for a self-storage facility and retail | Unser Boulevard<br>Commuter Corridor | Commuter Route 92 connects the Northwest Transit Center to UNM and CNM by way of Downtown.<br>Commuter Route 94 connects the Northwest Transit Center to the Alvarado Transportation Center. | Nearest route 92 stop pair is 800 feet east of the site in front of the Rio Volcan apartments. The nearest stop pair for Route 94 is on Unser about 400 feet south of Ladera. No additional stops or service are planned. | No Comment                       |

***BERNALILLO COUNTY***

No comments.

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY  
(AMAFCA)***

*17EPC-40023 Site Development Plan for Building Permit*

Reviewed. No adverse comment. AMAFCA will review the final grading plan to ensure access at the toe of Ladera Dam 13 adjacent to the property is preserved.

***ALBUQUERQUE PUBLIC SCHOOLS***

This will have no adverse impacts to the APS district.

***MID-REGION COUNCIL OF GOVERNMENTS***

MRMPO has no adverse comments.

For informational purposes:

- Ladera Dr NW is functionally classified as a Minor Arterial in the project area.
- Ladera Dr NW is identified to include a proposed bike lane in the Long Range Bikeway System.
- Unser Blvd NW is an Intelligent Transportation System (ITS) Corridor.
- Unser Blvd NW is a limited access facility. Please contact Dave Pennella at 724-3621 or [dpennella@mrcog-nm.gov](mailto:dpennella@mrcog-nm.gov) with any questions about access control.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

No comments.

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

- It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697



View of the subject site looking south.



View of the subject site looking west.



View of the subject site looking north.



View of the subject site looking east.

HISTORY

**SECTOR PLAN**

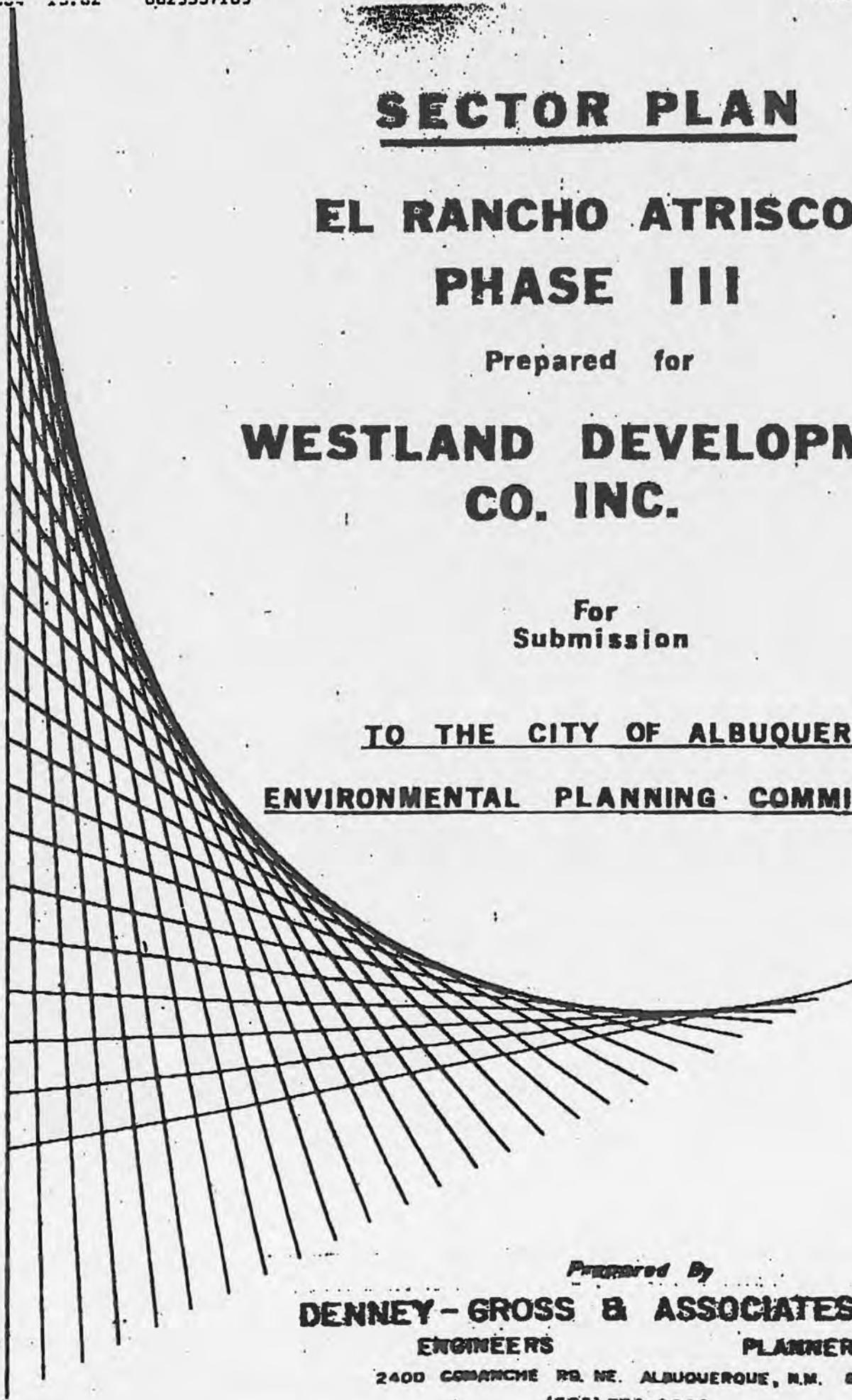
**EL RANCHO ATRISCO  
PHASE III**

Prepared for

**WESTLAND DEVELOPMENT  
CO. INC.**

For  
Submission

**TO THE CITY OF ALBUQUERQUE**  
**ENVIRONMENTAL PLANNING COMMISSION**



*Prepared By*

**DENNEY - GROSS & ASSOCIATES, INC.**  
**ENGINEERS PLANNERS**

2400 COMARCHE RD. NE. ALBUQUERQUE, N.M. 87107

(505) 894-0696

# FOURTH COUNCIL

COUNCIL BILL NO. R-473 ENACTMENT NO. 170-1981

SPONSORED BY:

CITY COUNCIL APPROVAL

ERA III Sector Plan Adoption

## RESOLUTION

1  
2 ADOPTING THE SECTOR DEVELOPMENT PLAN (SD-81-1) FOR THE LAND  
3 DESCRIBED IN THE SUMMARY PLAT OF EL RANCHO ATRISCO, PHASE III,  
4 CONTAINING APPROXIMATELY 348 ACRES.

5 WHEREAS, the Council, the Governing Body of the City of  
6 Albuquerque has the authority to adopt master plans for physical  
7 development or areas within the planning and platting jurisdiction  
8 of the City as authorized by New Mexico Statutes, Section 3-19-5,  
9 and by the City Charter as allowed under home rule provisions of the  
10 Constitution of New Mexico; and

11 WHEREAS, a Sector Development Plan has been prepared for the  
12 land described in the Summary Plat of El Rancho Atrisco, Phase III;  
13 and

14 WHEREAS, the Environmental Planning Commission in its  
15 advisory role on all matters related to planning, zoning, and  
16 environmental protection, conducted public hearings on April 16,  
17 1981 and June 18, 1981, recommended the adoption of the El Rancho  
18 Atrisco, Phase III, Sector Development Plan subject to certain  
19 findings; and

20 WHEREAS, the City Council has the sole authority to adopt  
21 Sector Development Plans containing zone changes other than R-D.  
22 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
23 ALBUQUERQUE:

24 Section 1. The El Rancho Atrisco, Phase III, Sector  
25 Development Plan, as amended by the Council, is hereby adopted as a  
26 guide to the partial implementation of the Albuquerque/Bernalillo

Underscored Material - New  
[Bracketed Material] - Deletion

1 County Comprehensive Plan subject to the findings of the Environmental  
2 Planning Commission which are incorporated by reference herein and  
3 amended as follows:

4 1 Delete finding number two.

5 2 Amend finding number 3g to read as follows:

6 "Ladera Drive between 72nd and Ouray should be in a paving  
7 district and the developer will improve the paving to Ladera Drive  
8 between 72nd and Unser pursuant to standard City policies."

9 3 Delete finding number 3i."

10 Section 2. All development and improvement activities in the area  
11 shall be guided by the Sector Development Plan.

12 Section 3. The Official Zone Map, adopted by 7-14-46.C R.O. 1974  
13 is hereby amended to reflect the zoning as shown on Sheet 5, Land Use  
14 and Transportation Map, El Rancho Atrisco, Phase III.

15 PASSED AND ADOPTED THIS 3rd day of August, 1981.

16

17 BY A VOTE OF 7 FOR AND 0 AGAINST

18 Yes: 7

19 Excused: Hill, Hoover

20

21

22

23

  
Marion M. Cottrell, President  
City Council

24 APPROVED this 11th day of August, 1981.

25

26

27

28

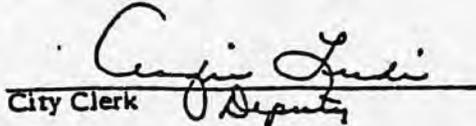
29

30 ATTEST:

31

32

33

  
City Clerk Deputy

Unscored Material - New  
Ref Act - 1 - 110

02/23/2004 13:02

602955/169

OFFICIAL NOTICE  
E.P.C. APPROVAL

RECEIVED

CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
P.O. Box 1293, Albuquerque, New Mexico 87103

ERAZZ SECTOR  
PLANS

JUN 29 1981

WESTLAND DEVELOPMENT CO., INC.

DATE: June 22, 1981

## NOTIFICATION OF DECISION

File: SD-81-1  
Location: The Sector  
Development Plan for the land  
described in the Summary Plat of  
El Rancho Atrisco, Phase III.

On June 18, 1981, the Environmental Planning Commission approved the above mentioned sector development plan as presented subject to the following Findings:

1. Acreage in the Multi-Use Flood Management System and the Ladera Golf Course shall not be counted towards meeting the Open Space requirements of this sector development plan.  
SEE REVERSE FOR ADDITIONAL FINDINGS.

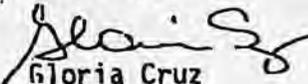
If you wish to appeal this decision, you must do so by 7-6-81 in the manner described below. A non-refundable filing fee of \$40 is required at the time the appeal is filed.

Appeal to the City Council. Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

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. Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the referenced application(s).

IF YOU RECEIVE APPROVAL FOR ANY REQUEST WHICH REQUIRES A SITE DEVELOPMENT PLAN, SEE ATTACHED SHEET FOR FURTHER INFORMATION.

Sincerely,

  
Gloria Cruz  
Secretary

Letter of  
Advice

cc: Fred Denney and Associates, 2400 Comanche N.E.; 87107

Deleted by Council

Deleted by Council

- 2. The following priority is established for open space requirements in this sector plan and any future submittals of the Westland Development Company: a. the escarpment, b. land above the escarpment, c. additional right-of-way on drainage systems.
- 3. A revised Sector Development Plan shall be submitted to:
  - a. Show the 25 acre property at the southeast corner of Unser Boulevard and Ladera Road zoned SU-1 (Special Use for Neighborhood Commercial and Offices Uses), with not more than 50% of this property to be developed commercially
  - b. Include a bikeway network
  - c. The amount of park land in the sector plan shall be increased to ten acres.
  - d. Provision for public right-of-way access to the 3-acre park site north of Ladera Road shall be provided.
  - e. State that final sign-off on the Sector Development Plan shall be contingent upon approval of drainage plans for this area by the City Engineer and AMAFCA. Possible positive drainage back into the existing Ladera System shall be investigated.
  - f. Show the 93 acre property on the north side of the Plan zoned SU-1 (Special Use for Light Industrial)
  - g. State that only 20 percent of the residential units and the C-1 designated property shall be developed prior to start of construction of the Unser/I-40 interchange.
  - h. Indicate that the developer will construct Ladera Drive west of Ouray Road and provide temporary paving for unpaved portions of Ouray Road prior to occupancy of any units.
  - i. Show Ladera Drive within a 100' right-of-way and 72nd, 76th, 80th, Hanover and Juniper Streets with a 86' right-of-way

Revised by Council

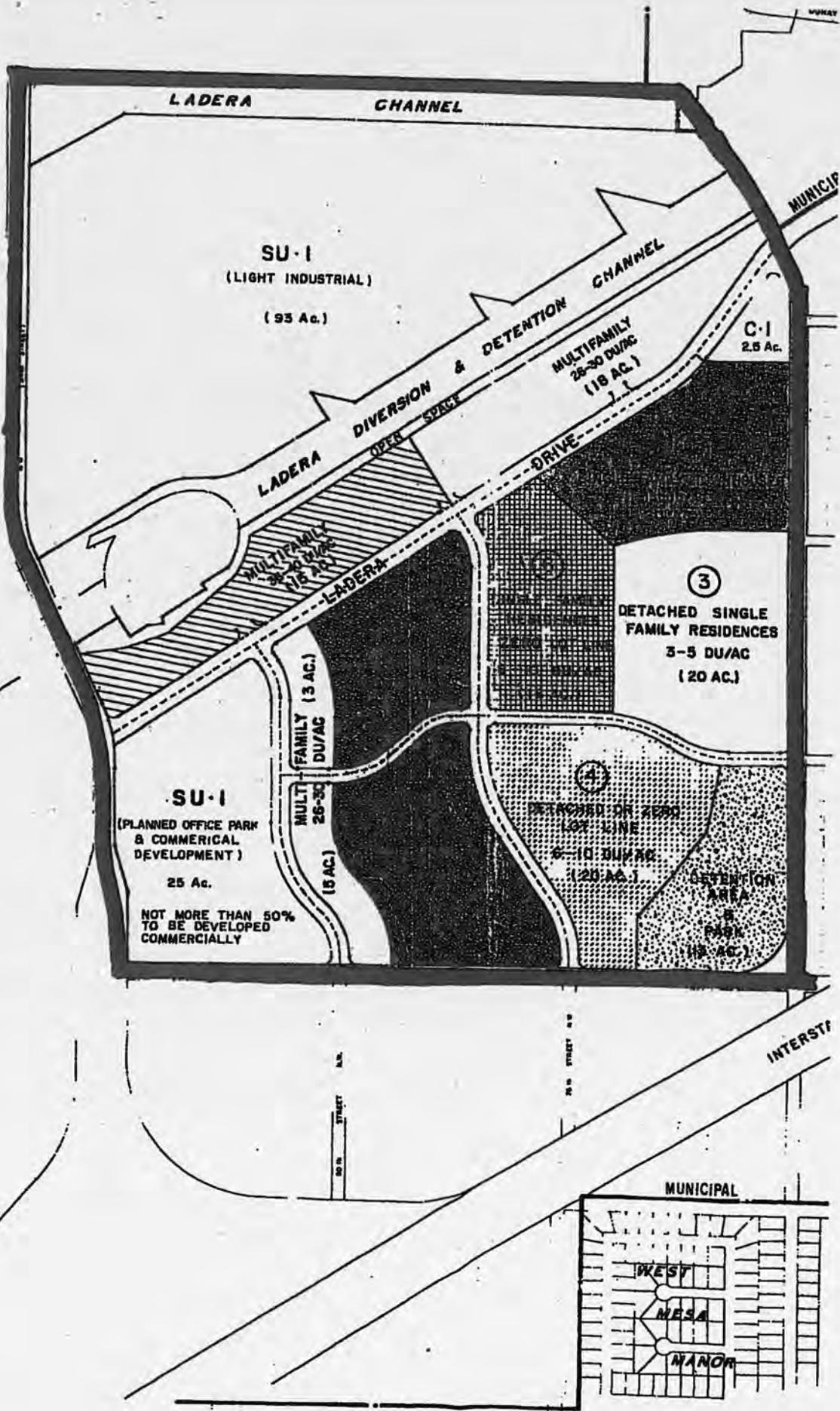
Deleted by Council

A P P R O V A L S

Planning Director:

*Eugene Waters* 12-8-81  
SD-81-1

LANDS OF WESTLAND DEVELOPMENT COMPANY INC



## UNSER BOULEVARD DESIGN OVERLAY ZONE

The Unser Boulevard Design Overlay Zone is intended to provide specialized sign controls for the area surrounding Unser Boulevard between Interstate 40 and the Sandoval County line. The Overlay Zone regulations apply to all non-residential zones and any residential zones allowing off-premise signs. In the case where the underlying zone's sign regulations differ from those of the Overlay Zone, the more restrictive shall apply.

Signs within the Overlay Zone boundaries shall comply with the General Sign Regulations (Section 40.E.) of the Zoning Code with the following provisions and exceptions:

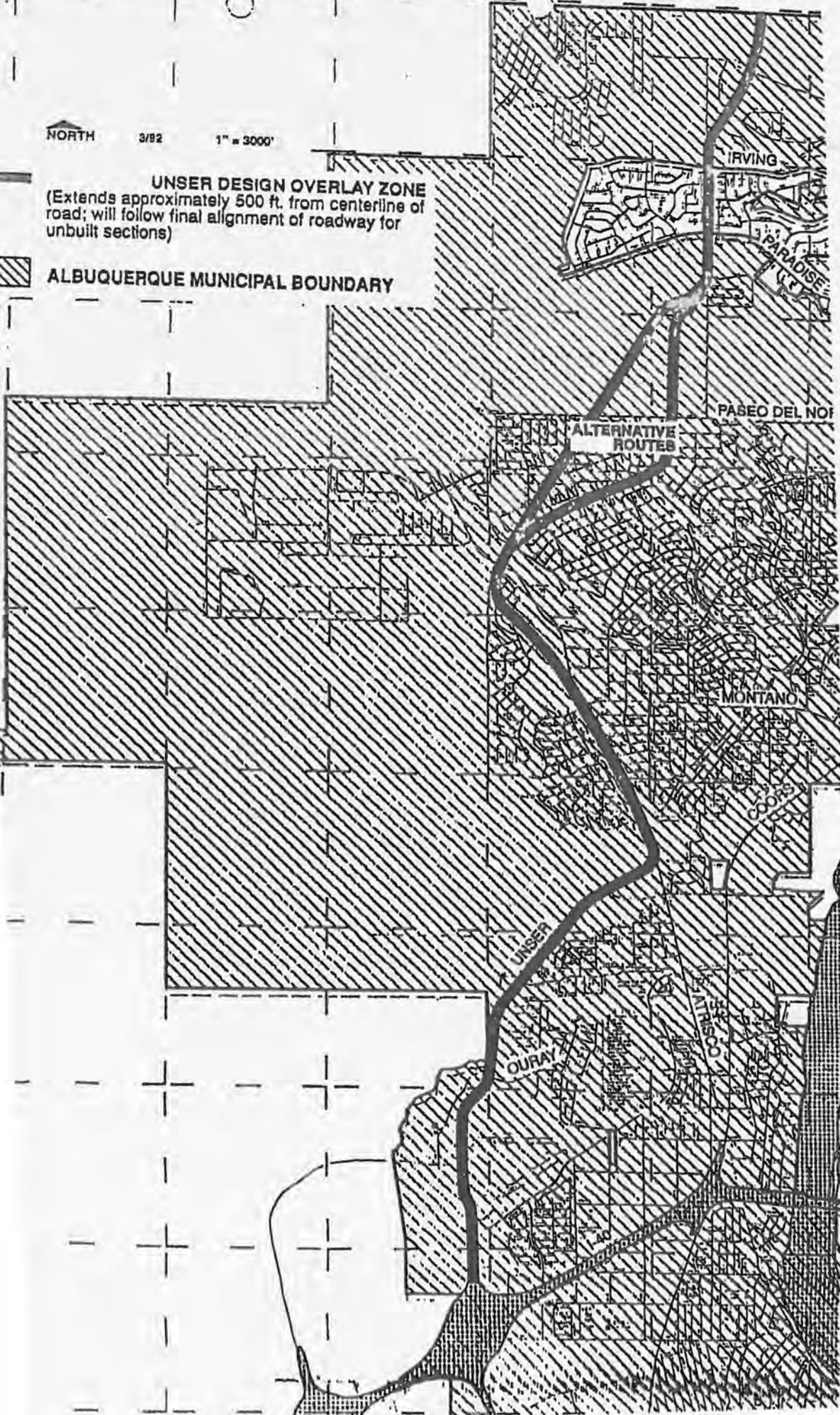
1. No off-premise signs are allowed.
2. On-premise signs shall meet the following standards:
  - a. Location:
    1. Signs shall be limited to wall signs and free-standing signs.
  - b. Number:
    1. One wall sign shall be permitted per facade per business.
    2. One free-standing sign shall be permitted per street frontage per premises, except on premises larger than 12 acres a second free-standing sign is permitted on any given street frontage greater than 1,500 linear feet.
  - c. Size:
    1. The size of wall signs shall not exceed the following:

| <u>For facade area of:</u> | <u>Allowable sign size:</u>                      |
|----------------------------|--|
| under 2,500 sq.ft.         | 12% of the facade area to which they are applied |
| 2,500-5,000 sq.ft.         | 300 sq.ft. = 12' x 25' or less                   |
| 5,001-7,500 sq.ft.         | 350 sq.ft. = 4.7% of 7,500                       |
| 7,501-10,000 sq.ft.        | 400 sq.ft.                                       |
| 10,001 sq.ft. and up       | 450 sq.ft.                                       |
    2. The size of a free-standing sign shall not exceed 75 square feet.
  - d. Height:
    1. Height of a wall sign shall not exceed the height of the wall to which it is attached.
    2. Height of a free-standing sign shall not exceed 12 feet.
3. 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 made easily movable in any manner are not permitted.
4. Signs located on rocks, trees or other natural features are not permitted.
5. Signs located on cooling towers, storage tanks, water towers, smokestacks, chimneys, or similar structures are not permitted.
6. No illuminated sign or any illuminated element of a sign may turn on and off or change in brightness. No sign or any part of a sign may move or rotate.

NORTH 3/82 1" = 3000'

**UNSER DESIGN OVERLAY ZONE**  
(Extends approximately 500 ft. from centerline of road; will follow final alignment of roadway for unbuilt sections)

**ALBUQUERQUE MUNICIPAL BOUNDARY**



CITY of ALBUQUERQUE  
NINTH COUNCIL

COUNCIL BILL NO. C/S R-14

ENACTMENT NO. 95-199

SPONSORED BY: Alan B. Armijo

RESOLUTION

ADOPTING AND MAPPING THE UNSER BOULEVARD DESIGN OVERLAY ZONE.

WHEREAS, the Council, the governing body of the City, has the authority to adopt plans for physical development within the planning and platting jurisdiction of the City, as authorized by New Mexico statutes and by the City Charter as allowed under home rule provisions of the New Mexico Constitution; and

WHEREAS, the planned and partially existing arterial street running northward from the Unser/I-40 interchange to the Sandoval County line will be one of the most important streets in Albuquerque, providing access to much currently undeveloped property on the city's west side; and

WHEREAS, Unser Boulevard will offer significant views of the Rio Grande Valley, the Sandia Mountains and the west mesa escarpment and volcanoes; and

WHEREAS, establishing specialized sign controls for the Unser corridor is an important step in protecting the area's unique views and in providing the best possible visual image for those travelling on this new roadway; and

WHEREAS, Unser Boulevard is planned to be a parkway with a very high quality appearance; and

WHEREAS, Unser Boulevard will be a principal entranceway to the Petroglyph National Monument and will run along its boundary; and

WHEREAS, the above circumstances constitute a change in area conditions which justify this overlay zone; and

WHEREAS, the Environmental Planning Commission has recommended a Design Overlay Zone regulating signs within the Sunport Corridor; and

WHEREAS, the Environmental Planning Commission recommendation included revised sign regulations for the Unser Corridor.

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1 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
2 ALBUQUERQUE:

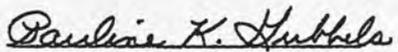
3 That the area shown on the attached Exhibit 1, "Unser Design Overlay Zone  
4 Boundary," is zoned with the Design Overlay Zone in addition to the previously mapped  
5 zones, and the regulations which apply as a result of this overlay zone are those  
6 specified on the attached Exhibit 2, "Unser Boulevard Design Overlay Zone," both of  
7 which exhibits are made a part hereof.

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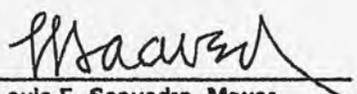
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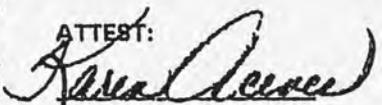
1 PASSED AND ADOPTED THIS 29th DAY OF June, 1992.  
2 BY A VOTE OF 8 FOR AND 0 AGAINST.

3 Yes: 8  
4 Excused: Gallegos

5   
6 Pauline K. Gubbels, President  
7 City Council

8  
9 APPROVED THIS 9th DAY OF July, 1992.

10  
11   
12 Louis E. Seavedra, Mayor  
13 City of Albuquerque

14 ATTEST:  
  
15 City Clerk  
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# WEST SIDE



# STRATEGIC



# PLAN

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Amended Through 2014  
Includes the Southwest Albuquerque Strategic Action Plan

**West Side Strategic Plan**  
**As Adopted by the Mayor and the City Council**  
**City Enactment No. 35-1997**  
**As Adopted by the Board of County Commissioners**  
**Bernalillo County Resolution No. AR-42-1998**

**Amendments:**

This Plan may or may not incorporate the City of Albuquerque amendments in the following referenced Resolutions, which are on file with the City Clerk's Office and, can be viewed on the City Council's webpage at <https://cabq.legistar.com/Legislation.aspx>

| <i>Council Bill</i>    | <i>City Enactment</i> | <i>Description of Amendment</i>   | <i>Plan References</i>  |
|------------------------|-----------------------|---|---|
| R-125                  | 1999-7                | Rescission of Northwest Mesa Area Plan  | *   |
| R-249<br>(att., App A) | 1999-117              | Transportation & Land Use Concept Map for Westside/McMahon Corridor.  | Appendix A  |
| R-99-281               | 2000-5                | Land Use guidance for Gun Club communities.   | p. 72-73  |
| R-01-278               | 2002-35               | Amendments to various Activity Centers.   | p. 110 and subsequent maps  |
| R-04-185               | 2005-055              | Removal of the Rio Bravo 1 Neighborhood Activity Center (NAC) at the intersection of Unser Blvd./Dennis Chavez Blvd.  | *   |
| F/S R-05-272           | 2005-136              | Establishment of the area at the SE corner of Central Ave./Coors Blvd. as a NAC.  | *   |
| F/S R-05-297           | 2005-177              | City review of zone changes to residential use (Repealed by Council Bill No. F/S R-06-74)   | *   |
| F/S R-06-74            | 2006-052              | Plats containing residential land uses require review by Albuquerque Public Schools prior to City approval. (Repeal of F/S R-05-297, including but not limited to Policies 1.3 and 2.5) | *   |
| R-07-255<br>(att.)     | 2007-111              | Designation of three tracts at Coors/St. Joseph's as a Community Activity Center (CAC) for the Ladera community.  | *   |
| R-08-59                | 2008-075              | Relocation of the Westland CAC.   | *   |
| R-08-169<br>(att.)     | 2009-035              | Addition of the Southwest Albuquerque Strategic Action Plan (SWASAP); related amendments to the preceding West Side Strategic Plan.   | p. 305-412 and appendices; p. 33, 34, 42, 71, 73, 74, 77-80, 95, 96, 148, 153, 174, 175, 187, 192, 193, 197, 199, 220 |
| R-10-177<br>(att.)     | 2011-019              | Addition of the Volcano Mesa Community Area, including the Volcano Heights Major Activity Center and Volcano Cliffs NAC.  | after SWASAP  |
| R-14-69                | 2014-076              | Revising Volcano Mesa Community Area text and maps  | *   |

**\* Refer to the Council Bill on Legistar for the correct, adopted Plan content**

**Note:** The Black Ranch Community area, including the Quail Ranch CAC, was annexed into the City of Rio Rancho in 2003 and is not subject to the provisions of the West Side Strategic Plan.

# ***WEST SIDE STRATEGIC PLAN***

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## ***WEST SIDE STRATEGIC PLAN***

***As Adopted by the Mayor and the***

***City Council***

***City Enactment No. 35-1997***

***As Adopted by the Board of County Commissioners***

***Bernalillo County Resolution No. AR-42-1998***

### ***Amended through:***

This Plan incorporates all of the amendments in the following referenced Resolutions, which are on file with the City Clerks Office.

Council Bill No. R-125 - City Enactment No. 7-1999  
Council Bill No. R-249 - City Enactment No. 117-1999 (See Appendix A)  
Council Bill No. R-281 - City Enactment No. 5-2000  
Council Bill No. R-01-278 - City Enactment No. 35-2002  
Council Bill No. F/S R-05-272 - City Enactment No. R-2005-136  
Council Bill No. F/S R-05-297 - City Enacement No. R-2005-177  
Council Bill No. R-08-169 - City Enactment No. R-2009-035

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**CITY OF ALBUQUERQUE  
NINETEENTH COUNCIL**

COUNCIL BILL NO. R-10-177

ENACTMENT NO. R. 2011. 019

SPONSORED BY: Dan Lewis by request

**RESOLUTION**

**AMENDING THE WEST SIDE STRATEGIC PLAN BY ADDING A NEW SECTION FOR THE "VOLCANO MESA AREA" TO SECTION B.3, "SPECIFIC WESTSIDE COMMUNITIES."**

**WHEREAS, the City Council has the authority to adopt and amend Rank 2 Area Plans; and**

**WHEREAS, in 1997 the City of Albuquerque first adopted the *West Side Strategic Plan* and then republished it in 2005 with a compilation of amendments; and**

**WHEREAS, the *West Side Strategic Plan* currently lacks guidance regarding future, comprehensive development of the Volcano Mesa Area, an area of approximately 3,532 acres that is roughly bounded by the Petroglyph National Monument on the east, west, and south and by Paseo del Norte and the grant line on the north; and**

**WHEREAS, this amendment to the *West Side Strategic Plan* is intended to provide policy direction for future development in the Volcano Mesa Area, specifically on the issues of development trends, environment and open space, and transportation and transit; and**

**WHEREAS, the primary goal of this amendment is to establish area-wide policies to inform sector-level land uses and zoning in order to conserve and protect the unique character of the area; and**

**WHEREAS, this amendment proposes the designation of a new Major Activity Center and a new Neighborhood Activity Center within the Volcano Mesa Area to help concentrate high- and moderate-density mixed land use and social and economic activities to reduce suburban sprawl, reliance on single-occupancy vehicular travel, and service-delivery costs; and**

1           **WHEREAS**, this amendment supports and furthers the following applicable  
2 goals and policies of the *Albuquerque/Bernalillo County Comprehensive Plan*:  
3 Section II.B.1, Open Space, Policies c, f, and j; Section II.B.2, Reserve Area;  
4 Section II.B.5, Developing and Established Urban Areas, Policies c, e, f, g, i, k, m,  
5 and n; Section II.B.7, Activity Centers, Policies c and e; Section II.C.6,  
6 Archaeological Resources, Policy c; Section II.C.9., Community Identity and  
7 Urban Design, Policies b, c, and e; and Section II.D.6, Economic Development,  
8 Policies a and g; and

9           **WHEREAS**, this amendment supports the following policies in the *West*  
10 *Side Strategic Plan*: Policies 1.1 (Distinct Communities), 1.9 (Designation of  
11 Neighborhood and Community Activity Centers), 1.14 (Community Activity Center  
12 access), 1.16 (Location of Neighborhood Activity Centers), and 1.18 (Mixed-Use  
13 Development in Community Activity Centers); and

14           **WHEREAS**, this amendment supports the following policies in the  
15 *Northwest Mesa Escarpment Plan*: Policies, 12 (“Structures shall not block views  
16 of the escarpment or visually contrast with the natural environment.”), 20 (“The  
17 predominant colors used on structures within the view area shall blend with the  
18 natural colors of the mesa.”), 21 (“Structures above and below the escarpment  
19 shall not dominate views of the escarpment from the east side.”), and 23 (“A  
20 system of recreational pedestrian, bicycle, and equestrian trails related to the  
21 escarpment shall be provided on the northwest mesa, including linkages to other  
22 northwest mesa features.”). These policies are supported through Section B.2  
23 and Policies 3.99, 3.112, and 3.113 of this amendment; and

24           **WHEREAS**, this amendment supports the intent of the *Rank 2 Trails and*  
25 *Bikeways Facility Plan*, including the Proposed Trail Map on page 22 of that plan,  
26 through the expansion of the trail network in the Volcano Mesa Area; and

27           **WHEREAS**, this amendment supports the *Rank 2 Facility Plan for Electric*  
28 *Service Transmission and Subtransmission Facilities* through the addition of  
29 language to address utility easements, landscaping, and access to public utility  
30 facilities; and

31           **WHEREAS**, this amendment supports the following policies of the *Rank 2*  
32 *City of Albuquerque Major Public Open Space Facility Plan*: Section Two, Policies  
33 B.2.G (public access to trails) and B.2.K (coordination of trail access points);

1 Section Three, Figure 4-1 (West Side Major Public Open Space map) and Policy  
2 C.3 (consistency with the requirements of the Northwest Mesa Escarpment Plan).  
3 These policies are supported through Policies 3.102 through 3.108 of this  
4 amendment; and

5 WHEREAS, this amendment, through Exhibits 2 and 5 and Policy 3.98,  
6 supports the *Rank II Facility Plan for Arroyos: Multiple Use of Albuquerque's*  
7 *Arroyos and Floodplains*, Policies II.B.Drainage 1 (Primacy of Drainage Function),  
8 II.B.Multiple Use 1 (Encouraging Multiple Use), and II.E.1 (Urban Recreational  
9 Arroyos – Park & Trail Development); and

10 WHEREAS, the Environmental Planning Commission found that this  
11 amendment to the *West Side Strategic Plan* is not in conflict with any applicable  
12 plans, including the *Albuquerque/Bernalillo County Comprehensive Plan*; and

13 WHEREAS, on November 4, 2010, the Environmental Planning  
14 Commission, in its advisory role on land use and planning matters,  
15 recommended to the City Council approval of this amendment to the *West Side*  
16 *Strategic Plan* with conditions.

17 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
18 ALBUQUERQUE:

19 Section 1. The *West Side Strategic Plan* is hereby amended to add a new  
20 section for the "Volcano Mesa Area," attached hereto as Exhibit A, to Section B.3,  
21 "Specific Westside Communities."

22 Section 2. Severability Clause. If any section, paragraph, sentence,  
23 clause, word or phrase of this resolution is for any reason held to be invalid or  
24 unenforceable by any court of competent jurisdiction, such decision shall not  
25 affect the validity of the remaining provisions of this resolution. The council  
26 hereby declares that it would have passed this resolution and each section,  
27 paragraph, sentence, clause, word or phrase thereof irrespective of any  
28 provisions being declared unconstitutional or otherwise invalid.

29  
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32 X:\SHARE\Legislation\Nineteen\R-177final.doc

1 PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF February, 2011  
2 BY A VOTE OF: 9 FOR 0 AGAINST.

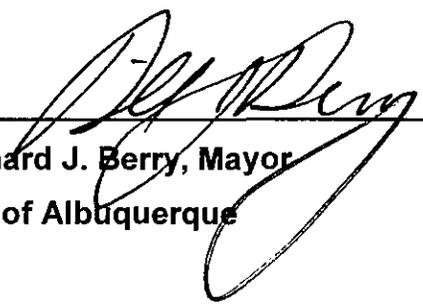
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Don F. Harris, President  
City Council

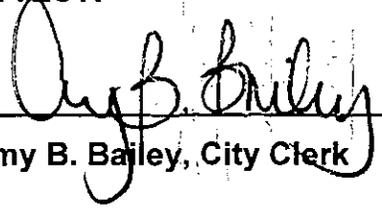
APPROVED THIS 24 DAY OF March, 2011

Bill No. R-10-177



Richard J. Berry, Mayor  
City of Albuquerque

ATTEST:



Amy B. Bailey, City Clerk

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**CITY OF ALBUQUERQUE  
EIGHTEENTH COUNCIL**

COUNCIL BILL NO. R-08-169

ENACTMENT NO. R.2009.035

SPONSORED BY: Ken Sanchez, Isaac Benton

**RESOLUTION**

1  
2 **AMENDING THE WEST SIDE STRATEGIC PLAN BY ADDING A NEW WEST SIDE**  
3 **STRATEGIC PLAN CHAPTER CONSISTING OF THE ENTIRE SOUTHWEST**  
4 **ALBUQUERQUE STRATEGIC ACTION PLAN EXCEPTING PAGES 3-11 THROUGH**  
5 **3-39 THAT CONTAIN SPECIFIC TEXT AMENDMENTS TO THREE SECTOR**  
6 **DEVELOPMENT PLANS AND BY CHANGING EXISTING PORTIONS OF THE WEST**  
7 **SIDE STRATEGIC PLAN WITH TEXT AMENDMENTS DESCRIBED ON PAGES 3-3**  
8 **TO 3-7 OF THE SOUTHWEST ALBUQUERQUE STRATEGIC ACTION PLAN.**

9 **WHEREAS, in 1997 the City of Albuquerque first adopted the West Side**  
10 **Strategic Plan and then republished it in 2005 with a compilation of amendments;**  
11 **and**

12 **WHEREAS, the City Council has the authority to adopt and amend area**  
13 **plans; and**

14 **WHEREAS, on July 10, 2008 the Environmental Planning Commission, in**  
15 **its advisory role on land use and planning matters, recommended to the City**  
16 **Council approval of amendments to the West Side Strategic Plan with conditions;**  
17 **and**

18 **WHEREAS, the West Side Strategic Plan amendments to add new**  
19 **community and neighborhood activity centers to help concentrate moderate-**  
20 **density mixed land use and social and economic activities to reduce urban**  
21 **sprawl, auto travel needs, and service costs and enhance the identity of**  
22 **Albuquerque and the Southwest Albuquerque Community support**  
23 **Comprehensive Plan policies in Section II.B.7 Activity Centers; and**

24 **WHEREAS, West Side Strategic Plan text amendments to improve**  
25 **pedestrian, bicycle and vehicle travel efficiency and safety support**  
26 **Comprehensive Plan policies in Section II.D.4; and**

1           WHEREAS, the primary goal for Southwest Albuquerque is to become a  
2 complete community and Southwest Albuquerque lacks many of the elements  
3 necessary to reach that goal; and

4           WHEREAS, the building blocks for community transformation are a  
5 convenient transportation network for walking, bicycling, driving and public  
6 transportation; a network of community and neighborhood service areas;  
7 recognizable identity based on local natural and man-made elements; and  
8 neighborhoods that each include housing for a variety of households, public  
9 services, recreational areas, and shopping all conveniently located and designed  
10 for walking, bicycling, and vehicle access; and

11           WHEREAS, the West Side Strategic Plan currently lacks sufficient guidance  
12 to help transform Southwest Albuquerque into a complete community; and

13           WHEREAS, the Environmental Planning Commission found the West Side  
14 Strategic Plan amendment was not in conflict with any applicable plans including  
15 the Albuquerque/Bernalillo County Comprehensive Plan; and

16           WHEREAS, there is general support for the proposed amendments.

17 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
18 ALBUQUERQUE:

19 Section 1. The *West Side Strategic Plan* is amended to add a chapter consisting  
20 of the entire *Southwest Albuquerque Strategic Action Plan* dated July 10,  
21 2008 and conditions of approval, excepting pages 3-11 through 3-39  
22 containing text amendments to three Southwest Sector Development  
23 Plans.

24 Section 2. The *West Side Strategic Plan* is amended to include the following text  
25 amendments to existing portions of the *West Side Strategic Plan* listed on  
26 *Southwest Albuquerque Strategic Action Plan* pages 3-3 through 3-7:

- 27 a. The map on page 30 of the *West Side Strategic Plan* "Community Service  
28 Areas and Community Activity Centers" is amended to add activity centers  
29 from the proposed network of Southwest Albuquerque activity centers.
- 30 b. The *West Side Strategic Plan* is amended to include text and an illustration  
31 to clarify the differences between community and neighborhood activity  
32 centers on *West Side Strategic Plan* pages 33 and 34, Section B: Strategic

1 Plan Elements and Development Strategies, 1. The Community Concept  
2 Activity Centers.

- 3 c. The *West Side Strategic Plan* is amended to add policies 1.17 and 1.18 to  
4 more fully describe community and neighborhood centers.
- 5 d. The *West Side Strategic Plan* is amended to include text in *Section B.*  
6 Policy 3.46, Policy 3.48 and added policies B.3.63a, B.3.63b, B.3.69a, and  
7 B.3.69b to more fully describe individual community and neighborhood  
8 centers in specific west side communities within the Southwest  
9 Albuquerque Strategic Action Plan boundaries.
- 10 e. The *West Side Strategic Plan* is amended to include text in Policies B.3.92  
11 and B.7.16 and add Policy B.7.18a to further encourage the development of  
12 activity centers.
- 13 f. The *West Side Strategic Plan* is amended starting on page 174 by  
14 reformatting Section B.4. Residential Development as policies 4.7 through  
15 4.12 and rennumbers existing policies 4.7 through 4.12 makes this section  
16 consistent with the remainder of the *West Side Strategic Plan*.
- 17 g. The *West Side Strategic Plan* is amended starting on page 175 by  
18 reformatting the bulleted discussion under Commercial Development to be  
19 policies, consistent with the remainder of the *West Side Strategic Plan*.
- 20 h. The *West Side Strategic Plan* is amended to add policies 4.13 and 4.14  
21 under Commercial Development and renumber following policies  
22 accordingly to create commercial developments that are accessible by  
23 transit, limit parking spaces, and require an approved pedestrian and  
24 circulation plan.
- 25 i. The *West Side Strategic Plan* is amended to replace existing Policy 6.6 on  
26 page 190 with new text that calls for a sub-regional transportation plan for  
27 Southwest Albuquerque.
- 28 j. The *West Side Strategic Plan* is amended to add Policy 6.18 on page 197 to  
29 call for a network of bus transit routes serving existing and future  
30 neighborhood and community centers.
- 31 k. The *West Side Strategic Plan* is amended to add the following new  
32 community activity center descriptions to the *West Side Strategic Plan*:

1 98<sup>th</sup>/Gibson Community Center, 118<sup>th</sup>/Dennis Chavez Community Activity  
2 Center, and Paseo del Volcan/Dennis Chavez Community Center.

- 3 I. The *West Side Strategic Plan* is amended to make the  
4 Transportation/Infrastructure Plan on page 185 consistent with the  
5 *Southwest Albuquerque Strategic Action Plan Street Network Map*.  
6 m. The *West Side Strategic Plan* "Proposed Trails Map" on page 199 is  
7 amended to include Southwest Albuquerque trails and trail study corridors  
8 identified in the *Southwest Albuquerque Strategic Action Plan*

9 **Section 3. FINDINGS ACCEPTED.** The following findings for the Area Plan  
10 amendment are adopted by the City Council:

- 11 a. The request is to amend existing portions of the *West Side Strategic Plan*  
12 to ensure that it is consistent with proposed policies, maps, and  
13 regulations in the Southwest Albuquerque Strategic Action Plan dated July  
14 10, 2008, a proposed addition to the West Side Strategic Plan.
- 15 b. The request is also to amend the West Side Strategic Plan by inserting an  
16 additional chapter consisting of the entire Southwest Albuquerque  
17 Strategic Action Plan dated July 10, 2008, excepting pages 3-11 to 3-39, to  
18 provide better development guidance for the southern portion of the West  
19 Side.
- 20 c. On July 10, 2008 the EPC voted 5 to 2 recommend approval of West Side  
21 Strategic Plan text amendments and the following findings and conditions.
- 22 d. The following City Charter articles are furthered by the subject request:
- 23 1. The text amendments are exercises in maximum local government.  
24 The City Council has the authority to create development standards  
25 through legislative action (Article I).
- 26 2. The text amendments are intended to further the interest of the  
27 public by insuring the proper use of land and promoting and  
28 maintaining an aesthetic and humane urban environment (Article IX).
- 29 e. The following Comprehensive Plan policies are furthered by the subject  
30 request:
- 31 1. *Comprehensive Plan* (II.B.7. Activity Centers): Adding new  
32 Community and Neighborhood Activity Centers will help concentrate  
33 moderate-density mixed land use and social/economic activities to

1 reduce urban sprawl, auto travel needs, and service costs.

2 Southwest Albuquerque activity center development will enhance the  
3 identity of Albuquerque and the Southwest Albuquerque Community.

4 2. *Comprehensive Plan* (II.C.1. Air Quality): Amendment will foster  
5 transportation network and commercial development design that  
6 enables residents to choose walking, bicycling and taking public  
7 transportation to improve air quality to safeguard public health and  
8 enhance quality of life.

9 3. *Comprehensive Plan* (II D.4. Transportation and Transit):  
10 Amendments will foster development design that encourages  
11 bicycling, walking and use of transit/para-transit as alternatives to  
12 automobile travel, while providing sufficient roadway capacity to  
13 meet mobility and access needs.

14 f. There is general support for the proposed amendments.

15 g. The regulations proposed for residential zones, subdivision development  
16 and public right-of-way design contained in the July 10, 2008 version of the  
17 *Southwest Albuquerque Strategic Action Plan* should be adapted, written,  
18 and considered for citywide application at a future date. This will require  
19 amendments to the Zoning Code and the Subdivision Ordinance.

20 **Section 4. CONDITIONS OF APPROVAL.** The following conditions for the West  
21 Side Strategic Plan amendment are adopted by the City Council:

22 a. On *Action Plan* page 1-5 add the following City plans to the list of planning  
23 documents that guide development in Southwest Albuquerque: *Facility*  
24 *Plan for Arroyos* (1986) and *Facility Plan: Electric Service Transmissions*  
25 *and Subtransmissions Facilities 1995 – 2000* (1996).

26 b. *Action Plan* page 2-11 the map caption is amended to read: "Existing  
27 Bernalillo County Zoning - The map below shows generalized zoning for  
28 the unincorporated parts of Southwest Albuquerque. Most of the area is  
29 zoned A-1, allowing one-acre lot development."

30 c. On *Action Plan* page 2-23 the following additional strategies are added for  
31 protecting the Ceja as Major Public Open Space:

32 "6. Do not allow development on Bluepoint-Kokan Association and  
33 Lateen Sandy Loam soils associated with slopes (9% or greater)

- 1           7.     Create scenic easements to protect critical Open Space view areas.”
- 2   d.     ***Action Plan*** page 2-32 the “Typical Subdivision Cul-de-Sacs” diagram on
- 3     the left is amended by adding the words “Avoid Use” above the diagram
- 4     and the “Well-Connected Street Network” diagram on the right is amended
- 5     by adding the words “Encourage Use” above the diagram.
- 6   e.     ***Action Plan*** page 3-4, first paragraph, proposed policy 1.18 is amended to
- 7     read: “Community Activity Centers shall contain mixed-use buildings
- 8     and/or mixed used developments that combine commercial, residential,
- 9     and/or civic land uses in one accessible location. Clustered buldings and
- 10    formation of meaningful plazas and sheltering forms to promote
- 11    pedestrian-friendly environments are encouraged.”
- 12   f.     ***Action Plan*** page 3-6, proposed Policy 4.8 is amended to read: “Design
- 13    subdivisions to provide safe, attractive, and efficient circulation patterns
- 14    for pedestrians. Walking distances from residences within subdivisions to
- 15    arterials, collectors, or streets with existing or proposed transit service
- 16    should be kept to ¼ mile or less whenever possible.”
- 17   g.     ***Action Plan*** page 3-6, proposed Policy 4.14 is amended to read: “Limit the
- 18    maximum number of parking spaces for office and commercial uses to 10%
- 19    above Zoning Code requirements. Each development shall have an
- 20    approved pedestrian and bicycle circulation plan that provides safe,
- 21    attractive, and efficient routes to neighboring properties, adjacent streets,
- 22    and transit service. The site plan shall show convenient access throughout
- 23    the site. Regularly spaced pedestrian access through breaks in walls and
- 24    continuous landscaping shall be provided. Stairways do not promote
- 25    pedestrian convenience and shall be restricted or eliminated.”
- 26   h.     ***Action Plan*** page 3-6, the last paragraph is amended to read: “Amend the
- 27    graphic representation of theTransportation/infrastructure Plan on page
- 28    185 in Section B. Strategic Plan Elements & Development Policies, 6.
- 29    Transportation System to be consistent with the Southwest Albuquerque
- 30    Strategic Action Plan’s Existing & Proposed Southwest Albuquerque
- 31    Transportation network Map.”
- 32   i.     ***Action Plan*** page 3-6 and other *Action Plan* pages where there are
- 33    instructions to rewrite West Side Strategic Plan bulleted statements as

1 policies to be consistent with the remainder of the West Side Strategic Plan  
2 are amended to show the existing West Side Strategic Plan bulleted  
3 statements and show the same language as numbered policies.

4 j. *Action Plan* page 3-7 and other Action Plan pages where there are  
5 instructions to amend maps in the West Side Strategic Plan are amended to  
6 include the replacement map or refer to the replacement map page in the  
7 Southwest Albuquerque Strategic Action Plan.

8 k. On *Action Plan* page 3-42, Chart B., "Capital Projects (funding needed)", in  
9 the row concerning Major Public Open Space under the Goal "Plan and  
10 Build an Interconnected System of Public Parks, Trails, and Open Space",  
11 the column concerning Funding Sources is amended to read: "GO Bonds,  
12 The implementation of a permanent quality of life ¼ cent gross receipts tax,  
13 Other local tax initiatives, State appropriations, Density transfers, Cluster  
14 development, and Property donation by property owner in exchange for  
15 Open Space credit."

16 l. On *Action Plan* page 3-43, Chart C., "Future Studies and Pilot Projects (Not  
17 funded)", under the Goal "Build complete neighborhoods and network of  
18 activity centers to serve them" a row is added that reads: "Review the  
19 *Planned Communities Development Criteria Plan* to ensure its proper  
20 application in development decisions for rural and reserve areas of  
21 Southwest Albuquerque, After Action Plan adoption, Planning  
22 Department."

23 m. On *Action Plan* page 3-43, Chart C. "Future Studies and Pilot Projects (Not  
24 Funded)" a row is added that reads: "Conduct citywide meetings with  
25 neighborhood associations and citizens for comment on proposed  
26 amendments to the Zoning Code and Subdivision Ordinance that were  
27 originally contained in the *Southwest Albuquerque Strategic Action Plan*  
28 and report back to the EPC on those proposed amendments with  
29 recommendations. After *Action Plan* adoption, Planning Department."

30 Section 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
31 clause, word or phrase of this resolution is for any reason held to be  
32 invalid or unenforceable by any court of competent jurisdiction, such  
33 decision shall not affect the validity of the remaining provisions of this

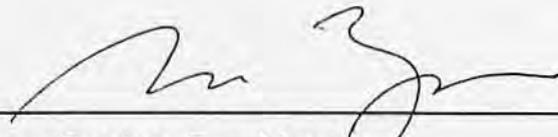
1 resolution. The Council hereby declares that it would have passed this  
2 resolution and each section, paragraph, sentence, clause, word or phrase  
3 thereof irrespective of any provisions being declared unconstitutional or  
4 otherwise invalid.

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1 PASSED AND ADOPTED THIS 2<sup>nd</sup> DAY OF March, 2009  
2 BY A VOTE OF: 7 FOR 0 AGAINST.

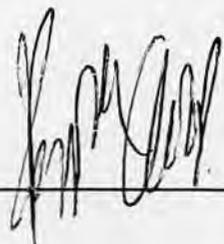
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4 Excused: Cadigan, O'Malley

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9 \_\_\_\_\_  
10 Isaac Benton, President  
11 City Council

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13 APPROVED THIS 24<sup>th</sup> DAY OF March, 2009

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16 Bill No. R-08-169

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19 \_\_\_\_\_  
20 Martin J. Chávez, Mayor  
21 City of Albuquerque

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25 ATTEST:   
26 \_\_\_\_\_  
27 City Clerk

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## PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

**NOTE:** Pre-Application Review Team (PRT) discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. **Also, the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.**

|                   |  |                      |
|-------------------|--|----------------------|
| PA#: <u>17-46</u> | Received By: <u>MJV</u> <small>Official Use only</small> | Date: <u>3/16/17</u> |
|-------------------|--|----------------------|

Applicant Name: Consensus Planning, Inc. Phone#: 505 764-9801 Email: hakim@consensusplanning.com

**APPOINTMENT DATE & TIME:** Tuesday, March 28 at 3:00pm

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3955 TO SCHEDULE AN APPOINTMENT.

Applications are taken on a first-come, first-served basis. Once the completed application and the zone atlas page are submitted, you will be scheduled for the next available discussion time. PRT discussions take place weekly on Tuesday afternoons, with five 30 minute time slots available starting at 1 p.m.

**BRIEFLY DESCRIBE YOUR REQUEST:** (What do you plan to develop on this site?)

Our client is interested in developing a self-storage facility on a portion of the subject property, as well as some retail along Unser Boulevard NW. The property falls within the boundaries of the El Rancho Atrisco Phase III Sector Plan.

**PLEASE RESPOND TO THE FOLLOWING QUESTIONS:**

Size of Site: 3.2 acres Existing Zoning: R-D Proposed Zoning: Potential Sector Plan Map Amendment

Previous zone change or site plan approval case number(s) for this site: Project #1003274

Applicable Area or Sector Plans: El Rancho Atrisco Phase III Sector Plan - property designated for multi-family.

Residential: Type and No. of Units Proposed: N/A

Commercial: Estimated building square footage: TBD No. of Employees: TBD

**LOCATION OF REQUEST:**

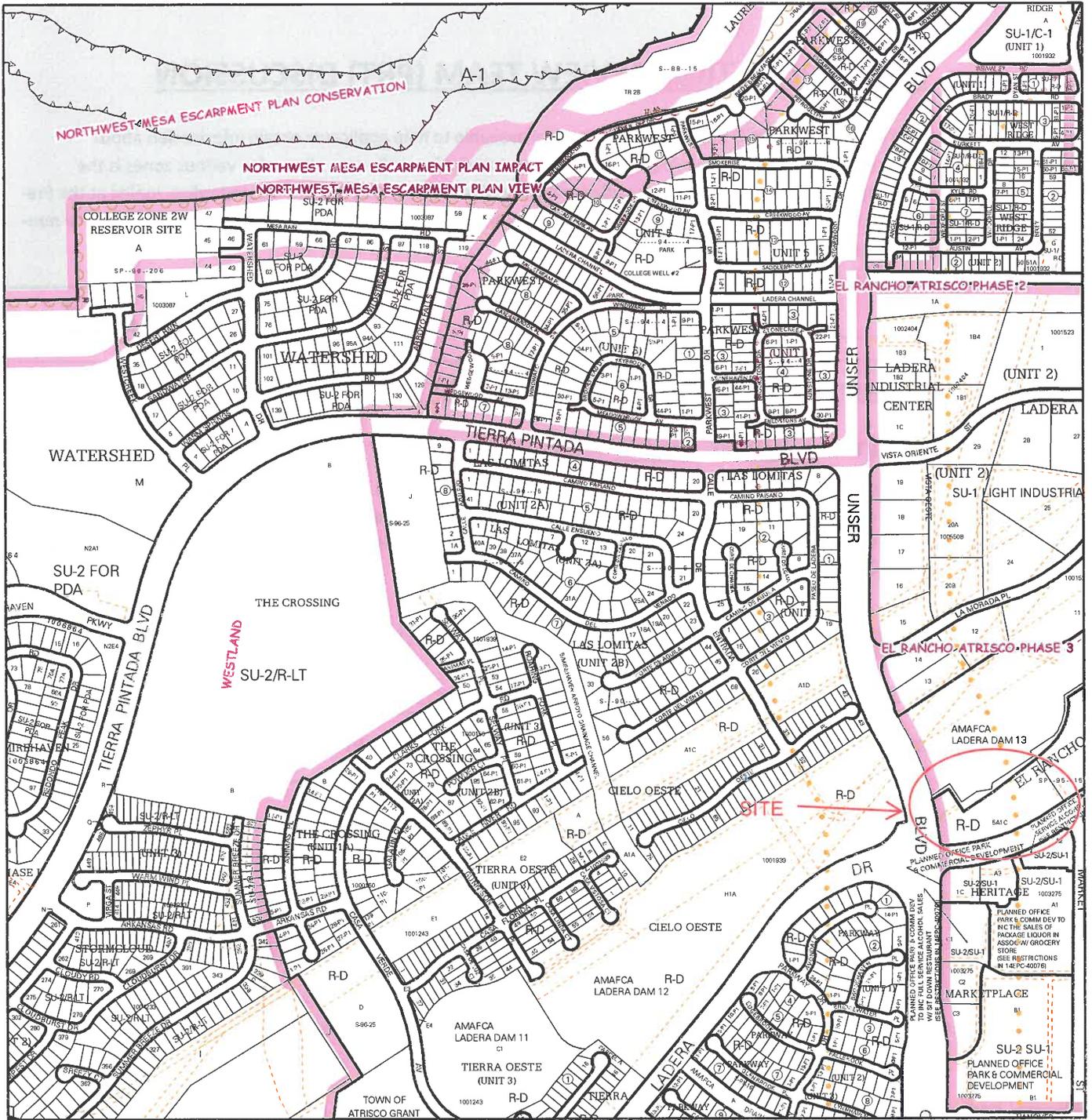
Physical Address: Northeast corner of Ladera and Zone Atlas Page (Please identify the subject site on the map and attach)  
Unser.

**LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST:**

*(Please be specific so our staff can do the appropriate research)*

Per the RD zone, "incidental commercial uses shall not exceed 15% of the R-D zone covered by a given Sector Plan." The Sector Plan encompasses approximately 348 acres, which would allow up to 52.2 acres of commercial. Additionally, conditional uses allowed by the R-D zone include uses conditional in the C-1 zone. Enclosed storage is a conditional use in the C-1zone.

We would like some direction on how to proceed on the entitlements required for the proposed development.



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



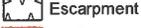
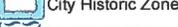
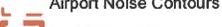
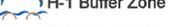
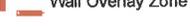
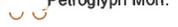
Map amended through: 1/28/2016

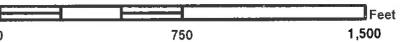


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**H-09-Z**

Selected Symbols

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



# PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 17-46 Date: 3.28.17 Time: 3:00 PM

Address: NEC OF LADEPA + UNSER

## 1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning:  Kym Dicome  Other: CHERYL SOMMERFELDT.  
Code Enforcement:  Ben McIntosh  Other: MICHELE NATH  
Fire Marshall:  Antonio Chinchilla  Other: \_\_\_\_\_

## 2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- |  |                                       |   |
|--|---------------------------------------|---|
| <input type="checkbox"/> Zone Map Amendment              | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval                                |
| <input type="checkbox"/> Sector Dev. Plan Amendment      | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval                                |
| <input type="checkbox"/> Site Dev. Plan for Subdivision  | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input type="checkbox"/> Site Dev. Plan for Bldg. Permit | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
- Other \_\_\_\_\_

## 3. SUMMARY OF PRT DISCUSSION:

Current Zoning: P.D  
Proposed Use/Zone: \_\_\_\_\_  
Applicable Plans: \_\_\_\_\_  
Applicable Design Regulations: \_\_\_\_\_  
Previously approved site plans/project #s: \_\_\_\_\_  
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) \_\_\_\_\_

Handouts Given:

- Zone Map Amendment Process  R-270-1980  AA Process  EPC Schedule

Additional Notes:

14.16.2.14 (E)(1) ① P.D (20) → C.I USES MUST HAVE SDP, SPS, LP (EPC)  
IF ONLY NOT = P.T  
SDP SPS, LS

15% = 348 AC. 52.2 ACRES. HOW TO TRACK? APPLICANT WHEN SUBMITTED.

14.16.2.14 (E)(3). ONLY ON PROPERTY APPLICANT FOR C.I BY SDP.

## 4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY

[Signature]  
PRT CHAIR

[Signature]  
APPLICANT OR AGENT

\*\*\*Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

(2)

MTG. EL RANCHO

- MAP FOR ATRISCO PHASE III → MIX OF P.D, SU.1.....

AMEND SDP MAP. TO THE CHANGE ~~TO~~ FROM MULTIFAMILY  
TO C.2 TO ALLOW INDOOR + OUTDOOR STORAGE.OPTION - SU.1 FOR INDOOR/OUTDOOR STORAGE 1-1.5 AC  
3.4 AC. →

ZONE CHANGE P.D → ? EPC

OPTIONS. STORAGE DRIVING THE REQUEST - SU.1

THEN LEAVE THE COMMERCIAL PARCEL AS P.D  
COME BACK LATER.

**ZONING**

Please refer to the Comprehensive Zoning Code for specific zone descriptions.

APPLICATION INFORMATION



**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

for Subdivision  
 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

**Supplemental Form (SF)**

|            |                                     |  |
|------------|-------------------------------------|--|
| <b>S</b>   | <b>Z</b>                            | <b>ZONING &amp; PLANNING</b>   |
| ___        | ___                                 | ___ Annexation   |
| <b>V</b>   | <input checked="" type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning, Includes Zoning within Sector Development Plans) |
| <b>P</b>   | ___                                 | 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              |
| <b>D</b>   | ___                                 | Street Name Change (Local & Collector)   |
| <b>L A</b> | <b>A</b>                            | <b>APPEAL / PROTEST of...</b>  |
| ___        | ___                                 | 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 2<sup>nd</sup> 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): Consensus Planning, Inc. PHONE: 505-764-9801  
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com  
 APPLICANT: Titan Development, Inc. PHONE: 505-998-0163  
 ADDRESS: 6300 Riverside Plaza Ln #200 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP \_\_\_\_\_ E-MAIL: hpatterson@Titan-Development.com  
 Proprietary interest in site: Contract Purchaser List all owners: Western Albuquerque Land Holdings, LLC

DESCRIPTION OF REQUEST: Zone Map Amendment, Site Plan for Subdivision, and Site Plan for Building Permit

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. Tract 5-A-1C Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: El Rancho Atrisco Phase III  
 Existing Zoning: R-D Proposed zoning: SU-1 for C-1 Uses MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): H-09-Z UPC Code: 100805949310541007

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): Project # 1003274

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 3.2 acres

LOCATION OF PROPERTY BY STREETS: On or Near: Ladera Drive NE

Between: Unser Boulevard and Laurelwood Place

Check if project was previously reviewed by Sketch Plat/Plan  or Pre-application Review Team (PRT)  Review Date: 3-28-17

SIGNATURE [Signature] DATE June 29, 2017  
 (Print Name) James K. Strozier Applicant  Agent

**FOR OFFICIAL USE ONLY**

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

| Application case numbers            | Action          | S.F. | Fees               |
|-------------------------------------|-----------------|------|--------------------|
| <u>17EPC-40021</u>                  | <u>ASM</u>      | ___  | <u>\$ 460.00</u>   |
| <u>17EPC-40022</u>                  | <u>SPS</u>      | ___  | <u>\$ 385.00</u>   |
| <u>17EPC-40023</u>                  | <u>SBP</u>      | ___  | <u>\$ 385.00</u>   |
| ___                                 | <u>ADV</u>      | ___  | <u>\$ 25.00</u>    |
| ___                                 | <u>CMF</u>      | ___  | <u>\$ 60.00</u>    |
| ___                                 | <u>mailings</u> | ___  | <u>Total 45.54</u> |
| Hearing date <u>August 10, 2017</u> |                 |      | <u>\$ 1400.54</u>  |

[Signature]

6-29-17

Project # 1003274

Staff signature & Date

Revised: 11/2014

**FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS**

**ANNEXATION (EPC08)**

- Application for zone map amendment including those submittal requirements (see below).  
*Annexation and establishment of zoning must be applied for simultaneously.*
  - Petition for Annexation Form and necessary attachments
  - Zone Atlas map with the entire property(ies) clearly outlined and indicated  
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
  - Letter describing, explaining, and justifying the request  
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
  - Letter of authorization from the property owner if application is submitted by an agent
  - Board of County Commissioners (BCC) Notice of Decision
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - Sign Posting Agreement form
  - Traffic Impact Study (TIS) form
  - 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.

**SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)

**SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)

**SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
  - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
  - Zone Atlas map with the entire plan area clearly outlined and indicated
  - Letter describing, explaining, and justifying the request
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
  - Traffic Impact Study (TIS) form (for EPC public hearing only)
  - Fee for EPC final approval only (see schedule)
  - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

**AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**

- Zone Atlas map with the entire property clearly outlined and indicated
  - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - Sign Posting Agreement form
  - Traffic Impact Study (TIS) form
  - 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.

**AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**

**AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
  - Plan to be amended with materials to be changed noted and marked
  - Zone Atlas map with the entire plan/amendment area clearly outlined
  - Letter of authorization from the property owner if application is submitted by an agent (map change only)
  - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
  - Letter briefly describing, explaining, and justifying the request
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
  - Traffic Impact Study (TIS) form
  - Sign Posting Agreement
  - 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.

**AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
  - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
  - Letter describing, explaining, and justifying the request
  - 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.

James K. Strozic, AICP  
Applicant name (print)  
[Signature] 6-29-2017  
Applicant signature & Date



Revised: June 2011

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

Application case numbers  
17EPC 40021

[Signature] 6-29-17  
Staff signature & Date  
Project # 1003274

**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)**

- NA** 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)**

- NA** 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.

James K. Strozic AICP  
Applicant name (print)  
[Signature] 6-29-2011  
Applicant signature / date



Form revised November 2010

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

Application case numbers  
17ER - 10022  
17ER - 40023

[Signature] 3-24-11  
Planner signature / date  
Project #: 1003274

June 29, 2017

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

***Re: Zone Map Amendment, Site Plan for Subdivision, and Site Plan for Building Permit– Ladera Crossing.***

Dear Mr. Chairman:

The purpose of this letter is to provide justification for a request for a Zone Map Amendment/Sector Plan Map Amendment, Site Plan for Subdivision, and Site Plan for Building Permit for the property located on Ladera Drive NW, between Unser Blvd. and Laurelwood Place, on behalf of Titan Development. The property is legally described as Tract 5-A-1C of El Rancho Atrisco Phase III and the current zoning on the approximately 3.2 acre property is R-D. The applicant's request is to change the zoning to SU-2/SU-1 for C-1 Uses, excluding gas station and residential uses, to accommodate a proposed indoor self-storage facility on the eastern portion of the property. The remainder of the property will accommodate a future retail use. As part of this application, we are submitting a Site Plan for Subdivision with Design Standards for the entire property, along with a Site Plan for Building Permit for the self-storage facility. While the request is for C-1 Uses, which includes permissive and conditional uses permissively, the request excludes gas stations and residential uses. The future Site Plan for Building Permit for the retail lot will require a Public Hearing before the Development Review Board.

Furthermore, the SU-1 nature of the requested zone change allows the applicant to specify Design Standards and site development requirements above and beyond the City's zoning code. Specifically, the Site Plan for Subdivision associated with this use restricts future development on the corner retail lot to C-1 Uses and also prohibits development of future residential uses and gas stations. The SU-1 designation and associated Site Plan for Subdivision allow this level of detail and customization, which ensure the general welfare of the community. The Site Plan for Subdivision codifies the restriction prohibiting gas stations and residential uses on the western, retail lot. With straight zoning and an associated Site Plan for Building Permit, future development on a site would only be required to adhere to the zoning regulations and design standards provided by the zoning designation. The level of detail associated with a Site Plan for Subdivision would not exist as part of a Site Plan for Building Permit.

The requested zoning and proposed use would allow a future self-storage use to be operated by Extra Space Storage, the second largest provider of self-storage properties in the nation. The company has a strong track record for providing a secure environment for customers and the overall community. Access and

management standards will be established for the proposed self-storage facility that will occupy the eastern portion of the property. These include set hours of operation, restricted access to the building, a leasing office, as well as security provisions (lighting, cameras, etc.). These standards will ensure the general safety of the property and surrounding community.

The proposed facility will include exterior and interior security cameras that will monitor the property at all times. The leasing office will operate 9:30 a.m. to 6 p.m. Monday through Friday and 9 a.m. to 5:30 p.m. on Saturday. Customers will have full access to their units from 7 a.m. to 7 p.m. every day of the week. Unlike other storage facilities, the proposed project will not allow 24 hour access. This provides additional safety and security assurances.



**Subject Property**

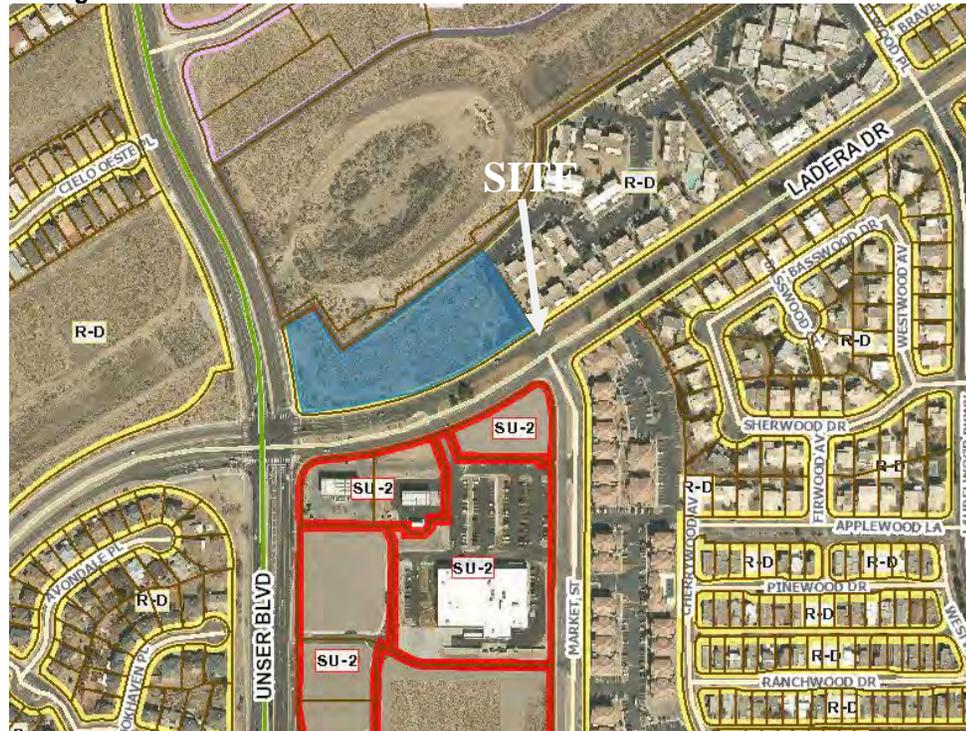
## CASE HISTORY

The subject property is within the El Rancho Atrisco Phase III Sector Plan and the Westside Strategic Plan. The property is zoned R-D, a zone that permits a mixture of dwelling unit types and incidental related commercial activities. As part of the existing R-D zone, permissive uses include those permissive in the higher density R-3 zone and C-1 zone, with the exception of a shopping center. The permissive uses of the existing zoning do not accommodate the proposed self-storage use and future retail. Therefore, the applicant is requesting the zone change to SU-2/SU-1 for C-1 Uses. This three-part application includes a request for zone change, Site Plan for Subdivision with Design Standards showing the proposed lot split, and Site Plan for Building Permit for the self-storage use to the east.

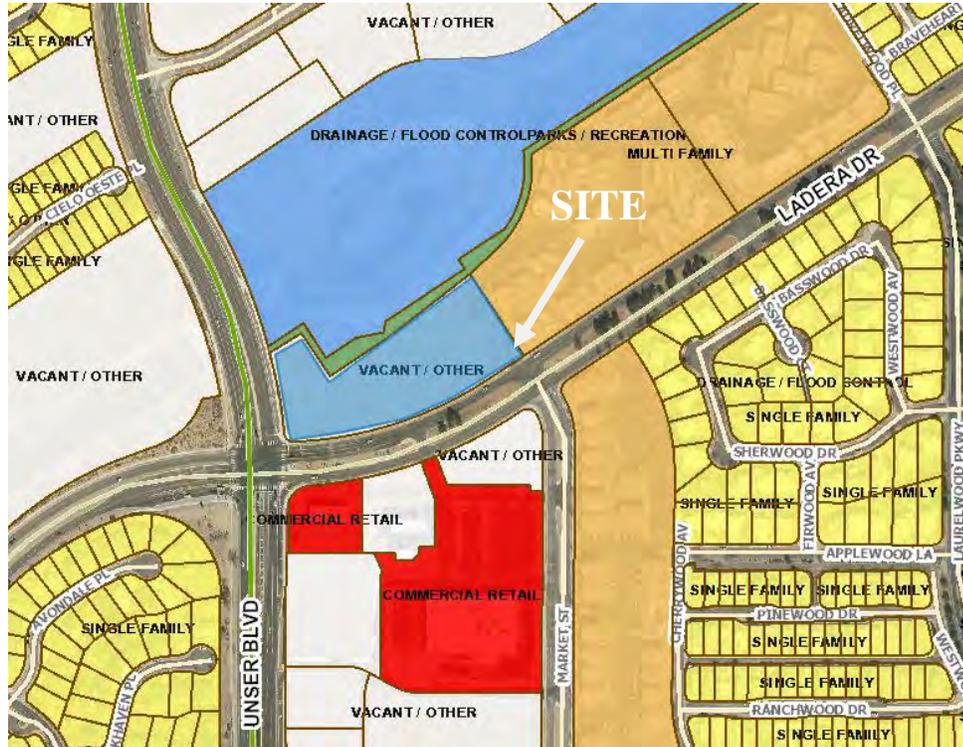
## ADJACENT ZONING AND LAND USE

Adjacent properties are zoned R-D with the exception of the development to the south that is zoned SU-2 for Planned Office Park and Commercial development. The site is surrounded by multifamily, commercial/retail, and single family uses. The adjacent property to the north is a combination of open space and a diversion channel. There is significant vacant land to the west of the property, on the west side of Unser Boulevard. One of the SU-2 zoned commercial lots adjacent to and south of the subject property is also vacant.

### Zoning



**Land Use**



| Area  | Zoning | Land Use                    |
|-------|--------|-----------------------------|
| North | N/A    | Mirehaven Diversion Channel |
| South | SU-2   | Commercial Retail/Vacant    |
| East  | R-D    | Multi Family                |
| West  | R-D    | Single Family               |

**ZONE MAP AMENDMENT - RESPONSE TO RESOLUTION 270-1980**

This zone change request is in compliance with Resolution 270-1980 as follows:

- A. *A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.*

**Applicant’s Response:** This request is consistent with the health, safety, morals, and general welfare of the City. The proposed project will allow a vacant property to be develop for a proposed use that is compatible with the surrounding area. The eastern portion of the property is proposed for a self-storage facility. This use will serve the surrounding and overall community with an amenity that is in demand for renters and homeowners. One incidental effect that storage can have on the adjacent community is to help “clean-up” neighborhoods. This use provides adjacent residences with the space to be able to park vehicles inside their garages, eliminate personal sheds, remove yard clutter, etc.

Additionally, the site is proposed for commercial retail with the corner, western portion of the lot designated for future retail use. The requested zoning for this property will allow future uses to appropriately integrate with the surrounding community. Other than the multifamily development immediately to the east of the property, the subject lot is buffered from other surrounding uses by arterial

streets to the west and south and a diversion channel to the north. The existing conditions of the site and surrounding properties are compatible with the proposed use. This compatibility supports the health, safety, and general welfare of the City by allowing a use that is not disruptive to the surrounding community.

The proposed zone change and future use are justified by the City's Comprehensive Plan policies that are referenced in section C. of this letter. The Comprehensive Plan policy sections that support this request are: Section 7.3, policy 7.3.4; and Section 8.1, policies 8.1.1 and 8.1.2. Furthermore, the property is within the El Rancho Atrisco Phase III Sector Plan and the Westside Strategic Plan. There is a Sector Plan Map associated with the El Rancho Atrisco Phase III Plan that currently shows the proposed zoning/land use for the subject property as multi-family. As part of this application package, we will remove this designation and replace it with the appropriate zoning and land use.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.*

**Applicant's Response:** The property is currently zoned R-D. We are proposing to change this zoning to SU-2/SU-1 for C-1 Uses, excluding gas station and residential uses to accommodate a proposed self-storage facility on the eastern portion of the property with the remaining western portion for future retail. As stated in the description above, the proposed use is compatible with the existing uses in the surrounding area. Specifically, the proposed project will allow a vacant property to be develop for a proposed use that is compatible with the surrounding area, which will provide stability of land use. The eastern portion of the property is proposed for a self-storage facility. Additionally, the site is proposed for commercial retail with the corner, western portion of the lot designated for future retail use. The requested zoning for this property will allow future uses to appropriately integrate with the surrounding community. Other than the multifamily development immediately to the east of the property, the subject lot is buffered from other surrounding uses by arterial streets to the west and south and a diversion channel to the north. These existing condition ensure the stability of land uses and zoning of the site and surrounding properties are compatible with the proposed use. This compatibility supports the health, safety, and general welfare of the City by allowing a use that is not disruptive to the surrounding community.

This compatibility with the surrounding uses fosters zoning and land use stability.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto including privately developed area plans which have been adopted by the City.*

**Albuquerque/Bernalillo County Comprehensive Plan**

Applicable policies from the Comprehensive Plan (as adopted in March 2017) are provided below:

**Goal 5.6 City Development Areas**

*Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.*

*Policy 5.6.3: Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.*

*c) Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.*

**Applicant's Response:** The property is currently zoned R-D. The site is not large enough for a fully amenitized multi-family project. If a multi-family project were to develop on this property, it would generate significantly more traffic than the proposed self-storage use. It is more appropriate for this property to accommodate non-residential infill development. Furthermore, the amount of traffic that will be generated from the proposed self-storage use is approximately 2% of that currently generated from the neighborhood Walmart to the south.

We are proposing to change this zoning to SU-2/SU-1 for C-1 Uses, excluding gas station and residential uses to accommodate a proposed self-storage facility on the eastern portion of the property with the remaining western portion for future retail. As stated in the description above, the proposed use is compatible with the existing uses in the surrounding area. Specifically, the proposed project will allow a vacant property to be developed for a proposed use that is compatible with the surrounding area, which will provide stability of land use. The eastern portion of the property is proposed for a self-storage facility. Additionally, the site is proposed for commercial retail with the corner, western portion of the lot designated for future retail use. The requested zoning for this property will allow future uses to appropriately integrate with the surrounding community. Other than the multifamily development immediately to the east of the property, the subject lot is buffered from other surrounding uses by arterial streets to the west and south and a diversion channel to the north. These existing conditions ensure the careful consideration of this zone change request and the impact on land use compatibility with abutting properties and context.

*Notably, the subject property is located on nearby an Area of Change, as identified by the Comprehensive Plan, just north of the property and Ladera Drive, along Unser Boulevard. As such, the general area has been identified for future growth and development.*

**Goal 7.3 Sense of Place**

*Reinforce sense of place through context-sensitive design of development and streetscapes.*

*Policy 7.3.4: Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.*

*b. Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.*

**Applicant's Response:** The proposed zone change and associated project promotes infill that enhances the built environment through new, innovative construction. As part of this zone map amendment request, we are providing a Site Plan for Subdivision, Design Standards, and a Site Plan for Building Permit that provides details for the proposed self-storage use, including elevations that demonstrate the appropriate building massing of the proposed commercial use. This project will be developed with context-sensitive landscaping that will enhance the curb appeal of the property.

The Site Plan for Building for the self-storage facility proposes a three-story building that will occupy a smaller footprint than a two-story facility. Furthermore, the placement of the proposed building has an increased setback along Ladera Drive than what is required by the City's regulations per the C-1 zone. Additionally, the nature of the use requires less parking than would typically be associated with a commercial use. At its peak, this use would generate 12 cars per hour. The site is currently designed to accommodate 15 cars. Therefore, this allows the site to accommodate a larger landscape setback. The applicant is also providing a three foot solid wall with an additional three foot iron fence on top to shield surrounding properties from car headlights entering and leaving the property. These site design features ensure a well-designed, neighborhood-scale development.

Per the elevations provided as part of the Site Plan for Building Permit package for the proposed self-storage facility, the future building will have an office appearance. The colors and materials indicated on the elevations have been carefully chosen to ensure quality and innovative design.

**Goal 8.1 Placemaking**

*Creates places where business and talent will stay and thrive.*

*Policy 8.1.2: Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.*

**Applicant's Response:** The proposed zone change and associated development would reduce the already saturated housing market on the west side of the City by converting a residentially zone property to allow commercial and retail uses. This will foster an improved quality of life for the existing residents of the area by fostering a robust, resilient, and diverse economy through the self-storage use and future retail. These uses would provide residential communities on the west side with additional and needed amenities and commercial, retail options.

## **West Side Strategic Plan**

The property is located within the West Side Strategic Plan. This application furthers the following West Side Strategic Plan policies:

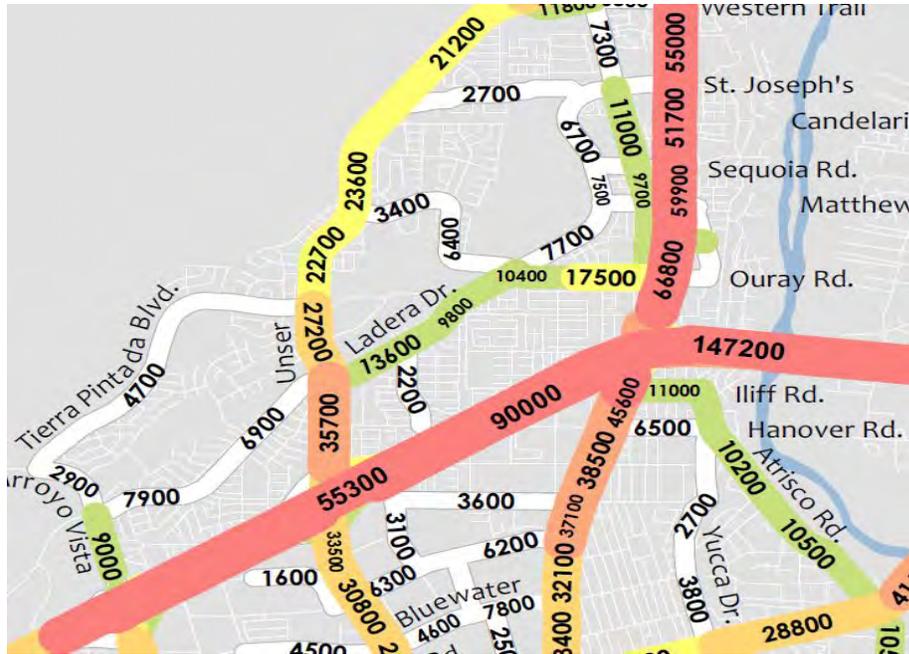
*Plan Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making.*

**Applicant's Response:** The proposed zone change preserves and adds a sense of community to existing neighborhoods to the east and southwest of the subject site. The proposed zone change and associated Site Plan for Subdivision and Site Plan for Building Permit ensure the appropriate transition of proposed uses. Specifically, the eastern portion of the lot that abuts the multifamily uses to the east is proposed to be developed as a self-storage facility. The remainder of the property will be developed for a future retail user. This proposed layout and allocated uses provides an appropriate transition between uses based on levels of intensity. The proposed self-storage facility is a passive commercial use and will buffer the existing residential uses to the east from the proposed retail at the corner of Ladera Drive and Unser Boulevard.

The Site Plan for Subdivision codifies the restriction prohibiting gas stations and residential uses on the western, retail lot. Furthermore, the Plan identifies the single access point onto Ladera Drive. There is an existing and retail opening via a median on Ladera Drive that future users of the storage property would utilize. This access point ensures minimum impact on the neighborhood, as traffic would be deflected from the neighborhood. These Site Plan provisions ensure quality of life for all residents through long-term planning.

*Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this Community. Redevelopment efforts associated with the existing five acre tracts in this area shall be encouraged.*

**Applicant's Response:** The subject site is approximately 3.2 acres and is proposed to accommodate commercial and retail uses. This is more appropriate than the currently allowed residential R-D uses for a number of reasons. First, the property is appropriately located at the intersection of Ladera Drive and Unser Boulevard, which generates an average daily weekday traffic (ADWT) of 27,200 on Unser Boulevard and 13,600 on Ladera Drive (based on New Mexico Department of Transportation Traffic Flow data from 2015). Both streets generate above average ADWT, which makes this intersection better suited to a use that can benefit from or accommodate high traffic counts. Second, the site is not large enough for a fully amenitized multi-family project. If a multi-family project were to develop on this property, it would generate significantly more traffic than the proposed self-storage use. It is more appropriate for this property to accommodate non-residential infill development. Furthermore, the amount of traffic that will be generated from the proposed self-storage use is approximately 2% of that currently generated from the neighborhood Walmart to the south.



NMDOT Traffic Counts

The proposed zoning would further this policy as it would allow a new development to occur that would benefit the existing neighborhood and overall community with appropriately located uses that take advantage of existing conditions while also protecting the residential uses to the east with a low intensity use.

**Unser Boulevard Design Overlay Zone**

**Applicant’s Response:** The standards and design regulations included as part of the proposed Site Plan for Subdivision are more restrictive than those in the Unser Boulevard Design Overlay Zone. Therefore, the more restrictive shall apply. The Design Standards for the proposed development are within the guidelines set forth in the Overlay Zone.

**EI Rancho Atrisco Phase III Sector Plan**

The property is located within the EI Rancho Atrisco Phase III. The subject property is identified for multifamily uses on the Sector Plan Map. As part of this application, the applicant is requesting an amendment to the map to identify the proposed SU-2/SU-1 for C-1 Uses zoning.

The Sector Plan was initially adopted in 1981. At that time, the fruition of the traffic problems generated by more rooftops than places of employment or services on the Westside had not fully actualized. The realization of this problem suggests changed conditions in the area that should be regarded with respect to this requested zone change. Based on these changed conditions, it is evident that the proposed zone change would provide a development that would serve residents of the Westside without contributing to the existing traffic problem.

*D. The applicant must demonstrate that the existing zoning is inappropriate because:*

- i. There was an error when the existing zone map pattern was created; or*
- ii. Changed neighborhood or community conditions justify the change; or*
- iii. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.*

**Applicant's Response:** D.iii – The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan and Westside Strategic Plan. Furthermore, changed neighborhood and community conditions justify the change:

The proposed zone change would allow a self-storage facility to be developed on the eastern portion of the property and a future retail use to locate on the remaining western lot. The request for SU-2/SU-1 for C-1 Uses would not only provide the opportunity for these uses to develop, but the SU-1 designation would also allow control over the design and development of this site. As part of this request, we have provided Design Standards in association with the Site Plan for Subdivision. These provide a higher level of control than straight zoning and allow the applicant to direct the layout and design of this property.

The requested zoning is more advantageous to the neighborhood and overall community as it furthers multiple City plans and policies. Specifically, the proposed zone change will:

1. Encourage business development on the Westside where services and commercial/retail options are limited.
2. The proposed use on the eastern portion of the property provides indoor, climate-controlled storage in an attractive structure designed to look similar to an office building.
3. Storage facilities require minimal parking and generate far less traffic than a typical retail center or office building. Furthermore, one of the proposed uses would generate significantly less traffic than the current R-D zoning, which would allow multi-family development.
4. Foster symbiotic relationships between existing residential and commercial uses with the proposed use.
5. Provide service and employment opportunities for the residents of the area.

Changed conditions related to this property are associated with the overall traffic considerations related to residents commuting from the Westside to the Eastside for work. The proposed zone change would help to alleviate this problem by replacing a residential zone with one that accommodates future commercial and retail uses. The balance of rooftops with services is desirable and reiterated in a number of City Plans and policies.

The location of this property, on the corner of Ladera and Unser, makes it most appropriate of the existing vacant properties in the area that are appropriate for the proposed and future use. The Comprehensive Plan and Westside Strategic Plan encourage development of vacant lots.

- E. *A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.*

**Applicant's Response:** The requested zoning for the subject site will allow for a self-storage facility to locate on the east portion of the property with the remainder allocated for future retail. The proposed zoning and use is appropriate for this location and will not be harmful to adjacent properties. The proposed storage use is less intense than what is currently allowed by the existing R-D zoning with respect to traffic and overall site activity. The proposed retail use is appropriately located at the corner of Ladera and Unser, which will serve the business and surrounding residents well. As part of the Site Plan for Subdivision that is associated with this application, restrictions on the development of this retail lot include the prohibition of future residential uses and a gas station. These provisions provide safety measures that guarantee that the zone change would not be harmful to the adjacent uses and residents.

The buffer that is provided by the proposed storage use for the existing multi-family development to the east is appropriate and desirable. Other nearby residential uses are limited to the single-family development to the southwest of the property that is buffered by Unser Boulevard. The proposed zoning is also appropriate as it provides opportunity for service and retail uses for those living in the neighborhood. Furthermore, the location of the property is ideal for this use, as it is easily accessed from Ladera from traffic heading north and south on Unser Boulevard. This traffic-heavy intersection also creates a noise issue for the area that could present a conflict for and be harmful to residential uses allowed by the existing zoning. Additionally, the proposed self-storage use serves as a desirable neighbor to the existing neighborhoods and community. C-1 Uses are also categorized as Neighborhood Retail, per the City's Zoning Code.

A pre-application meeting was held on June 22, 2017 with representatives from various affected neighborhood associations. Based on the feedback provided by some of the neighbors, the applicant has included restrictions on the proposed zoning to exclude gas stations and residential uses. Furthermore, the Design Standards that have been incorporated as part of the Site Plan for Subdivision ensure appropriate, future development of the retail lot. While a drive-through would be permissive by the requested zoning, City Agencies that typically review development applications would be required to approve the proposed design for adequate traffic and circulation site design. Future Site Plans for Building Permit for the retail lot will require a Public Hearing before the DRB. Additionally, the size of the western lot is larger than most lots that typically accommodate commercial uses. This will provide enough room for adequate circulation, should a drive-through use choose to locate there. Approval of any use on the retail lot will undergo a formal review process, open to the public, prior to application for a Building Permit.

- F. *A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:*

*i. Denied due to lack of capital funds; or*

*ii. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.*

**Applicant's Response:** The proposed zone change will not necessitate the need for any capital improvements. The existing infrastructure surrounding the site will accommodate the proposed and future use. This is a request for infill of a lot that is predominantly surrounded by existing development where all adjacent infrastructure is existing. Therefore, unprogrammed capital expenditures are not applicable. The property is privately owned by Western Albuquerque Land Holdings and all future modifications and improvements necessitated by this development will be funded by the applicant, Titan Development.

*G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.*

**Applicant's Response:** The cost of land and other economic considerations pertaining to the applicant are not the determining factor for the proposed zone change. Titan Development is the contract purchaser of the property and Western Albuquerque Land Holdings is the owner. The location of the property and compatible surrounding uses are the determining factor for the zone change. Additionally, City plans and policies that govern the property call for this use that will service the surrounding and overall community.

*H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.*

**Applicant's Response:** This zone map amendment request is not being justified based on the property location on a major roadway; however, access to the site is an important consideration in the determination that this property is appropriate for the requested zoning and use. The property is located at the intersection of Ladera Drive and Unser Boulevard. The siting of future retail on the corner of this property is appropriate. The less intense storage use is also appropriately identified on the eastern portion of the lot. Access to the storage facility and future retail will be off of Ladera Drive. There is currently an opening in the median on Ladera Drive that will allow future users of the facility an access point that does not interfere with the existing neighborhood. Per the Westside Strategic Plan, vacant land should be developed for services beneficial to the community.

*I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:*

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan.*
- (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the*

*nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.*

**Applicant's Response:** (1) - The zone change request from R-D to SU-2/SU-1 for C-1 Uses accommodate self-storage and future retail is a spot zone, as all SU-1 zones are spot zones by their nature as a "custom zone". However, the property to the south of the subject lot is currently zoned SU-2/SU-2 for Planned office park and commercial development. This adjacent, commercial use suggests that the requested zoning is not an entirely different use from the surrounding land. Furthermore, the proposed use will function as a transition between the adjacent multi-family use to the east.

The proposed change also facilitates the realization of Comprehensive Plan, Area Plan, and Sector Plan policies, as described in this letter. Comprehensive Plan policies that are furthered by this proposed development. The Sector Plan and Area Plan call for creating relationships between residential uses and compatible services. The proposed zoning and associated use will further these Sector Plan and Area Plan policies. Please see section C. of this letter for specific Sector Plan and Area Plan policies.

J. *A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning."*

- (1) *The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and*
- (2) *The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.*

**Applicant's Response:** The concept of strip zoning is not applicable to this request.

## **CONCLUSION**

On behalf of Titan Development, we respectfully request approval of this Zone Map Amendment/Sector Plan Map Amendment, Site Development Plan for Subdivision, and Site Plan Development Plan for Building Permit to allow for the development of a self-contained, climate controlled storage building with future retail on the western, corner lot. Thank you for your consideration.

Sincerely,

James K. Strozier, AICP  
Principal



June 26, 2017

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

Dear Madame Chair,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent for Titan Property Management, LLC on this request for a Zone Map Amendment, Site Plan for Subdivision, and Site Plan for Building Permit for property located on Ladera Drive NW, just east of Unser Boulevard NW (Tract 5-A-1C, El Rancho Atrisco Phase III). Western Albuquerque Land Holdings, LLC. is the owner of this property.

Sincerely,



Brian Patterson, P.E.  
Development Manager of Self-Storage  
Titan Property Management, LLC.

June 21, 2017

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

Dear Madame Chair,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent for Titan Development, Inc. on this request for a Zone Map Amendment, Site Plan for Subdivision, and Site Plan for Building Permit for property located on Ladera Drive NW, just east of Unser Boulevard NW (Tract 5-A-1C, El Rancho Atrisco Phase III) the ("Property"). Western Albuquerque Land Holdings, LLC. is the owner of the Property.

Sincerely,

A handwritten signature in black ink, appearing to read "Ted Garrett", written in a cursive style.

Ted Garrett  
Vice President  
Garrett Development Corporation

**WESTERN ALBUQUERQUE LAND HOLDINGS, LLC**

c/o Garrett Development Company  
6900 E. Camelback Road, Suite 607  
Scottsdale, Arizona 85251

May 9, 2017

Bernalillo County  
1 Civic Plaza NW #1011  
Albuquerque, NM 87102

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

**Re: Letter of Authorization for Entitlement, Permit Applications, and Special Districts**

To Whom It May Concern:

Western Albuquerque Land Holdings LLC, a Delaware limited liability company ("WALH"), hereby authorizes Garrett Development Corporation, an Arizona corporation ("GDC") as WALH's agent for all purposes described in this letter. In particular, GDC and its officers, members and designees, are authorized by WALH to take all actions relating to the preparation, execution, submission, and processing of: petitions, submittals, applications, entitlement, planning and special district documents, (inclusive of: agreements, resolutions and legislation, plans, plats, studies, and other documents and exhibits required by applicable state law, local ordinance and administrative rules), on all property owned by WALH within Bernalillo County and the City of Albuquerque (collectively the "Property"). Any other acts with respect to property owned by WALH shall require a separate authorization letter.

Sincerely,

WESTERN ALBUQUERQUE LAND HOLDINGS LLC  
By: C-III Asset Management, LLC as Servicing Member

By: 

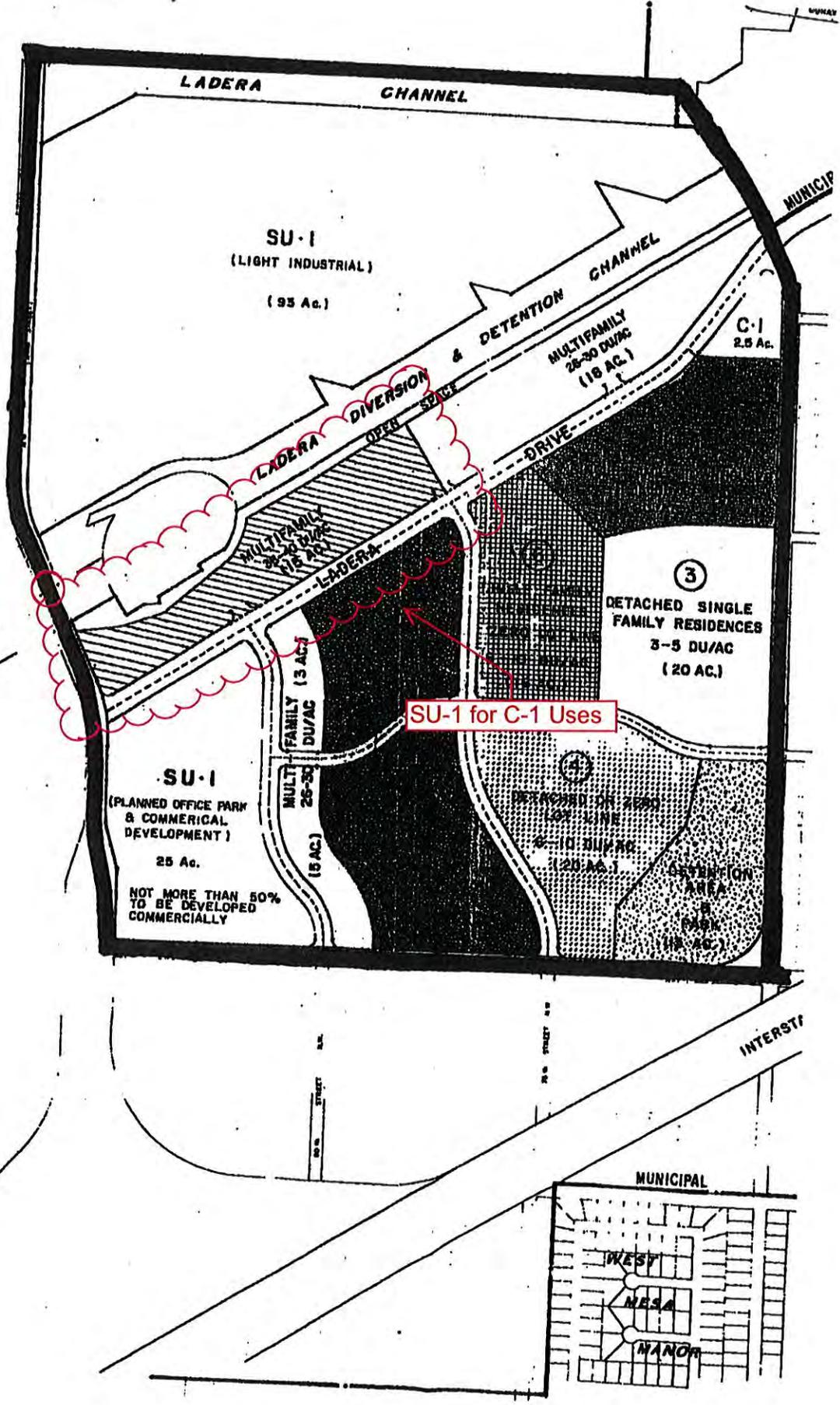
Printed Name: DEBORAH A. BACON

Title: SERVICING OFFICER

Notice address regarding WALH's Property:

Western Albuquerque Land Holdings LLC  
c/o Garrett Development Corporation  
6900 E. Camelback Road, Suite 607  
Scottsdale, Arizona 85251  
Phone: 480-970-4002  
Email: jeff@gdc-az.com

LANDS OF WESTLAND DEVELOPMENT COMPANY INC



Sheet 5



CONSENSUS PLANNING, INC

## Memorandum

To: City of Albuquerque Planning Department – Cheryl Sommerfeld

From: Consensus Planning - Jim Strozier and Malak Hakim

Date: July 26, 2017

### Re: Ladera and Unser Self-Storage/Retail Project

As part of this application, the applicant is requesting a Conditional Use Permit for the eastern lot of the subject property. The requested Zone Map Amendment would allow SU-2/SU-1 for C-1 to include Indoor Storage and Restaurant with a Drive-Up Service Window. The proposed storage use is listed as a Conditional Use under the C-1 zoning.

#### Site



## CONDITIONAL USE JUSTIFICATION

The proposed development will be a two-story indoor storage facility with all storage units having direct access from inside the enclosed building. Access to and from the property will be through a controlled code-accessed gate.

The proposed conditional use is allowed for in the C-1 zone and is outlined as follows:

*(21) Storage of household goods, office records, equipment or material reasonable to neighborhood function provided:*

*(a) All activities are conducted within a completely enclosed building, the scale and style of which fits its location;*

*(b) Individual storage cubicles, units, or facilities are not each directly accessible from outside the enclosed building; and*

*(c) Direct access to the premises from an arterial or collector street is available.*

The proposed project meets all of these criteria.

- (a) All activities are conducted within a completely enclosed building. The building is designed to have the appearance of an office building. In order to ensure that the scale and style of an indoor storage use fits into this location, additional design standards and prototypical renderings were added to the Site Plan for Subdivision. These were negotiated with and supported by the surrounding neighborhoods. The Site Plan for Building Permit associated with this project requires review and approval by the ECP, which will ensure that all parties are comfortable that an indoor storage building will meet the criteria.

The following language was added to address this:

### *G. Architecture*

*The architectural objective is to create a site that is visually integrated through the use of a few select architectural styles. The recommended styles have many similarities of scale, proportion, massing, and color. Stucco, split face, masonry block or metal siding shall be used as the primary surface treatment.*

(b) All storage units will be accessed from a series of interior hallways. Access into the building will be along the east side of the building under two porte-cocheres. No storage units will be directly accessed from the outside.

(c) The site will have access from Ladera Drive, which is an urban minor arterial. Unser Boulevard is an urban principal arterial. Access to the storage facility will be strictly off of Ladera Drive. There is no direct access from the outside to the storage units.

For these reasons, the conditional use request meets the criteria above.

### **CONDITIONAL USE CRITERIA**

As explained above, we are requesting a use that is conditional as part of the C-1 zoning. While the following requirements are not required to be formally met by our submittal, we can included this evaluation to further delineate the appropriateness of this proposed use. Following is an explanation of how this request meets the specific criteria for conditional use approval:

**(a) The conditional use will not be injurious to the adjacent property, the neighborhood, or the community:**

Approval of this conditional use permit will not be injurious to the adjacent property, neighborhood, or community. As a use, indoor storage is one of the least injurious uses in the City. It produces minimal to no traffic, noise, and odors. The future Site Plan for Building Permit will ensure proper truck access and maneuverability throughout the site.

The proposed use will be completely enclosed and will therefore not cause disruption to any adjacent development. Activity on the outside of the building will be limited to moving items to and from a vehicle, but will still be within the code-accessed security gate. Ample buffering and setbacks are provided on the eastside of the property, the only border shared with existing residential development. Traffic to and from the proposed development will not disrupt any existing residential development because traffic will turn left on Ladera Drive for ingress to the property. Egress will be limited to right-out only.

Indoor storage facilities are not injurious to the community. In fact, they can have an incidental clean-up effect on the community. This use provides adjacent residences with the space to be able to park cars inside garages, eliminate personal

---

sheds, remove yard clutter, etc. This use will provide needed storage space for old and new residents on west side.

The proposed architecture style will enhance the visual quality in the area by providing quality design and building. Prior to development at the site, the applicant must obtain approval of the Site Plan for Building Permit from the EPC and will need to final-sign off by the Development Review Board. This will allow for review of the design of the site and building, landscaping, and grading and drainage systems.

**(b) The conditional use will not be significantly damaged by surrounding structures or activities:**

The proposed conditional use permit will not be significantly damaged by surrounding structures or activities. The subject property is bounded by non-disruptive commercial land uses, a residential use, and vacant land. These uses will not cause disruption to the proposed enclosed storage facility. Traffic caused by the surrounding development on Ladera Drive and Unser Boulevard will not negatively affect the proposed development.

Based upon the facts presented, we respectfully request your review and approval of the proposed SU-2/SU-1 for C-1 to include Indoor Storage and Restaurant with a Drive-Up Service Window.

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Titan Development DATE OF REQUEST: 6/14/17 ZONE ATLAS PAGE(S): H-9-Z

**CURRENT:**

ZONING R-D

PARCEL SIZE (AC/SQ. FT.) 3.2

**LEGAL DESCRIPTION:**

LOT OR TRACT # 5-A-1C BLOCK # \_\_\_\_\_

SUBDIVISION NAME El Rancho Atrisco Phase III

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]

ZONE CHANGE [✓]: From R-D To SU-1 for C-1 Uses

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 [ ]

(Interior modifications, parking, and landscaping)

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: 1

BUILDING SIZE: 103,350 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE *Malaffa*

DATE 6-14-17

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

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> 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.**

*Lopez Pat*  
TRAFFIC ENGINEER

06-14-17  
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   /  /    
-FINALIZED   /  /  

TRAFFIC ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

NOTIFICATION & NEIGHBORHOOD INFORMATION



## City of Albuquerque

**\*PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

June 21, 2017

Malak Hakim  
Consensus Planning, Inc.  
302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102  
(505) 764-9801  
hakim@consensusplanning.com

Dear Malak:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed **[EPC Submittal]** project recorded as **[Tract 5-A-1C of El Rancho Atrisco Phase III]** located on **[Ladera Dr. NW between Unser Blvd. and Laurelwood Pl.]** zone map **[H-09]**.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 768-3334 or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Sincerely,

Office of Neighborhood Coordination  
Council Services Department

## **Neighborhood Notification Letters Must Include the Following:**

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. **\*\*\* NEW\*\*\* Facilitated Meeting Information** – All notification letters must include the following text:  
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at [ONC@cabq.gov](mailto:ONC@cabq.gov) or by phone at (505) 768-3334.  
A facilitated meeting request must be received by ONC by: **Monday July 10, 2017.**

## **Neighborhood Notification Checklist**

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Letter" outlining any affected Neighborhood and/or Homeowner Associations.

\*Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or [ONC@cabq.gov](mailto:ONC@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(ONC use only)

Date Processed: **06/21/17** ONC Staff Initials: **VMQ**

# **ATTACHMENT A**

## **LAURELWOOD N.A. (LWD) "R"**

**\*Aaron Rodriguez** e-mail: [aaron.andrew.rodriguez@gmail.com](mailto:aaron.andrew.rodriguez@gmail.com)

2015 Aspenwood NW/87120 217-6026 (c)

Gregie Duran e-mail: [voyager4969@outlook.com](mailto:voyager4969@outlook.com)

7525 Maplewood Dr. NW/87120 269-6233 (c)

**Website:** [www.laurelwoodna.org](http://www.laurelwoodna.org) **NA E-mail:** [laurelwoodna@gmail.com](mailto:laurelwoodna@gmail.com)

**Council District:** 1

**County District:** 1

**Police Beat:** 636/NW

**Zone Map #:** H-J-9-10

## **PARKWAY N.A. (PKW) "R"**

**\*Ruben Aleman** e-mail: [m\\_raleman@yahoo.com](mailto:m_raleman@yahoo.com)

8005 Fallbrook NW/87120

Mary Loughran

8015 Fallbrook NW/87120 249-7841 (c)

**NA E-mail:** [parkwaypoint@yahoo.com](mailto:parkwaypoint@yahoo.com)

**Council District:** 1

**County District:** 1

**Police Beat:** 639/NW

**Zone Map #:** H-J-9

## **TRES VOLCANES N.A. (TVN) "R"**

**\*Donna Swanson** e-mail: [djswanson505@gmail.com](mailto:djswanson505@gmail.com)

8620 Animas Pl. NW/87120 507-9538 (h)

Sally Breeden e-mail: [jfbreeden@comcast.net](mailto:jfbreeden@comcast.net)

8619 Animas Pl. NW/87120 352-0159 (h)

**Website:** [www.tresvolcanes.org](http://www.tresvolcanes.org) **NA E-mail:** [info@tresvolcanes.org](mailto:info@tresvolcanes.org)

**Council District:** 1

**County District:** 1

**Police Beat:** 639/NW

**Zone Map #:** H-J-8-9

## **LADERA WEST N.A. (LDW) "R"**

**\*Steven Collins** e-mail: [laderawestna@gmail.com](mailto:laderawestna@gmail.com)

7517 Vista Alegre NW/87120 344-1599 (h) 269-4604 (c)

Karen Buccola e-mail: [kbucco@comcast.net](mailto:kbucco@comcast.net)

7716 Santa Rosalia NW/87120 385-5018 (c)

**Website:** [www.laderawest.org](http://www.laderawest.org)

**Council District:** 1

**County District:** 1

**Police Beat:** 634/NW

**Zone Map #:** G-H-9-11

## **WESTSIDE COALITION OF N.A.'S**

**\*Jerry Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c) e-mail: [jfworrall@comcast.net](mailto:jfworrall@comcast.net)

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

e-mail: [hlhen@comcast.net](mailto:hlhen@comcast.net)

Typical



Landscape Architecture  
Urban Design  
Planning Services

302 English St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax: 542-5495  
cp@consensusplanning.com  
www.consensusplanning.com

June 29, 2017

Mr. Aaron Rodriguez  
2015 Aspenwood NW  
Albuquerque, NM 87120

Mr. Reggie Duran  
7525 Maplewood Dr. NW  
Albuquerque, NM 87120

Re: Ladera and Unser - Zone Map Amendment, Site Plan for Subdivision, and Site Plan for Building Permit

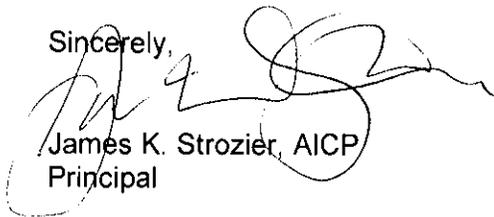
Dear Mr. Rodriguez and Mr. Duran:

The purpose of this letter is to inform you and the Laurelwood Neighborhood Association that Consensus Planning has submitted a request for a Zone Map Amendment, Site Plan for Subdivision, and Site Plan for Building Permit on behalf of Titan Development. A pre-application meeting was held at the Los Volcanes Senior Center on Thursday, June 22, 2017. The request and associated Site Plans were discussed. Feedback that was provided at this meeting has been incorporated into the application that has been submitted to the City. This request will be heard by the Environmental Planning Commission (EPC) on Thursday, August 10, 2017 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 8:30 a.m.

The current zoning on the approximately 1.8 acre property is R-D. The applicant's request is to change the existing zoning to SU-1 for C-1 uses. The request will accommodate a future self-storage facility on the eastern portion of the property with the remainder to be developed as future retail.

Please do not hesitate to contact me at 764-9801 with any questions you may have regarding this request.

Sincerely,



James K. Strozier, AICP  
Principal

PRINCIPALS

James K. Strozier, AICP  
Christopher L. Givens, PLA  
ASELA, FIDELAP  
Lucy Melina Fishburn, AICP

Att: Copy of the Zone Atlas Page H-09-Z

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\$7.29



Sent To: **Karen Buccola**  
 Street, Apt. No., or PO Box No.: **7714 Santa Rosalia NW**  
 City, State, ZIP+4: **ALBUQUERQUE, NM 87120**

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Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$1.19

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Sent To: **Steven Collins**  
 Street and Apt. No., or PO Box No.: **7517 Vista Alegre NW**  
 City, State, ZIP+4: **ALBUQUERQUE, N.M. 87120**

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Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

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Total Postage and Fees \$7.29



Sent To: **Gregie Duran**  
 Street and Apt. No., or PO Box No.: **7525 Maplewood Dr. NW**  
 City, State, ZIP+4: **ALBUQUERQUE, NM 87120**

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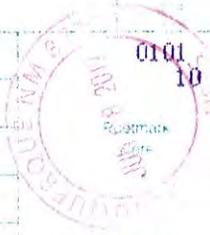
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Sent To: **Aaron Rodriguez**  
 Street, Apt. No., or PO Box No.: **2015 Aspenwood NW**  
 City, State, ZIP+4: **Albu. NM 87120**

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CONSENSUS PLANNING, INC

## Neighborhood Meeting Memo

Meeting Date: Thursday, June 22, 2017

Meeting Time: 5:00 PM - 6:30 PM

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

Re: Ladera and Unser Self-Storage Retail Project - Pre-Application  
Neighborhood Association Meeting Notes

An email was sent to 10 neighborhood association members (those provided through the ONC Notification Letter) on Monday, June 12, 2017 to notify them of a pre-application project introduction neighborhood meeting scheduled for Thursday, June 22, 2017. The meeting was held at the Los Volcanes Senior Center at 5pm. Four affected neighborhood association members attended the meeting. See attached for sign-in sheet.

### **Overview of Topics Discussed:**

- 1. Application Process**
- 2. Existing Zoning/Sector Plan Amendment**
- 3. Site Plan for Subdivision**
- 4. Site Plan for Building Permit**

---

**Feedback from Neighborhood Members:**

1. Increase the landscaping along Ladera with additional trees.
2. Dimension the Site Plan to clarify setbacks.
3. Show proposed monument signs.
4. Consider existing architectural elements of the neighborhood with respect to the façade design.
  - a. There was some hesitation from the neighbors with the proposed “wasabi green” color.
5. One of the neighborhood association members indicated that LED lighting was of concern with respect to the “bright white light” that she associated with this type of lighting.
6. The typography of the site was delineated. The neighbors are aware of the grade change on the site and the existing berm to the north.

**Refinements to the Application to Address these Concerns:**

1. Additional Landscaping has been provided along Ladera. The Site Plan for Subdivision Design Standards regulate future landscaping on the western portion of the property to ensure the continuity of the proposed design on the self-storage property.
2. Dimensions have been provided on the Site Plan for Building Permit that clearly indicate setbacks and the size of proposed building elements.
3. The Site Plans for Building Permit and Subdivision clearly identify the location and details of the proposed monument sign.
4. We have evaluated the use of wasabi green as part of the proposed storage building façade design. We have reduced the use of this color and replaced it with an earth tone.
5. Light fixture details have been provided as part of the Site Plan for Building Permit. Furthermore, requirements and restrictions that regulate the proposed lighting for the site are provided in the Site Plan for Subdivision Design Standards.

# ATTACHMENT A

## **LAURELWOOD N.A. (LWD) "R"**

\***Aaron Rodriguez** e-mail: aaron.andrew.rodriguez@gmail.com

2015 Aspenwood NW/87120 217-6026 (c)

Gregie Duran e-mail: voyager4969@outlook.com

7525 Maplewood Dr. NW/87120 269-6233 (c)

**Website:** [www.laurelwoodna.org](http://www.laurelwoodna.org)

**NA E-mail:** laurelwoodna@gmail.com

*Council District:* 1

*County District:* 1

*Police Beat:* 636/NW

*Zone Map #:* H-J-9-10

## **PARKWAY N.A. (PKW) "R"**

\***Ruben Aleman** e-mail: m\_raleman@yahoo.com

8005 Fallbrook NW/87120

Mary Loughran

8015 Fallbrook NW/87120 249-7841 (c)

**NA E-mail:** [parkwaypoint@yahoo.com](mailto:parkwaypoint@yahoo.com)

*Council District:* 1

*County District:* 1

*Police Beat:* 639/NW

*Zone Map #:* H-J-9

## **TRES VOLCANES N.A. (TVN) "R"**

\***Donna Swanson** e-mail: djswanson505@gmail.com

8620 Animas Pl. NW/87120 507-9538 (h)

Sally Breeden e-mail: jfbreeden@comcast.net

8619 Animas Pl. NW/87120 352-0159 (h)

**Website:** [www.tresvolcanes.org](http://www.tresvolcanes.org)

**NA E-mail:** [info@tresvolcanes.org](mailto:info@tresvolcanes.org)

*Council District:* 1

*County District:* 1

*Police Beat:* 639/NW

*Zone Map #:* H-J-8-9

## **LADERA WEST N.A. (LDW) "R"**

\***Steven Collins** e-mail: laderawestna@gmail.com

7517 Vista Alegre NW/87120 344-1599 (h) 269-4604 (c)

Karen Buccola e-mail: kbucco@comcast.net

7716 Santa Rosalia NW/87120 385-5018 (c)

**Website:** [www.laderawest.org](http://www.laderawest.org)

*Council District:* 1

*County District:* 1

*Police Beat:* 634/NW

*Zone Map #:* G-H-9-11

## **WESTSIDE COALITION OF N.A.'S**

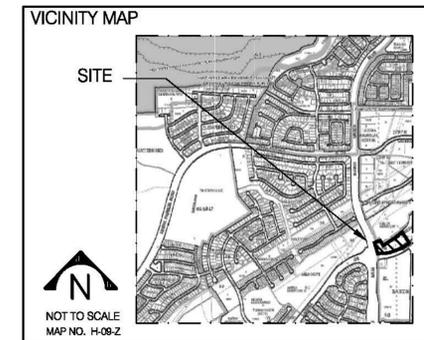
\***Jerry Worrall**, 1039 Pinatubo Pl. NW/87120 839-0893 (h) 933-1919 (c) e-mail: jfworrall@comcast.net

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

e-mail: [hlhen@comcast.net](mailto:hlhen@comcast.net)



SITE PLAN REDUCTIONS



SITE DEVELOPMENT PLAN FOR SUBDIVISION:  
 REQUIRED INFORMATION  
 THE SITE: THE SITE CONSISTS OF 1 EXISTING LOT (TRACT 5-A-1C, EL RANCHO ATRISCO PHASE III).  
 THE SITE CONTAINS APPROXIMATELY 3.23 ACRES.

PROPOSED USE: THE EASTERN PORTION OF THE SITE WILL BE DEVELOPED WITH INDOOR STORAGE AND THE WESTERN PORTION WILL BE FOR FUTURE RETAIL.

ZONING: SU-2/SU-1 FOR C-1 TO INCLUDE INDOOR STORAGE AND RESTAURANT WITH A DRIVE-UP SERVICE WINDOW.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: AN EXISTING SIDEWALK IS LOCATED ON LADERA DRIVE. AN EXISTING MULTIPURPOSE TRAIL IS LOCATED ON UNSER BOULEVARD. VEHICULAR ACCESS IS LOCATED ON LADERA DRIVE. ACCESS LINES UP WITH THE EXISTING MEDIAN OPENING ON LADERA DRIVE AND THE PARKING LOT ENTRANCE ACROSS LADERA DRIVE.

INTERNAL CIRCULATION REQUIREMENTS: VEHICULAR CIRCULATION THROUGH THE SITE SHALL BE FACILITATED BY A 40' WIDE ENTRANCE ACCESSING THE SITE FROM LADERA DRIVE. THIS DRIVE PROVIDES FOR CUSTOMER ACCESS TO THE STORAGE AND FUTURE RETAIL USES.

BUILDING HEIGHTS AND SETBACKS: HEIGHT FOR STORAGE USE SHALL BE 35'. HEIGHT FOR RETAIL USE SHALL BE 26'. THE EPC HAS DISCRETION OVER THE HEIGHT ALLOWANCES, PER THE SU-1 ZONING DESIGNATION. THE HEIGHT ALLOWANCE PROVIDED BY THIS SITE PLAN FOR SUBDIVISION IS AN EXEMPTION FROM THE C-1 ZONE REQUIREMENT. THE FRONT AND SIDE SETBACKS SHALL BE A MINIMUM OF 50'. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.

MAXIMUM F.A.R.: MAXIMUM FLOOR AREA RATIO SHALL BE 1.5 FOR THE STORAGE USE AND 0.2 FOR THE RETAIL USE.

LANDSCAPE PLAN: A CONCEPTUAL LANDSCAPE PLAN SHALL BE DEVELOPED IN ACCORDANCE WITH THE SITE PLAN FOR BUILDING PERMIT AND CONSISTENT WITH THESE LANDSCAPING REQUIREMENTS (SHEET 2) AND ANY OTHER REQUIREMENTS.

SIGNAGE TO BE UNDER A SEPARATE PERMIT PER C-1 REGULATIONS.

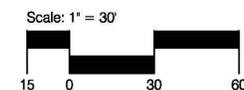
APPROVAL PROCESS: UPON APPROVAL OF THIS SITE PLAN FOR SUBDIVISION, TRACT 5-A-1C2 SHALL BE REQUIRED TO OBTAIN SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL DELEGATED TO THE DEVELOPMENT REVIEW BOARD (DRB) AT A PUBLIC HEARING. ANY SUBSEQUENT SUBDIVISION OF TRACTS 5-A-1C1 AND 5-A-1C2 SHALL REQUIRE APPROVAL FROM THE ENVIRONMENTAL PLANNING COMMISSION (EPC).

PROJECT NUMBER:  
 APPLICATION NUMBER:  
 THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED \_\_\_\_\_ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC 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:

|  |      |
|--|------|
| Traffic Engineering, Transportation Division | Date |
| ABCWUA                                       | Date |
| Parks and Recreation Department              | Date |
| City Engineer                                | Date |
| Solid Waste Management                       | Date |
| DRB Chairperson, Planning Department         | Date |



**CONSENSUS PLANNING, INC.**  
 Planning / Landscape Architecture  
 302 Eighth Street NW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495  
 e-mail: cp@consensusplanning.com

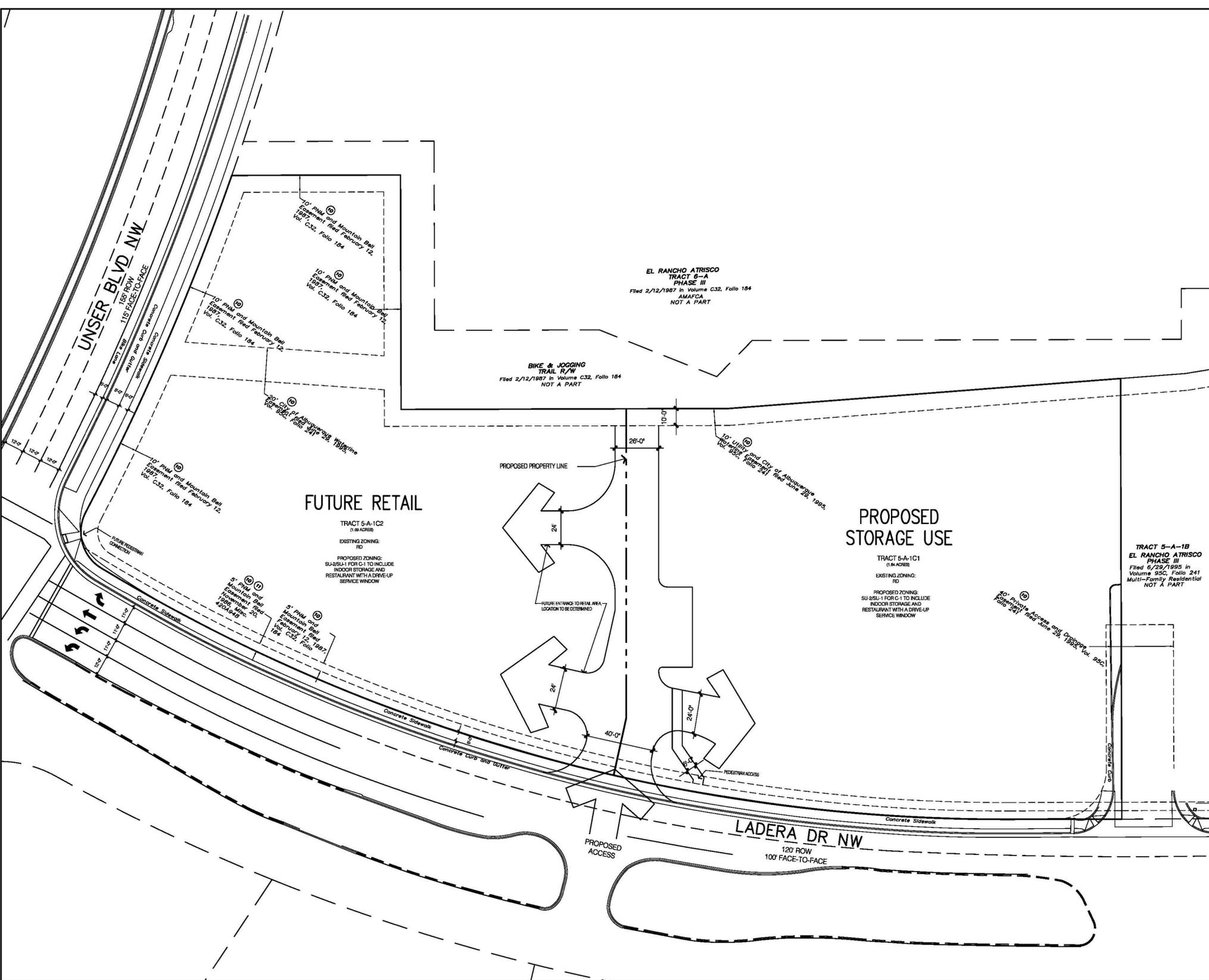
**jordan**  
 ARCHITECTS, INC.

131 CALLE IGLESIA, SUITE 100  
 SAN CLEMENTE,  
 CA 92672-7541  
 Telephone 949 388-8699  
 Facsimile 949 388-8290

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JOB NUMBER: 17-424  
 DATE: 07/28/2017

Sheet 1 of 2



# TITAN DEVELOPMENT LADERA CROSSING ALBUQUERQUE, NM

# SITE PLAN FOR SUBDIVISION

## LADERA CROSSING DESIGN STANDARDS

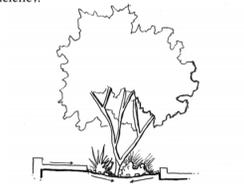
The purpose of these Design Standards is to provide a framework to assist developers and designers to understand the Owner's goals and objectives to create a high quality commercial development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for Ladera Crossing. The guidelines for these two lots provide more architectural control over this area to create a visually pleasing environment.

### A. Landscape Concept

The development of an overall landscape concept will establish a framework that unifies the two sites within Ladera Crossing. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. 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 specific site landscape plans:

- Off-Street parking areas shall have one tree for every ten (10) parking spaces.
- A mix of evergreen (coniferous and broadleaf) trees shall be used within parking areas. Buffer areas shall include a mix of evergreen and deciduous trees.
- One tree is required for each twenty-five linear feet of public roadway. The required trees should be informally clustered with not more than a fifty-foot gap between groupings and shall include a mix of deciduous and evergreen trees.
- On-site trees shall include an 80/20 mix of deciduous to evergreen.
- A landscape strip of no less than 10 feet shall be maintained between a parking area and the street right-of-way.
- An emphasis shall be placed on areas with streetside exposure.
- As a minimum, a 15 foot landscaped buffer is required between commercial use and residential properties. The buffer shall consist primarily of trees (evergreen and deciduous) and shrubs.
- Landscaping regulations require that 75% of landscaped areas over 36 square feet in size must be covered with living, vegetative material. High water use turf is prohibited.
- Minimum plant sizes at time of installation shall be as follows: Trees shall have at least a 2" caliper, or be 10 to 12 in height; shrubs and groundcovers shall be a five gallon container.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- All planting areas not covered with plant material shall have a ground topping of landscape gravel, filter fabric, crushed rock, river rock, shredded bark, or similar materials, which extends completely under the plant material.
- All plant material, including trees, shrubs, groundcovers, wildflowers, etc. shall be maintained by the owner in a living, attractive conditions. All areas shall be maintained free of weeds through the use of chemical spray or pervious filter material.
- The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale, or form to highlight these areas.
- Xeriscape principles shall be applied to all landscape areas including the use of drought tolerant plant materials and water harvesting areas where practical.
- Water harvesting techniques, such as curb cuts for drainage to landscaped areas, permeable paving, bioswales to slow and treat stormwater runoff, or cisterns for the collection and reuse of stormwater and gray water shall be provided, where appropriate.
- Stormwater control measures shall be designed to manage the first flush and control runoff generated by contributing impervious surfaces.



Retention ponds, curb cuts, and depressed planting beds collect stormwater throughout the site.

### B. Site Layout

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 (refer to Landscape Standards). These measures are taken to ensure the aesthetic appeal of Ladera Crossing.

#### B-1) Building Setbacks

Buildings shall be located on each site according to the following setback dimensions:

- 15 feet minimum from the Unser Boulevard R.O.W and 10 feet for internal roadways.
- 15 feet minimum from the property line of a residential zone.
- Minimum of 15 feet from internal lot lines.

#### B-2) Parking

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- A minimum of 10 feet from the Ladera Drive.
- 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.
- Truck parking is not permitted on the interior streets within Ladera Crossing.
- Convenient connections shall be provided from each building to the internal circulation system and to adjacent roadways.

- Parking areas shall be designed so that pedestrians walk parallel to moving cars. Site layout should minimize the need for pedestrians to cross parking aisles and landscaped islands.
- Parking areas shall be designed to include a pedestrian link to the street sidewalk network.
- All parking facilities adjacent to the streets be screened with low walls and landscaping. Such screening shall have a minimum height of 3 feet.

### B-3) Drive-Up Service Windows

Any future drive-up facilities shall adhere to the following standards:

- Stacking lanes, order boxes and pickup windows shall be screened from view of the public right-of-way by walls, earth berms, or evergreen landscaping or a combination thereof and shall be a minimum of 42 inches in height.
- The building will be located close to the public right-of-way, with parking located in the rear.
- A pedestrian route shall be provided from the public sidewalk directly to the building's main entrance in order to maintain pedestrian access and separate vehicular and pedestrian traffic.

### C. Pedestrian Circulation / Bikeways

To encourage and enhance the pedestrian nature of Ladera Crossing, sidewalks and/or bikeways are required in certain areas as an integral element of the streetscape. The following are standards for pedestrian and bicycle access within Ladera Crossing:

- Connections shall be provided to the sidewalk on Ladera Drive and to the sidewalk and trail on Unser Boulevard.
- Pedestrian linkages shall be clearly visible and highlighted with enhanced paving.
- All pedestrian paths shall be designed to be accessible to the handicapped (See Americans with Disabilities Act criteria for barrier free design).
- 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.
- Shaded pedestrian access shall be provided, including a clear 6 foot-wide path with adjacent trees.
- For commercial buildings, pedestrian crossings shall be a minimum width of 6 feet. They shall be provided where pedestrian paths cross vehicular entrances and drive aisles.
- A standard sidewalk that is a minimum of 10 feet wide shall be provided along the entrance side of all buildings.
- Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscaped areas.

### D. Screening Walls and Fences

The effective use of screening devices for parking lots and refuse collection areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service functions shall be away from any street or pedestrian area, whenever practical. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening function within the Ladera Crossing landscape.

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

- 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 building. Refuse enclosures shall include gates.
- Chain link and razor are prohibited.

### E. Lighting Standards

In order to enhance the safety, security and visual aesthetics of Ladera Crossing, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the overall character of the development.

#### E-1) Height

The maximum height for lighting fixtures shall be:

- 16 feet for all walkways and entry plazas.
- 20 feet for street lights and parking area lights (restricted to 16 feet within 150 feet of residential). The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.

#### E-2) Design

- Exterior elevations of any building fronting a street are encouraged to be feature light to enhance the identity of the building and the appealing ambiance of the total community.
- The use of spread lighting fixtures are required to accent landscapes and walkways. Uplighting fixtures are not permitted.
- Required Street Light specifications: G.E. 100 watt, bronze, Lumen shoebox type with Lexington bronze pole per PNM specification SL3.
- All site lighting fixtures, shall be fully shielded of a full out type. The color of fixtures must compliment the architecture.



Outdoor light poles

### E-3) New Mexico's Night Sky Ordinance

In addition to the guidelines listed below, all lighting shall be consistent with the provisions of the State of New Mexico's Night Sky Ordinance. The following are additional standards for the design of the lighting system:

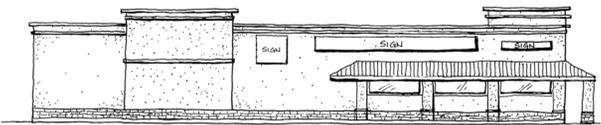
- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- All light fixtures shall be shown as fully shielded horizontal lamps with no light, lens, or bulb protruding below the bottom of the cut-off fixture in order that no fugitive light shall escape beyond the property line and no site lighting light source shall be visible from the site perimeter.
- All light fixtures for pole and building mounted lights shall be fully shielded in order to prevent light spillage, with no light lens or bulb protruding below the fixture.
- A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

### F. Signage Standards

The signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within Ladera Crossing and are pursuant to the Unser Boulevard Design Overlay Zone. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation restrictions; to provide for public safety; and, to complement the visual character of the development.

The following are general guidelines for signage design and placement:

- Signs shall be limited to wall signs and free-standing monument signs.
- All elements of a sign shall be maintained in a visually appealing manner.
- One free-standing monument sign shall be permitted on Ladera Drive. One free-standing monument sign shall be permitted on Unser Boulevard.
- The height of a business monument sign shall not exceed 6 feet and the sign face shall not exceed 38 square feet.
- Individual buildings are allowed façade mounted signs whose area shall not exceed 6% of the area of the façade to which it is applied.



Facade mounted signs shall not exceed 6% of the of the facade to which it is applied.

- Free-standing signs shall be designed that do not require any external bracing, angleiron supports, guy wires or similar devices.
- The height of a wall sign shall not exceed the height of the wall to which it is attached.
- Signs that are portable, fixed on a moveable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or moveable vehicles, or easily moveable in any manner are not permitted.
- All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- No sign shall overhang into the public right-of-way or extend above the building roof line.
- No illuminated wall signage shall face any residential area, except along Unser Boulevard.

### G. Architecture

#### G-1) Architectural Styles

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

- Buildings shall be designed to match the surrounding architectural styles, to include Modern, Pueblo Revival, Mission Revival, or Mediterranean.
- Stucco, split face, masonry block or metal siding shall be used as the primary surface treatment.
- The maximum building height shall be 35 feet for storage, and 26 feet for future buildings. The EPC has discretion over the height allowances, per the SU-1 zoning designation. The height allowance provided by this Site Plan for Subdivision is an exemption from the C-1 zone requirement.
- Building design and construction shall be used to create a structure 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. Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.
- Berming in conjunction with landscaping can be used at the building edge to reduce structure mass and height along façades.
- The roofline at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.
- All rooftop and ground mounted equipment shall be screened from the public view by materials of the same nature as the building's basic materials.
- The top of all rooftop equipment shall be below the top of parapet or screened from view from the public rights-of-way.

- Screen walls shall screen all ground mounted equipment with the top of equipment below the top of screen wall.
- No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.
- Parapets and/or architectural tents shall be used to screen mechanical equipment and penetrations from the development on the adjacent properties.
- Wall materials should be chosen that will withstand abuse by vandals or accidental damage by machinery and is easily repaired.

### 1. G-3) Architectural Color Palette

In order to facilitate a cohesive appearance throughout the site, all development shall utilize the following color palette:



### H. Utilities

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

- All new electric distribution lines within Ladera Crossing shall be placed underground.
- When an above-ground backflow prevention device is required, the heated enclosure should 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.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and vegetation when viewed from the public right-of-way.

### H-1) 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.

### I. Prohibited Uses

The following uses are prohibited from occurring on this site:

- Gas stations
- Residential Uses

### J. Approval Process

Upon approval of this Site Plan for Subdivision, Tract 5-A-1C2 shall be required to obtain Site Development Plan for Building Permit approval delegated to the Development Review Board (DRB) at a public hearing. Any subsequent subdivision of Tracts 5-A-1C1 and 5-A-1C2 shall require approval from the Environmental Planning Commission (EPC).

# TITAN DEVELOPMENT LADERA CROSSING ALBUQUERQUE, NM

# DESIGN STANDARDS

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JOB NUMBER: 17-424

DATE: 07/28/2017

Sheet 2 of 2



**CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com



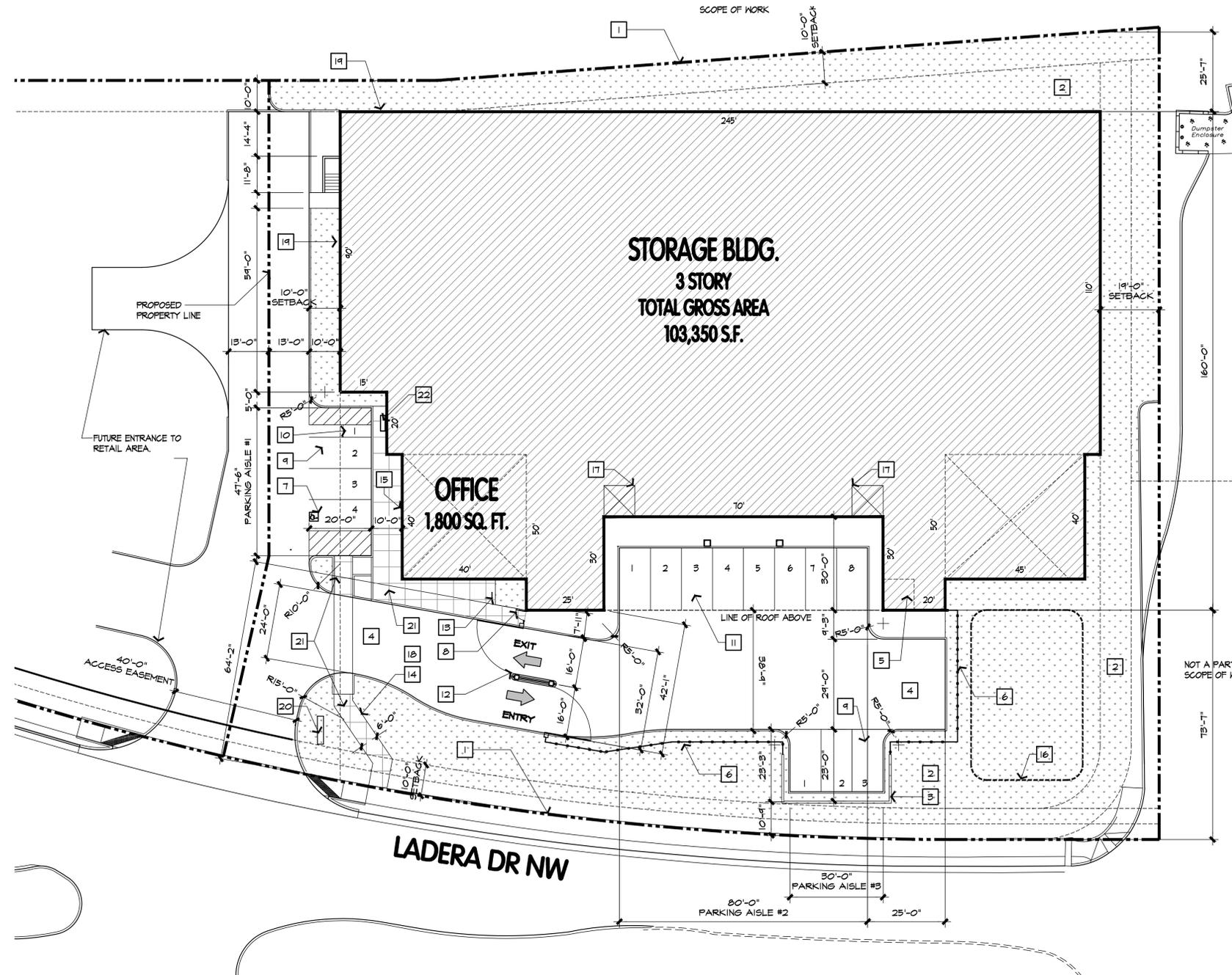
131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE,  
CA 92672-7541  
Telephone 949 388-8090  
Facsimile 949 388-8290

**KEYNOTES**

- 1 PROPERTY LINE.
- 2 LANDSCAPE AREA.
- 3 FENCE 1 - PARKING AREA.
- 4 PAVED AREA.
- 5 TRASH & RECYCLING ENCLOSURE. SEE ENLARGED DETAIL.
- 6 FENCE 2 - BUILDING PERIMETER.
- 7 VAN ACCESSIBLE PARKING SPACE.
- 8 PEDESTRIAN ACCESS.
- 9 TYPICAL PARKING SPACE 9'X20', STRIPPING PER CITY STANDARDS
- 10 MOTORCYCLE PARKING, MIN DIMENSIONS 4'X4'.
- 11 LOADING AREA
- 12 SLIDING GATE.
- 13 BICYCLE RACK.
- 14 PROPOSED ADA ACCESSIBLE SIDEWALK.
- 15 OFFICE ENTRANCE.
- 16 RETENTION AREA.
- 17 ELEVATOR LOCATION.
- 18 CURB RAMP.
- 19 EXTERIOR LED WALL MOUNTED FIXTURE. SEE ELEVATIONS AND DETAIL SHEET.
- 20 MONUMENT SIGN.
- 21 ENHANCED PAVING.
- 22 SEATING AREA.

**GENERAL NOTE:**  
ALL RAMPS LOCATED WITHIN THE CITY OF ALBUQUERQUE RIGHT-OF-WAY MUST HAVE TRUNCATED DOMES.

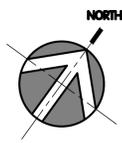
**VICINITY MAP**



**SITE PLAN**

0 20' 40'

SCALE: 1"=20'-0"



**PROJECT INFORMATION**

|                                |                                 |
|--------------------------------|---------------------------------|
| <b>TOTAL SITE AREA:</b>        | ± 141,057 SQ. FT.<br>3.23 ACRES |
| <b>RETAIL SITE AREA:</b>       | ± 69,198 SQ. FT.<br>1.59 ACRES  |
| <b>SELF STORAGE SITE AREA:</b> | ± 71,866 SQ. FT.<br>1.64 ACRES  |
| <b>ZONING:</b>                 | SU-1/SU-2 FOR C1 USE            |
| <b>USE:</b>                    | SELF STORAGE                    |

**PROPOSED STORAGE BUILDING AREAS:**

|                                     |                        |
|-------------------------------------|------------------------|
| FIRST LEVEL:                        | 32,350 SQ. FT.         |
| SECOND LEVEL:                       | 34,150 SQ. FT.         |
| THIRD LEVEL:                        | 36,850 SQ. FT.         |
| <b>TOTAL STORAGE:</b>               | <b>103,350 SQ. FT.</b> |
| <b>APPROX. NET RENTABLE (±75%):</b> | <b>±77,512 SQ. FT.</b> |

**OFFICE:** 1,800 SQ. FT.

**TOTAL GROSS BUILDING AREA:** 105,150 SQ. FT.

**LOT COVERAGE**

**PROPOSED LOT COVERAGE (51%):** 34,150 SQ. FT.

**FLOOR AREA RATIO PROPOSED:** 0.75

**FLOOR AREA RATIO REQUIRED:** CUSTOM

**LANDSCAPE**

**REQUIRED (15%):** 10,780 SQ. FT.

**PROPOSED (±18%):** 17,164 SQ. FT.

**PARKING**

|                                 |                  |
|---------------------------------|------------------|
| <b>PARKING STALLS AISLE 1:</b>  | <b>2 STALLS</b>  |
| <b>PARKING STALLS AISLE 2:</b>  | <b>8 STALLS</b>  |
| <b>PARKING STALLS AISLE 3 :</b> | <b>3 STALLS</b>  |
| <b>ACCESSIBLE PARKING:</b>      | <b>1 STALL</b>   |
| <b>MOTORCYCLE PARKING:</b>      | <b>1 STALL</b>   |
| <b>BICYCLE PARKING:</b>         | <b>1 RACK</b>    |
| <b>TOTAL PARKING PROVIDED:</b>  | <b>15 STALLS</b> |

**SOLID WASTE**

**TRASH & RECYCLING ENCLOSURE:** 1 TOTAL

PROJECT NUMBER:  
APPLICATION NUMBER:

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED \_\_\_\_\_ AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC 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:**

|  |      |
|--|------|
| Traffic Engineering, Transportation Division | Date |
| ABCWUA                                       | Date |
| Parks and Recreation Department              | Date |
| City Engineer                                | Date |
| Solid Waste Management                       | Date |
| DRB Chairperson, Planning Department         | Date |

**CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com

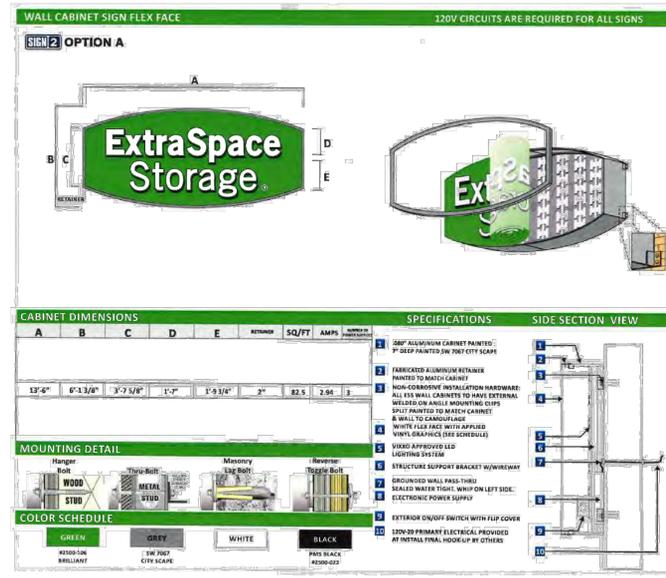
**TITAN DEVELOPMENT**  
**LADERA CROSSING SELF STORAGE**  
**ALBUQUERQUE, NM**

**SITE PLAN FOR BUILDING PERMIT**

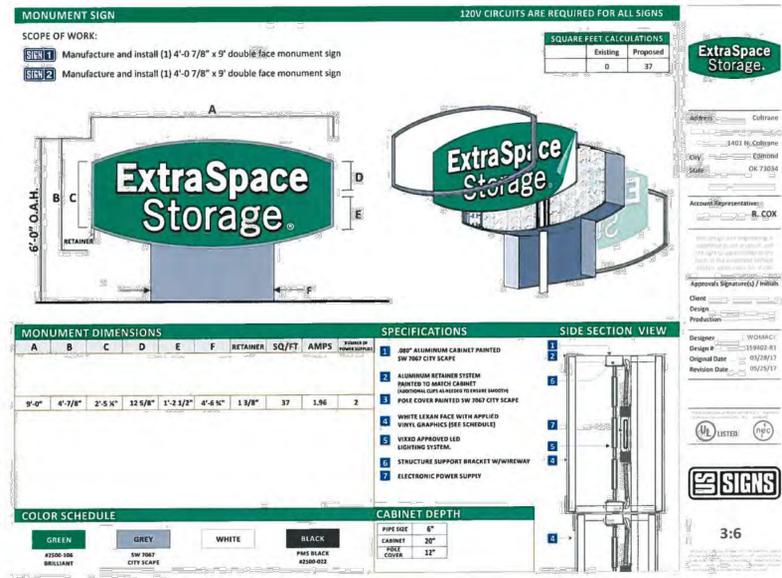
**JOB NUMBER:** 17-424  
**SCALE:** 1" = 20'-0"  
**DATE:** 08/02/2017

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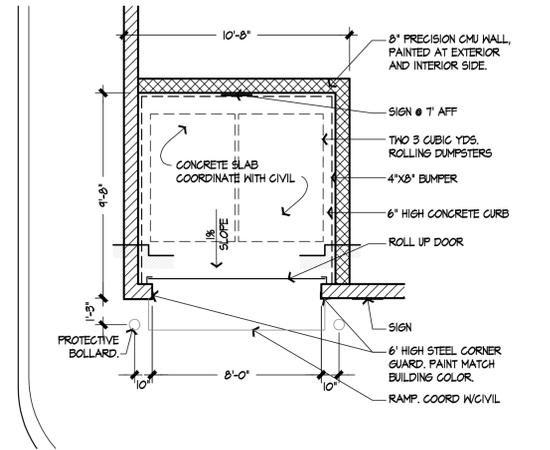
**jordan**  
ARCHITECTS, INC.  
131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE,  
CA 92672-7541  
Telephone 949-388-8090  
Facsimile 949-388-8290



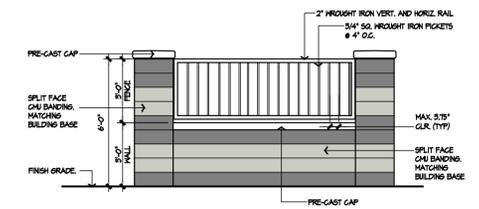
**WALL MOUNTED SIGN DETAILS**



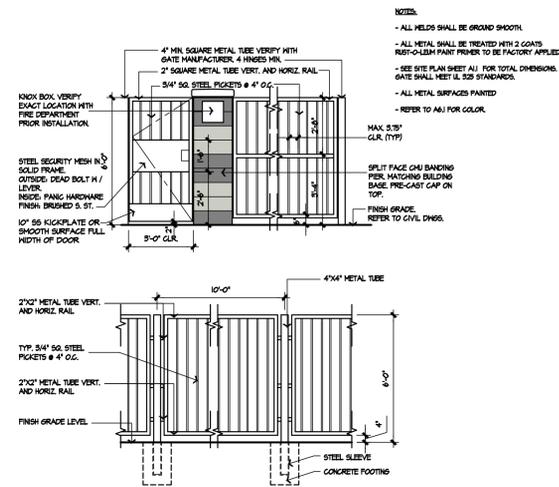
**MONUMENT SIGN DETAILS**



**TRASH ENCLOSURE ENLARGED PLAN**



**FENCE 1 - PARKING AREA**



**FENCE 2 - BUILDING PERIMETER**

TITAN DEVELOPMENT  
LADERA CROSSING SELF STORAGE  
ALBUQUERQUE, NM

DETAILS

**CONSENSUS PLANNING, INC.**  
Planning / Landscape Architecture  
302 Eighth Street NW  
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(505) 764-9801 Fax 842-5495  
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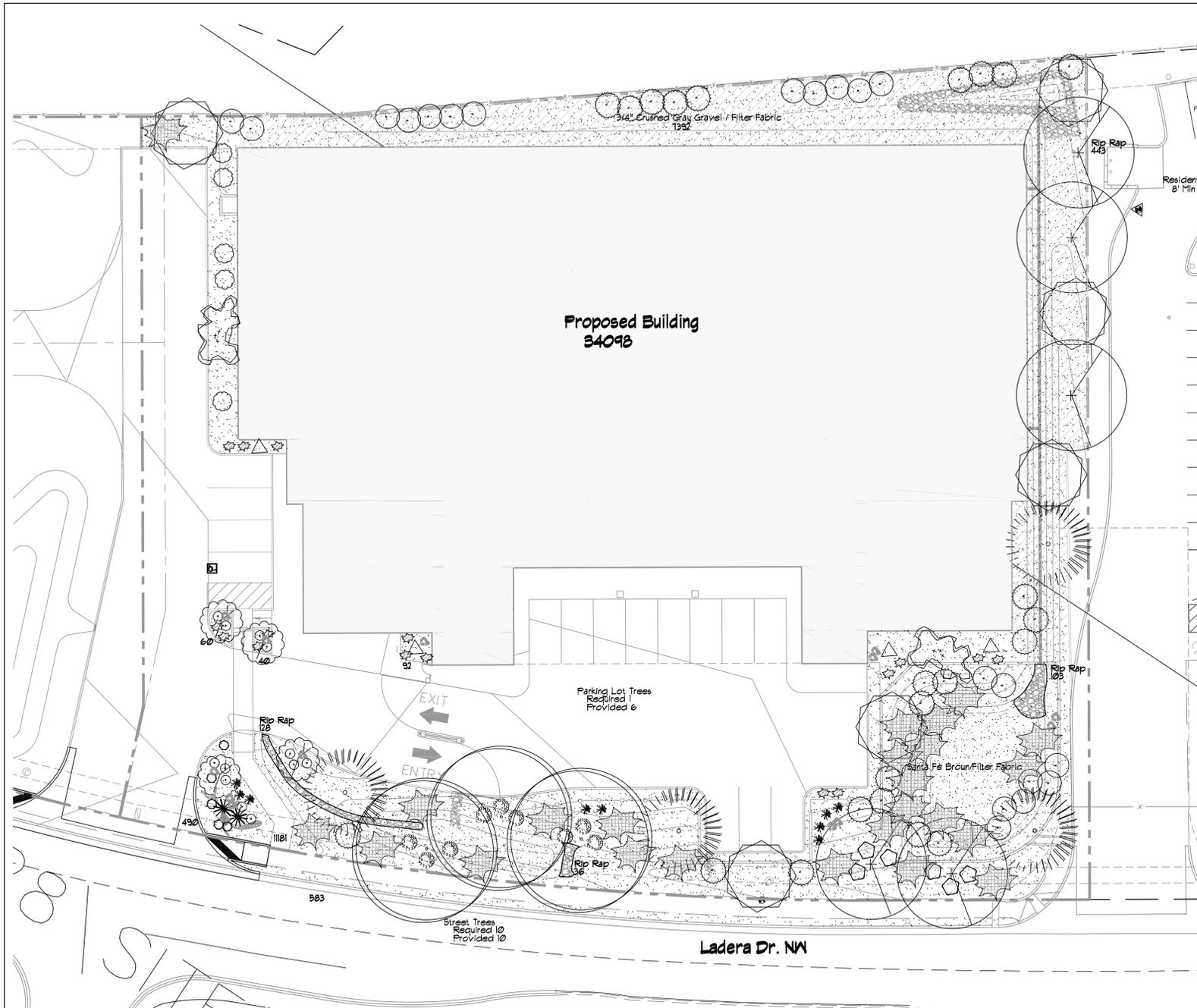
**jordan**  
ARCHITECTS, INC.

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**JOB NUMBER:** 17-424  
**SCALE:** N.T.S.  
**DATE:** 08/02/2017

131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE,  
CA 92672-7541  
Telephone 949-388-8090  
Facsimile 949-388-8290





**LANDSCAPE LEGEND**

| QTY                              | SIZE   | COMMON/BOTANICAL   | H2O USE             |
|----------------------------------|--------|--|---------------------|
| <b>Trees</b>                     |        |  |                     |
| 5                                | 2" cal | Chinese Pistache<br><i>Pistacia chinensis</i>  | 1225 6125 M+        |
| 3                                | 2" cal | Honey Locust<br><i>Gleditsia triacanthos</i>   | 2025 6075 M         |
| 4                                | 6 - 8' | Austrian Pine<br><i>Pinus nigra</i>  | 625 2500 M          |
| 2                                | 15 Gal | Crape Myrtle<br><i>Lagerstroemia indica</i>  | 400 800 M           |
| 2                                | 4 - 6' | Palm Yucca<br><i>Yucca faxoniana</i>   | 36 72 M             |
| 4                                | 15 Gal | Oklahoma Redbud<br><i>Cercis reniformis</i>  | 144 576 M           |
| 6                                | 15 Gal | Desert Willow<br><i>Chilopsis linearis</i>   | 625 3750 M<br>19838 |
| <b>Shrubs &amp; Groundcovers</b> |        |  |                     |
| 9                                | 5 Gal  | India Hawthorn<br><i>Raphiolepis indica</i>  | 25 225 M            |
| 9                                | 5 Gal  | Feather Reed Grass<br><i>Calamagrostis arundinacea</i>   | 4 36 M              |
| 6                                | 5 Gal  | Wintergreen Barberry<br><i>Berberis julianae</i>   | 25 150 M            |
| 4                                | 5 Gal  | Butterfly Bush<br><i>Buddleia davidii</i>  | 5x5 25 100 M        |
| 16                               | 5 Gal  | Carpet Rose<br><i>Jasminum nudiflorum</i>  | 9 144 M             |
| 24                               | 5 Gal  | Buffalo Juniper<br><i>Juniperus sabinia "Buffalo" Female Only</i>  | 1x12 144 3456 M     |
| 5                                | 5 Gal  | Cherry Sage<br><i>Salvia greggii</i>   | 2x3 9 45 M          |
| 12                               | 5 Gal  | Blue Mist<br><i>Caryopteris x clandonensis</i>   | 3x3 9 108 M         |
| 5                                | 5 Gal  | Fern Bush<br><i>Chamaebatiaria millefolium</i>   | 5x6 36 180 L        |
| 23                               | 5 Gal  | Apache Plume<br><i>Fallugia paradoxa</i>   | 6x1 49 1121 L       |
| 20                               | 5 Gal  | Chamisa<br><i>Chrysothamnus nauseosus</i>  | 5x1 49 1023 L       |
| 14                               | 2-3cf  | Boulders<br>To be placed at contractor discretion  | 6600                |
| 12446                            |        | Landscape Gravel / Filter Fabric<br>Santa Fe Brown   | 19838               |
| 7392                             |        | 3/4" Crushed Gray  | 801                 |
|                                  |        | Oversize Landscape Gravel / Filter Fabric<br>2-4" Santa Ana Tan<br>Rip Rap Swales<br>Yucca Accent Cobble |                     |

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees and shrubs in a living, healthy, and attractive condition.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Bernalillo Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Gray Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

It is the intent of this plan to comply with the City of Albuquerque Landscape Ordinance. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

**IRRIGATION NOTES:**  
Irrigation system maintenance and operation shall be the sole responsibility of the owner. It shall be the owners responsibility to ensure that fugitive water does not leave the site due to overwatering.

Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 10 GPH Drip Emitters. Drip and Bubblers systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

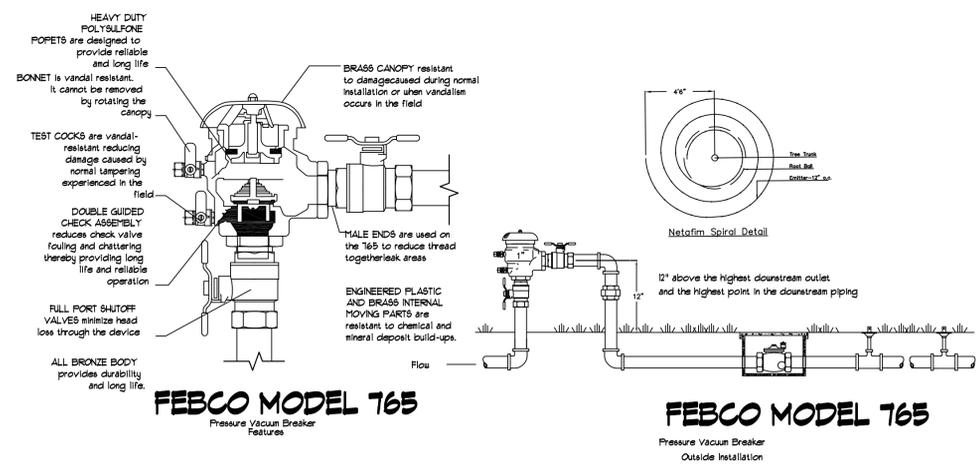
Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

**LANDSCAPE CALCULATIONS**

|   |        |
|---|--------|
| TOTAL LOT AREA (sf)                       | 11172  |
| TOTAL BUILDING AREA (sf)                  | -34098 |
| TOTAL LOT AREA (sf)                       | 37674  |
| LANDSCAPE REQUIREMENT                     | X .15  |
| TOTAL LANDSCAPE REQUIRED (15%)            | 5651   |
| TOTAL ON-SITE LANDSCAPE PROVIDED (52%)    | 19838  |
| TOTAL GROUNDCOVER REQUIRED (30%)          | 5935   |
| TOTAL GROUNDCOVER PROVIDED (31%)          | 6600   |
| TOTAL LIVE PLANT MATERIAL REQUIRED (75%)  | 10384  |
| TOTAL LIVE PLANT MATERIAL PROVIDED (165%) | 26498  |

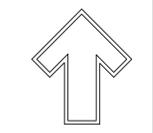
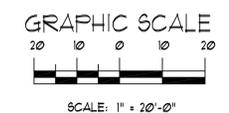


**SHRUB PLANTING DETAIL**  
NTS

GENERAL NOTES:  
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.  
CONSTRUCTION NOTES:  
A. SHRUB  
B. BACKFILL WITH EXISTING SOIL.  
C. EARTH BERRY AROUND WATER RETENTION BASIN.  
D. 3" DEPTH OF GRAVEL MULCH.  
E. FINISH GRADE.  
F. UNDISTURBED SOIL.

**TREE PLANTING DETAIL**  
NTS

GENERAL NOTES:  
1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.  
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG+ THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED+ THAT LEVEL MAY BE EXCEEDED BY ONLY 1/4 ONE INCH LAYER OF SOIL.  
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.  
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.  
CONSTRUCTION NOTES:  
A. TREE  
B. BACKFILL WITH EXISTING SOIL.  
C. 3" DEPTH OF GRAVEL MULCH.  
D. UNDISTURBED SOIL.



The Hilltop  
1909 Edith NE  
Albuquerque, NM 87113  
Cont. Lic. #16-458  
Ph: (505) 898-9690  
Fax: (505) 898-1131  
danny@hilltoplandscaping.com

Landscape Architect



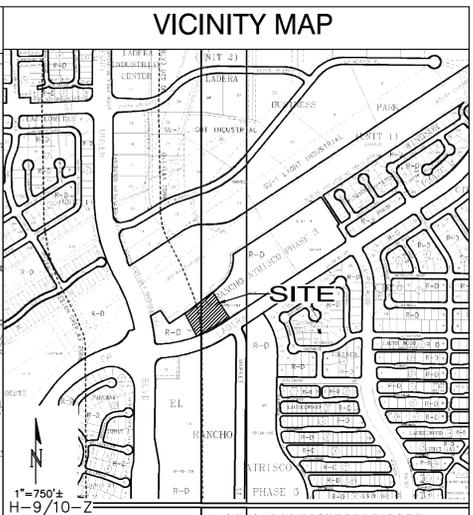
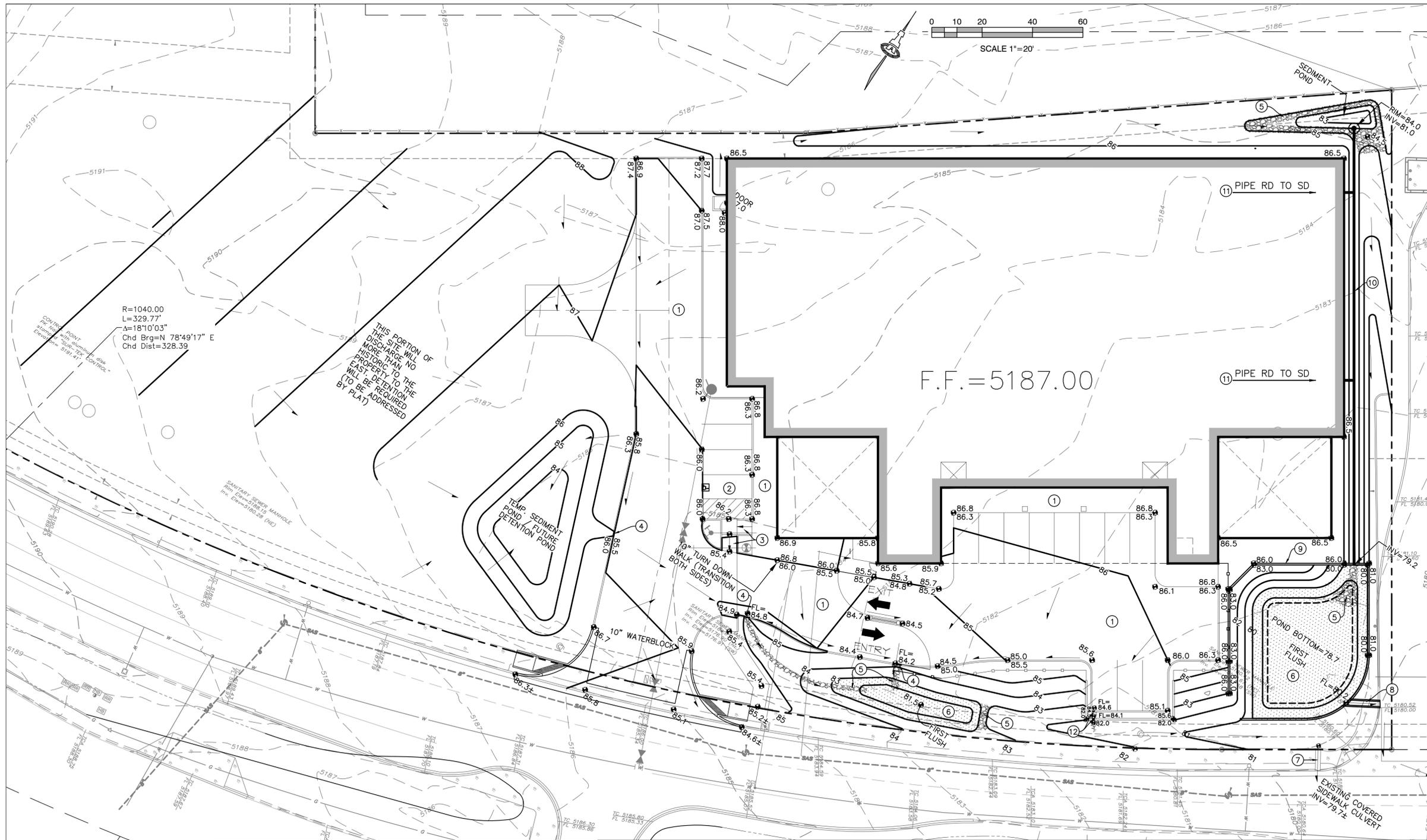
Ladera Crossing  
Ladera Rd. NW  
Albuquerque, NM

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DRAWN BY  
REVISED  
DATE

SHEET #  
LS-101



- ### KEYED NOTES
1. CONSTRUCT PROPOSED PAVING / WALKS / CURB AND GUTTER TO ELEVATIONS SHOWN. SEE PAVING PLAN FOR PAVING MATERIAL, EXTENTS, SECTIONS, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC. PROVIDE SMOOTH TRANSITION TO EXISTING.
  2. CONSTRUCT HC PARKING AREA TO ADA STANDARDS. MAX. 2% SLOPE IN ANY DIRECTION.
  3. CONSTRUCT ADA COMPLIANT HANDICAP ACCESS RAMP AT ELEVATIONS SHOWN. MAX. 2% CROSS-SLOPE.
  4. PROVIDE 24" WIDE CURB OPENING AT FLOWLINE SHOWN.
  5. INSTALL ROCK EROSION PROTECTION AT CURB OPENING, WITHIN FLOWLINES CARRYING CONCENTRATED FLOW (3' WIDE) AND LIMITS HATCHED PER LEGEND.
  6. DOT HATCHED AREA REPRESENTS EXTENTS OF 'FIRST FLUSH' RETENTION PONDING. CONSTRUCT TO ELEVATIONS SHOWN.
  7. EXISTING COVERED SIDEWALK CULVERT. CONTRACTOR TO CLEAN AND REMOVE ANY MATERIAL BLOCKING ACCESS TO FLOW.
  8. CONSTRUCT 24" WIDE (BOTTOM WIDTH) CONCRETE RUNDOWN COVERED.
  9. CONSTRUCT RETAINING WALL TO ACHIEVE GRADE TRANSITIONS SHOWN. GRADES PROVIDED EACH SIDE REFLECT FINISH GRADES. SEE ARCHITECTURAL FOR INFORMATION RE: STRUCTURAL DESIGN, ADDITIONAL WALL HEIGHT, CONSTRUCTION DETAILS, WEEPHOLES, ETC.
  10. INSTALL PRIVATE STORM DRAIN SYSTEM TO DELIVER ROOF DISCHARGE TO SOUTHEAST POND. SEE CG-2.
  11. ROOF DISCHARGE TO BE PIPED DIRECTLY TO STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION.
  12. PROVIDE 12" WIDE CURB OPENING AT FLOWLINE SHOWN. PROVIDE TURNED BLOCK IN WALL AT FLOWLINE SHOWN TO PASS MINOR BASIN FLOW.

### CONSTRUCTION STAKING

UPON WRITTEN REQUEST COORDINATED THROUGH THE PROJECT ARCHITECT, THE ELECTRONIC FILE OF THE GRADING AND DRAINAGE WILL BE PROVIDED TO THE CONTRACTOR FOR VERTICAL CONTROL. DO NOT USE THIS PLAN FOR PROJECT STAKING.

**ISAACSON & ARFMAN, P.A.**  
*Consulting Engineering Associates*  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 www.isaacson.com

2228 CG-101.dwg Jun 27, 2017

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### LADERA CROSSING SELF STORAGE

|                |  |               |  |       |  |              |  |
|----------------|--|---------------|--|-------|--|--------------|--|
| Date: JUNE '17 |  | Revision: No. |  | Date: |  | Job No. 2228 |  |
| Drawn By: BJB  |  |               |  |       |  | CG-101       |  |
| Ckd By: FCA    |  |               |  |       |  | SH. OF       |  |

### CALCULATIONS: Unser & Ladera Self Storage : June 27, 2017

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

| ON-SITE              |              |                |              |
|----------------------|--------------|----------------|--------------|
| AREA OF SITE:        | 71866.1      | SF             | = 1.6        |
| ALLOWABLE DISCHARGE: |              |                |              |
| 100-year, 6-hour     |              |                |              |
| DEVELOPED FLOWS:     |              | EXCESS PRECIP: |              |
| Area                 | Treatment SF | %              | Precip. Zone |
| Area A               | 0            | 0%             | EA = 0.44    |
| Area B               | 48868.948    | 68%            | EB = 0.67    |
| Area C               | 21559.83     | 30%            | EC = 0.99    |
| Area D               | 1437.322     | 2%             | ED = 1.97    |
| Total Area           | 71866.1      | 100%           |              |

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)  
 Weighted E =  $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$   
 Allowable E = 0.79 in. | Developed E = 1.66 in.

On-Site Volume of Runoff: V<sub>360</sub> = E<sup>2</sup>A / 12  
 Allowable V<sub>360</sub> = 4743 CF | Developed V<sub>360</sub> = 9965 CF

On-Site Peak Discharge Rate: Q<sub>p</sub> = Q<sub>PA</sub>A<sub>A</sub> + Q<sub>PB</sub>A<sub>B</sub> + Q<sub>PC</sub>A<sub>C</sub> + Q<sub>PD</sub>A<sub>D</sub> / 43,560  
 For Precipitation Zone 1  
 Q<sub>PA</sub> = 1.29 | Q<sub>PC</sub> = 2.87  
 Q<sub>PB</sub> = 2.03 | Q<sub>PD</sub> = 4.37  
 Allowable Q<sub>p</sub> = 3.8 CFS | Developed Q<sub>p</sub> = 6.3 CFS

### PROJECT DATA

PROPERTY: THE SITE IS A PORTION OF AN UNDEVELOPED COMMERCIAL PROPERTY WITHIN C.O.A. VICINITY MAP H-9/10. THE SITE IS BOUND TO THE WEST BY UNSER BLVD., TO THE EAST BY DEVELOPED MULTI-FAMILY, TO THE NORTH BY AMAFCA REGIONAL PONDS AND TO THE SOUTH BY LADERA BLVD.

SITE AREA: TOTAL SITE = 3.2 ACRES. PORTION TO BE DEVELOPED = 1.7± ACRES.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A MULTI-STORY SELF STORAGE FACILITY WITH ASSOCIATED PAVED PARKING, PEDESTRIAN WALKS, DRAINAGE IMPROVEMENTS AND LANDSCAPING.

LEGAL: TRACT 5-A-1C EL RANCHO ATRISCO PHASE III CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "3-H10", ELEVATION = 5196.15 (NAVD 1988)

OFF-SITE: A SMALL STRIP OF OPEN SPACE ALONG THE NORTH PROPERTY LINE WILL CONTINUE TO DRAIN INTO THIS PROPERTY. THIS FLOW WILL BE DIRECTED TO A SHALLOW SEDIMENT POND AT THE NORTHEAST CORNER OF THE PROPERTY. A STORM DRAIN INLET WILL BE CONSTRUCTED 1' ABOVE POND BOTTOM TO ACCEPT FLOW IN EXCESS OF POND CAPACITY.

FLOOD HAZARD: THE SUBJECT PROPERTY (AS SHOWN HEREON) APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 35001C0326 J, EFFECTIVE DATE 11-04-2016.

FIRST FLUSH: STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION] OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM.

FIRST FLUSH RETENTION PONDS WILL BE CONSTRUCTED WITHIN THE LANDSCAPE AREAS AS DESIGNATED BY DOT HATCH. STORM WATER FROM THE IMPERVIOUS AREAS SHALL BE DIRECTED TO THESE PONDS. STORMWATER WILL THEN DISCHARGE TO LADERA BLVD. TO FOLLOW THE HISTORIC FLOWPATHS.

ENGINEER: FRED C. ARFMAN, NMPE 7322 ISAACSON & ARFMAN, PA 128 MONROE NE, 87111 TELEPHONE: (505) 268-8828

SURVEYOR: RUSS P. HUGG, NMPS NO. 9750 SURV-TEK, INC. 9384 VALLEY VIEW DR. NW, 87114 TELEPHONE: (505) 897-3366

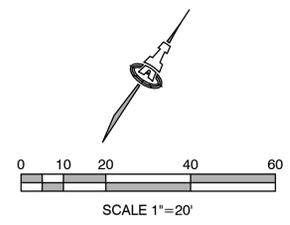
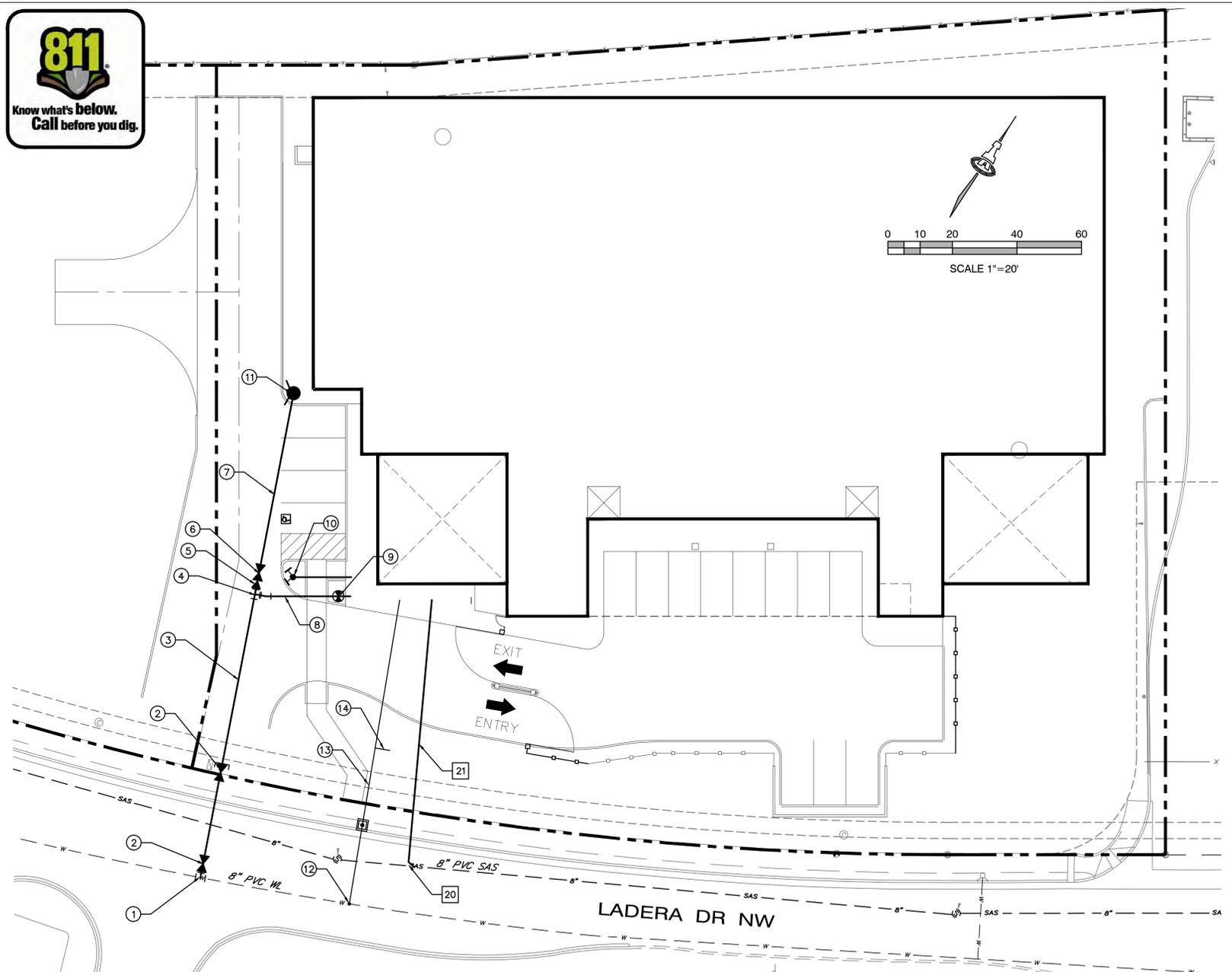
### LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR (1' INCREMENT)
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FINISH FLOOR ELEVATION
- GRADE BREAK
- PROPOSED FIRST FLUSH RETENTION PONDING AREA
- PERCOLATION TRENCH
- LIMITS OF EROSION CONTROL

DRAINAGE PLAN CONCEPT: FLOW FROM THE UNDEVELOPED PORTION OF THE PROPERTY TO THE WEST WILL PASS THROUGH A SEDIMENT CONTROL POND. EXCESS WILL OVERFLOW TO THE PAVEMENT TO CONTINUE ALONG THE HISTORIC FLOWPATH.

THE AREA TO BE DEVELOPED CONSISTS OF TWO DRAINAGE BASINS. FLOW FROM IMPERVIOUS AREA WILL PASS THROUGH FIRST FLUSH RETENTION PONDS AS REQUIRED. EXCESS WILL DISCHARGE TO LADERA BLVD. VIA THE EXISTING COVERED SIDEWALK CULVERT OR THE PROPOSED CONCRETE RUNDOWN.





**GENERAL NOTES**

- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
- SITE STORM DRAIN, ELECTRIC LINES & TRANSFORMERS AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.
- ALL WATER FITTINGS SHALL HAVE JOINT RESTRAINTS (LT). SEE RESTRAINED JOINT CRITERIA THIS SHEET. (LT) LENGTH SHOWN ON KEYED NOTES.
- ALL ABOVE GROUND UTILITY EQUIPMENT AND FITTINGS SHALL BE PAINTED IN COLORS TO MATCH BUILDING COLORS.

**KEYED NOTES**

**WATER KEYED NOTES**

- 8"x8" TEE.
- 8" GATE VALVE W/ BOX. PER ABCWUA STD DWG 2326 & 2329. (LT=60')
- 8" WATERLINE.
- 8"x4" TEE.
- 8"x6" REDUCER. (LT=31')
- 6" GATE VALVE W/ BOX PER ABCWUA STD DWG 2326 & 2329. (LT=46')
- 6" WATERLINE.
- 4" WATER LINE.
- POST INDICATOR VALVE (PIV). (LT=32')
- FIRE DEPARTMENT CONNECTION (FDC).
- FIRE HYDRANT PER ABCWUA STD DWG 2340.
- 1" METERED SERVICE LINE INSTALLATION PER ABCWUA STD. DWGS. 2362, 2368.
- 1" WATER SERVICE LINE.
- 3/4" IRRIGATION STUB.

**SEWER**

- CONNECT NEW SAS SERVICE LINE TO EXISTING SAS MAIN PER ABCWUA STD DWG. 2125.
- 4" SANITARY SEWER LINE, AT 2% MIN. SLOPE.

- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTINGS PER KEYED NOTES THIS SHEET.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE KEYED NOTES.
- THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.

DEPTH OF BURY: 3.0 FT. MINIMUM  
 1.50 FACTOR OF SAFETY:  
 MATERIAL: PVC  
 SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.  
 TEST PRESSURE: 150 PSI  
 TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

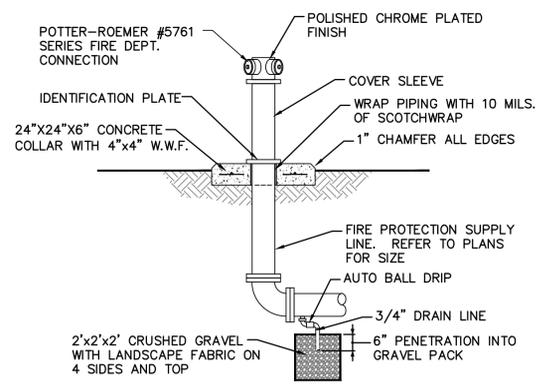
DIFFERENT CRITERIA, E.G., GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

**RESTRAINED JOINT CRITERIA FOR WATERLINE FITTINGS**

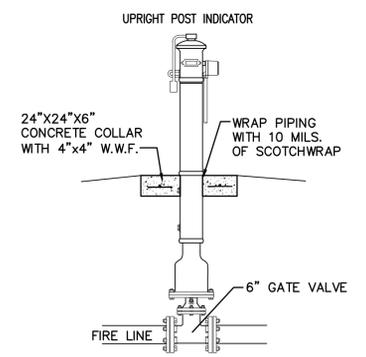
**UTILITY GENERAL NOTES**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED UTILITIES SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
- MINIMUM COVER SHALL BE 36" FOR WATERLINES AND 48" FOR SANITARY SEWER, EXCEPT AT BUILDING CONNECTIONS.
- UTILITY LINES SHALL BE INSTALLED AFTER COMPLETION OF THE SITE ROUGH GRADING.
- UTILITY LINES SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING PLUMBING AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL. REFER TO THE MECHANICAL AND/OR PLUMBING PLANS FOR SERVICE CONNECTIONS.
- DRY UTILITY LOCATIONS AND DESIGN ARE NOT A PART OF THIS PLAN. CONTRACTOR SHALL COORDINATE WITH THE LOCAL DRY UTILITY COMPANIES TO DETERMINE THE SIZE, DEPTH, LOCATION, FITTINGS AND REQUIRED APPURTENANCES FOR THE DRY UTILITY SERVICE LINES ON THE SITE. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR SERVICE CONNECTIONS.
- TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.
- ALL WATER VALVE BOXES, MANHOLE RINGS & COVERS, AND OTHER SURFACE ITEMS FOR THE UTILITIES SHALL BE ADJUSTED TO FINISHED GRADE.
- ALL CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 12" MIN CLEARANCE. IF 12" CLEARANCE IS NOT POSSIBLE, BOTH PIPES SHALL BE ENCASED IN CONCRETE OR AS DIRECTED BY THE ENGINEER.
- VALVES, METERS, SERVICE LINES, METER AND VALVE BOXES, TAPPING SLEEVES, HYDRANTS, AND OTHER WATER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 800.
- WATERLINES LESS THAN 4" DIAMETER SHALL BE COPPER TYPE K MEETING ASTM B 88 REQUIREMENTS. WATERLINES 4" IN DIAMETER OR LARGER SHALL BE PVC PIPE MEETING AWWA C900 DR-18 REQUIREMENTS.
- ALL FITTINGS AND COUPLINGS FOR WATERLINES LESS THAN 4" IN DIAMETER ARE TO BE COPPER, SOLDER JOINT FITTINGS IN ACCORDANCE WITH ASME 16.18 OR ASME B16.22.
- ALL FITTINGS AND COUPLINGS FOR WATERLINES 4" IN DIAMETER OR LARGER ARE TO BE MEGA LUG MECHANICAL JOINTS OR ENGINEER APPROVED EQUIVALENT.
- JOINTS SHALL BE RESTRAINED BY MEGA LUG HARNESSSES, OR ENGINEER APPROVED EQUIVALENT. JOINT RESTRAINTS SHALL BE INSTALLED AT DISTANCES FROM THE FITTINGS AS SHOWN ON THE JOINT RESTRAINT TABLE IN THESE PLANS.
- BACKFLOW PREVENTERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- FIRE LINES SHALL USE PIPE MATERIALS LISTED AND APPROVED FOR FIRE SERVICE BY UNDERWRITERS LABORATORIES.
- FIRE DEPARTMENT CONNECTIONS SHALL MEET UL 405, NFPA 1963, AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- ADJUST WATER AND FIRE LINES TO AVOID FOOTINGS, SEWER LINES, AND OTHER CONDUITS. INSTALL FITTINGS AS NEEDED.
- SEWER MANHOLES, CLEANOUTS, SEWER SERVICE TAPS, AND OTHER SEWER APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 900 / APWA SPEC. SECT. 900 / LOCAL UTILITY COMPANY SPECIFICATIONS
- SEWER SERVICE LINES SHALL BE INSTALLED AT A 2% MINIMUM SLOPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS. THE PIPE SHALL DRAIN TOWARD THE SEWER MAIN AT ALL LOCATIONS.
- ALL SANITARY SEWER LINE MATERIALS SHALL BE PVC SDR-35 PIPE.

PRIVATE FIRE LINE CONNECTIONS TO PUBLIC WATERLINE TO BE CONSTRUCTED UNDER ABCWUA WORK ORDER



**FREE-STANDING FIRE DEPARTMENT CONNECTION DETAIL**  
NTS



**POST INDICATOR VALVE**  
NTS

**LEGEND**

- SAS SINGLE CLEANOUT
- WATER METER & BOX
- WL EXISTING WATERLINE
- SAS EXISTING SEWER LINE

**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 www.isaacson.com

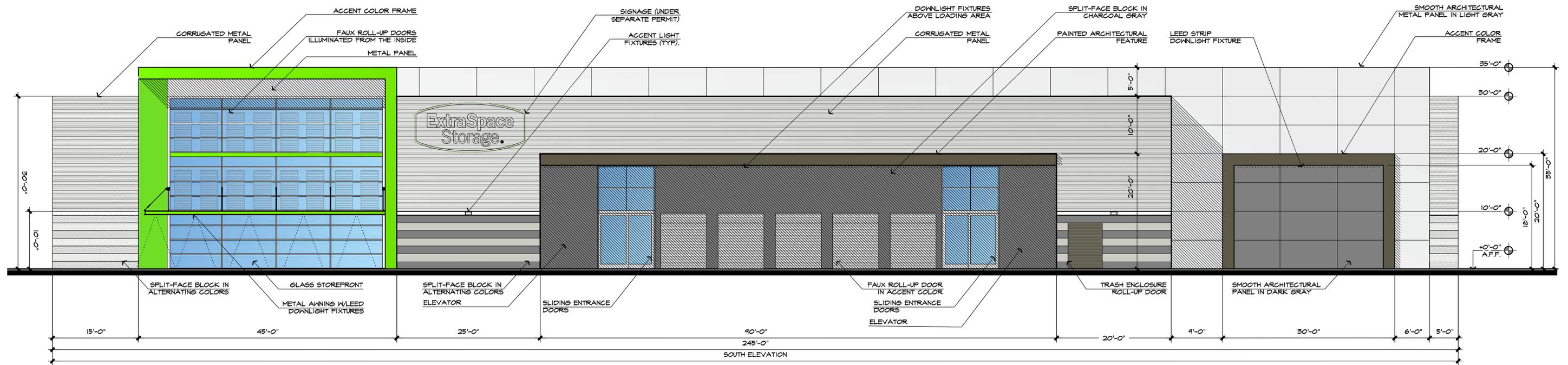
2228 CU-101.dwg Jun 27, 2017

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**LADERA CROSSING SELF STORAGE**

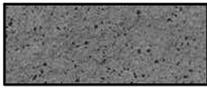
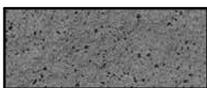
**UTILITY PLAN**

|           |                 |       |               |
|-----------|-----------------|-------|---------------|
| Date:     | No. / Revision: | Date: | Job No.       |
|           |                 |       | 2228          |
| Drawn By: |                 |       | <b>FIRE 1</b> |
| Clk By:   |                 |       | SH. OF        |

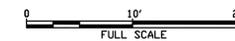


**MAIN ELEVATION - SOUTH**

SCALE: 1/8"=1'-0"

| KEYNOTES                  | CMU (ALTERNATING COLORS)  | PAINT  | ARCHITECTURAL METAL   |
|---------------------------|---|--|---|
| <p>1 GLASS STOREFRONT</p> | <p> ORGO BLOCK, 8x8x16 SPLIT FACE COLOR: "BLACK 50", HEIGHT: MEDIUM</p> <p> ORGO BLOCK, 8x8x16 BURNISHED COLOR: "GRAY", HEIGHT: MEDIUM</p> <p> ORGO BLOCK, 8x4x16 BEVELED CAP PRECISION, COLOR: "BLACK 50", HEIGHT: MEDIUM</p> | <p> PAINT: DUNN EDWARDS DE5518 "KASABI"</p> <p> PAINT: DUNN EDWARDS DE6261 "DOVE'S WING"</p> <p> PAINT: SHERMAN WILLIAMS SW6167 "GARDEN GATE"</p> | <p> ARCHITECTURAL METAL PANEL: MORIN, PROFILE X-16 PANEL, MATERIAL GALVALUME, 24 GAUGE, FINISH: SMOOTH COLOR: SILVERSMITH / WASABI GREEN (PER ELEVATION)</p> <p> METAL PANEL: MORIN, MS-24H, 24 GAUGE IN DARK AND LIGHT GRAY.</p> |

TITAN DEVELOPMENT  
**LADERA CROSSING SELF STORAGE**  
 ALBUQUERQUE, NM



**ELEVATIONS**

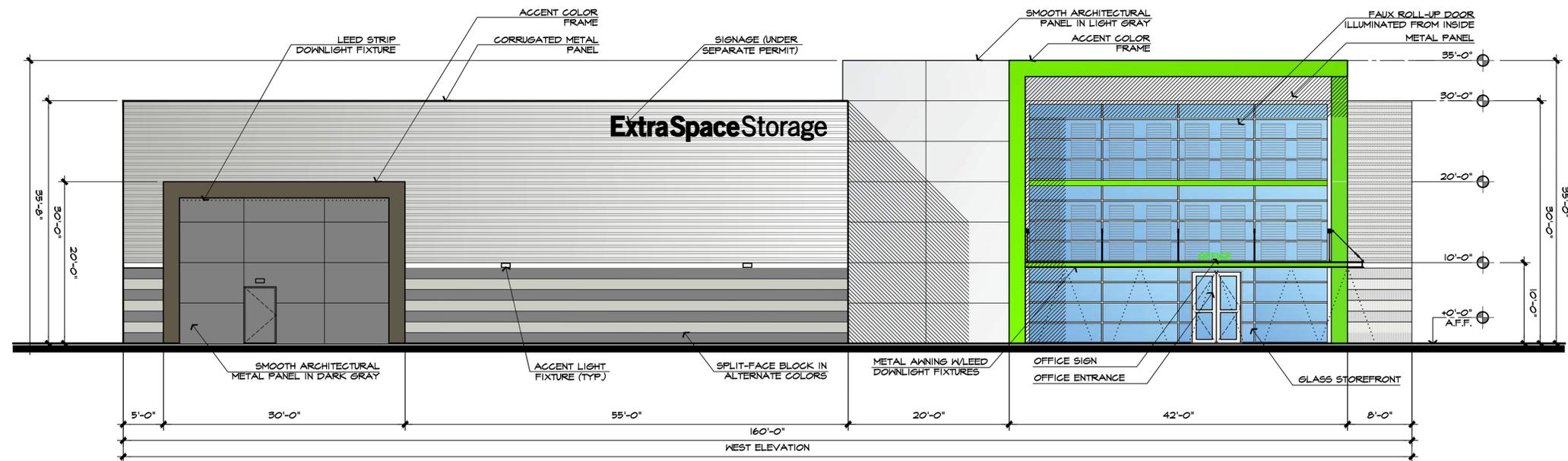
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**CONSENSUS PLANNING, INC.**  
 Planning / Landscape Architecture  
 302 Eighth Street NW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495  
 e-mail: cp@consensusplanning.com

**jordan**  
 ARCHITECTS, INC.

131 CALLE IGLESIA, SUITE 100  
 SAN CLEMENTE,  
 CA 92672-7541  
 Telephone 949.388-8090  
 Facsimile 949.388-8290

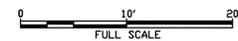


## WEST ELEVATION

SCALE: 1/8"=1'-0"

| KEYNOTES                  | CMU (ALTERNATING COLORS)  | PAINT  | ARCHITECTURAL METAL   |
|---------------------------|---|--|---|
| <p>1 GLASS STOREFRONT</p> | <p>ORGO BLOCK, 8x8x16 SPLIT FACE<br/>COLOR: "BLACK 50", WEIGHT: MEDIUM</p> <p>ORGO BLOCK, 8x8x16 BURNISHED<br/>COLOR: "GRAY", WEIGHT: MEDIUM</p> <p>ORGO BLOCK, 8x4x16 BEVELED CAP<br/>PRECISION, COLOR: "BLACK 50",<br/>WEIGHT: MEDIUM</p> | <p>PAINT: DUNN EDWARDS DE5518 "WASABI"</p> <p>PAINT: DUNN EDWARDS DE6261 "DOVE'S WING"</p> <p>PAINT: SHERMAN WILLIAMS SW6167 "GARDEN GATE"</p> | <p>ARCHITECTURAL METAL PANEL: MORIN, PROFILE X-16 PANEL, MATERIAL GALVALUME, 24 GAUGE, FINISH: SMOOTH<br/>COLOR: SILVERSMITH / WASABI GREEN (PER ELEVATION)</p> <p>METAL PANEL: MORIN, MS-24H, 24 GAUGE IN DARK AND LIGHT GRAY.</p> |

# TITAN DEVELOPMENT LADERA CROSSING SELF STORAGE ALBUQUERQUE, NM



## ELEVATIONS

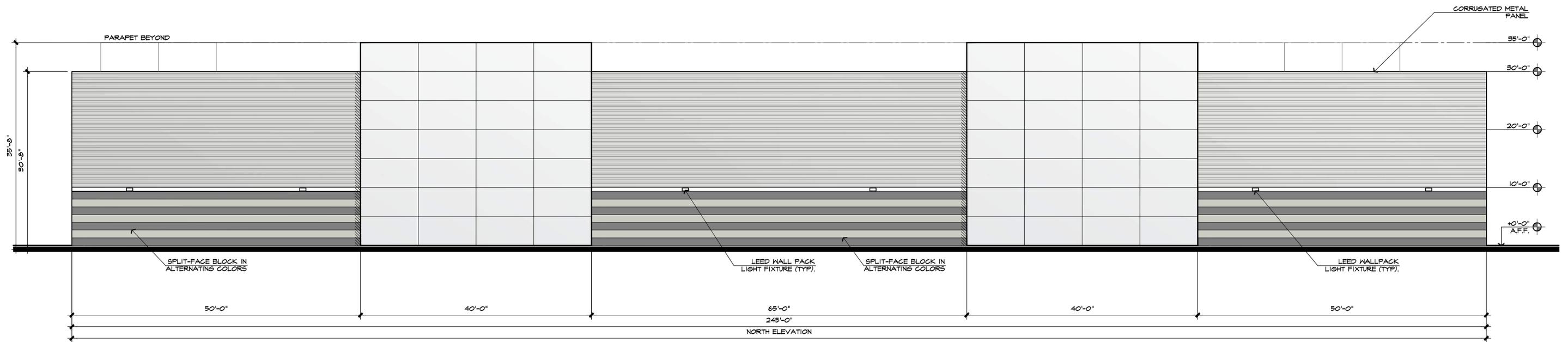
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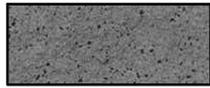
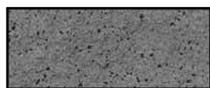
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Planning / Landscape Architecture  
302 Eighth Street NW  
Albuquerque, NM 87102  
(505) 764-9801 Fax 842-5495  
e-mail: cp@consensusplanning.com

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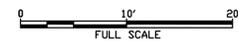
131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE,  
CA 92672-7541  
Telephone 949.388-8090  
Facsimile 949.388-8290



**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"

| KEYNOTES                  | CMU (ALTERNATING COLORS)   | PAINT  | ARCHITECTURAL METAL  |
|---------------------------|--|--|--|
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TITAN DEVELOPMENT  
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ALBUQUERQUE, NM



**ELEVATIONS**

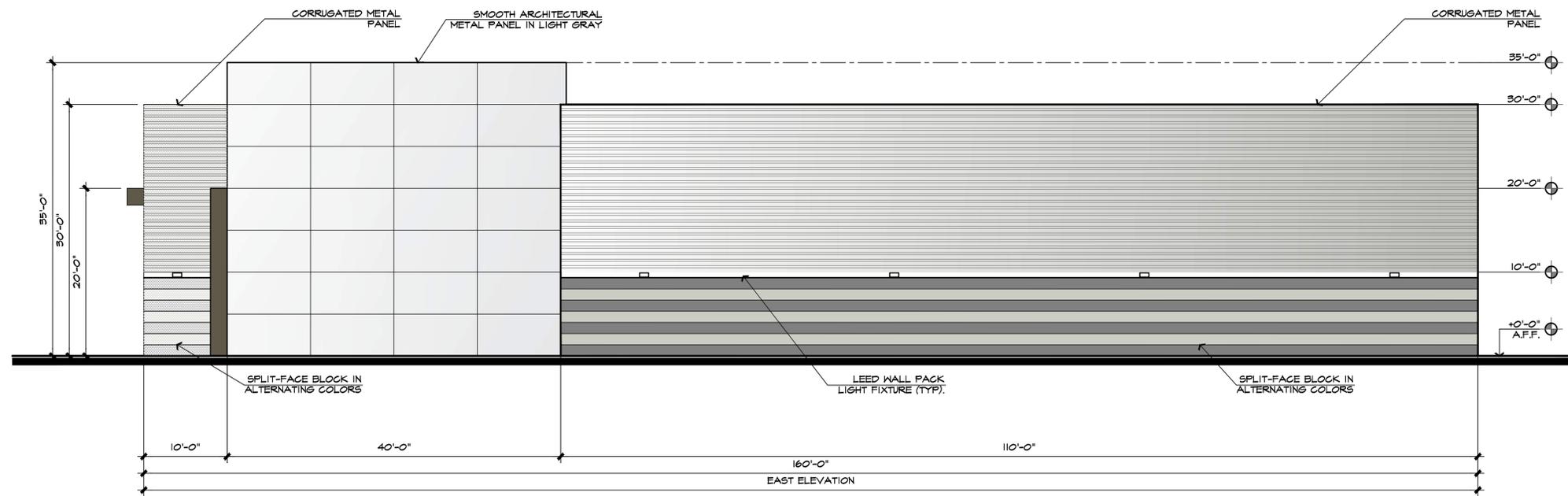
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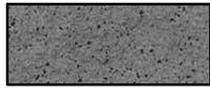
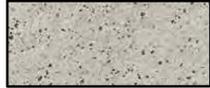
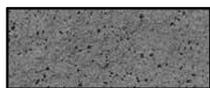
**jordan**  
ARCHITECTS, INC.

131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE,  
CA 92672-7541  
Telephone 949.388-8090  
Facsimile 949.388-8290

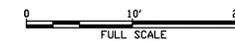


**EAST ELEVATION**

SCALE: 1/8"=1'-0"

| KEYNOTES                  | CMU (ALTERNATING COLORS)  | PAINT  | ARCHITECTURAL METAL   |
|---------------------------|---|--|---|
| <p>1 GLASS STOREFRONT</p> |  <p>ORGO BLOCK, 8x8x16 SPLIT FACE<br/>COLOR: "BLACK 50", WEIGHT: MEDIUM</p>  <p>ORGO BLOCK, 8x8x16 BURNISHED<br/>COLOR: "GRAY", WEIGHT: MEDIUM</p>  <p>ORGO BLOCK, 8x4x16 BEVELED CAP<br/>PRECISION, COLOR: "BLACK 50",<br/>WEIGHT: MEDIUM</p> |  <p>PAINT: DUNN EDWARDS DE5518 "KASABI"</p>  <p>PAINT: DUNN EDWARDS DE6261 "DOVE'S WING"</p>  <p>PAINT: SHERMAN WILLIAMS SW6167 "GARDEN GATE"</p> |  <p>ARCHITECTURAL METAL PANEL: MORIN, PROFILE X-16 PANEL, MATERIAL GALVALUME, 24 GAUGE, FINISH: SMOOTH<br/>COLOR: SILVERSMITH / WASABI GREEN (PER ELEVATION)</p>  <p>METAL PANEL: MORIN, MS-24H, 24 GAUGE IN DARK AND LIGHT GRAY.</p> |

TITAN DEVELOPMENT  
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 ARCHITECTS, INC.

131 CALLE IGLESIA, SUITE 100  
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 CA 92672-7541  
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