Environmental Planning Commission

Staff Report

Agent: Mullen Heller Architecture
Applicant: Country Club Partners LLC
Request: Site Development Plan for Building Permit
Legal Description: Lot 5 Country Club Plaza Subdivision
Location: Central Ave. SW between and Laguna Blvd. SW and San Pasquaile Ave SW
Size: 1.63 acres
Existing Zoning: SU-2 CLD
Proposed Zoning: Same

Staff Recommendation:
APPROVAL of Project #1004677 Case #17EPC40027 based on the Findings on page 11 and the Conditions on page 14

Staff Planner: Maggie Gould

Summary of Analysis:
This is a request for Site Development Plan for Building Permit for lot 5 of the Country Club Plaza Subdivision, an approximately 1.63 acre vacant site located on Central Avenue between Laguna Blvd. and San Pasquaile Ave in the southwest part of the city.
The applicant proposes a 49,814 square foot, three story building containing 58 residential units and 4,767 square feet of office space on lot. This request will complete the build out of the development. The building will contain basement level apartments.
The request is consistent with Comprehensive Plan Goals and Policies regarding, Areas of Change, Land Use, Infill and Auto Demand. The use is allowed under the existing zoning.
The Huning Castle and Downtown Neighborhood (DNA) Neighborhood Associations were notified. The DNA requested a facilitated meeting, but then decided that they preferred to meet with the applicants at their September 6th meeting.
Staff recommends approval.
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 = 200 feet

Project Number:
1004677

Hearing Date:
08/10/2017

Zone Map Page: J-13
Additional Case Numbers:
17EPC-40027
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I. INTRODUCTION

A. Surrounding zoning, plan designations, and land uses:

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B. Proposal

This is a request for Site Development Plan for Building Permit for Lot 5 of the Country Club Plaza Subdivision, an approximately 1.63 acre vacant site located on Central Avenue between Laguna Blvd. and San Pasquale Ave in the southwest part of the city.

The applicant proposes to construct a 49,814 square foot, three story building containing 58 residential units and 4,767 square feet of office space. This request will complete the build out of the development. The building will contain basement level apartments.

C. EPC Role

The Huning Castle Raynolds Addition Sector Development zoned the site SU-2 CLD. On Page 18 of the plan, number 9, the Site Development Plan Review and Approval Procedures are the same as the SU-1 zone and require a site plan and landscaping plan approved by the EPC.

The case is a quasi-judicial matter.

D. History/Background

The subject site is located in the Huning Castle area, which was platted as the Huning Castle Addition in March 1928. The Huning Castle Neighborhood grew around the Country Club, built in 1928-1929.

The area developed with a mixture of neighborhood scale commercial use and residential development.

The
In March 2006, the EPC approved a site development plan for subdivision with design standards (Project #1004677, 06EPC-00143/00144) for a larger project that included most of the subject site plus the Garcia’s properties and a detached 1.3 acre site west of the Garcia properties. The approved SPS did not include MRGCD Map 38 Tract 129A fronting Central Ave., part of the current subject site. The approved SPS was a development project on 4.45 acres and referred to as the Country Club Plaza I, consisting of residential uses (a total of approximately 298,800 square feet in lofts, studios, and courtyard/villas) and approximately 10,078 square feet of commercial space. The EPC’s approval was appealed (AC-06-9) by the Downtown Neighborhood Association, which was denied by City Council at its August 9, 2006 hearing. The DRB approved the SPS in November 2007.

The EPC approved amendments to the Site Development Plans for Subdivision and Building Permit in October of 2013 (13 EPC 40139, 13 EPC 40140). These amendments configured the site into, lots 1-5, designated future phases of development and replaced the previously approved SPS with the current one. The site was replatted into lots 1-5 through the DRB.

E. Context

The subject site consists of three of original buildings on lots 2 and 3 that were renovated and two new buildings on lots 1 and 4.

The area surrounding the site developed with a mix of commercial, residential and institutional uses, including a school, restaurants, single family and multi-family housing, a food production and warehouse and personal services.

The applicant’s proposed building will add multi-family and office uses that are compatible with the existing uses. The use is allowed under the existing zoning.

The site is within the boundaries of the Historic Central Metropolitan Redevelopment Area.

F. 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 Central Avenue as a Principal Arterial.

The LRRS designates Laguna Blvd as a Local street.

G. Comprehensive Plan Corridor Designation

Central Avenue is designated as both a Premium Transit and a Main Street Corridors.

H. Trails/Bikeways

Laguna Blvd contains a bike route; Central Avenue contains a bike lane.
I. Transit

Refer to Transit Agency comments

J. 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

A. Albuquerque Comprehensive Zoning Code

Existing zoning for the subject site is SU-2 CLD (Commercial/Low Density Apartment), regulated by the standards of the Huning Castle-Raynolds Addition Sector Development Plan. This zone allows uses in the R-2, Residential Zone (§14-16-2-11) and a variety of commercial and services uses.

B. Definitions

The City Zoning Code defines the SU-2 Zone:

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.

SU-2 CLD Zone. The SU-2 CLD Zone is unique to the Huning Castle-Raynolds Addition Sector Development Plan. It was promoted by the Sector Development Plan as a replacement zone for the C-2 Zone on properties along the south side of Central Ave. between San Pasquale and 14th St. The SU-2 CLD Zone is described as the Zone that "provides suitable sites for houses, townhouses, low density apartments, and commercial uses." The SU-2 CLD Zone has its own development standards, including the following, applicable to the subject site:

- Height: Structure up to 26 feet in is permitted at any location 50 feet or more from an adjacent R-1 zone. Height over 26 feet must be within a 25-degree angle plane from the mean grade along each boundary abutting an R-1 zone.
- Setback: From Central Ave. 5 feet minimum; 10 feet minimum from Laguna Blvd., 15th St. and San Pasquale; and 11 feet minimum from the junction of a driveway or alley and a public sidewalk.
- Density: Floor area ratio 0.61 maximum for residential development.
- Landscaping: Zoning Code standards (§14-16-3-10)
- Parking: Zoning Code standards (§14-16-3-1)
- Open Space: Zoning Code standards for R-2 Zone (§14-16-2-11)
- Signage: Zoning Code standards for C-1 Zone (§14-16-2-16)

C. Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in Bold Italics
The subject site is located in the areas designated Area of Change by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request adds to the mix of uses in the area by providing both housing and office use in close proximity to existing neighborhoods and along a transit corridor. Residents of the development will have access to the existing services on the site and in the surrounding area. The office use will be a short walk, bike ride or drive from the surrounding neighborhoods. The request furthers Policy 5.2.1 Land Uses.

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request adds a residential and employment use to an area that is well served by existing urban infrastructure including transit, public utilities, parks, and fire and police service. The request furthers Policy 5.3.1 Infill Development.

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

(a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all

The request furthers Goal 5.4 and Goal 5.4(a) by adding more housing on the east side near existing employment opportunities and providing an additional employment and service opportunity for nearby residents. The site has access from Central Avenue and internal pedestrian connections.

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.

The request furthers Goal 5.6 by adding both higher density housing and employment/service use in an Area of Change. The building design steps back from the exiting residential development to the south and is a minimum of 50 feet from the R-1 zoning to the south and east.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged

(f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

The request furthers policy 5.6.2 and 5.6.2(f) by adding both higher density housing and employment/service use in an Area of Change and a Metropolitan Redevelopment Area. The building is located a minimum of 50 feet from the property line of the R-1 zoned sites to the east and south and has no illuminated lighting facing these areas,
storm water will be addressed using a pumping station and ponding area, landscaped areas and existing stormwater infrastructure.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The request furthers Policy 5.6.4 by providing a building that setback from the single family residential uses, stepped down in height from the single family residential areas, well-articulated and generously landscaped at the edges to provide a good buffer for the single family residential areas.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request furthers Policy 5.2.1 h) and n) by filling in a vacant lot with a use that is complimentary and compatible to the surrounding areas. The is of a similar intensity to the uses in the surrounding area. The building design reflects the historic character of the area by referencing the Moderne style of the 1920s. The office use will be easily accessible for the surrounding neighborhoods.

Policy 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs

The request furthers policy 6.1.3 by adding a mixed use development along a Premium Transit Corridor.

Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

a) Design development to reflect the character of the surrounding area and protect and enhance views.

c) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

The request furthers Policy 7.3.2 by providing a building the uses similar landscape elements, building finishes, fencing and style to the buildings in the area. The building is setback from existing single family development to preserve views and is lower at the edge to preserve views and solar access. There will be on site lighting and fencing to ensure the safety of future residents and the public.
D. Huning Castle Raynolds Addition Development Plan (Rank 3)

The site is within the boundaries of the adopted Huning Castle and Raynolds Addition Rank III Plan, first adopted in 1981 and amended in 1993, 200 and 2002. The Plan generally encompasses properties between the Rio Grande River and San Pasquale south of Central Ave. The Rank III Plan does not provide goals or policies but rather objectives relevant to new development.

Land Use and Zoning:

Objective 2. Evaluate development on Central Avenue to encourage mixed use, neighborhood oriented development.

The request furthers Land Use and Zoning Objective 2 by providing a mixed use building in a neighborhood oriented development.

Social Services:

Objective 4. Improve the quality of rental property in the area.

The request furthers Social Services Objective 4 by providing new, high quality rental apartments.

III. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

A. Request

This a request for Site Development Plan for Building Permit for lot 5 of the Country Club Plaza Subdivision, an approximately 1.63 acre site located on Central Avenue between Laguna Place and San Pasquale Avenue in the southwest part of the city.

The applicant proposes to construct a 49,814 square foot, three story building containing 58 residential units and 4,767 square feet of office space on lot. The building will contain basement level apartments. This request will complete the build out of the site.

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.

B. Site Plan Layout / Configuration

This is final building in the development. The proposed building will located behind (to the south of) the four existing buildings; those buildings have a frontage along Central Avenue, this building will not.

The main entrance faces north towards the existing development and Central Avenue.

The building will be 46 feet at its highest and will step down to 31 feet closer to the single family residential development.
The building will be setback 80 to 90 feet from the property line at the rear, 80 feet on the sides and 220 feet in the front.

The allowed residential FAR for the site is .61, per the SU-2 CLD zone, this allows up to 89,655 square feet of residential on the site. With the additional of this building there will 61, 442 square feet of residential square footage. The proposed building complies with the FAR requirements.

C. Public Outdoor Space

The site plan shows a 614 square foot patio on the east side of the building, an approximately 360 square foot paved area on the west side of the building and an approximately 5,000 square foot landscaped yard area with outdoor furniture along the southern property line. The building will contain walkways, balconies, and a 1,574 square foot second level patio. The total on-site open space will be 26,589 square feet, 23,200 square feet would be required by the R-2 zone, §14-16-2-11, referenced in the SU-2 CLD zone.

D. Vehicular Access, Circulation and Parking

Access to the entire site is from Central Avenue via two 26 foot wide drive aisles. The subject site takes access from the 26 foot wide drive aisle off of Central Avenue via its own 26 foot wide drive aisle.

Parking will be provided at 1 space per unit for the residential portion of the building and at 1 space per each 200 square feet for the office portion.

The approved Site Development Plan for the first phase of the site used the C-1 parking requirements for the residential units and so they are also the requirements for this final phase of the project. Per Zoning Code provisions (§14-16-3-1) off-street parking is proposed to be in shared use, therefore parking demand will vary between uses and time of day. Office-generated demand will be between 7 AM and 6 PM on weekdays, and restaurant demand will peak between 6 PM and midnight on weekdays with lower demand between 7 AM and 6 PM weekdays and weekends. Residential demand is primarily between 6 PM and 7 AM. In addition, the development is eligible for the 10% reduction in required parking because it abuts a transit line. The entire site has a total 167 parking spaces.

There are shared access, ingress/egress, parking and drainage easements for lots 1-5 (the entire site) of the development.

E. Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrians can access the site from the public sidewalk along Central Avenue and then use the pedestrian patio/walkway between building 2 and building C to connect to the 10 wide paved crosswalk that will lead to the entrance of the proposed building.
The applicant proposes two bike racks on the west side of the building. There are 5 existing bike racks in the development for a total of 55 bike spaces.

F. Walls/Fences

There is an existing approximately 8 foot tall CMU wall along the east, south and west boundaries of the site. The applicant proposes a steel and wire fence with vines along the northern boundary of the yard area at approximately 3 feet in height. The same wall material is proposed along the patio on the eastern side of the building and on the eastern side of the building to enclose the rear of the site. The rear parking area will be secured by two gates, one the east side near the patio and one on the west side near the sidewalk on the north façade. The walls and fences are consistent with 14-16-3-19, General Height and Design Regulations for Walls, Fences and Retaining Walls.

G. Lighting and Security

The applicant proposes 16 foot tall parking lot lights, the Zoning Code, §14-16-3-9(F) requires that light poles be a maximum of 16 feet in height within 100 feet of a residential zone. The lights comply with the zoning code.

H. Landscaping

The landscaping meets the square footage and plant material requirements of the Zoning Code, 14-16-3-10, Landscaping. The plant palette contains a mix of low and medium water species that are generally successful in the area.

The net lot area would be 59,169 square feet. Landscaping is required on 15% of the net lot area and 75% of the area must be covered with live vegetation. The landscaping plan shows that 8875 square feet of landscaping would be required, the applicant is providing 15,970 and 12,637 square feet of this area will be landscaped, achieving 77% landscape coverage.

I. Grading, Drainage, Utility Plans

The subject site is relatively flat, with a grade change of approximately 3 feet across the site. Stormwater will generally flow from west to east and will be accommodated in a ponding area with pumping station; water will flow through a discharge line into Laguna Boulevard.

J. Architecture

The approved SPS references the Moderne Style and the Mediterranean Revival style for buildings. The applicant states the building references the Moderne style.

This including a simple massing composed of asymmetrical, well defined projecting forms, large overhangs and canopies, and enclosed soffits. Recessed entry porches and balconies of varying sizes and configurations will further help to articulate the facades.
Exterior walls will primarily be finished with earth-tone colored stucco and accented with contemporary materials and vibrant colors to add diversity to the façade.

These elements are consistent with definitions in the SPS.

Additionally, the building meets the SPS requirements for windows and doors to form a rhythmic façade.

Building materials are consistent with building materials and colors in the SPS. Stucco and metal accents are listed as appropriate materials and earth tones as appropriate colors.

K. Signage

Signage is allowed per the C-1 zone, §14-16-2-16, referenced in the SU-2 CLD zone, and the general sign regulations with exceptions including:

Maximum height of 18 and maximum size 100 square feet

Signage shall be limited to 9% of the façade to which it is applied.

Building mounted signage shall be individually illuminated channel letters

The applicant proposes one illuminated sign made of individual letters, on the north façade of the building, at 249 square feet, 942 square feet would be allowed.

The applicant proposes 3 non illuminated signs on the west, south and east facades to prevent lighting from disturbing neighborhoods residents.

West façade:
336 feet allowed, 12 square feet proposed

South façade:
937 allowed square feet allowed, 62 feet square proposed

East façade:
355 square feet allowed, 93 square feet proposed

IV. AGENCY & NEIGHBORHOOD CONCERNS

A. Reviewing Agencies/Pre-Hearing Discussion

There are no significant agency comments.

B. Neighborhood/Public

The Huning Castle and Downtown Neighborhood (DNA) Neighborhood Associations were notified. The DNA requested a facilitated meeting, but then decided that the DNA preferred to meet with the applicants on September 6th in any case, rather than prior to the EPA meeting. They just wanted to know more about the project.

Staff has not received any public comment as of this writing.
V. CONCLUSION

This a request for Site Development Plan for Building Permit for lot 5 of the Country Club Plaza Subdivision, an approximately 1.63 acre site located on Central Avenue between Laguna Blvd. and San Pasquale Ave in the southwest part of the city.

The applicant proposes to construct a 49,814 square foot, three story building containing 58 residential units and 4,767 square feet of office space on lot. This request will complete the build out of the site. The building will contain basement level apartments.

The request is consistent with Comprehensive Plan Goals and Policies regarding, Areas of Change, Land Use, Infill and Auto Demand.
FINDINGS, Site Development Plan for Building Permit

Project # 1004677, Case # 17EPC- 40027

1. This is a request for a Site Development Plan for Building Permit for lot 5 of the Country Club Plaza Subdivision located on Central Avenue, between Laguna Blvd and San Pasquale Avenue containing approximately 1.63 acres.

2. The proposed building will be a 49,814 square foot, three story building containing 58 residential units and 4,767 square feet of office space.

3. The use is allowed under the existing zoning, but EPC approval is required for Site Development Plans pursuant to the Huning Castle Raynolds Addition Sector Plan.

4. In March 2006, the EPC approved a site development plan for subdivision with design standards (Project #1004677, 06EPC-00143/00144) for a larger project that included most of the subject site plus an adjacent site and off site parcel. The EPC’s approval was appealed (AC-06-9) by the Downtown Neighborhood Association, which was denied by City Council at its August 9, 2006 hearing. The DRB approved the SPS in November 2007.

The EPC approved amendments to the Site Development Plans for Subdivision and Building Permit in October of 2013 (13 EPC-40139 and 13 EPC 40140). These amendments created the current site configuration, lots 1-5, designated future phases of development and replaced the previously approved SPS with the current one.

5. Development on the site is subject to the requirements of the approved Site Development plan for Subdivision.

6. The subject is within the Historic Central Metropolitan Redevelopment Plan area.

7. The Albuquerque/Bernalillo County Comprehensive Plan, Huning Castle Raynolds Addition Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

8. The subject site is located in the areas designated Area of Change by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

   A. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

      The request adds to the mix of uses in the area by providing both housing and office use in close proximity to existing neighborhoods and along a transit corridor. Residents of the development will have access to the existing services on the site and in the surrounding area. The office use will be a short walk, bike ride or drive from the surrounding neighborhoods. The request furthers Policy 5.2.1 Land Uses.

   B. Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.
The request adds a residential and employment use to an area that is well served by existing urban infrastructure including transit, public utilities, parks, and fire and police service. The request furthers Policy 5.3.1 Infill Development.

C. Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

(a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all

The request furthers Goal 5.4 and Goal 5.4(a by adding more housing on the east side near existing employment opportunities and providing an additional employment and service opportunity for nearby residents. The site has access from Central Avenue and internal pedestrian connections.

D. 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.

The request furthers Goal 5.6 by adding both higher density housing and employment/service use in an Area of Change. The building design steps back from the exiting residential development to the south and is a minimum of 50 feet from the R-1 zoning to the south and east.

E. Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged

(f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

The request furthers policy 5.6.2 and 5.6.2(f) by adding both higher density housing and employment/service use in an Area of Change and a Metropolitan Redevelopment Area. The building is located a minimum of 50 feet from the property line of the R-1 zoned sites to the east and south and has no illuminated lighting facing these areas, storm water will be addressed using a pumping station and ponding area, landscaped areas and existing stormwater infrastructure.

F. Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The request furthers Policy 5.6.4 by providing a building that setback from the single family residential uses, stepped down in height from the single family residential areas, well-articulated and generously landscaped at the edges to provide a good buffer for the single family residential areas.

G. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request furthers Policy 5.2.1 h) and n) by filling in a vacant lot with a use that is complimentary and compatible to the surrounding areas. The is of a similar intensity to the uses in the surrounding area. The building design reflects the historic character of the area by referencing the Moderne style of the 1920s. The office use will be easily accessible for the surrounding neighborhoods.

H. Policy 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs

The request furthers policy 6.1.3 by adding a mixed use development along a Premium Transit Corridor.

I. Policy 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

a) Design development to reflect the character of the surrounding area and protect and enhance views.

e) Encourage high-quality development that capitalizes on predominant architectural styles, building materials, and landscape elements.

The request furthers Policy 7.3.2 by providing a building the uses similar landscape elements, building finishes, fencing and style to the buildings in the area. The building is setback from existing single family development to preserve views and is lower at the edge to preserve views and solar access. There will be on site lighting and fencing to ensure the safety of future residents and the public.

9. The site is within the boundaries of the adopted Huning Castle and Raynolds Addition Rank III Plan. The Rank III Plan does not provide goals or policies but rather objectives relevant to new development.

A. Land Use and Zoning Objective 2.: Evaluate development on Central Avenue to encourage mixed use, neighborhood oriented development.

The request furthers Land Use and Zoning Objective 2 by providing a mixed use building in a neighborhood oriented development.

B. Social Services Objective 4.: Improve the quality of rental property in the area.

The request furthers Social Services Objective 4 by providing new, high quality rental apartments.

10. The Huning Castle and Downtown Neighborhood (DNA) Neighborhood Associations were notified. The DNA requested a facilitated meeting, but then decided that the DNA preferred to meet with the applicants on September 6th in any case, rather than prior to the EPA meeting. They just want to know more about the project.
11. Property owners within 100 feet of the site were notified of the request.
12. Staff has not received any public comment as this writing.

**RECOMMENDATION**

*APPROVAL of 17EPC-40027, a request for Site Development Plan for Building Permit, for 1. lot 5 of the Country Club Plaza Subdivision located on Central Avenue, between Laguna Blvd and San Pasquale Avenue containing approximately 1.63 acres, based on the preceding Findings and subject to the following Conditions of Approval.*

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

*Project # 1004677, Case # 17EPC- 40027*

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. Transportation Development Conditions:
   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.

4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
Maggie Gould
Planner

Notice of Decision cc list:
Mullen Heller
Country Club Partners LLC
Huning Castle Neighborhood Association
Downtown Neighborhood (DNA) Neighborhood Association
AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement
No adverse comments.

Long Range Planning
• No Comments
• FYI-Rocky Mountain Juniper – Females Only – is on our tree list.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development
17EPC-40024 Site Development Plan for Building Permit

Transportation Development Conditions:

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)
3. The handicap accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.

Hydrology Development

EPC project # 1004677; 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. Per predesign mtg with the engineer, allowable discharge is 0.3cfs.

Hydrology Engineer: Dana Peterson, 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.
  o State how the first flush will be retained and provide supporting calculations
  o 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 Reneé Brissette (rbrissette@cabq.gov) to set up a pre-design meeting.
  o 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.
  o Final Drainage Reports should have an appendix with all supporting documentation.

• When determining allowable discharge from a site:
  o 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.
  o If discharging to the street, determine if the street has capacity. Also determine if the storm drain has capacity.
  o If discharging to the back of inlets, determine if doing so will still provide capacity for the discharge from the street.
  o All flows must enter a water quality pond/swale before leaving the site or entering the public storm sewer system.

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

**Traffic Engineering Operations**
No comments.

**WATER UTILITY AUTHORITY**

**Utility Services**
1. 17EPC-40017 Site Development Plan for Subdivision Amendment
   • Identification: UPC – 101206220010931201 and 101206215006131202
   a. No adverse comments
   b. When development is desired request an availability statement at the link below:
      i. http://www abc wua.org/Availability_Statements.aspx
      ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
ENIRONMENTAL HEALTH DEPARTMENT
PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

FIRE DEPARTMENT/Planning

You will need to submit a separate plan to the Fire Marshall's office.

TRANSIT DEPARTMENT

Transit Corridor- Central Avenue Premium Transit and Main Street Corridors
Transit Route- Two new ART routes replacing the 766 and 777 Rapid Rides, and the Fixed Route 66
Current Service/ Stops- The Route 66 has a stop pair immediately east of the site and a second stop pair about 1000 feet to the west at the Wendy's site. The site is approximately half way between the ART stops at San Felipe Street and 15th Street, which should become operational in November.
Comments/ Support/ Requests- ABQ RIDE welcomes the level of integration of land use and transportation represented by such a well-placed project. Moderate scaled vertical projects of this nature are perfecting for increasing density and creating place in a Transit Corridor without overwhelming the streetscape.

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

1. Project# 1004677
   a. EPC Description: 17EPC-40027 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
   b. Site Information: Lot 5, Country Club Plaza Subdivision
   c. Property Location: southwest corner of Central Ave SW and Laguna Blvd.
   d. Request Description: The property owner requests approval of a Site Development Plan for Building Permit to allow for the development of a Mixed Use Office/Residential Development.
   e. APS Comments: Any residential development in this area will have impacts to School Capacity
<table>
<thead>
<tr>
<th>School</th>
<th>2016-17 Enrollment</th>
<th>Enrollment Capacity</th>
<th>Space Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lew Wallace ES</td>
<td>247</td>
<td>276</td>
<td>29</td>
</tr>
<tr>
<td>Washington MS</td>
<td>441</td>
<td>678</td>
<td>237</td>
</tr>
<tr>
<td>Albuquerque HS</td>
<td>1803</td>
<td>1900</td>
<td>97</td>
</tr>
</tbody>
</table>

**MID-REGION COUNCIL OF GOVERNMENTS**

MRMPO has no adverse comments.

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

1. An existing overhead electric distribution line is located south of the proposed development. The developer has coordinated with PNM on this line. The developer should continue to coordinate with PNM’s New Service Delivery Department regarding electric service for this project. Contact:

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

2. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
View from the subject site looking south towards the residential neighborhood.

View from the subject site looking east.
View from the subject site looking south.

View from the subject site looking west.
Existing pedestrian access from Central Avenue to existing businesses and the subject site
HISTORY
Rembe and Country Club Partners LLC  
117 B Richmond SE  
Albuquerque, NM 87106

Project# 1004677  
13EPC-40139 Site Development Plan for Building Permit  
13EPC-40140 Amend the Site Development Plan for Subdivision

LEGAL DESCRIPTION:  
For all or a portion of Tract A-1-A Laguna Sub;  
MRGCD Tract Map 38 Tract 129A & 129-B-1-A;  
Lot B-1 Block 3 Huning Castle Addn; Tracts A & B Lands of H B & Calvin Horn, located on Central Avenue between San Pasquale and Laguna containing approximately 3.37 acres.  
Staff Planner: Chris Glore

On October 10, 2013, the Environmental Planning Commission (EPC), voted to APPROVE Project 1004677, 13EPC-40139, a request for a Site Development Plan for Building Permit and 13EPC-40140, an Amendment to the Site Development Plan for Subdivision, based on the following Findings and Conditions:

FINDINGS: 13EPC-40140 -Site Development Plan for Subdivision Amendment

1. This is a request for a Site Development Plan for Subdivision Amendment for Tract A-1-A Laguna Sub; MRGCD Tract Map 38 Tract 129A & 129-B-1-A; Lot B-1 Block 3 Huning Castle Addn; Tracts A & B Lands of H B & Calvin Horn, containing approximately 3.37 acres of land located in the 1700 block of Central Ave. SW.

2. The request involves design and development standards for the Country Club Plaza development site, a mixed commercial and residential project. The applicant proposes to re-subdivide the property into five lots.

3. The subject site is located in the Established Urban Areas of the Comprehensive Plan and within the area of the Huning Castle and Reynolds Addition Sector Development Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.
4. The Albuquerque/Bernalillo County Comprehensive Plan, Huning Castle and Raynolds Addition Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

5. The Site Development Plan for Subdivision Amendment request further the following Comprehensive Plan policies:

Policy II.B.5.a: Full range of urban land uses. The request will result in the development of a mixed use commercial and residential project on an under-utilized infill site within the established urban area.

Policy II.B.5.d: Development respects neighborhood values, environmental conditions, and scenic resources. Neighborhood values are respected with increasing commercial activity in proximity to residential neighborhoods. The design standards established by the SPS Amendment reflect a building design theme consistent and complimentary to the surrounding area as detailed in the proposed SPBP.

Policy II.B.5.h: Higher density housing is most appropriate with excellent access to major streets, mixed density pattern, similar or higher density development, and transition. A mixed development pattern exists in the neighborhood consisting of single family homes, a school and commercial uses, and multi-family residential and commercial development. The subject site is in an urban setting with existing infrastructure in place. The proposed project meets all of the use and development standards of the existing SU-2 CLD Zone.

Policy II.B.5.k: Minimize harmful effects of traffic, livability and safety of residential neighborhoods. The SPS Amendment and SPBP requests will result in adequate off-street parking and are not likely to adversely impact traffic volumes on Central Ave. The proposal for vehicle access to Laguna Blvd. has been a neighborhood concern but is designated for emergency vehicle access only.

Policy II.B.5.i: Quality and innovation in design appropriate to the Plan area. The SPS Amendment retains the design themes and standards of the original SPS. The proposed SPBP will implement the SPS Amendment design standards and will integrate the design of the existing historic Horn Oil Co. buildings.

Policy II.B.5.m: Design improves the quality of the visual environment. The SPS regulates building architecture, lighting, landscaping and signage. The SPBP demonstrates architectural style consistent with the SPSD, and compatible with surrounding development. The landscaping plan will enhance the appearance of the property from Central Ave.

Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods. The requests will rehabilitate older commercial buildings and develop new mixed-use buildings, on a site within the Comprehensive Plan Established Urban Area.

Policy II.B.5.p: Cost-effective redevelopment techniques. The project represents an infill development, and adaptive re-use of existing buildings, within an urban area served by urban infrastructure and within the Historic Central Redevelopment Area. The project will be cost effective by not requiring direct City investment.
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Policy II.D.4.a: Objectives for street design, transit service, and development form consistent with Transportation Corridors and Activity Centers. Central Ave. is a Major Transit Corridor. The new construction will be consistent with the Development Form details including major entrance from Central Ave., minimum building setback, and parking behind or to the side of buildings.

Policy II.D.4.c: Additional dwelling units near transit corridors. Central Ave. is a Major Transit Corridor and the request will add dwelling units along the Corridor.

6. The Site Development Plan for Subdivision Amendment request further the following objectives of the Huning Castle and Raynolds Addition Sector Plan:

Land Use and Zoning: Development on Central Avenue to be mixed use, neighborhood oriented. The proposed development is mixed-use including ground-floor commercial along Central Ave. in a neighborhood underserved by retail, services and restaurants. The residential development will provide options for potential transit users.

Proposed Zoning: Land on Central Ave. between San Pasquale and 15th St. be zoned SU-2 for low density apartments or limited commercial development. The proposed development of mixed uses, residential and commercial, will provide housing opportunities near Downtown and commercial businesses for surrounding residents. The proposed SPS Amendment and SPBP meet the SU-2 CLD standards as promulgated by the Huning Castle and Raynolds Addition Sector Plan.

Transportation: Reduce traffic volume and speed on local streets. The proposed mixed-use development will increase commercial and residential uses in an older neighborhood, potentially reducing the need for automobile trips in the surrounding area.

7. The neighborhood expressed opposition to the request, primarily the height of the proposed building in the southern portion of the site. That building has been removed from the request.

8. The Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit are in support of the ‘road diet’ along Central Ave.

CONDITIONS OF APPROVAL - 13EPC-40140 –Site Development Plan for Subdivision Amendment

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.


4. The development will utilize existing access points from Central Ave. and will be upgraded per DPM standards unless approved by Variance by the DRB. Existing bicycle lanes adjacent to the site shall be maintained.

5. The Site Development Plan shall comply with the General Regulations of the Zoning Code and all other applicable design regulations, except as specifically approved by the EPC.

6. Future development in the southern portion of the site will require EPC review for a Site Development Plan for Building Permit.

7. Required parking shall be consistent with the C-1 Zone parking requirements.

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**FINDINGS - 13EPC-40139 - Site Development Plan for Building Permit**

1. This is a request for a Site Development Plan for Building Permit Tract A-1-A Laguna Sub; MRGCD Tract Map 38 Tract 129A & 129-B-1-A; Lot B-1 Block 3 Huning Castle Addn; Tracts A & B Lands of H B & Calvin Horn for, containing approximately 3.37 acres of land located in the 1700 block of Central Ave. SW.

2. The request involves five buildings, including the three existing buildings, and two proposed buildings of mixed use, including office, residential and commercial. The development will provide approximately 22,000 square feet of commercial space and 25 residential units.

3. The subject site is located in the Established Urban Areas of the Comprehensive Plan and within the area of the Huning Castle and Raynolds Addition Sector Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.

4. The Albuquerque/Bernalillo County Comprehensive Plan, Huning Castle and Raynolds Addition Sector Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

5. The Site Development Plan for Building Permit request furthers the following Comprehensive Plan policies:
   
   Policy II.B.5.a: Full range of urban land uses. The request will result in the development of a mixed use commercial and residential project on an under-utilized infill site within the established urban area.
Policy II.B.5.d: Development respects neighborhood values, environmental conditions, and scenic resources. Neighborhood values are respected with increasing commercial activity in proximity to residential neighborhoods. The design standards established by the SPS Amendment reflect a building design theme consistent and complimentary to the surrounding area as detailed in the proposed SPBP.

Policy II.B.5.h: Higher density housing is most appropriate with excellent access to major streets; mixed density pattern; similar or higher density development; and transition. A mixed development pattern exists in the neighborhood consisting of single family homes, a school and commercial uses, and multi-family residential and commercial development. The subject site is in an urban setting with existing infrastructure in place. The proposed project meets all of the use and development standards of the existing SU-2 CLD Zone.

Policy II.B.5.k: Minimize harmful effects of traffic; livability and safety of residential neighborhoods. The SPS Amendment and SPBP requests will result in adequate off-street parking and are not likely to adversely impact traffic volumes on Central Ave. The proposal for vehicle access to Laguna Blvd. has been a neighborhood concern but is designated for emergency vehicle access only.

Policy II.B.5.l: Quality and innovation in design appropriate to the Plan area. The SPS Amendment retains the design themes and standards of the original SPS. The proposed SPBP will implement the SPS Amendment design standards and will integrate the design of the existing historic Horn Oil Co. buildings.

Policy II.B.5.m: Design improves the quality of the visual environment. The SPS regulates building architecture, lighting, landscaping and signage. The SPBP demonstrates architectural style consistent with the SPSD, and compatible with surrounding development. The landscaping plan will enhance the appearance of the property from Central Ave.

Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods shall be continued and strengthened. The requests will rehabilitate older commercial buildings and develop new mixed-use buildings, on a site within the Comprehensive Plan Established Urban Area.

Policy II.B.5.p: Cost-effective redevelopment techniques shall be utilized. The project represents an infill development within an urban area served by urban infrastructure and within the Historic Central Redevelopment Area; the project will be a cost effective redevelopment not requiring direct City investment.

Policy II.D.4.a: Objectives for street design, transit service, and development form consistent with Transportation Corridors and Activity Centers. Central Ave. is a Major Transit Corridor. The new construction will be consistent with the Development Form details including major entrance from Central Ave., minimum building setback, and parking behind or to the side of buildings.

Policy II.D.4.c: Additional dwelling units near transit corridors. Central Ave. is a Major Transit Corridor and the request will add dwelling units along the Corridor.

6. The Site Development Plan for Building Permit request furthers the following objectives of the Huning Castle and Raynolds Addition Sector Plan:
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Land Use and Zoning: Development on Central Avenue to be mixed use, neighborhood oriented. The proposed development is mixed-use including ground-floor commercial along Central Ave. in a neighborhood underserved by retail, services and restaurants. The residential development will provide options for potential transit users.

Proposed Zoning: Land on Central Ave. between San Pasquale and 15th St. be zoned SU-2 for low density apartments or limited commercial development. The proposed development of mixed uses, residential and commercial, will provide housing opportunities near Downtown and commercial businesses for surrounding residents. The proposed SPS Amendment and SPBP meet the SU-2 CLD standards as promulgated by the Huning Castle and Raynolds Addition Sector Plan.

Transportation: Reduce traffic volume and speed on local streets. The proposed mixed-use development will increase commercial and residential uses in an older neighborhood, potentially reducing the need for automobile trips in the surrounding area.

7. The applicant is requesting delegation of SPBP Building 2 to the DRB.

8. The SPBP deviates from the DPM standards regarding curb cuts/drive pad design on Central Ave. The EPC supports approval of a variance to the DPM standards in order to maintain the character of the area.

9. The neighborhood expressed opposition to the request, primarily the height of the proposed building in the southern portion of the site. That building has been removed from the request.

10. The Site Development Plan for Subdivision Amendment and Site Development Plan for Building Permit are in support of the ‘road diet’ along Central Ave.

CONDITIONS OF APPROVAL - 13EPC-40139 –Site Development Plan for Building Permit

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. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/requirements.
4. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).

5. Work proposed within the COA ROW may require a work order through the DRC process.

6. Clarify interception of curb return, HC sidewalk ramp and crosswalk at west entrance - is the interception ADA accessible?

7. The applicant is proposing 24-foot wide curb cuts which are narrower than required by the DPM. The DRB shall consider approval of a variance to the DPM to allow the proposed 24-foot width.

8. Clearly show the largest anticipated vehicles turning template through the site.

9. Per discussion, if existing fire hydrant on Central sidewalk reduces clearance less to than 3 feet, an additional sidewalk will be provide around the obstruction, per COA Std. Dwg #2431.

10. Refuse gate swings into drive aisle presenting a hazard.

11. The layout of “compact” parking stalls and designated HC parking stalls is inconsistent between sheets 1 & 4 of 7.

12. HC parking stalls must meet ADA/DPM minimum lengths.

13. Proposed Permeable Pavers at tree wells are located within the required pedestrian pathways. Demonstrate that minimum sidewalk widths maintain ADA accessibility around or over pavers.

14. The landscaping median on the south end of the site needs to be contained with an asphalt header curb where it interfaces with parking areas and pedestrian paths. The end parking aisle needs a label to indicate what is proposed, and HC parking requires a designated 6 ft. ADA path to the nearest building entrance.

15. Required parking shall be consistent with the C-1 Zone parking requirements.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by OCTOBER 25, 2013. The date of the EPC’s decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.
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For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; Rather a formal protest of the EPC’s Recommendation can be filed within the 15 day period following the EPC’s decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan’s life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a $110.00 fee per case.

Sincerely,

[Signature]
Suzanne Lubar
Acting Director, Planning Department

SL/CG/mc

cc: Reba Eagles, 1500 Lomas Blvd. NW Suite B, Albuquerque NM 87104
Susan Brych, 509 11th St. NW, Albuquerque, NM 87102
Winthrop Quigley, 1520 Los Alamos SW, Albuquerque, NM 87104
Harvey Buchalter, 1615 Kit Carson SW, Albuquerque, NM 87104
Kyle Silfer, 4465 Juniper St. NW, Albuquerque, NM 87107
David Wood, 158 Pleasant NW, Albuquerque, NM 87107
Joyce Neimanas, 1713 Chacoma Pl SW, Albuquerque, NM 87104
Cara Potter, 1705 Chacoma Pl SW, Albuquerque, NM 87104
ZONING

Please refer to the Comprehensive Zoning Code and the Huning Castle Reynolds Addition Sector Development Plan for detail regarding the zoning.
5. Setback. Setback shall be as provided in the C-1 zone.

6. Density. Density of residential development shall be as provided in the R-3 zone.


8. Usable Open Space. Usable open space shall be provided on-site as required in the R-3 zone.

CLD Commercial/Low Density Apartment Zone. This zone provides suitable sites for houses, townhouses, low density apartments, and commercial uses.

1. Permissive uses.
   a. Uses permissive in the R-2 Zone of the Comprehensive City Zoning Code.
   b. Commercial uses as follows:
      - Appliance store; art gallery; art supply store, auto supply store; bakery goods or confectionery shop; bank; bar; barber shop; beauty shop; book or stationery store (not an adult book store); catering; medical clinic; clothing store; club, lodge, or fraternal organization; church or other place of worship, including incidental educational and recreational facilities; day care center; dog obedience training school; dressmaking and tailoring; drug store; dry cleaning or clothes pressing establishment; drygoods store; florist shop; furniture store; garage for automotive repair, as long as repairs are done within a completely enclosed building at least 20 feet from any residential zone; grocery, fruit, vegetable, meat or fish market; delicatessen or super market; hardware store; commercial health gymnasium; insurance agency; interior decorating shop; jewelry store; library; medical or dental laboratory; museum; mortuary; motel; musical instrument shop; newstand; nursing or rest home; office machines equipment sales and repair; office; package liquor store (not a drive-through); paint store; parking lot or structure (as a separate business); pawn shop; pet shop, provided there is no outside pen; picture framing shop; pharmacy; photocopy shop; photo equipment shop; physiotherapy office; prosthetic or corrective devices shop; public utility structure or use; radio or television studio or station, provided there is no helipad; real estate office; record shop; religious articles supply store; restaurant or cafe (not a drive-in or drive-through); savings and loan association; service station; school, including a private school which serves to provide basic education to children as is provided in public schools in grades K through 12 and excluding all other private schools; shoe store; shoeshine stand or shoe repair store; smoker's shop; sporting goods shop; temporary storage structure or yard for equipment material, or activity incidental to a specific construction project; studio for the instruction of music or dance; taxidermy shop.

2. Height. Structure height up to 26 feet shall be permitted at any location which is no closer than 50 feet from an adjacent R-1 zone. The height of any structure over 26 feet tall shall fall within a 25 degree angle plane from the
horizontal at the mean grade along each boundary abutting an R-1 zone. Otherwise, height shall be as provided in the R-1 zone, except that height should not exceed 46 feet.

   a. There shall be a setback from Central Avenue of not less than 5 feet, a setback from Laguna Boulevard, 15th Street, and San Pasquale Avenue of not less than 10 feet, and a setback of 11 feet from the junction of a driveway or alley and a public sidewalk or planned public sidewalk location.
   b. No part of any swimming pool, refuse bin, or building shall be closer than 50 feet from an R-1 zone or 15 feet from any other lot line.

4. Density. A floor area ratio of .61 shall be the maximum permitted for residential development.

5. Landscaping.
   a. Extensive buffer landscaping between new development and adjacent homes shall be provided to minimize the impact of commercial and multi-family development on adjacent single family homes. The requirements of Section 40.J of the Comprehensive City Zoning Code shall be considered the minimum acceptable buffer.
   b. Front yard landscaping for residential development shall include street trees and a sight buffer from Central Avenue.
   c. Landscaping shall be used to break up large parking areas and muffle noise from Central Avenue.


7. Usable Open Space. Usable open space for residential development shall be as provided in the R-2 Residential Zone in the Comprehensive City Zoning Code.

8. Signs. At a maximum, signs shall be regulated the same as in the C-1 Neighborhood Commercial Zone. However, the number, height, size, design, and location of these signs shall be subject to review with the Site Development Plan, and these restrictions may be amended if necessary to meet the intent of this plan.

9. Site Development Plan Review and Approval Procedures. (Same as SU-1 Procedures).
   a. A Site Development Plan and preliminary Landscaping Plan shall be submitted for approval by the Planning Commission for new development on any site in this zone. The Planning Commission may delegate approval of the above plans to the City Planner. A final Landscaping Plan shall be approved by the City Planner prior to the issuance of a building permit.
   b. In approving a Site Development Plan, the Planning Commission may impose requirements as may be necessary to implement the purpose of this ordinance.
c. A certified copy of the Site Development Plan shall be kept in the Planning Division records so that it may be reviewed against an application for a building permit for any part of all of new development on a site in this zone.

d. The Planning Commission shall review the plan and progress of development at least every four years until it is fully implemented to determine if the plan should be amended.

e. The City Planner may approve minor changes to an approved Site Development Plan or Landscaping Plan if they are consistent with the use and other written requirements approved by the Planning Commission, if the buildings are of the same general size, the vehicular circulation is similar in its effect on adjacent property and streets, and the approving official finds that neither the City nor any person will be substantially aggrieved by the altered plan.

NC. Neighborhood Commercial. Same as the C-1 Neighborhood Commercial Zone in the Comprehensive City Zoning Code and subject to the same regulations as that zone.
APPLICATION INFORMATION
City of Albuquerque

DEVELOPMENT/PLAN REVIEW APPLICATION

Supplemental form

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

ZONING & PLANNING
S ___ Annexation
Z ___ County Submittal
V ___ EPC Submittal
P ___ Zone Map Amendment (Establish or Change Zoning)
D ___ Sector Plan (Phase I, II, III)
D ___ Amendment to Sector, Area, Facility or Comprehensive Plan
D ___ Street Name Change (Local & Collector)

SITE DEVELOPMENT PLAN
X ___ for Subdivision
X ___ for Building Permit
X ___ Administrative Amendment (AA)
X ___ IP Master Development Plan
X ___ Cert of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
___ Storm Drainage Cost Allocation Plan

APPLICATION INFORMATION:
Professional/Agent (if any): Mullen Heller Architecture, P.C. PHONE: 505-268-4144
ADDRESS: 1718 Central Ave SW Suite D FAX: 505-268-4244
CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: doug@mullenheller.com

APPLICANT: Country Club Partners, LLC PHONE: 505-453-7164
ADDRESS: 1718 Central Avenue SW, Suite A FAX: 505-717-2092
CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: 

Proprietary interest in site: Owner List all owners

DESCRIPTION OF REQUEST: Obtain Environmental Planning Commission (EPC) Approval
See attached letter of explanation

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

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.
Lot or Tract No.: Lot 5 Block: n/a Unit: n/a
Subdiv/Addn/TBKA: Country Club Plaza Subdivision
Existing Zoning: Zoning Code: 10135823211430905

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj. App. DRB. AX, Z, V, S, etc.): CR0464577
13EPC-40139; 14AA-10034; 14AA-10092; 15AA-10061; 17AA-10057

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? No
No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.63 acres

LOCATION OF PROPERTY BY STREETS: On or Near: Located on SW corner of Central Avenue SW & Laguna Blvd
Between: Central Avenue SW and Chacoma Pl SW

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team 20. Date of review:

SIGNATURE
(Print) Douglas Heller DATE: 6/29/17
Applicant: X Agent

FOR OFFICIAL USE ONLY

□ INTERNAL ROUTING
□ All checklists are complete
□ All fees have been collected
□ All case #s are assigned
□ ADS 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
DEPC: 400321
SBP: ADY
CHF: OME

Action S.F. Fees

$355.00
$75.00
$50.00
$-
Total $510.00

Hearing date: August 10, 2017
 Planner signature / date

Project # 10041677
FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24” x 36”
☐ IP MASTER DEVELOPMENT PLAN (EPC11)
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled Site Plan and related drawings (folded to fit into an 8.5” by 14” pocket) 20 copies.
  - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
  - Site plans and related drawings reduced to 8.5” x 11” format (1 copy)
  - Zone Atlas map with the entire property 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
  - 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)
☐ SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site Plan and related drawings (folded to fit into an 8.5” by 14” pocket) 20 copies.
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
  - Site Plans and related drawings reduced to 8.5” x 11” format (1 copy)
  - Zone Atlas map with the entire property 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)
  - 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 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

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
  - Site plans and related drawings reduced to 8.5” x 11” format (1 copy)
  - Zone Atlas map with the entire property 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)
  - 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.

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

DIAGRAM:

[Diagram of proposed development plan]

[Signature of applicant]

[Application case numbers]

[Application number]

[Form revised November 2010]

[Planner signature / date]
CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Rembe Urban Design+Development c/o Mullen Heller Architecture

DATE OF REQUEST: 06/26/17 ZONE ATLAS PAGE(S): J-13-Z

CURRENT: SU-2/CLD (HUNING CASTLE & RAYNOLDS ZONING ADDITION NEIGHBORHOOD SDP)
PARCEL SIZE (AC/SQ. FT.) 1.63 AC.

LEGAL DESCRIPTION:
LOT OR TRACT # LOT 5 BLOCK #
SUBDIVISION NAME COUNTRY CLUB PLAZA

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

SITE DEVELOPMENT PLAN:
SUBDIVISION* [ ] AMENDMENT [ ]
BUILDING PERMIT [X] ACCESS PERMIT [ ]
BUILDING PURPOSES [ ] OTHER [ ]
*includes platting actions

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:
# OF UNITS: 57
BUILDING SIZE: 49,814 SF. (sq. ft.)

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

APPLICANT OR REPRESENTATIVE

DATE 8/25/17

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

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

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

THRESHOLDS MET? YES [ ] NO [X] 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.

TRAFFIC ENGINEER

DATE 6/2/17

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 compiled with.

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

Revised January 20, 2011
March 7, 2013

To Whom It May Concern:

This letter serves as authorization that Mullen Heller Architecture is the agent for Jay Rembe, owner of the property being "TRACTS 1 THRU 4 OF COUNTRY CLUB PLAZA SUBDIVISION FORMERLY OF TRACT "A" AND "B" LANDS OF H.B HORN AND CALVIN HORN, MRGCD TRACT 129-B-1-A, MAP 38 LAGUNA/HUNING CASTLE & REMAINING PORTION OF TRACT B AMENDED HUNING CASTLE ADDITION" in all matters for the City of Albuquerque’s Site Development Process.

Sincerely,

[Signature]

Jay Rembe
August 2, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: Site Development Plan for Building Permit
Lot 5 Country Club Plaza Subdivision
Associated Submittal: 13EPC-40139, Project Number 1004677
Zone Atlas Page J-13-Z

Dear Ms. Hudson:

Mullen Heller Architecture, on behalf of Country Club Partners, LLC, requests approval of a Site Development Plan for Building Permit for the final phase of the Country Club Plaza development of the 1.63 acre Lot 5 along Central Avenue, west of Laguna Blvd. SW. The current zoning of the property is "SU-2/CLD" and is part of the Huning Castle and Reynolds Addition Neighborhood Sector Development Plan.

This site is part of a larger Site Development Plan for Building Permit that was previously approved by the Environmental Planning Commission in 2013. That project was an innovative multi-use development which included the adapted reuse and renovation of three existing buildings and the construction of two new buildings for commercial, office and residential uses on Lots 1 through 4 of the nearly four acre site. Lot 5, the subject of this submittal, was included as a future phase of development.

For this project, the site plan and design intent of the development follows the ideals set forth in the original submittal approved in 2013, for the majority of the development work is complete and is to remain. The project on Lot 5 includes the construction of Proposed Building 3 (a 3-story mixed-use building of office and residential functions, with a small below-grade basement for residential storage); as well as additional off-street parking and landscaped areas.

Project Description
Country Club Plaza is a dynamic infill mixed-use development that aims to generate an environment conducive to robust pedestrian, bicyclist, and vehicular activity. The development has been carefully designed to provide ample opportunities for interactions between an array of uses; including retail shops and services, restaurants, offices, and residences through the diverse interplay of landscaped walkways and courtyards with various architectural buildings and manicured plazas.

The development’s design intent is to reactivate Central Avenue and reestablish the street façade along this stretch of the historic Route 66 corridor. The project will continue the rejuvenation efforts of its predecessors on Lots 1 through 4 of the site, by constructing the third and final new building on the remaining Lot 5. This new building, exterior patio, additional parking, and associated landscaping will complete the Country Club Plaza development and further revitalize the historic Route 66 identity, beautify Central Avenue, and introduce additional economic prospects to the area.
The goal of the Country Club Plaza is to become a new model for mixed-use development with an emphasis on place making. Upon completion of Lot 5, there will be consistent interaction between all facets of the development which will facilitate a lively environment with a wonderful assortment of mixed uses. Patrons and residents alike will be able to enjoy beautiful civic areas and quaint courtyards all the same.

This project follows the site planning and design standards set forth in the approved EPC package. The proposed project includes 49,814sf of office and multi-family residential uses, with 58 new residential units. The proposed building will primarily house residential functions, but includes ±4,800sf on the first floor dedicated to commercial office functions, including those that may be applicable as amenities for the residents of the building. These new common spaces and amenities will be programmed to stimulate and encourage community.

Please note that as a condition from the original EPC approval, “R-2 Community Residential Programs” and “Drive-Thru Service Windows” are prohibited. Also included in the list of prohibited uses are wireless telecommunication facilities.

**Albuquerque/Bernalillo County Comprehensive Plan**

With this project being the final phase of Country Club Plaza, the completed development fits perfectly within the recently adopted Albuquerque/Bernalillo County Comprehensive Plan. One of the visions noted in the Comprehensive Plan is that “neighborhoods will be safer and easier places to walk through and between. The positive characteristics that contribute to their unique identities will be protected and enhanced.”

Country Club Plaza, with its diverse mix of residential, offices, and retail uses, is the type of Activity Centers that successfully “incorporate a mix of residential and convenient services at a neighborhood scale, serving neighborhoods within a 20-minute walk or short bike ride,” and will be an example for future small-scale mixed used developments.

**Request for Site Development Plan for Building Permit**

This submittal requests approval of the remaining 1.63 acre, Lot 5 of the previously approved 3.37 acre site plan. Lot 5 includes a new building, exterior patio, landscaped areas, and additional off-street parking to compliment the previously developed five buildings and related site work on existing Lots 1 through 4.

Elevations, site sections, and site details of the proposed building are included in the Site Development Plan for Building Permit package, and the remaining building will be subject to the Design Standards which are part of the previously approved Site Development Plan for Subdivision.

The project will reference the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan for project justification:

**Zoning:**
The current zoning of the property is SU-2 for CLD Uses and no change in zoning is anticipated. The proposed uses on the site are in line with the current zoning.
Additionally, the design team met with the City of Albuquerque Planning Review Team on three occasions, from March of 2016 through May of 2017, to review the project intent and requirements. As identified by the City Zoning Department, Lot B-1 of Laguna/Huning Castle Subdivision (the residential lot to the south of the proposed project) has two zoning classifications within its property boundary: R-1 on the southern portion and SU-2 on the northern portion that abuts the Country Club Plaza Development. This zoning boundary and related building setbacks were clarified on the original Site Development Plan for Subdivision via an approved Administrative Amendment. The current zoning boundary and setback from the adjacent R-1 zones are correctly indicated on this submittal.

Setback:
Per the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, CLD Commercial/Low Density Apartment Zone section 3.B.: “No part of any swimming pool, refuse bin, or building shall be closer than 50 feet from an R-1 zone or 15’ from any other lot line, whichever is greater.”

As such, the proposed building setback is taken from the R-1 zone boundary line (not the property line) at all locations, including Lot B-1 of Laguna/Huning Castle Subdivision as mentioned above. (Please note that in most cases of this submittal, the zoning boundary line and property line are the same).

Building Height:
Per the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, CLD Commercial/Low Density Apartment Zone Section 2: “Structure height up to 26 feet shall be permitted at any location which is no closer than 50 feet from an adjacent R-1 zone. The height of any structure over 26 feet tall shall fall within a 25 degree angle plane from the horizontal at the mean grade along each boundary abutting an R-1 zone. Otherwise, height shall be as provided in the R-1 zone, except that height should not exceed 46 feet.”

As such, the point of origin of the angle plane is taken from the mean grade along each R-1 zone line, which is not necessarily the property line. Please note that in most cases of this submittal, the zoning boundary line and property line are the same.

The team carefully articulated the variance in parapet heights per the 25 degree angle plane restriction on height. As illustrated in the provided project site sections, the proposed building height is 46'-0" maximum, and varies along the façade with a minimum parapet height of 31'-2" at the east side community roof deck given the proximity to the R-1 boundary of Tract A-1-A.

Maximum Total Dwelling Units:
Per the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, there is no maximum number of dwelling units, rather the limitation of dwelling units is based on the Floor Area Ratio (FAR) on the approved Site Development Plan for Subdivision.

The FAR can be calculated using the entire 3.37 acre development, as it is under one ownership. The allowable area for residential uses is 89,654sf. The total proposed area of residential uses on Lot 5 is 45,047sf, coupled with the existing 16,395sf of the previously approved residential uses, the total proposed residential uses for Lots 1-5 is 61,442sf, which is well below that which is allowed.
Design Character
Three design styles are prominent within the Huning Castle & Raynolds Addition Neighborhoods: Moderne, Mediterranean Revival, and Craftsman. The main artery that flows through the Old Town area is Central Avenue, whose historic past as part of Route 66 and America’s infatuation with the automobile heavily influences the architecture of the surrounding neighborhood. Many of the buildings around the Country Club area were constructed during the popular Moderne style following the Art Deco design movement and truly embraced this legacy. The prominent features of this era included neon lights and simple massing. Country Club Plaza pays homage to the Moderne style. The aesthetic goal of the development of Lot 5 will be respectful of its heritage and historical context by designing the proposed building in the Moderne style while updating it to a more contemporary aesthetic.

Several key design characteristics of the Moderne movement will be integrated into the proposed building elevations; including a simple massing composed of asymmetrical, well-defined projecting forms, large overhangs and canopies, and enclosed soffits. Recessed entry porches and balconies of varying sizes and configurations will further help to articulate the facades. Exterior walls will primarily be finished with earth-tone colored stucco and accented with contemporary materials and vibrant colors to add diversity to the façade.

Phasing
The proposed project will be built in one phase.

Grading and Drainage
The grading and drainage for Lots 1 through 4 shall remain as existing.

The concept for the grading and drainage plan for the proposed Lot 5 includes sloping the new drive aisles, parking areas, and the proposed building’s roof and balcony surfaces to allow for the majority of the storm water to drain across the site to the rear parking area and to carefully designed landscape features. The landscape features include a long, shallow retention area at the south property line (that can still be used as an enclosed resident park area) and a deeper retention pond with decorative guardrail fence at the southeast property line. Excess water retained on-site within both of these landscape areas will be pumped via an existing drainage easement on Tract A-1-A to an existing storm drain inlet on Laguna Boulevard.

Landscaping
The landscaping on Lots 1 through 4 shall remain as existing.

The landscaping concept for this development follows the original submittal’s design standards, by using a variety of plant materials and organizing it in a more formal manner. This is enforced on the Landscape Plan by the placement of trees which line the perimeter of the site, particularly along the boundary of the single family homes, and vehicular drives, and by shrubs that create visual interest throughout the development.

The main entry of the proposed building will align with and tie into the existing central courtyard of the development (located on Lots 2 & 3) and will continue the landscape design across the existing looped access drive. Careful attention will also be paid to the landscaping of the prominent features of the proposed building, including the ground level community patio on the east side and the community roof deck on the second level.

The proposed project meets all Zoning Code landscaping requirements.
Usable Open Space
The usable open space on Lots 1 through 4 shall remain as existing.

The usable open space for Lot 5 meets all Zoning Code and Sector Development Plan requirements, providing ample usable open space for the residential uses through landscaped areas, walkways, a ground level community patio, a roof top community terrace, and private upper level balconies. Given the 58 proposed residential studio效率/1 bedroom units, 23,300sf of usable open space is required and 26,589sf of open space is provided.

Pedestrian Circulation & Traffic Impact
Vehicular access to the development and the two existing main vehicular access points off of Central Avenue (on Lots 1 and 3 respectively), shall remain as existing. No new curbs cuts off of Central Avenue are proposed. A new vehicular drive, which ties into the existing loop drive, wraps around the proposed building for residents and emergency vehicle access. This allows for ease of vehicle access throughout the site, ease of access to the two proposed building entrances and various ground-level residential stoops.

The existing pedestrian circulation through the site is simple and connects the front of each existing building to the others. The proposed building will follow suit with its primary connection to existing Lots 1 through 4 by a stamped concrete crosswalk connecting the main entry of the building to the central courtyard. A new continuous pedestrian sidewalk wraps the proposed building perimeter, giving pedestrians a safe place to walk that is segregated from vehicular traffic. Raised ground level residential stoops on the north and south facades of the proposed building will further engage pedestrian activity. Where new pedestrian paths cross a drive aisle, the paths are delineated with scored, colored concrete. Ample bicycle racks are located throughout the site, with racks located near the two main entries of the proposed building.

As approved on the original EPC submittal and as recorded on the approved Amended Site Development Plan for Subdivision, required parking for the development shall be consistent with the C-1 Zone parking requirements. Also, this project takes advantage of the Shared Parking Provision, consistent with the original EPC submittal, as found in the Comprehensive Zoning Code, C-1 Zone and Appendix J. A matrix of anticipated uses coupled with peak parking requirements is shown on the Site Development Plan for Building Permit. Parking calculations for the anticipated commercial tenant uses are shown on the Site Development Plan for Building Permit and will be subject to review by Code Enforcement when submitted for future building permits.

Signage
The existing pole signs as previously developed on Lots 1 through 4 are to remain as existing.

Per the approved Design Standards, building mounted signage shall be limited to 9% of the façade to which it is applied. Calculations noting the area of the façade and the percentages allowed are indicated on the proposed building elevations. Building mounted signage will also be limited to individually illuminated channel letters, for a more refined, polished aesthetic. Due to proximity to adjacent R-1 zones, the proposed building limits illuminated signage to the north façade only, with all other façades receiving non-illuminated directional signage where indicated.
Lighting
Existing pole lights, building-mounted lights, and string lights strung from building to building on Lots 1 through 4 shall remain as existing.

The proposed development will incorporate site lighting techniques which will comply with the New Mexico Night Sky Protection Act. New pole lights will be located along the perimeter of the proposed off-street parking area and shall match existing. The proposed building will be outfitted with wall-mounted decorative lights, recessed soffit lights, and emergency wall packs to match existing. All fixtures will be fully shielded.

Summary
This proposed infill project will complete the much needed development of a property along Central Avenue in an area that has undergone revitalization in the past several years. The uses provided in this development will enhance this developing area and provide a much needed connection of services and housing that will bridge this area between Downtown and Old Town. The design team and owner have taken great care in designing a community development that is sensitive to the site and existing neighborhood context.

Sincerely yours,
Mullen Heller Architecture PC

[Signature]

Douglas Heller, AIA, LEED AP
NOTIFICATION & NEIGHBORHOOD INFORMATION
June 21, 2017

Douglas Heller
Mullen Heller Architecture PC
1718 Central Ave SW, Suite D
Albuquerque, NM 87104
(505) 268-4144
danielle@mullenheller.com

Dear Douglas:

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 [Lot 5 Country Club Plaza Subdivision] located on [Central Ave between San Pasquale Ave SW and Laguna Blvd. SW] zone map [J-13].

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

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 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.

   Thank you for your cooperation on this matter.

(ONC use only)

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

Updated 04/06/17
ATTACHMENT A

HUNING CASTLE N.A. (HCS) “R”
*Harvey Buchalter  e-mail: hcbuchalter@gmail.com
1615 Kit Carson SW/87104  247-2602 (h)
Deborah Allen  e-mail: debzallen@ymail.com
206 Laguna Blvd. SW/87104  250-3669 (h)
Website:  www.huningcastle.com   NA E-mail:  hcnaalert@gmail.com

DOWNTOWN N.A. (DNA) “R”
*Holly Siebert  e-mail: holly.siebert@gmail.com
408 11th NW/87102  321-6883 (h)
David McCain  e-mail: dmccain47@comcast.net
1424½ Lomas Blvd. NW/87104  250-8757 (h)
Website:  www.abqdna.com

Council District:  2
County District:  2
Police Beat:  223/VA
Zone Map #:  J-K-12-13

Council District:  2
County District:  1
Police Beat:  223,225,232,233/VA
Zone Map #:  J-K-13-14
June 28, 2017

Huning Castle N.A. (HCS)
Harvey Buchalter
1615 Kit Carson SW
Albuquerque, NM 87104

Dear Mr. Buchalter:

We are writing to you and your neighborhood association as the agent for Country Club Partners, LLC who is developing the property at 1716 Central Avenue SW, within the Country Club Plaza development. The legal description of the property being developed is Lot 5 of the Country Club Plaza Subdivision.

The proposed project is a ±50,000sf multi-family building on the 1.63 acre parcel that is the final project phase in the County Club Plaza development.

This project seeks to obtain Site Development Plan for Building Permit approval from the City’s Environmental Planning Commission.

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@caba.gov or by phone at (505) 924-3914.

A facilitated meeting request must be received by ONC by: Monday, July 10, 2017.

Attached is a site plan of the proposed project for your review. As always, feel free to contact the owner, Jay Rembe, or me directly to review the scope of the project. We are happy to provide additional details if you wish.

Sincerely yours,
Mullen Heller Architecture PC

Douglas Heller, AIA, LEED AP

Attachment: Site Development Plan for Building Permit, dated 6/29/17
Hi Doug & Danielle,

Here is the buffer map and the property owner labels you requested. If you have any questions feel free to call Michael Vos.

Thank You,

Geraldine Delgado
Senior Office Assistant
Planning Department
600 2nd St NW
Albuquerque, NM 87102
505-924-3860
gdelgado@cabq.gov

Hello Geraldine, we are requesting a buffer map for the property located at 1716 Central Ave SW, 87104. We anticipating submitting to EPC on Thursday 6/29/17. Thanks for your help.

Douglas Heller, AIA LEED AP

Mullen Heller
Architecture P.C.
1718 Central Ave SW Suite D/Albuquerque, NM 87104
www.mullenheller.com / Phone: 505.268.4144

This message has been analyzed by Deep Discovery Email Inspector.
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         ALBUQUERQUE NM 87121-8064

06/28/2017
Hearing Date: Thursday, August 10, 2017  1004677
Zone Atlas Page:  J-13
Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location:  Located on SWC of Central Ave. SW & Laguna Blvd. between Central Ave. and Chacoma Pl. SW Ave.

Applicant:  Country Club Partners
1718 Central Ave. SW, Suite A
ABQ, NM 87104

Agent:  Mullen Heller Architecture, PC
1718 Central Ave. SW, Suite D
ABQ, NM 87104

Special Instructions:
Notice must be mailed from the City 15 days prior to the meeting.

☐ PLN Certified mail outs
☐ Applicant Certified mail outs

Date Mailed: 07/19/17

Signature:  [Name Redacted]
LEVENSON SHANA
869 SILVER AVE SW
ALBUQUERQUE NM 87102-3020

TRUDEAU CYNTHIA L
9915 SAND VERBENA TRL NE
ALBUQUERQUE NM 87122

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Mr. Jay Rembe  
rembe urban design + development  
1718 Central SW, Suite A  
Albuquerque, NM 87104  

July 25, 2017  
1705 Chacoma Pl SW  
Albuquerque, NM 87104

Dear Jay,

Thank you for keeping me up-to-date on your planning, throughout the process. I appreciate the efforts you have made to accommodate us, most specifically limiting the building to 3 stories and creating a more interesting façade. You have also offered to include us in the landscaping plans which I appreciate, my concern being to avoid trees that tower so high they cut off light to my backyard, and secondly to maintain my view of the mountains.

Best Regards,

Cara

Cara Gordon Potter
SITE PLAN REDUCTIONS
Country Club Plaza Design Standards

Central Artery, St. Louis, Missouri

Introduction

The Country Club Plaza Development is an extension of the existing Country Club Plaza buildings and the Country Club Plaza development, located on the 100 block of Central Avenue N.W., is an important part of the City’s economic development. The project is a lively, walkable, mixed-use development that enhances the quality of life for residents and visitors alike.

Design Principle: The Current Project Background

The Country Club Plaza Development is a major project in the history of the City of St. Louis and the development of the neighborhood. The project is a vital part of the City’s economic development and will help to revitalize the area.

Design Principle: The Current Project Background

The Country Club Plaza Development is a major project in the history of the City of St. Louis and the development of the neighborhood. The project is a vital part of the City’s economic development and will help to revitalize the area.

A. Architectural Character and Design Elements

The building is a significant contribution to the City’s architectural heritage and will complement the existing country club and neighborhood.

1. Building Design Standards

a. The Building Height of the proposed country club shall be consistent with the neighborhood.

b. The proposed country club shall be consistent with the neighborhood.

2. Building Materials

a. The proposed country club shall be consistent with the neighborhood.

b. The proposed country club shall be consistent with the neighborhood.

3. Building Access

a. The proposed country club shall be consistent with the neighborhood.

b. The proposed country club shall be consistent with the neighborhood.

4. Building Lighting

a. The proposed country club shall be consistent with the neighborhood.

b. The proposed country club shall be consistent with the neighborhood.

5. Building Signage

a. The proposed country club shall be consistent with the neighborhood.

b. The proposed country club shall be consistent with the neighborhood.

6. Building Seating

a. The proposed country club shall be consistent with the neighborhood.

b. The proposed country club shall be consistent with the neighborhood.

B. Landscape Design

The building is a significant contribution to the City’s architectural heritage and will complement the existing country club and neighborhood.

1. Landscape Design Standards

a. The proposed country club shall be consistent with the neighborhood.

b. The proposed country club shall be consistent with the neighborhood.

2. Landscape Materials

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6. Landscape Seating

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C. Site Planning

The building is a significant contribution to the City’s architectural heritage and will complement the existing country club and neighborhood.

1. Site Planning Standards

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2. Site Materials

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6. Site Seating

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D. Building and Site Plan for Adjacent Design Standards

The building is a significant contribution to the City’s architectural heritage and will complement the existing country club and neighborhood.

1. Building and Site Plan for Adjacent Design Standards

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6. Building and Site Plan for Adjacent Design Standards

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b. The proposed country club shall be consistent with the neighborhood.
COUNTRY CLUB PLAZA
SWC of Central Avenue SW and Laguna Boulevard SW | Albuquerque New Mexico 87104
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
Updated EPC Submittal-Issued August 2, 2017

SUBMITTAL INFORMATION
This site development plan for building permit submital is for Lots 1, 2, 3, 7, 8, 10, 11, and 13 of Country Club subdivision. Lots 4, 5, and 6 of Country Club subdivision and tract A-1-1-4 of Laguna subdivision are to remain as existing.

VICINITY AERIAL MAP

ZONE MAP

PROJECT LOCATION