



**Environmental
Planning
Commission**

**Agenda Number: 05
Project Number: 1003275
Case #: 15EPC-40068
December 10, 2015**

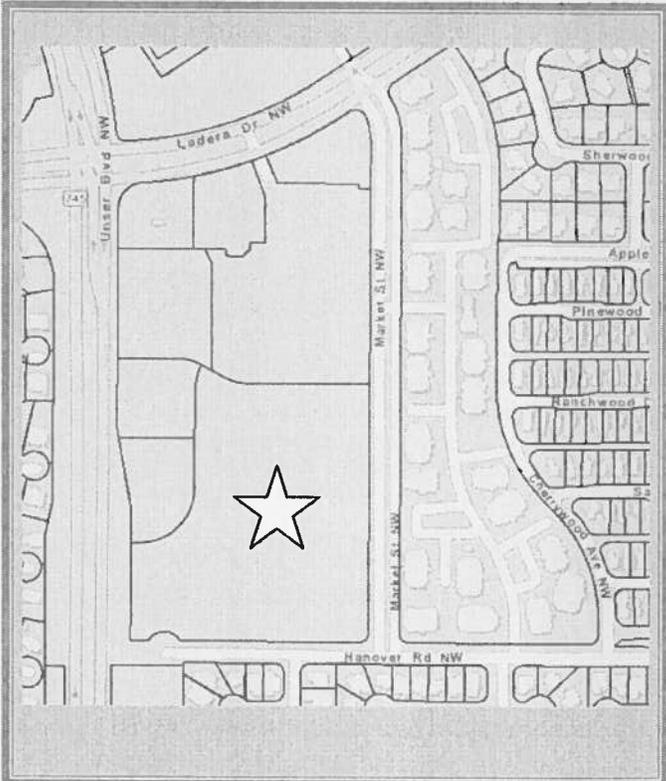
Staff Report

Agent	Tierra West
Applicant	Western Albuquerque Land Holdings and Garret Development Corporation
Request	Site Development Plan For Building Permit
Legal Description	Tract B-1, Heritage Market Place
Location	Unser Blvd. NW between Ladera and Market ST.
Size	9 acres
Existing Zoning	SU-2, SU-1 for Planned Office Park and Commercial Development
Proposed Zoning	Same

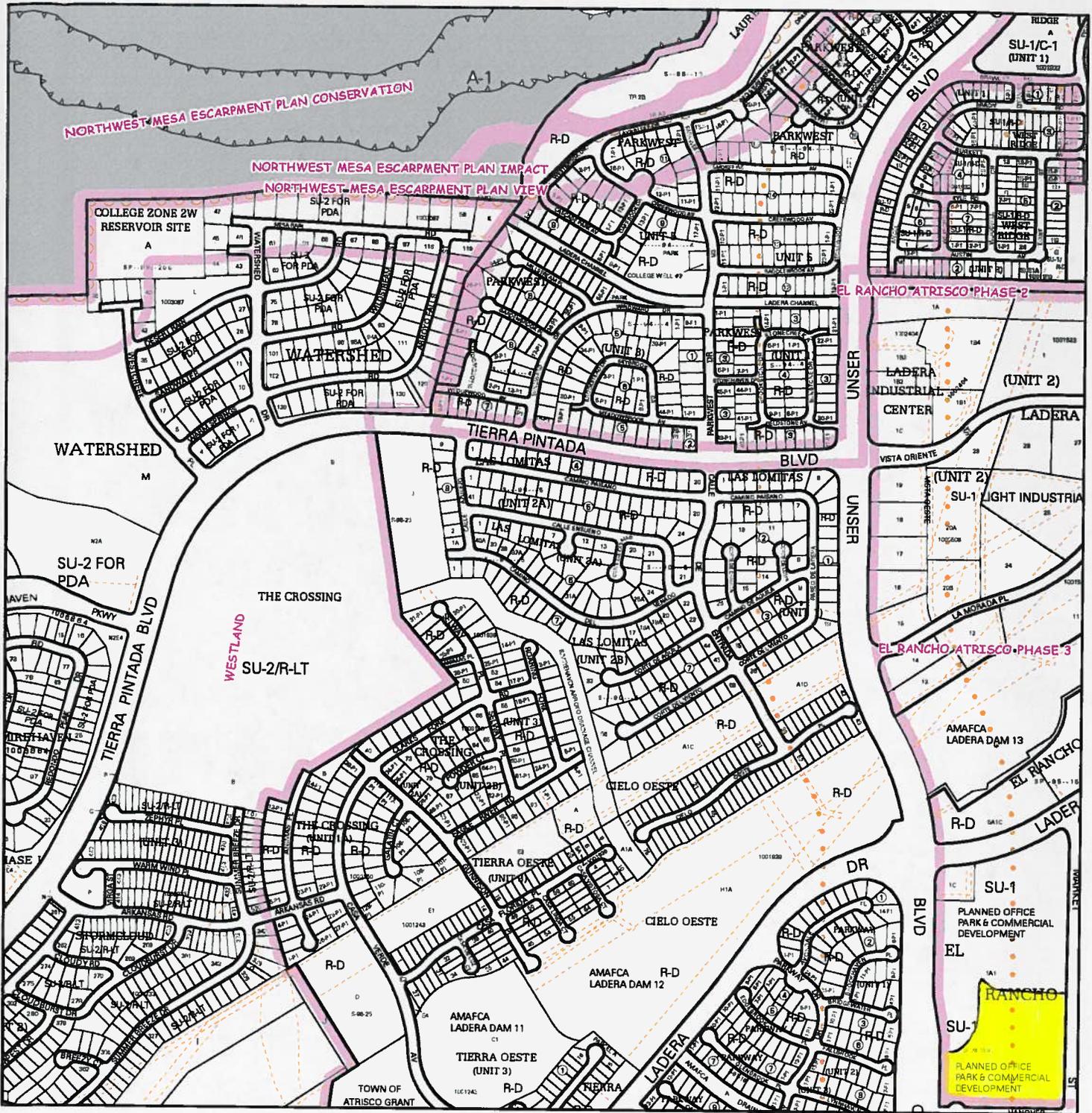
Staff Recommendation
APPROVAL of 15 EPC 40068 based on the Findings beginning on Page 10, and subject to the Conditions of Approval beginning on Page 13.

Staff Planner
Maggie Gould, Planner

Summary of Analysis
 This is a request for a Site Development Plan for Building Permit (SPBP) for an approximately 9 acre site located on Market Street between Hanover Rd and Ladera Dr, just east of Unser Boulevard. The applicant plans to construct a 230 unit apartment complex with associated amenities.
 The SPBP is consistent with previously approved Site Development Plan for Subdivision and is consistent with a preponderance of goals and policies in the applicable plans, the Established Urban area of the Comp Plan, the Westside Strategic Plan and the El Rancho Atrisco Phase III SDP.
 The Laurelwood NA, Parkway NA and Westside Coalition of NA's were notified. A facilitated meeting occurred on November 17, attendees expressed concern about traffic, crime, and a general decrease in quality of life.
 There is neighborhood opposition to the request.
 Staff is recommending approval with conditions.



City Departments and other interested agencies reviewed this application from 11/02/15 to 11/13/15
 Agency comments used in the preparation of this report begin on Page 15.



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

Map amended through: 9/2/2014

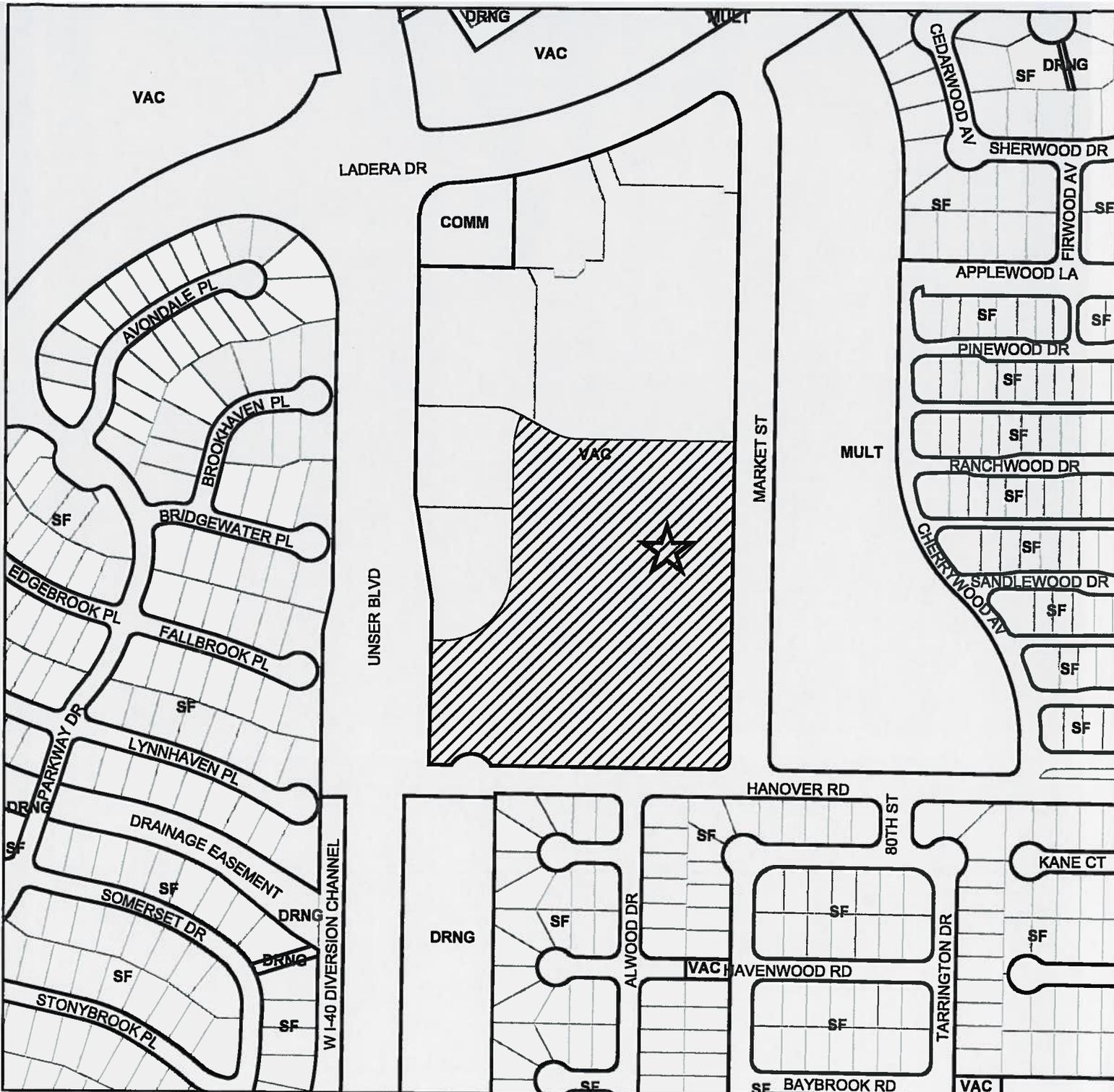
Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-09-Z

Selected Symbols

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

0 750 1,500 Feet



LAND USE MAP

Note: Grey shading indicates County.

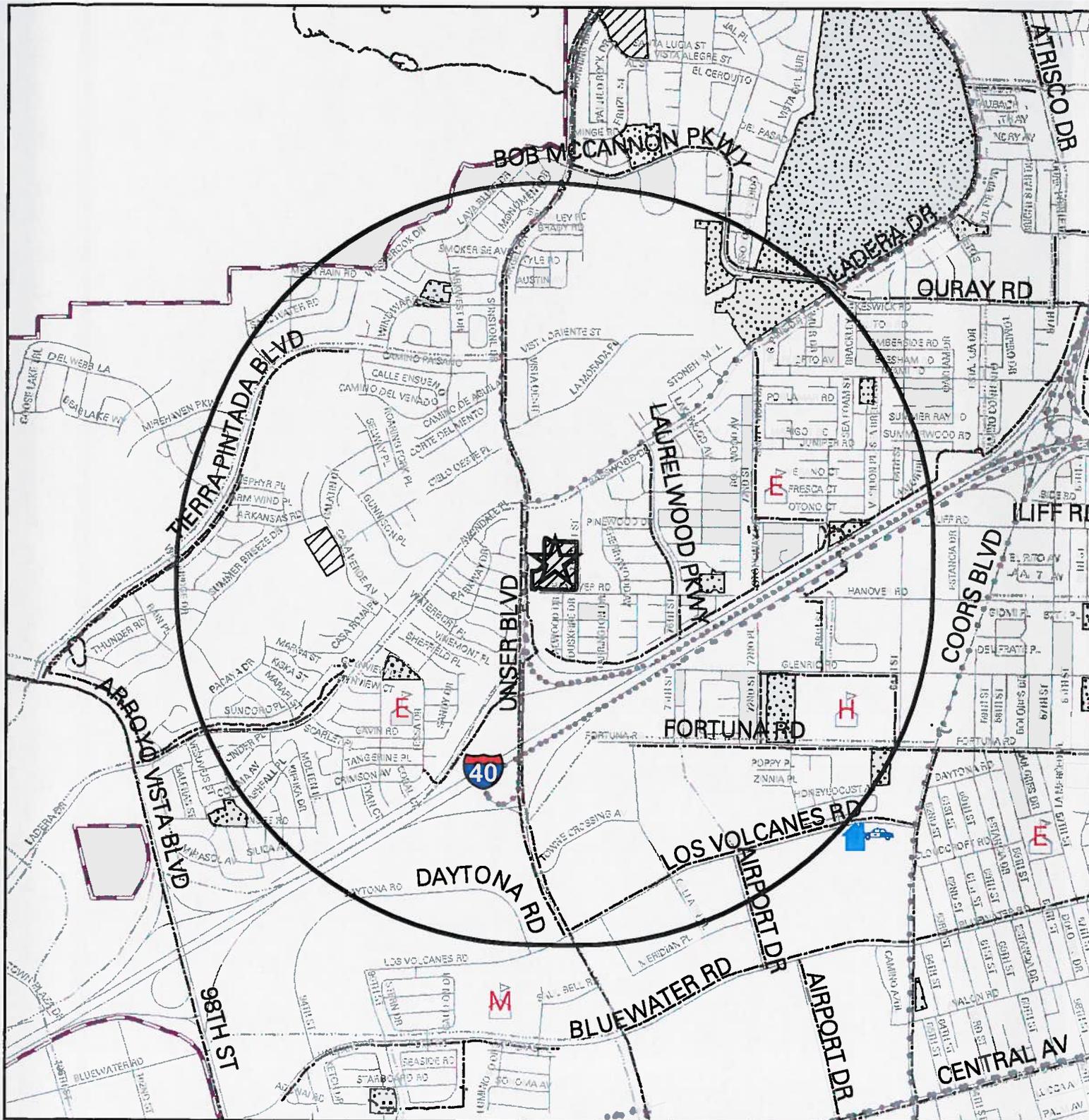
KEY to Land Use Abbreviations

- 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 = 300 feet

Project Number:
1003275
Hearing Date:
12/10/2015
Zone Map Page: H-09
Additional Case Numbers:
15-40068



Public Facilities Map with One-Mile Buffer

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



Project Number: 1003275



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-2, SU-1	Developing Urban, Westside Strategic Plan, El Rancho Atrisco Phase 3	Vacant
North	SU-2, SU-1	Developing Urban, Westside Strategic Plan, El Rancho Atrisco Phase 3	Commercial /Vacant
South	R-D	Developing Urban, Westside Strategic Plan, East Atrisco	Residential, single family
East	R-D	Developing Urban, Westside Strategic Plan, El Rancho Atrisco Phase 3	Residential, multi-family
West	R-D	Developing Urban, Westside Strategic Plan,	Residential

II. INTRODUCTION

Proposal

The applicant proposes a Site Development Plan for Building Permit for a 230 unit apartment complex consisting of 16 buildings and a clubhouse, pool and fitness room. The site is located at the southeast corner of Market Street and Hanover Road in northwest Albuquerque. The site is zoned SU-2, SU-1 for Planned Office Park and Commercial Development; the Code Enforcement Division issued a letter in 2012 confirming that the multi-family use is allowed on the site.

EPC Role

The EPC is hearing this case because of the SU-1 zone designation which requires the site plan review and approval. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1), the SU-1 zone. If so, an appeal would go to the Land Use Hearing Officer (LUHO) then City Council 14-16-4-4-(A)(2). The request is a quasi-judicial matter.

History/Background

The site is part of a larger Site Development Plan for Subdivision which includes the commercial parcels to the north and west.

In February of 2014 a Site Development Plan for Subdivision (13 EPC-40148) was approved by the EPC for the entire 20 acre site. No changes in the zoning were requested at that time. The

Site Development Plan for Subdivision was approved by the DRB in November of 2014. Although the applicant had originally asked for delegation of the Site Development Plan for Building Permit to the DRB, the EPC chose to have the Site Development Plan for Building Permit return to the EPC for review.

The EPC approved a Zone Map Amendment and Site Development Plan for Building Permit for the parcels to the north of the subject site (14-EPC 40076, 77, 78 and 79).

A construction project on Unser Blvd. north of I-40 widened the roadway from four to six lanes for through traffic and separate left-turn lanes at major intersections including the Ladera Rd. and Unser Blvd. intersection. The construction project was completed mid-2013.

The Transportation Coordinating Committee of the Mid-Region Council of Governments approved the additional access from Unser Boulevard in 2014, resolution TCC R-14-1.

Context

The subject site is vacant. The parcels to the north will be developed with commercial uses including a grocery store, gas station and retail space.

There is an apartment complex to the east and single family development to the south.

Transportation System

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

The Long Range Roadway System designates Unser Boulevard as a Principal arterial.

The Long Range Roadway System designates Ladera as a Minor Arterial.

Comprehensive Plan Corridor Designation

Unser Blvd. is currently designated as an Express Transit Corridor, which is “dedicated to developing higher speeds with fewer interruptions to travel for the car and transit vehicles.”

Trails/Bikeways

A paved multi-use trail is developed along Unser Blvd, with connections a trail along I-40.

Transit

The 94 Unser Express and 92 Taylor Ranch Express bus routes pass the site. The Number 94 has a stop on Unser Blvd, just south of Ladera DR. and the 92 has stop along Ladera Dr. just west of Laurelwood Parkway.

Public Facilities/Community Services

Refer to the Public Facilities Map in the packet.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The El Rancho Atrisco Phase III Sector Plan, adopted in 1981, zones the entire 20 acres of which the 9 subject site is a part, SU-1 Planned Office Park and Commercial Development, but caps the commercial development at no more than 50% of the site. In October 2012 the City Code Compliance Manager confirmed this existing SU-1 zoning, regulated by the C-1 standards of the Zoning Code (§14-16-2-16(A)(7)). Thus the northern half of the property can be developed with retail and service-type uses consistent with the C-1 Zone, and the southern half of the property with office and/or residential uses per C-1 Zone standards. The SPS references the C-1, O-1 and R-3 zones for development standards.

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated Developing Urban by the Comprehensive Plan. The Developing Urban Area includes most of the City perimeter, surrounding places established with urban development. Applicable policies include:

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

The site has access to a full range of existing urban services, including roads, electricity, transit and water and sewer. The proposed development will be compatible with the existing neighborhood development because it will be similar to the existing development in terms of style and use. The request furthers Policy II.B.5.e.

Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site has access to the major street network from Market Street to Ladera, the area has a mixed density pattern with multi-family housing across from the site and to the north of

Ladera and the site faces multi-family across the street and comprises a complete block. The request furthers Policy II.B.5h.

Transportation and Transit

Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The proposed Site Development Plan for Building Permit has internal walkways connecting the development to the sidewalks along Market Street and the bike path along Unser Blvd. The subject is not gated and will allow for free movement of pedestrians and bicycles into and out of the site. The site open nature of the site also allows access to the commercial development to the north. The request furthers Policy II.D.4g.

Activity Centers

Policy II.B.7.f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

The subject site is within a Neighborhood Center designated in the West Side Strategic Plan; the closest designated Major Activity Center is at Central Ave. and Unser Blvd. There is existing multi-family development between the proposed development and the existing single family development. The proposed development is not adjacent to the existing low density residential area. The request furthers Policy II.B.7.f.

Developed Landscape

Policy 2.C.8d Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The proposed landscape plan contains a mix of low to medium water plants that will hold down the soil and prevent erosion as well as provide for a pleasant visual environment. The Request furthers Policy II.C.8d.

West Side Strategic Plan (RANK II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2011 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhoods. The subject site is within the Ladera Community. The Ladera Community includes the area between the river on the east, roughly aligned with Western Trails on the north, with Unser Boulevard and the National Monument on the west, and with the I-40 corridor on the south. Relevant goals/policies include the following:

Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

The proposed design includes internal walkways linking the buildings to the sidewalk along Market and the bike trail along Unser. The Site Plan for Building Permit shows bike racks throughout the site. Staff finds the request furthers Policy 1.5.

Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

The site is a designated neighborhood center in the WSSP, the proposed development will provide multi-family development with pedestrian and bike access to the commercial development within that center. The request furthers Policy 3.16.

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

The proposed development will be multifamily development on the western side of the community and will have direct access to the commercial services that are being developed to the north of the site.

Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

The site is well away from the National Monument boundary, and its development would not impact publicly-available views of the Escarpment from major public roads or City parks and open space. Staff finds the request does not conflict with Policy 3.25.

Policy 4.6.c: Gated and/or walled communities and cul-de-sacs are strongly discouraged on the West Side. In rare instances when these design features are permitted, openings through perimeter walls and cul-de-sacs shall be provided every 600 feet so that pedestrians and bicyclists are provided direct access to transit service and other destinations.

The proposed development will not be gated and will allow unfettered access to the commercial development to the north and to the bike trail to the west. The request furthers Policy 4.6.c.

Policy 6.23: Require trail access to the regional trail network, through the Community Centers, Employment Centers, Neighborhood Centers, and parks and open space identified in the Plan. Require trail access through neighborhoods according to "transit friendly" subdivision design policy in 6.13 above. Proposed trails west of 118th Street are largely not mapped, but they should generally follow open space areas, drainage ways, major land forms or limited access arterials. Generally, an attempt shall be made to provide trails at approximately 1.5 mile

intervals. Dedication of right of- way and/or construction of trails may be required pursuant to Planned Communities Criteria and subject to impact fee policies.

The site is adjacent to a bike lane along Unser Blvd and a proposed bike lane along Ladera. Connections to the trail are shown on the Site Development Plan for Building Permit. The request furthers Policy 6.23.

El Rancho Atrisco Phase III Sector Plan (Rank III)

The subject site for the request is within the boundaries of the adopted El Rancho Atrisco Phase III Sector Plan, first adopted in 1981. The Plan generally encompasses properties between Unser Blvd. on the west, Atrisco Rd. on the east, Hanover Rd. on the south and the Ladera Channel on the north. The Rank III Plan does not provide goals or policies but rather a land use plan adopted as the zoning for the subject site and other properties within the Sector Plan boundaries. The designation for the subject site is Planned Office Park and Commercial Development – Not More Than 50% To Be Developed Commercially.

The proposed development complies within the underlying zoning in the El Rancho Atrisco Phase III Sector Plan.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant requests review and approval of a Site Development Plan for Building Permit to allow the development of a 230 unit apartment complex.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, West Side Strategic Plan, the El Rancho Atrisco Phase 3 Sector Development Plan and the approved Site Development Plan for Subdivision (13 EPC-40148).

Site Plan Layout / Configuration

The site consists of 12 buildings and a clubhouse, pool and fitness building. The buildings are generally arranged in pairs and are predominantly 3 stories. The clubhouse is single story and located towards the center and there are two two story buildings with units over garages. The parking for the remainder of the units is distributed throughout the site in surface parking.

Public Outdoor Space

The site contains a 1,430 square foot play area, two shade structures at approximately 400 square feet, a swimming pool with outdoor furniture and a landscaped area in the southwest corner and landscaping along the perimeter of the site. The SPS requires that outdoor space be designed to consider sun and wind exposure and pedestrian and visual accessibility. The internal location of

the playground, pool and shade structures are protected from the wind and sun and the landscaped areas are on the edges of the site and are more visible; the spaces are connected to the larger development via internal sidewalks.

Vehicular Access, Circulation and Parking

Vehicular access to the site is via a main entrance on Market Street via one 26 foot wide drive aisle and one 20 foot wide drive aisle. A 26 foot internal drive connects the buildings throughout the site.

The parking required in 14-16- 2-16(A)(7) is one space per residential unit, the 3809 square foot clubhouse would require 1 space per each 200 square feet if building; 230 space would be required for the residential development and 27 for the clubhouse, a total of 257 spaces.. The applicant is providing 310 total spaces. This exceeds the parking requirement.

Pedestrian and Bicycle Access and Circulation, Transit Access

The applicant shows pedestrian access at the main entrance on Market Street. Staff recommends additional pedestrian access at the northwest and southwest corner of the site to access the bike trail to the west and the shopping center to the north (see condition 3).

The SPS requires bicycle parking at 1 space per every two apartments units for a total of 115 required. The applicant is providing 120 spaces in the form of 12 bicycle racks that can accommodate 10 bicycles each. This meets the requirement of the SPS.

Route #94, Commuter route, passes the site on Unser. The existing bus stop will upgraded to bus shelter as part of the development of the commercial parcels to the north of the subject site.

Walls/Fences

The site is not fully surrounded by walls. The applicant proposes a 6 foot tall masonry wall along the western portion of the site from Hannover Road to the dumpster enclosure; the remainder of the site will be unfenced. The fire access on Hanover Road will be gated but will allow access for emergency vehicles.

Lighting and Security

There are existing street lights on Hanover Road. The applicant proposes parking areas lights between 16 and 25 feet in height and 12 foot tall pole lights along walkways within the development these meet the requirements of the Zoning Code and the SPS.. The buildings will also have exterior lighting fixtures.

Landscaping

The site is landscaped with a mixture of low and medium water use plants; the SPS refers to the zoning code, §14-16-3-10 General Landscaping Regulations for Apartments and non-residential development. The site would require 42,234 square feet of landscaping to comply with zoning code requirements. The applicant is providing 98,174 square feet of landscaping throughout the site.

Grading, Drainage, Utility Plans

The site slopes from northwest to southeast with approximately a 10 foot change in grade across the site. Flows on the site will be accommodated in a detention basin in the southeast corner of the site and in the storm drainage infrastructure along Hanover road.

Architecture

There is no specific style required by the Site Development Plan for Subdivision (SPS). The applicant has designed the proposed apartment buildings to complement the existing buildings in the area which have a modern Mediterranean style. The buildings are well articulated on all sides, with windows, balconies and changes in color, material and plane to break up the mass. The SPS requires articulation of buildings; this design is consistent with that intent.

Signage

The applicant proposes a 24 square foot monument sign facing Market Street at the main entrance. The SPS allows two ten foot tall monument signs up to 50 square feet along Market Street. The proposed would be the first sign along Market Street and would comply with the SPS. The General Sign Regulations 14-16-3-5 apply to the site and would allow an apartment complex of over 24 units to have freestanding sign up to 24 square feet and up to 16 feet in height.

The sign complies with both the Zoning Code and the SPS.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The applicant is working to address the comments from transportation and will complete this prior to DRB submittal.

APS indicates there is sufficient capacity at the High School level to accommodate students from the development, but that the Middle and Elementary Schools are over capacity.

Neighborhood/Public

Laurelwood NA, Parkway NA and Westside Coalition of NA's were notified.

Staff received two phone call expressing opposition to the apartments. Staff also received several e-mails expressing opposition to the request. Concerns included traffic, crime, school capacity and a negative impact on the general quality of life in the area.

A facilitated meeting occurred on November 17th. Neighbors expressed concerns about parking on street, crime and traffic. The applicant is meeting with Transportation Staff to discuss the parking issue.

V. CONCLUSION

This a request for a Site Development Plan for Building Permit for a 230 unit apartment complex with a pool, clubhouse and fitness room on a 9 acre site in the northwest quadrant of Albuquerque .

The proposed development will provide a multi-family option in a community activity center with access to nearby services. The request is generally consistent with the goals and policies of the applicable plans.

FINDINGS – 15 EPC 40068, December 11, 2015-Site Development Plan for Building Permit

1. This is a request for a Site Development for Building Permit for Tract B-1 of the Heritage Market Place Subdivision located on Unser Boulevard between Market Street and Ladera Road and containing approximately 9 acres zone SU-2, SU-1 for Planned Office Park and Commercial Development.
2. The applicant proposes to construct a 230 unit apartment complex. The use is allowed under the existing zone. A letter from the City Code Compliance Manager in 2012 confirms that the apartment use is allowed on the site.
3. The subject site is part of a larger subdivision containing approximately 20 acres governed by a Site Development Plan for Subdivision (13 EPC-40148).
4. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan and El Rancho Atrisco SDP and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within the Established Urban Area of the Comprehensive Plan. The Following policies are relevant to the request:

Land Use

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

The site has access to a full range of existing urban services, including roads, electricity, transit and water and sewer. The proposed development will be compatible with the existing neighborhood development because it will be similar to the existing development in terms of style and use. The request furthers Policy II.B.5.e.

- B. Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Centers
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site has access to the major street network from Market Street to Ladera, the area has a mixed density pattern with multi-family housing across from the site and to the north of Ladera and the site faces multi-family across the street and comprises a complete block. The request furthers Policy II.B.5h.

Transportation and Transit

- A. Policy II.D.4g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

The proposed Site Development Plan for Building Permit has internal walkways connecting the development to the sidewalks along Market Street and the bike path along Unser Blvd. The subject is not gated and will allow for free movement of pedestrians and bicycles into and out of the site. The site open nature of the site also allows access to the commercial development to the north. The request furthers Policy II.D.4g.

Activity Centers

- A. Policy II.B.7.f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

The subject site is within a Neighborhood Center designated in the West Side Strategic Plan; the closest designated Major Activity Center is at Central Ave. and Unser Blvd. There is existing multi-family development between the proposed development and the existing single family development. The proposed development is not adjacent to the existing low density residential area. The request furthers Policy II.B.7.f.

Developed Landscape

- A. Policy 2.C.8d Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The proposed landscape plan contains a mix of low to medium water plants that will hold down the soil and prevent erosion as well as provide for a pleasant visual environment. The Request furthers Policy II.C.8d.

6. The site is within the boundaries of the Westside Strategic Plan:

- A. Policy 1.5: Community and Neighborhood Centers shall be required to provide pedestrian/bicycle access to key activity areas. Parking lots shall be carefully designed to facilitate trail access and pedestrian access between buildings.

The proposed design includes internal walkways linking the buildings to the sidewalk along Market and the bike trail along Unser. The Site Plan for Building Permit shows bike racks throughout the site. Staff finds the request furthers Policy 1.5.

- B. Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

The site is a designated neighborhood center in the WSSP, the proposed development will provide multi-family development with pedestrian and bike access to the commercial development within that center. The request furthers Policy 3.16.

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

The proposed development will be multifamily development on the western side of the community and will have direct access to the commercial services that are being developed to the north of the site. The request furthers Policy 3.23.

- D. Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

The site is well away from the National Monument boundary, and its development would not impact publicly-available views of the Escarpment from major public roads or City parks and open space. Staff finds the request does not conflict with Policy 3.25.

- E. Policy 4.6.c: Gated and/or walled communities and cul-de-sacs are strongly discouraged on the West Side. In rare instances when these design features are permitted, openings through perimeter walls and cul-de-sacs shall be provided every 600 feet so that pedestrians and bicyclists are provided direct access to transit service and other destinations.

The proposed development will not be gated and will allow unfettered access to the commercial development to the north and to the bike trail to the west. The request furthers Policy 4.6.c.

- F. Policy 6.23: Require trail access to the regional trail network, through the Community Centers, Employment Centers, Neighborhood Centers, and parks and open space identified in the Plan. Require trail access through neighborhoods according to "transit friendly" subdivision design policy in 6.13 above. Proposed trails west of 118th Street are largely not mapped, but they should generally follow open space areas, drainage ways, major land forms or limited access arterials. Generally, an attempt shall be made to provide trails at approximately 1.5 mile intervals. Dedication of right of- way and/or construction of trails may be required pursuant to Planned Communities Criteria and subject to impact fee policies.

The site is adjacent to a bike lane along Unser Blvd and a proposed bike lane along Ladera. Connections to the trail are shown on the Site Development Plan for Building Permit. The request furthers Policy 6.23.

7. The proposed development complies within the underlying zoning in the El Rancho Atrisco Phase III Sector Plan.
8. The Laurelwood Neighborhood Association, Parkway Neighborhood Association and Westside Coalition of Neighborhoods were notified. A facilitated meeting occurred on November 17th. Neighbors expressed concerns about parking on street, crime and traffic and a general decline in the quality of life in the area and several attendees were opposed to the project.
9. Staff received letters from the S. R. Marmon Neighborhood Association and members of the community expressing opposition to the request.

RECOMMENDATION - 15EPC-40068- December 10, 2015

APPROVAL of 15EPC-40068, a request for Site Development Plan for Building Permit, for Tract B-1, Heritage Market Place, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 15EPC-40068- December 10, 2015- 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. The applicant shall provide pedestrian access near the northwest corner of the site and near the south west corner of the site.

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4. The applicant shall address the comments from Transportation prior to DRB submittal.

 5. 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.
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***Maggie Gould
Planner***

Notice of Decision cc list:

Tierra West	5571 Midway Park Place NE	ABQ, NM	87109
WALH and Garrett Development	6969 Camelback, Suite D-212,	Scottsdale, AZ	85251
Candelaria Patterson	7608 Elderwood Dr. NW	ABQ, NM	87120
Greg Huston	7600 Sherwood Dr. NW	ABQ, NM	87120
Ruben Aleman	8005 Fallbrook NW	ABQ, NM	87120
Mary Loughran	8015 Fallbrook NW	ABQ, NM	87120
Gerald Worrall	1039 Pinatubo NW	ABQ, NM	87120
Harry Hendrickson	10592 Rio del Sole	ABQ, NM	87114

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Laurelwood NA (R)

Parkway NA (R)

Westside Coalition of NA's

11/2/15 – Recommended for Facilitation – siw

11/5/15 – Assigned to Kathleen Oweegon – th

11/10/15 – Facilitated Meeting scheduled for Tuesday, Nov. 17, 2015 @ 6 pm at the Ladera Golf Course Restaurant (Perico's), 3401 Ladera Drive NW – siw

Long Range Planning

Metropolitan Redevelopment Agency

CITY ENGINEER

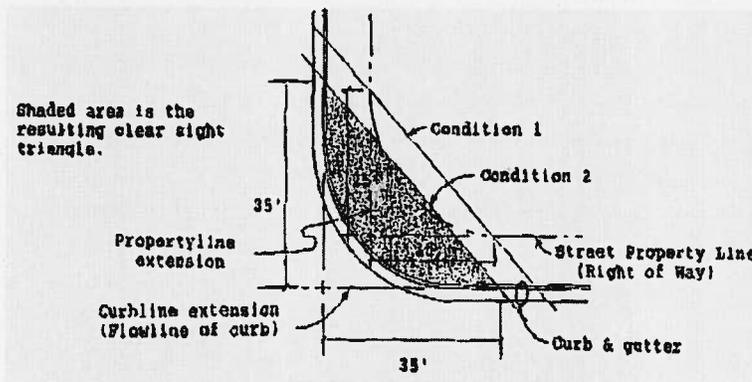
Transportation Development

City Engineer/Transportation Development:

The following comments need to be addressed prior to DRB:

- Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway at the C4 and A1 Bldgs.
- The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
- The ADA access aisle 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)
- Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.

- Identify the right of way width, medians, curb cuts, and street widths on Unser Blvd., Market St. and Hanover Rd.
- Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please provide this detail at the entrance/exits on Unser Blvd. and Market St.



- Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

Hydrology Development

Hydrology has no comments

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

NM DOT is currently with the property owner to obtain an access permit onto Unser. NM DOT has no additional comments at this time.

WATER UTILITY AUTHORITY

Utility Services

1. An availability statement shall be requested online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Fire marshal requirements shall be included in the request.
2. Sanitary sewer shall be deemed private as indicated on the plan.
3. Fire hydrants shall be deemed private.
4. Backflow preventers shall be located outside of buildings in hot boxes. Contact Jane Rael (289-3439).

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Parks and Recreation Department has reviewed and has no adverse comments for this request.

Open Space Division

No adverse comments

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

FIRE DEPARTMENT/Planning

This project was reviewed and more information is needed. All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit. This shall be a deferred submittal.

TRANSIT DEPARTMENT

Adjacent and nearby routes	Route #94, Commuter route, passes the site on Unser
Adjacent bus stops	There is an existing bus stop on Unser 416' south of the Northeast corner of Unser and Ladera, serving the above-mentioned route in the North bound direction.
Site plan requirements	The development adjacent to the bus stop plans to place a bus shelter at the bus stop mentioned above.
Large site TDM suggestions	None.
Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

Heritage Market Place, Tract B-1, is located on Unser SW between Ladera SW and Market SW. The owner of the above property requests approval of a Site Development Plan for Building Permit to allow for a residential development. This will have impacts to SR Marmon Elementary School, Jimmy Carter Middle School, and West Mesa High School. Currently, SR Marmon Elementary and Jimmy Carter Middle School are exceeding capacity, while West Mesa High School has excess capacity.

Loc No	School	2015-16 40th Day	Capacity	Space Available
280	SR MARMON	821	660	-161
445	JIMMY CARTER	1224	1200	-24
570	WEST MESA	1568	1700	132

Residential Units: 230

Est. Elementary School Students: 59

Est. Middle School Students: 25

Est. High School Students: 25

Est. Total # of Students from Project: 109

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

MID-REGION COUNCIL OF GOVERNMENTS

Project #1003275

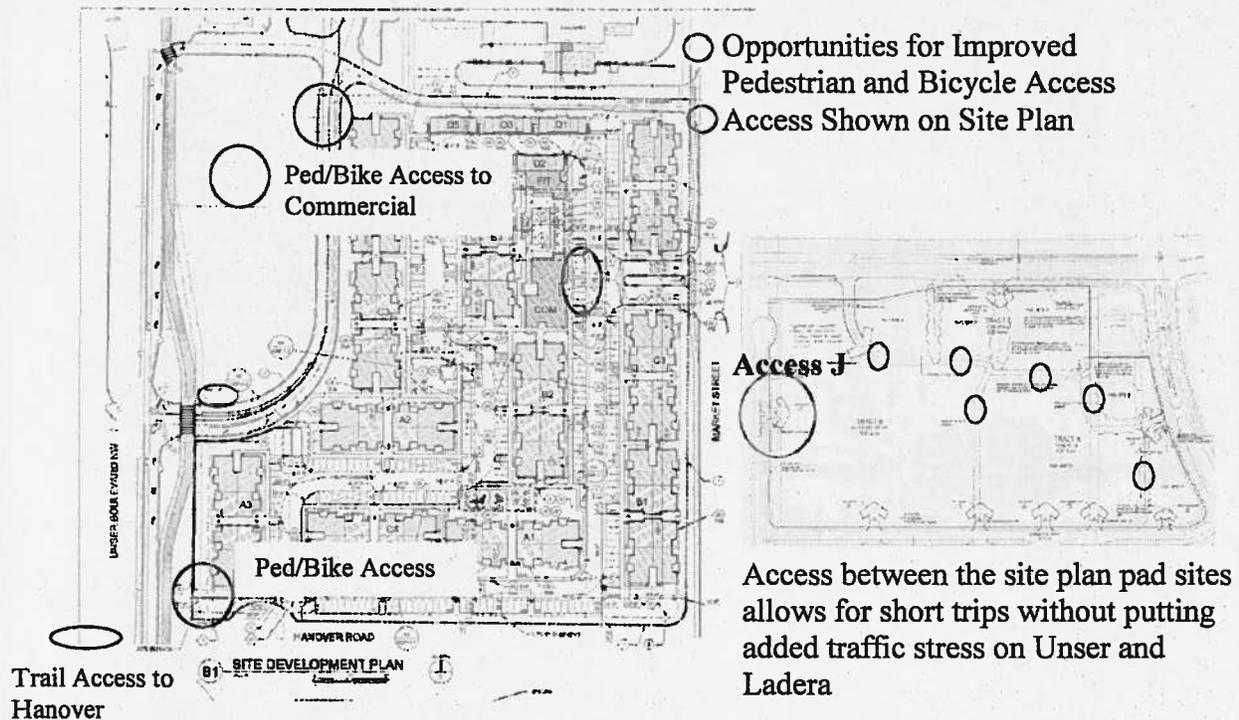
Development patterns in this part of Albuquerque have created serious connectivity challenges for the roadway, bicycle, and pedestrian networks. Developments of this size have the potential to positively or negatively affect pedestrian and bicycle connectivity challenges in this part of the city (For more on this issue please see Chapter 3.13.2 in the 2040 MTP http://www.mrcog-nm.gov/images/stories/pdf/transportation/2040_MTP/2040-mtp-chapter-3.pdf).

MRMPO is concerned about the level of integration of the multi-family development with the surrounding transportation networks. Furthermore the larger Heritage Marketplace site plan is described by the applicant as a mixed-use development. Mixed-use implies the integration and combination of various land use types. MRMPO believes that the integration with the non-residential portion of the Heritage Marketplace plan, as well the surrounding neighborhoods, would be significantly improved by enhancing external pedestrian and bicycle access to the multi-family site. Below are specific recommendations for how this could be achieved.

Tract B Access from Nearby Streets – The “Heritage Marketplace Site Plan for Subdivision” (Dec 8, 2014) shows full access to Tract B from Hannover Rd (Full Access J). However, there is no access at this location in the multi-family site development plan. MRMPO recommends that there be, at a minimum, pedestrian and bicycle access at this location.

Tract B Access from Multi-Purpose Trail along Unser Blvd – MRMPO recommends that the site plan show access to the multi-purpose trail along Unser Blvd that is a long distance route and part of the 50-Mile Activity Loop. Currently there is evidence of people and walking from the end of Hannover Rd to the trail. This would make a good access point between the trail and the site in conjunction with an access point to Hannover Rd.

Tract B Access to Tract A and Other Pad Sites – MRMPO recommends the provision of pedestrian and bicycle access between pad sites when developing the site plan for this area. Currently there is no pedestrian access between the multi-family development and the planned Wal-Mart in Pad Site D. Access between sites will allow people to travel between these areas without putting added traffic stress on Unser and Ladera.



For informational purposes, the functional classification of Unser Boulevard is an Existing Urban Principal Arterial, and Ladera Drive is an Existing Urban Minor Arterial.

Additionally, Unser Boulevard has been identified on the AMPA Regional ITS Prioritized Corridors Map.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1003275 Site Development Plan for Building Permit (40 West apartments Heritage Plaza, Unser between Ladera and Hanover NW) 15EPC-40068

1. Existing underground electric distribution lines are located along streets on the southern and western boundaries of the site and it is the applicant's obligation to abide by any conditions or terms of those easements.
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.

3. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

PNM Service Center

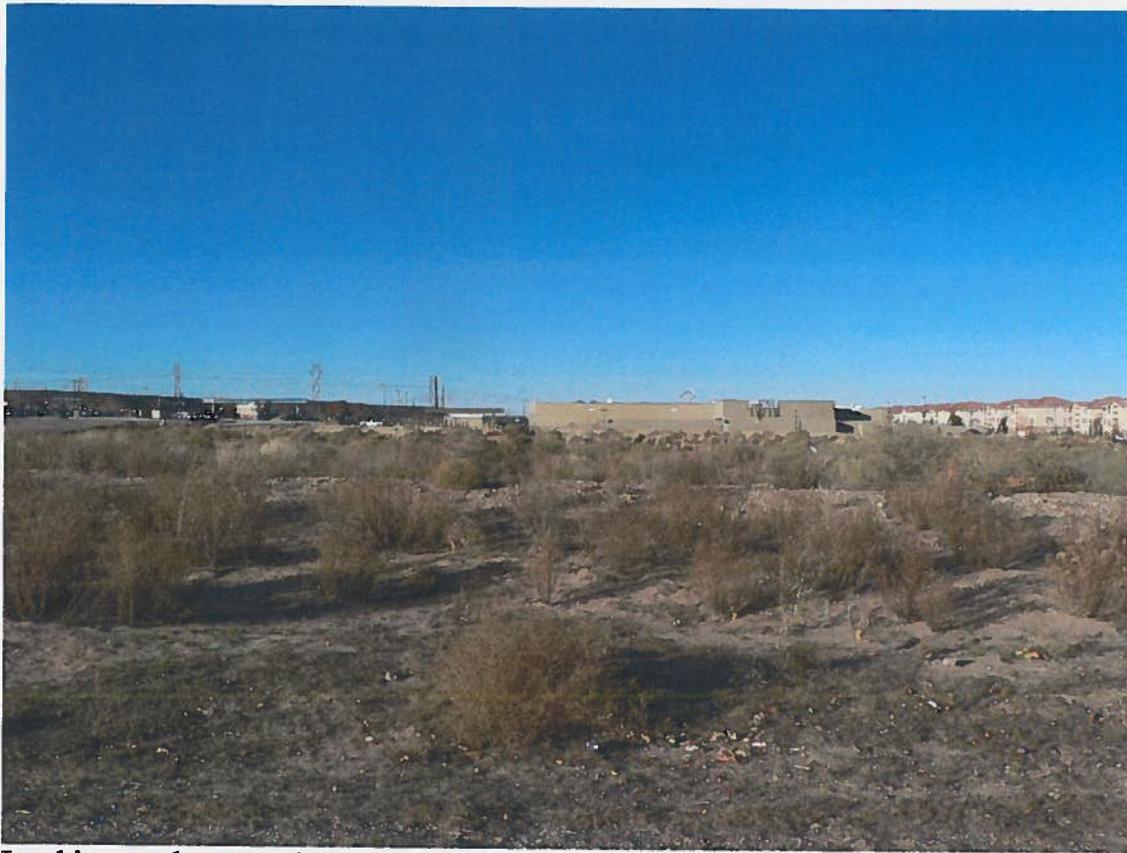
4201 Edith Boulevard NE

Albuquerque, NM 87107



**Looking east across the site toward the existing apartment on Market Street
Looking southeast across the site towards Hanover road.**





Looking north across the site towards the new grocery store.
Looking west across the site from Market Street



ZONING

Please refer to the Zoning Code for specifics of
The SU-1, zone

HISTORY

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

February 18, 2014

Western Albuquerque Land Holdings
1130 Lanes End NW
Albuquerque, NM 87114

Project# 1003275
13EPC-40148 Site Development Plan for
Subdivision

LEGAL DESCRIPTION:

For all or a portion of lot 1-A-1, El Rancho Atrisco Phase III, located on Unser Blvd NW between Hanover Rd NW and Ladera Dr NW containing approximately 19.98 acres.
Staff Planner: Chris Glore

PO Box 1293

Albuquerque

New Mexico 87103

On February 13, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project 1003275, 13EPC-40148, a request for a Site Development Plan for Subdivision, based on the following Findings and Conditions:

FINDINGS:

www.cabq.gov

1. This is a request for a Site Development Plan for Subdivision for Tract 1-A-1, Plat of Tracts 1-A-1 and I-B-1, El Rancho Atrisco Phase 3, containing approximately 19.98 acres located at the SE Corner of Unser Blvd. NW and Ladera Dr. NW.
2. The request involves design and development standards for Heritage Marketplace development, a mixed commercial, office and residential project. The applicant proposes to re-subdivide the property into two tracts, of which Tract A would be developed with office and/or multi-family residential uses and Tract B with commercial uses.
3. The subject site is located in the Developing Urban Area of the Comprehensive Plan, the Unser/Ladera Neighborhood Center of the West Side Strategic Plan, and the El Rancho Atrisco Phase III Sector Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.

OFFICIAL NOTICE OF DECISION

Project #1003275

February 13, 2014

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4. **The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the El Rancho Atrisco Phase III 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 Subdivision request furthers the following Comprehensive Plan policies:**

Policy II.B.5.a: Full range of urban land uses. The request would provide urban-scale commercial and office/residential uses within an area with a range of residential density and few commercial uses. The subject property is adjacent to two arterial streets and has good access to the multi-modal transportation system.

Policy II.B.5.d: Development respects neighborhood values, environmental conditions, and scenic resources. The area is currently under-served by neighborhood commercial and service businesses. The SPS design standards would reflect design theme consistent and complimentary to the surrounding development.

Policy II.B.5.e: New growth shall be in areas contiguous to existing or programmed urban facilities and services and neighborhood integrity assured. Urban facilities and services consist of fully developed arterial roadways on two sides of the property, and the full range of utilities within surrounding streets. Project traffic would not need to travel through surrounding neighborhoods.

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. The subject site is within the designated Unser/Ladera Neighborhood Center of the WSSP. The site is surrounded by residential land uses and existing infrastructure is in place. A mixed residential density exists in the surrounding area.

Policy II.B.5.j: Commercial development in centers with pedestrian and bicycle access; intersections of arterial streets and transit. The SPS commercial development would be at the intersection of two arterial streets and within an area of residential development.

Policy II.B.5.l: Quality and innovation in design. The SPS design requirements include the Zoning Code General Building and Site Design Regulations for Non-Residential Uses.

Policy II.B.5.m: Design improves the quality of the visual environment. The SPS would regulate building architecture, lighting, landscaping and signage in compliance with the Zoning Code.

Policy II.B.7.b: Net densities above 30 dwelling units per acre within Major Activity Centers. The site is designated Unser/Ladera Neighborhood Center per the WSSP. The SPS proposes maximum residential density of 30 dwelling units per acre.

Policy II.B.7.f: Intense uses in Activity Centers located away from low-density residential and buffered by a transition area. The subject site is bordered by two arterial roads, and multi-family residential and/or office uses would buffer adjacent lower intensity uses.

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Project #1003275

February 13, 2014

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Policy II.B.7.i: Multi-unit housing appropriate in Neighborhood, Community and Major Activity Centers. The SPS would allow multi-family residential development in a designated Neighborhood Center.

Policy II.C.1.b: Balanced land use/transportation system of housing, employment and services. The request would add commercial, services and housing within an area under-served by commercial and service uses.

Noise Goal: Protect the public health and welfare and quality of life. The multi-family residential and neighborhood-serving commercial uses would not operate at a level of intensity disturbing to surrounding residents.

Policy II.D.4.c: Dwelling units close to Major Transit and Enhanced Transit streets. Unser Blvd. is a designated Express Transit Corridor. The request would allow additional dwelling units along the Transit Corridor.

Policy II.D.6.a: New jobs created convenient to areas of need. The City's west side is deficient in jobs relative to housing. The proposed commercial and office uses would provide jobs on the west side.

6. The Site Development Plan for Subdivision request partially furthers the following Comprehensive Plan policies:

Policy II.B.5.i: Employment and service uses located to complement residential areas and minimize adverse effects of noise, lighting, pollution, and traffic. The SPS would be consistent with the intended land uses of a Neighborhood Center. Commercial and office development would be convenient to surrounding residents. A Traffic Impact Study is under review by the NMDOT. Traffic generated by the developments would potentially impact single-family residential from vehicular access at Hanover Rd.

Policy II.B.5.k: Minimize harmful effects of traffic; livability and safety of residential neighborhoods. Unser Blvd. is a Principal Urban Arterial. The SPS proposes multi-direction access to Unser Blvd. which is under State jurisdiction. The proposed access is a concern of City staff, MRCOG and the NMDOT and a concern of the neighborhood.

Policy II.D.4.a: Street design, transit service, and development form consistent with Corridors and Activity Centers. The site is within a Neighborhood Center. Unser Blvd. is a designated Express Transit Corridor. The SPS design standards would be consistent with the Comprehensive Plan Development Form details. The SPS does not propose internal connecting sidewalks leading to public gathering spaces.

7. The Site Development Plan for Subdivision request furthers the following goals and policies of the West Side Strategic Plan:

Policy 1.1: Develop higher density in Community and Neighborhood Centers, surrounded by lower density.

OFFICIAL NOTICE OF DECISION

Project #1003275

February 13, 2014

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Policy 3.8: The highest density in the Community and Neighborhood Centers. Multifamily housing and employment facilities are appropriate with commercial services.

Policy 3.16: Multifamily development and commercial or employment uses are appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated.

Policy 4.6.f: Locate multiple-family residential within Community and Neighborhood Centers and allow higher density so they serve as transit hubs.

Policy 4.10: Promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation.

Higher density residential and commercial development on the site would be within a designated Neighborhood Center. The SPS proposes a mix of commercial, office and multi-family residential development up to 30 dwelling units per acre. The development would be adjacent to Arterial roadways (Unser Blvd. and Ladera Dr.), a regional trail and two ABQ Ride express transit lines

Policy 1.9: In the Established and Developing Urban areas neighborhood and community centers may be developed at appropriate locations.

Policy 1.16: Neighborhood Centers on collector and arterial streets. Primary access by auto, with pedestrian and bicycle connections to adjacent neighborhoods.

The site is within a Neighborhood Center and would be accessed from a Collector street (Market St.) and Arterial streets (Unser Blvd. and Ladera Dr.) The development would provide sidewalk connections to the Unser Blvd. trail and to surrounding single family residential neighborhoods.

Policy 1.17: Encourage public services, parks, retail and commercial services in Activity Centers. There are no public facilities proposed. Retail and service uses and offices would be on a site within a Neighborhood Center.

Policy 3.23: Location of commercial services, multifamily development, and public facilities to reduce trips to Coors Boulevard and provide easier access. The development would increase retail and service businesses and would allow multi-family residential development on property in a Neighborhood Center west of Coors Blvd.

Policy 6.23: Require trail access to the regional trail network, through the Community Centers, Employment Centers, Neighborhood Centers, and parks and open space. The SPS would require buildings to be linked via sidewalk to the Unser Blvd. trail and to existing sidewalks.

8. The Site Development Plan for Subdivision request **partially furthers** the following goals and policies of the West Side Strategic Plan:

Policy 1.15: Neighborhood Centers shall contain scale accommodating to pedestrians and bicyclists, including outdoor seating. Shared parking is proposed. The SPS does not commit to outdoor spaces for gathering aside from restaurant outdoor space.

OFFICIAL NOTICE OF DECISION

Project #1003275

February 13, 2014

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Policy 1.5: Community and Neighborhood Centers shall provide pedestrian/bicycle access to key activity areas. The SPS design standards require linking building entrances to the Unser Blvd. trail, however, there is not sufficient detail regarding access within parking lots and between buildings.

Policy 4.6.g: Commercial developments accessible by transit locate buildings adjacent to street frontages and parking to the rear or sides. The development would provide shopping and housing options for potential transit users. The location of buildings relative to street frontage and parking lots is not addressed by the SPS.

Policy 4.6.h: Limit parking spaces to 10% above Code requirements and provide safe, attractive, and efficient routes to streets and transit. The SPS references the Zoning Code for parking minimums and does not impose maximum parking. Through-site access is not addressed in the SPS.

Policy 6.25: Internal bicycle/pedestrian trails link to the primary trails network. Demonstrate connectivity of trails. The SPS design standards do not provide detail as to how internal pedestrian access would be accomplished.

9. The SPS proposed land uses are consistent with the El Rancho Atrisco Phase III Sector Plan designation for the subject site of Planned Office Park and Commercial Development – Not More Than 50% To Be Developed Commercially. Proposed uses including residential are consistent with the C-1 Zone.
10. At the Facilitated Meeting on January 28, 2014 Neighborhood Association members expressed concerns regarding the proposed vehicle access on Unser Blvd., potential multi-family residential development, and pedestrian and bicycle access.
11. The applicant requests delegation of approval authority Site Development Plan for Building Permit applications to the DRB.

CONDITIONS OF APPROVAL:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan shall comply with the General Regulations of the Zoning Code and all other applicable design regulations, except as specifically approved by the EPC.

OFFICIAL NOTICE OF DECISION

Project #1003275

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4. Future development on the site will require EPC review of a Site Development Plan for Building Permit.
5. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
6. The section of Unser Blvd referenced in the SPS is under the jurisdiction of the New Mexico Department of Transportation (NMDOT). Prior to DRB approval of any Site Development Plan for Building Permit, NMDOT shall have determined whether or not the requested access points on Unser Blvd. will be allowed, and if allowed the access request shall have been approved through the MRCOG Transportation Coordinating Committee process.
7. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
8. New median cuts must be requested in writing to the Traffic Engineer, Development & Review Services. The construction of appropriate left turn lanes must be included with any new median cuts.
9. Access points must meet DPM's minimum distances from intersections. Proposed access 'H' must provide minimum of 100 ft. setback and proposed access 'G' must be a minimum of 200 ft. setback from projected intersecting flow lines.
10. Concurrent Platting Action required at Development Review Board (DRB).
11. A cross access easement and shared parking agreement shall be part of the platting process.
12. The text "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area" shall be added to Design Standards, Section 3 Landscape and Section 5 Signage, to demonstrate that the signs and landscaping will not interfere with the sight distance of the entrances.
13. Revise Site Plan sheet 1, under Building Heights and Setbacks, to delete the first two sentences and replace with the following: "Maximum building heights for all buildings shall be per the SU-1 zone."
14. Revise Design Standards sheet 2, under Architecture, to delete 4.C.2 in its entirety and replace the first sentence of 4.C.1 with the following: "Maximum building heights for all buildings shall be per the SU-1 zone."
15. The design of access to Unser Blvd. shall demonstrate consistency with AASHTO guidelines for bicycle safety.

OFFICIAL NOTICE OF DECISION

Project #1003275

February 13, 2014

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **FEBRUARY 28, 2014**. 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.

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.

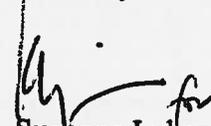
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of 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 through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

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,



Suzanne Lubar
Planning Director

OFFICIAL NOTICE OF DECISION

Project #1003275

February 13, 2014

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SL/CG/mc

cc: Steve Collins, 7517 Vista Alegre NW, Albuquerque NM 87120
Sharise McCannon, 2808 El Tesoro Escondido NW, Albuquerque NM 87120
Mary Loughran, 8015 Fallbrook NW, Albuquerque NM 87120
James Larkin, 7304 Inwood NW, Albuquerque NM 87120
John Vrabec, 7721 Pinewood Dr. NW, Albuquerque NM 87120
Thomas Borst, 1908 Selway Pl. NW, Albuquerque NM 87120
Jason Stone, 1136 Makian Pl. NW, Albuquerque NM 87120
Candelaria Patterson, 7608 Elderwood NW, Albuquerque NM 87120
Harry Hendrickson, 10592 Rio del Sol Ct. NW, Albuquerque NM 87120
Jerry Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

October 18, 2012

James K. Strozier, AICP
Consensus Planning
302 Eighth St. NW
Albuquerque, New Mexico 87102

Re: Lot 1A1, El Rancho Atrisco Phase 3

Dear Mr. Strozier:

This letter will verify that according to the map on file in this office on this date, the referenced property, legally described as Lot 1A1, El Rancho Atrisco Phase 3, Albuquerque, Bernalillo County, New Mexico is zoned SU-1 for Planned Office Park and Commercial Development with not more than 50% to be developed commercially.

Development of the property can only occur through an approved site development plan as regulated by Section 14-16-2-22 of the Comprehensive City Zoning Code. Activities allowed on the site must correspond to those enumerated in the C-1 Neighborhood Commercial zone and office uses.

The maximum percentage of the original 25-acre site as referenced on Sheet 5 of the El Rancho Atrisco Phase III Sector Development Plan that is eligible for development with retail and service-type uses consistent with those of the C-1 zone is 50 percent (12.5 acres). The existing gas station and convenience store located on Lot 1C toward the northwest corner of the original 25-acre site is considered "commercial development". Because this lot encompasses approximately .85 acres, the outstanding area – roughly 11.65 acres – may be developed with commercial uses pursuant to the C-1 zone.

The remaining area of the property can be developed with office or residential uses, or a combination thereof. Residential development on this portion would be regulated by Section 14-16-2-16(A)(7) of the Comprehensive City Zoning Code.

PO Box 1293

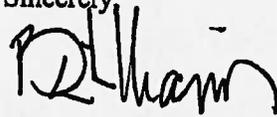
Albuquerque

New Mexico 87103

www.cabq.gov

If you have additional questions regarding this matter, please feel free to contact me at (505) 924-3454 or bnwilliams@cabq.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brennon Williams". The signature is stylized with a large initial "B" and a long horizontal stroke.

Brennon Williams
Code Compliance Manager
Code Enforcement Division
Planning Department

FOURTH COUNCIL

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

SPONSORED BY: Patric J. Baez
CITY COUNCIL APPROVAL

ERA III SECTOR PLAN ADOPTION

RESOLUTION

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

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

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

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

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

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

Underscored Material - New
[Bracketed Material] - Deletion

Unscored Material - New
100-1-1-110

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

4 1 Delete finding number two.

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

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

9 3 Delete finding number 3i."

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

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

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

17 BY A VOTE OF 7 FOR AND 0 AGAINST

18 Yes: 7

19 Excused: Hill, Hoover

21 Marion M. Cottrell
22 Marion M. Cottrell, President
23 City Council

24 APPROVED this 11th day of August, 1981.

26 David Rusk
27 David Rusk, Mayor
28 City of Albuquerque

30 ATTEST:

31 Cynthia L. Lutz
32 City Clerk Deputy
33

OFFICIAL NOTICE
E.P.C. APPEAL

RECEIVED

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

ERAT III SECTOR PLANS

JUN 29 1981

WESTLAND DEVELOPMENT CO., INC

Westland Development Company, Inc.
401 Coors Road N.W.
Albuquerque, New Mexico 87105

DATE: June 22, 1981

NOTIFICATION OF DECISION

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

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

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

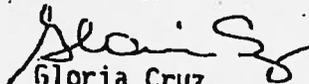
If you wish to appeal this decision, you must do so by 7-6-81 in the manner described below. A non-refundable filing fee of \$40 is required at the time the appeal is filed.

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

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

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

Sincerely,


Gloria Cruz
Secretary

Letter of
Advice

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

Deleted by Council

Deleted by Council

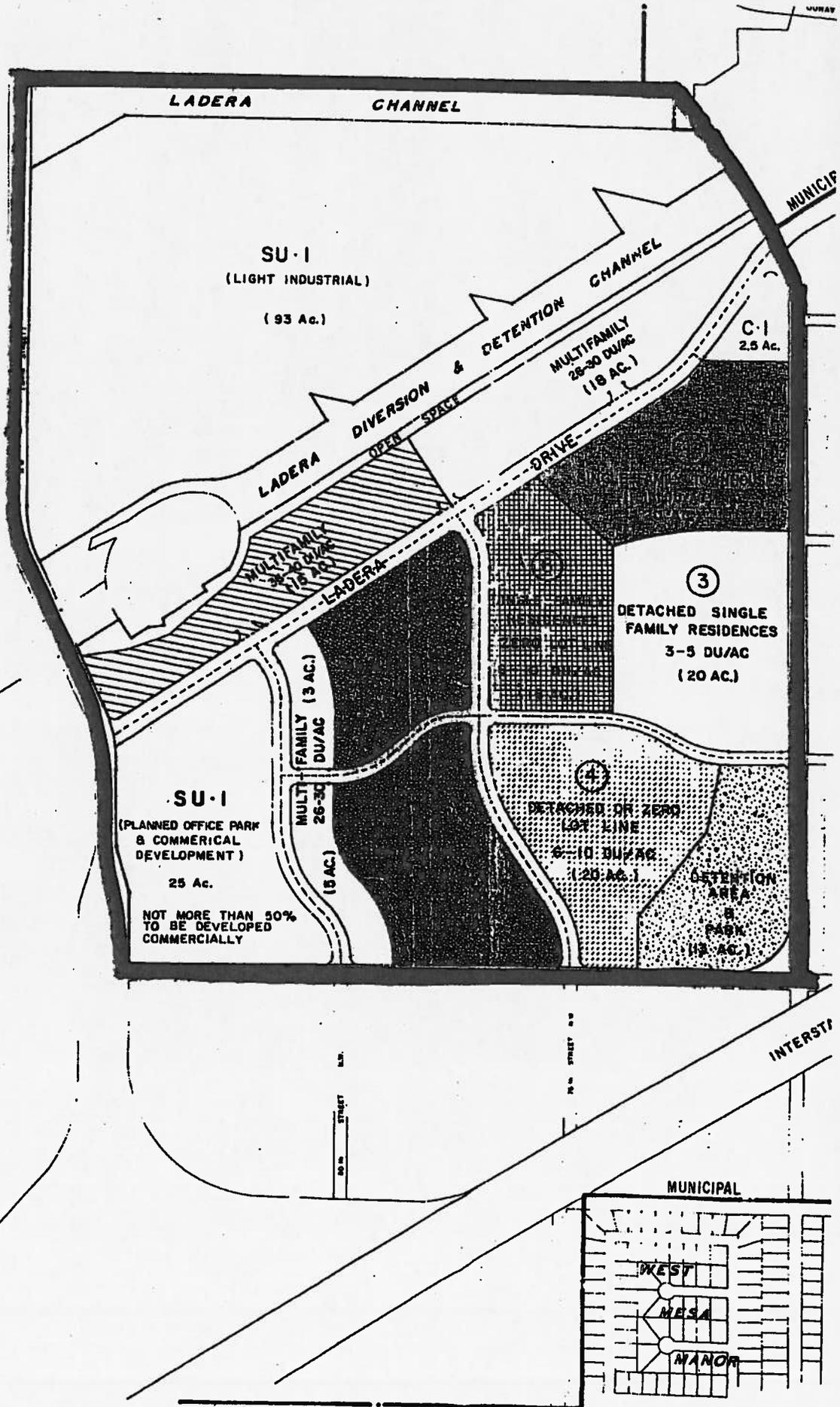
The following priority is established for open space requirements in the sector plan and any future submittals of the Westland Development Company: a. the escarpment, b. land above the escarpment, c. additional right-of-way on drainage systems.

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

Revised by Council (g)

(L)? Deleted by Council

LANDS OF WESTLAND DEVELOPMENT COMPANY INC



1 0 9 3

OFFICIAL NOTIFICATION OF DECISION

City of Albuquerque
Municipal Development Department
Planning Division
P.O. Box 1243, Albuquerque, New Mexico 87103
United Development Co., Inc.
801 Adams Blvd., N.W.
Albuquerque, N.M. 87102

Date: July 19, 1985
NOTIFICATION OF DECISION
File: 2-01-49-2
Location: Tract I, El Rancho Arroyo
Tract III, Tract 201 for C-1 and O-1
uses located at the southeast corner of
Usher Boulevard and Luera Drive N.W.
(201-210) approximately 25 acres.

On July 19, 1985, the Environmental Planning Commission voted to approve your site development plan on the above referenced property.
HEREBY, BE IT RESOLVED THAT 2-01-49-2 be approved based on the following Findings and subject to the following conditions:

- Findings:
1. This is a conceptual site plan for 25 acres and a specific site development plan for approximately 4.5 acres.
 2. The site plan shows an appropriate mix of uses for the approved zoning.
 3. The site plan for phase I is complete except for minor details.
 4. Refuse containers may need to be relocated.
- Conditions:
1. Refuse locations must be satisfactory to the Refuse Department.
 2. Dimensions for internal sidewalks must be shown on the plan.
 3. Concerns of the Traffic Engineer and City Engineer must be met prior to final plan sign-off.
 4. Transportation comments indicate additional right-of-way needs at the corner of Luera and Usher. Because of this, the site plan for the commercial area might need to be modified.
 5. Specific site plans must be reviewed by the Environmental Planning Commission.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY 5:00 P.M. IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

Sincerely,

Carlos
Assistant City Planner

PC/SM
201 So. Main, Proff. Cook and Associates, P.A., 110 Second Street SW, Suite 500, 87102

LETTER OF ADVICE

CITY OF ANNE ARBOR
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA NUMBER: 37
ENVIRONMENTAL PLANNING COMMISSION
JULY 18, 1988
10:45-11:00

1-21-88-2 : Planning, Fred. Cook SA Associates, PA. 1988 for Wetland Development Co., Inc. requests site development plan approval for a Pioneer Development Area to include office and commercial development for Tract V. of Pioneer/Airport Phase III, 2044 2011 for C-1 and O-1 uses located at the southeast corner of Inter Boulevard and Clara Drive S.W., containing approximately 23 acres. (24-2610)

COMMENTS FROM OTHER DEPARTMENTS:
ENVIRONMENTAL HEALTH AND ENERGY DEPARTMENT
Air Pollution Control Division

"The soils in this area are extremely susceptible to wind erosion. If the ground stabilization is not active, some erosion of the area by revegetation, ground-cover, etc. will be required. A site specific drainage plan will be required. A site specific drainage plan is still necessary."

"No adverse comment."

"Wetland Coalition has been notified."

The developer submitted a drainage report June 27, 1988. Pending review log still necessary.

Administration
Fire/Planning
ADMIN SERVICES/Neighborhood Coordination
MUNICIPAL DEVELOPMENT
Engineering
Zoning Enforcement Officer
Parks and Recreation/Planning

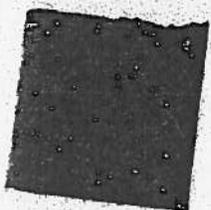
"The City has issued the maintenance of the landscaped dividers. We request that the developer take the necessary precautions to prevent any blocking onto the dividers during construction of this project. We request that prior to construction the contractor contact the Park Maintenance Division of the Parks and Recreation Department at 765-7766 to discuss what preventive measures can be taken to protect the dividers."

"No adverse comment."

"No adverse comment."

Consult with plan review officer for final approval. For residential, must provide thru street, curbs, sidewalks, must provide good ingress-egress. For commercial/industrial must show location site, size for enclosures with adequate ingress-egress, curbs, site location for enclosures in office/residential, recommend connector drive curbs as hotel and office."

Police/Planning
PROPERTY MANAGEMENT/Real Estate Officer
LIQUOR CONTROL AND SERVICES/Bar/Club Division



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CITY OF ALBANY
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA NUMBER 29
ENVIRONMENTAL PLANNING COMMISSION
July 18, 1985
2-11-1985

REQUIREMENTS

This request is for conceptual site plan approval for the entire 25-acre site and site development plan approval for a 5-story office building on the southeast corner of the tract. The conceptual plan outlines the development of a 77,000 square foot shopping center along with the five-story office building that occupy the southern one-half of the tract. The tract will accommodate 222,200 square feet of office space to be constructed in five building phases. The shopping center is screened from the office complex with the combination of a solid wall and landscaped berm.

Specific site development plan approval is requested for the 27,500 square foot office building (Phase 1) which will occupy about 3.75 acres of the southeast corner of the site. Specific site development plan approval for the central core landscaping (Phase 2) is also requested at this time. The Owner wishes to develop Phases 1 and 2 at the same time, but subject to restrictions may limit initial development to Phase 1 only.

The applicant has requested that future phases be approved by the Commission unless significant changes are made which would require approval by the Commission. The Conceptual Plan sheet indicates that the Commercial will be C-2 uses. Also, as noted in the Phase 2 plan, no more than 50% of this tract may be commercial uses. The plan shows 50% of land for office uses and 40% for commercial.

Access to this site will be restricted to the north and east only. Heritage Boulevard and Minoover Road improvements will be required to be constructed with Phase 2.

The Transportation Comments all indicate that the intersection of Ladere with Unier may require additional modification of right-of-way. The access into the commercial property from Unier may not be possible and the fast road bed located at the corner may be affected if an interchange facility is designated for the intersection of Ladere and Unier.

Phase 1 is located in the southeast corner of the site where the questions concerning Unier and Ladere are not an issue. An adequate amount of parking spaces are provided. Access is from both Heritage Boulevard and Minoover Road. The dimensions for the internal sidewalks need to be shown on the plan.

The refuse facilities as shown may need to be relocated. No reduction in parking spaces can be allowed. A generous amount of landscaping is provided with Phase 2. The entire center portion of the office complex is to be landscaped. Heritage Boulevard will be landscaped with Phase 1, and the frontage along Minoover Road to the most westerly driveway leading into the parking lot for Phase 2 will be landscaped.

The building elevation sheet includes building materials and colors for Phase 1. The site plan shows 2 movement signs to be a maximum of 5'6" tall and 13' wide. This is adequate signage.

FINDINGS:

1. This is a conceptual site plan for 25 acres and a specific site development plan for approximately 4.5 acres.
2. The site plan shows an appropriate mix of uses for the approved zoning.
3. Transportation Comments indicate additional right-of-way needs at the corner of Ladere and Unier. Because of this, the site plan for the commercial area might need to be modified.
4. The site plan for Phase 1 is complete except for minor details.
5. Refuse containers may need to be relocated.

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PLANNING DEVELOPMENT DEPARTMENT DIVISION

PLANNING ENGINEERING DEPARTMENT

ACCOMMODATION ENVIRONMENTAL PLANNING COMMISSION July 18, 1988 2-81-88-2

There is presently a water and sanitary sewer availability statement pending for this development which, when issued, will detail the requirements for water and sanitary sewer service. Both water and sewer availability issues will be addressed in the development. The proposed modification does not require any additional work on the availability statement.

- OTHER AGENCIES
- ALBUQUERQUE FLOOD CONTROL AUTHORITY
- ALBUQUERQUE PUBLIC SCHOOLS
- HISOLE #10 GRAND COUNCIL OF GOVERNMENTS

The Long Range Major Street Plan designates Usher Boulevard as a Principal Arterial requiring 100 feet of right-of-way from Usher to Northern Boulevard (UTPB R-10-15) and Ladera Drive as a Minor Arterial requiring 100 feet of right-of-way from Usher to Usher Drive. Adequate right-of-way should be reserved for both Usher and Ladera. There is a proposal for consideration by the Urban Transportation Planning Policy Board to provide the Usher-Ladera intersection as a grade interchange. It is suggested that the interchange be located on the east side of the potential interchange. In addition, a grade connection between Usher and Ladera is not envisioned as Usher is designated as a high capacity limited access Principal Arterial (UTPB R-10-15).

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION REVIEW

Request Summary:
This is a request for site development plan approval for a tract of land within El Rancho Atlixco Phase III and located at the southeast corner of Uadera and Usher, W.W.

Neighboring Plans and Policies:
This tract is in the Developing Urban Area of the Comprehensive Plan and within Phase III of the El Rancho Atlixco Development Plan. The site plan corresponds to the zoning designated for the site which is D-1 for Office/Commercial.

Site Characteristics and Zoning History:
This land was zoned D-1 for Office and Commercial uses in 1981 as a part of El Rancho Atlixco, Phase III.

The applicant's application indicates the zoning is for D-1 and C-1 uses. The Plans indicate the zoning is for C-1 uses. The El Rancho Atlixco Phase III Plan is not specific and refers to this tract zoning only as D-1 for Office/Commercial. The intensity of commercial is at the discretion of the Commission.

This parcel is bordered on the north by Usher Boulevard, on the west by Usher Boulevard, on the south by Hoover Road, and on the east by Ladera Drive. The parcel is currently being developed as a family unit. East of this is a large subdivision, which is currently being developed as a family unit.

CITY OF ALBUQUERQUE
LANDING DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA NUMBER 21
ENVIRONMENTAL PLANNING COMMISSION
JULY 18, 1985
2:00-4:00

TRANSIT/PLANNING

Santram has been communicating with the developer concerning a park and ride facility near this development. It is hoped that future service will be provided on user drive. Requests to this development with passenger waiting facilities should be located approximately 100' south of the northern border of the site. One should be approximately 200' south of the other of user and leaders. Area development occurs on the west side of the intersection. Facilities will be constructed. If possible, pedestrian crossing facilities should be provided at Leaders and to the west of user and leaders. Santram staff should be consulted prior to the construction of these facilities.

TRANSPORTATION
Traffic Engineer

This plan does not reflect previous comments on CR-85-100 regarding 18' free zone fact (2) and 18' free zone fact (3) and the fact that developer will be responsible for street improvements per 80-10-100 comments. See Planning and Programming Division comments regarding a future interchange and access in Medinas. Street crosses including those effect on driveway and intersection visibility. Other adjustments are needed to take sections.

Planning/Programming

We have several concerns about the proposed site plan. The proposed right-turn only access off of User Boulevard is not consistent with access control designation assigned to User Blvd. (City Council Ordinance No. 9-1984). The potential need for an interchange facility at the intersection of Leaders Drive and User Boulevard is further emphasized by this proposal. The inclusion of an interchange on the Long Range Major Street Plan will be considered at the July 21, 1985 meeting of the UPDES. The fact that the Leaders Drive driveway may be affected by such a facility, specific dimensions for interchange right-of-way area should be coordinated with this office. Decision on right-of-way for interchange should be considered. Immediate improvement of Hanover and Heritage Boulevard are needed for the development of phase one. Street tree locations must be coordinated with the Traffic Engineer. Appropriate application should be considered to allow adequate coordination of site plan with proposed User Boulevard/Leaders Drive interchange.

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THE COMMISSION

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CONCEPTUAL DEVELOPMENT SCHEMATIC SYSTEM

APPROVED BY ENVIRONMENTAL PLANNING COMMISSION MAY 18, 1982 2-87-99-2

... of the site Development Plan for Phase 1 and 2. Conceptual site plan approval for the site area with specific site plans obligated to DMR. Cause of the Transportation concerns at the corner of Laders and Greer, the site plan for the commercial area should be reviewed and approved by IAC.

COMMITTING THE PROJECT TO THE PLAN

- 1. Service locations must be satisfactory to the refuse department.
- 2. Dimensions for internal sidewalks must be shown on the plan.
- 3. Concerns of the Traffic Engineer and City Engineer must be met prior to final plan sign-off.
- 4. *See Memorandum to City Council for details.*

Susan E. Montgomery
SUSAN E. MONTGOMERY
ASSOCIATE PLANNER

DATE

cc: Hillside Development Co., Inc., 481 South Blvd., NJ, 07115
Boudinoff, Potts, Cahn and Associates, PA, 118 Second Street, CA Suite 110, 07102

IT IS HEREBY ORDERED THAT THE APPROVED/REVISED PLAN BE PREPARED BY THE DESIGNER.

ATTACHMENT

AMENDED SITE DEVELOPMENT PLAN

INTRODUCTION

The purpose of this submittal is to acquire approval of: 1) the conceptual site plan for the entire 28-acre tract; and 2) the site development plan for a 3-story office building on the southeast corner of the tract. The tract is currently zoned D-1 for D-1 and D-1 uses, so no zone change is required.

CONCEPTUAL PLAN

The conceptual plan outlined the development of a 102,500 square foot shopping center along with two freestanding units that occupy the northern one-half of the tract. The southern one-half of the tract will accommodate 215,250 square feet of office space to be constructed in five building phases. The shopping center is screened from the office complex with the combination of a solid wall and a landscaped berm.

SITE DEVELOPMENT PLAN FOR PHASES 1 AND 2

Specific site development plan approval is requested for the 75,350 square foot office building (Phase 1) which will occupy about 4.51 acres of the southeast corner of the site.

Specific site development plan approval for the central core landscaping (Phase 2) is also requested at this time. The owner intends to develop Phases 1 and 2 at the same time, but budget restrictions may limit initial development to Phase 1 only.

CHANGES TO EPC APPROVED PLAN

1. Building B (4-level) on original plan has been deleted and remaining buildings increased slightly.
2. Total building area has been reduced from 232,500 square feet to 215,250 square feet.
3. Phase 1 building area has increased from 62,500 square feet to 75,250 square feet.
4. Phase 1 parking has increased from 212 to 305 spaces.
5. Refuse containers have changed to refuse compactor, and has been relocated to comply with refuse requirements.
6. Fire lanes and hydrants have been provided to comply with fire requirements.
7. Landscaping has increased only proportionately to additional paved areas.

8. Grading and drainage have changed to accommodate revised plan (see attached letters).
9. Heritage Boulevard has been changed to Westwood Boulevard.
10. Median planting has been changed from turf to low ground cover.
11. 10' additional R.O.W. dedication has been shown on Ladera and Unser at the intersection.