



**Environmental  
Planning  
Commission**

*Agenda Number: 03  
Project Number: 1008519  
Case #: 15EPC-40016  
December 10, 2015*

**Staff Report**

<b>Agent</b>	Garcia/Kraemer & Associates
<b>Applicant</b>	Motorplex Real Estate
<b>Request</b>	<b>Site Development Plan for Building Permit</b>
<b>Legal Description</b>	Tract A-1-C-1-A-3, a plat of Tracts A-1-C-1-A-2-A & A-1-C-1-A-3-A, Cryer Property
<b>Location</b>	South Bound I-25 Frontage Rd. between Office Blvd. NE and the North Diversion Channel
<b>Size</b>	A 1.5-acre portion of the 5.5-acre site
<b>Existing Zoning</b>	SU-1 for C-3 & IP Uses
<b>Proposed Zoning</b>	No Change

**Staff Recommendation**

***APPROVAL of Case 15EPC-40016 based on the Findings beginning on Page 13, and subject to the Conditions of Approval beginning on Page 15.***

**Staff Planner**  
*Catalina Lehner, AICP- Senior Planner*

**Summary of Analysis**

The request is for a Site Development Plan for Building Permit for the last tract in a larger, 5.5 acre site. A restaurant exists on each of the other, two tracts. The subject site is approximately 1.5 acres and is vacant.

The applicant proposes to develop an 89 room, four-story hotel. The request is returning to the EPC for review as specified in the governing site development plan for subdivision. The proposed use is permissive under the existing zoning.

The subject site is in the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan and Facility Plan for Arroyos also apply. The request generally furthers applicable Goals and policies of the Comprehensive Plan and the North Valley Area Plan. Staff recommends minor changes to improve compliance with Zoning Code requirements and address agency comments.

The North Valley Coalition was notified of the request. There is no known opposition as of this writing.

Staff recommends approval subject to conditions.

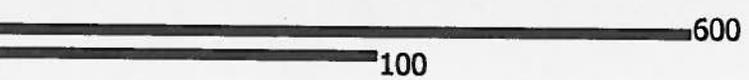


City Departments and other interested agencies reviewed this application from 11/02/2015 to 11/13/2015. Agency comments used in the preparation of this report begin on Page 18.



Google earth

feet  
meters







## LAND USE MAP

Note: Grey shading indicates County.

### KEY to Land Use Abbreviations

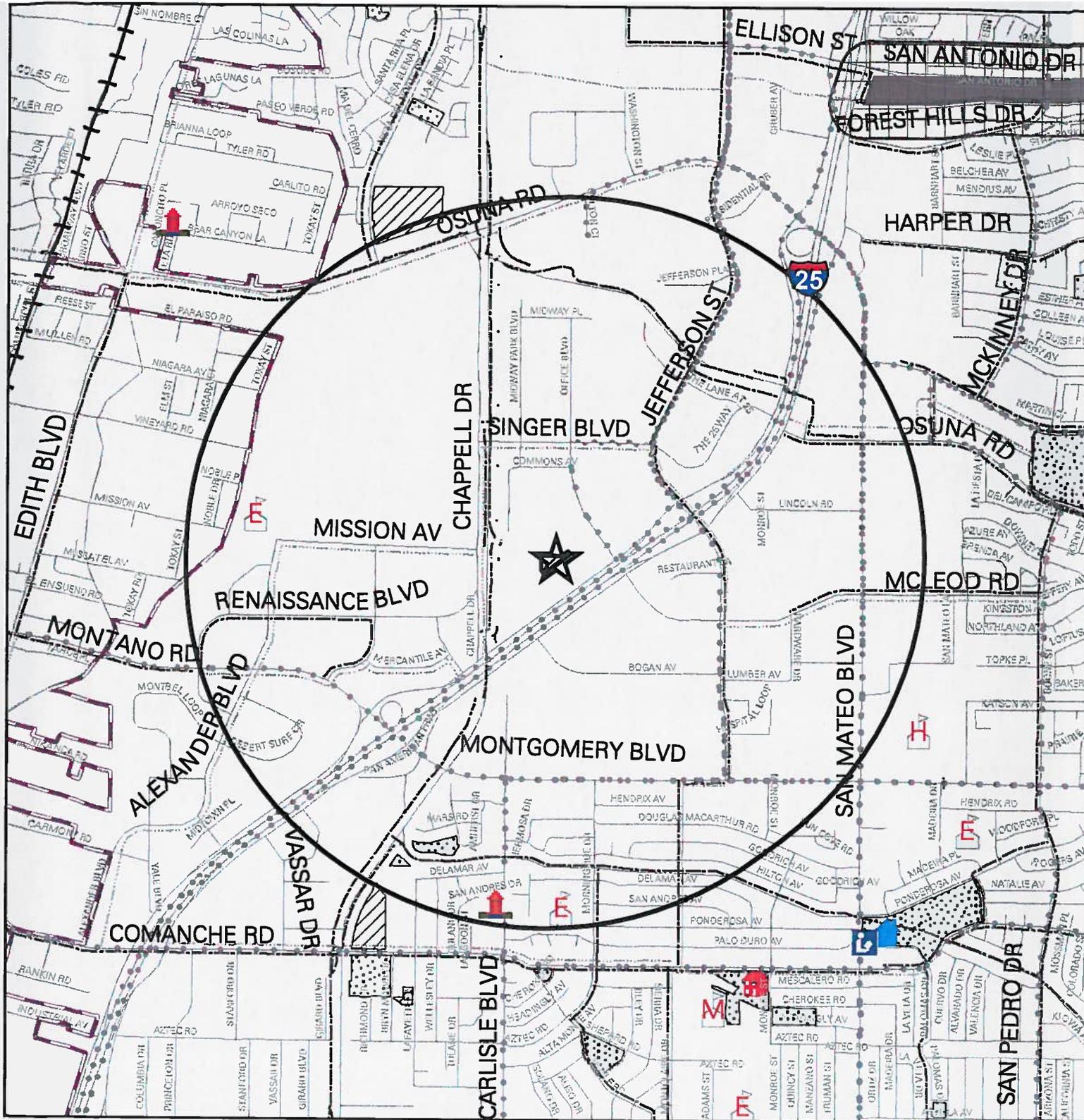
- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned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



1 inch = 300 feet

**Project Number:**  
1008519  
**Hearing Date:**  
12/10/2015  
**Zone Map Page:** F-17  
**Additional Case Numbers:**  
15-40016

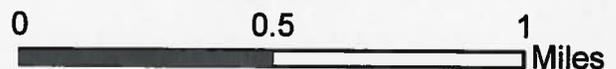




## Public Facilities Map with One-Mile Buffer

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

Project Number: 1008519



**I. AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-1 for C-3 & IP Uses	Established Urban North Valley Area Plan	Vacant
<b>North</b>	SU-1 for C-3 & IP Uses	Established Urban North Valley Area Plan Facility Plan for Arroyos	Movie Theater AMAFCA Drainage ROW
<b>South</b>	SU-1 for C-3 & IP Uses	Established Urban North Valley Area Plan	Sit-down restaurants Adult video
<b>East</b>	SU-1 for C-3 & IP Uses	Established Urban North Valley Area Plan	Sit-down restaurant
<b>West</b>	SU-1 for C-3 & IP Uses M-1	Established Urban North Valley Area Plan	PNM electric switching station

**II. INTRODUCTION**

**Request**

The request is for a Site Development Plan for Building Permit for an approximately 1.5 acre site known as Tract A-1-C-1-A-3, Cryer Property (the "subject site"). The subject site is part of a larger, 5.5-acre tract of land located on Southbound Pan American Freeway Frontage Road between Jefferson Blvd. and Montañño Rd.

The 5.5 acre site consists of three tracts; the subject site is the only one that is undeveloped. The other two tracts contain sit-down restaurants. The zoning is SU-1 for C-3 and IP Uses. The proposed use for the subject site, an 89 room hotel, is permissive under the current zoning. Pursuant to the governing site development plan for subdivision, the subject site must be reviewed by the EPC.

**EPC Role**

The Environmental Planning Commission (EPC) is hearing this case because the EPC is has decision-making authority for the site development plan approval in the SU-1 zone, pursuant to 14-16-2-22(A)(1) of the Zoning Code. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make the final administrative decision. The request is a quasi-judicial matter.

**Context**

The subject site is in the Established Urban Area of the Comprehensive Plan and within the boundaries of the North Valley Area Plan. There is no applicable Sector Plan. There is an existing office and retail center located north and east of the subject site (Jefferson Commons).

The Renaissance Major Activity Center is located approximately ¼-mile southwest of the subject site. An AMAFCA channel, the Vineyard Arroyo, runs along the northern boundary of the subject site. The channel feeds into the North Diversion Channel, just west of the subject site. Southwest of the subject site is a PNM electric switching station. Also to the south are sit-down restaurants and an adult video store.

### ***History***

The larger, approximately 5.5 acre site was subdivided into three lots; one lot is the subject site and the other have since developed with sit-down restaurants. All lots have the same zoning of SU-1 for C-3 and IP Uses.

The site development plan for subdivision was approved twice by the EPC, in April 2013 (Project #1008519/13EPC-40100) and September 2013 (Project #1008519/13EPC-40131, see attachment). The latter was finalized through the Development Review Board (DRB) process in December 2013 and subsequently amended administratively in May 2014 (Project #1008519/14AA-10052). This is the governing site development plan for subdivision. The AA was to show the lot lines (contingent upon a replat at the DRB) and to show utility easements.

On November 13, 2012, the EPC approved a site development plan for building permit for a restaurant adjacent south of the subject site (Project #1008519/12EPC-40068). This is a chain restaurant with full-service liquor, located on the eastern parcel south of the subject site. The restaurant was subsequently constructed. The previously existing automobile sales office and lot (approved administratively on February 8, 1990, Z-75-29-1) was demolished.

On April 10, 2014, the EPC approved a site development plan for building permit for another restaurant adjacent south of the subject site (Project #1008519/14EPC-40011). This is a chain restaurant with full-service liquor, located on the western parcel south of the subject site.

### ***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 Pan American Freeway Frontage Road as an Urban Interstate, which is within the New Mexico Department of Transportation jurisdiction. The Comprehensive Plan designates this as an Express Corridor. Express Corridors are designed to quickly and efficiently move vehicles.

### ***Trails & Bikeways, Transit***

There is an existing bicycle trail less than a quarter-mile west of the subject site, along the North Diversion Channel. Bicycle lanes are proposed along Jefferson St., Chappell Dr., and Montano Rd. No bicycle facilities are planned along the Pan American Freeway Frontage Rd.

ABQ Ride Route 251, ABQ-Rio Rancho/Rail Runner Connection, passes near the subject site and runs along Office Blvd. NE. Route 551, Jefferson/Paseo del Norte Express, runs along Jefferson St., about a quarter-mile east of the subject site. Both routes have limited service and hours and funded by Rio Metro Regional Transit District.

***Public Facilities/Community Services***

An elementary school and two City parks are located within a 1-mile radius of the subject site.

⇒ For specifics, please refer to the Public Facilities Map.

**III. ZONING**

The subject site is zoned SU-1 for C-3 and IP Uses. The SU-1 zone (§14-16-2-22) “provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.” A site development plan is required for development on the subject site, pursuant to (A)(1) of the SU-1 zone.

The proposed use is permissive under the current zoning. The C-3 zone (§14-16-2-18) “provides suitable sites for C-2 uses, wholesale commercial uses, and some light industrial uses which cause no vibration discernible beyond the premises.” The IP zone (§14-16-2-19) “provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan.” A hotel is a permissive use in the IP zone [(A)(24)(i)].

**IV. ANALYSIS- ADOPTED ORDINANCES, PLANS AND POLICIES**

***A) 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 Established Urban by the Comprehensive Plan with a Goal to “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

***The request would result in development of a hotel in an area just north of Interstate 25 that is characterized by a variety of restaurants, hotels, entertainment and office uses, which would generally offer variety and maximum choice in work areas and life styles but not transportation (the subject site is not well-served by transit or pedestrian connections). The modern design would generally fit with other buildings nearby, though the area has no identifiable style and no design standards apply. The request partially furthers the Established Urban Goal.***

***Land Use Policies-Developing & Established Urban***

***Policy II.B.5a:*** The Developing Urban and Established Urban areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

***The request would add another hotel in the area, which is characterized by a range of urban land uses such as restaurants, offices and some commercial. However, there are some other hotels in the area already so the request would not really contribute to land use diversity. Policy II.B.5a-full range of urban land uses, is partially furthered.***

---

**Policy II.B.5d:** The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

*The proposed new development would be appropriate in terms of its location, intensity and design. The subject site is located north of Interstate 25 in an area characterized by restaurants, a few hotels and entertainment uses, with standard architecture, which is not considered a scenic or natural environment. The proposed hotel would not be more intense than existing development nearby. There is no known neighborhood opposition as of this writing. The request furthers Policy II.B.5d-neighborhood values/environmental conditions/other concerns.*

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

*The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would not disrupt neighborhood integrity since there are no neighborhoods in the immediate area. The request furthers Policy II.B.5e- new growth/urban facilities/neighborhood integrity.*

**Policy II.B.5l:** Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

*The design is modern and uses materials such as stucco, aluminum and cultured stone veneer, and would be comparable to other development nearby. The area includes a variety of buildings (restaurants, hotels, offices) with mostly franchise architecture. The proposed hotel would be appropriate for the area, and includes colors that are more common in Albuquerque and some design features (trellis, coping) to increase the building's quality. The request furthers Policy II.B.5l-quality design/new development.*

**Policy II.B.5i:** Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

*The IP zone includes "hotel" as a permissive use listed under "Services"; therefore, hotel is a service use. The request would facilitate development of a hotel in an area characterized by a variety of restaurants, hotels, entertainment and office uses. The nearest residential use, a large apartment complex, is about 0.4 mile south and on the other side of Interstate 25, so the siting of the proposed hotel would not affect a residential environment. The request generally furthers Policy II.B.5i- employment and service uses/siting and effects.*

**Transportation and Transit:** The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system, efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

---

*Though the proposed development relies on vehicle access, the area is generally served by infrastructure for multiple modes of transportation. A hotel at this location would serve the concentration of nearby restaurants and office uses; once people get to the hotel (vehicle or shuttle), they can walk to uses nearby. The site is located conveniently off the I-25 frontage road, and has excellent access to the road network. The request generally furthers Transportation and Transit Goal II.D.4.*

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

*As noted on the site development plan for subdivision, one pedestrian pathway is proposed between the subject site and the restaurants to the south, which may not be sufficient depending upon the amount of cross-use. It appears that the pathway dead-ends into a landscape island. Also, there is no safe, pedestrian-friendly way to get to the movie theatre to the north or to the other restaurants to the east near Office Blvd. The request does not further Policy II.D.4.g- pedestrian opportunities/safe, pleasant conditions.*

***B) NORTH VALLEY AREA PLAN (RANK II)***

The North Valley Area Plan was adopted in 1993 (Enactment 60-1993). The Plan generally encompasses the 28.5 square mile area south of the Bernalillo/Sandoval County line, north of Interstate 40, west of Interstate 25 and east of the Rio Grande. Of the total area, 4.01 square miles are within the corporate limits of the Village of Los Ranchos de Albuquerque and are not subject to the NVAP. Of the remaining area, 14.38 square miles are in the City of Albuquerque and 10.15 square miles are in unincorporated Bernalillo County. Specific boundaries (as of 1993) are shown on page 24 of the Plan.

The NVAP establishes twelve overarching Goals (p. 5-6) and sets forth policies regarding land use and zoning for the area. Other policies provide guidance on air quality, wastewater, drainage, transportation, housing, village centers, community design, agriculture and rural character and implementation. The subject site is not in a Village Center. The subject site is included in the North I-25 Corridor and is located in Subarea 2 (see appendices). The following policies apply to the request:

Land Use Goal 6 is to “encourage quality commercial/industrial development and redevelopment in response to area needs in already developed established commercial industrial zones and areas. To discourage future commercial/industrial development on lots not already zoned commercial/industrial.” (p. 6).

*The NVAP does not distinguish between commercial/retail and commercial/service, which are commonly used land use categories. The proposed hotel is considered a commercial use, in contrast to residential or industrial uses.*

*The subject site is already zoned SU-1 for C-3 and IP Uses, which allows commercial, industrial and manufacturing land uses, and is located in the North I-25 Corridor, which the NVAP recognizes as being well-suited for continued commercial and industrial development. The request furthers Land Use Goal 6.*

---

Land Use Goal 11 is to “locate commercial and industrial development within the I-25 corridor, and selected areas along the I-40 corridor, especially as an alternative to extensive lower valley commercial/industrial development.” (p. 6).

*The subject site is located in Subarea 2 of the North I-25 Corridor, an area recognized by the NVAP as being well-suited for additional commercial and industrial development. The request furthers Land Use Goal 11.*

Preferred Scenario Land Use Plan: The subject site is located near the south eastern boundary of the North Valley Area Plan. The Plan anticipated that the area in which the subject site is located would develop with Large Scale Community and Regional Commercial uses.

*The Preferred Land Use Scenario Land Use Plan (see p. 37) shows the area around the subject site as large scale community and regional uses, which currently characterize the area. The request furthers the Goal of the Preferred Land Use Plan.*

**C) FACILITY PLAN FOR ARROYOS (FPA)- RANK II**

The Facility Plan for Arroyos (1986) establishes guidelines and procedures for implementing Comprehensive Plan goals in order to create a multi-purpose network of recreational trails and open space along arroyos (FPA, p.11). The Facility Plan for Arroyos (FPA) is a Rank II facility plan that designates some arroyos for further study and development as recreational corridors. The term arroyo is defined as a “small, steep-sided watercourse or gulch with a nearly flat floor” (p.75). The Facility Plan for Arroyos (FPA) contains general policies for all arroyos and seven specific policies for the different classifications of arroyos.

The subject site’s northern boundary abuts the Vineyard Channel, which splits off from the North Diversion channel and becomes part of the Bear Canyon Arroyo. The Bear Canyon Arroyo system originates in the canyons of the Sandia foothills (p. 45). The FPA classifies the Bear Canyon Arroyo as an Urban Recreational Arroyo. Urban Recreational Arroyos are located in highly urbanized or developing areas and have the potential to connect activity centers.

The FPA contains general policies that apply to all arroyos (p. 16-21) and policies that apply to Urban Recreational Arroyos (p. 52-53). The FPA’s design guidelines apply to Major Open Space arroyos and Major Open Space Link arroyos, and therefore not to the subject site.

*None of the policies apply directly to the subject site, though issues such as drainage and connectivity are related to arroyos and warrant discussion. Drainage proceeds from east to west. An inlet on Jefferson St., northeast of the subject site, becomes the Vineyard Storm Drain and later the Vineyard Channel. There is a very large drainage pond between the Vineyard channel and the North Diversion Channel. These facilities are managed by AMAFCA.*

*Regarding connectivity, there is a bridge over the Vineyard Channel that is part of the North Diversion Channel trail. Though there could be an opportunity to create a linkage along the Vineyard Channel, this location is not identified in the Bikeways and Trails Facility Plan (May 2015) because the area was already developed.*

---

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

A site development plan for subdivision was approved by the EPC in 2013 and controls the subject site (Project #1008519/13EPC-40131- see also History section of this report). The site development plan for subdivision meets the minimum requirements and served to create three lots, one of which is the subject site. It does not contain design standards that would have guided future development.

Rather, there are nine "site notes"; all reiterate basic Zoning Code requirements except for one. Where Zoning Code minimums are not being met on the proposed site development plan for building permit (see below), it is clear that they are required.

The exception is height, which is allowed to be up to 60 feet at any location, irrespective of the 45 degree angle plane requirements in the Zoning Code. Recall that, in the SU-1 zone, the EPC has discretion over height. Pursuant to §14-16-2-22(D), "the same regulations apply as in the R-2 zone unless modified by the Planning Commission." The R-2 zone allows height up to 26 feet. However, the EPC modified this by approving the site development plan for subdivision, including the allowable height as specified therein.

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

The request is for a Site Development Plan for Building Permit. Zoning Code §14-16-3-11 states that "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, Staff has reviewed the proposed site development plan for conformance with applicable goals and policies of the Comprehensive Plan, the North Valley Area Plan, the Facility Plan for Arroyos and the Zoning Code.

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

The subject site is small and triangular in shape, with the long side of the triangle on the southern end. The proposed hotel would be located along the site's northern end, with the main entrance facing south toward the parking lot. There is additional parking on the building's eastern side. The western side of the building is setback 9 feet from the western property line; 10 feet is the minimum requirement pursuant to the C-3 and IP zones.

The dumpster is located on the far eastern end of the subject site. The southern property line has a row of parking on the subject site and a row of parking from the adjacent restaurants' parking lots.

### ***Public Outdoor Space***

There is no public outdoor space requirement in the C-3 or IP zones. However, outdoor gathering space for employees is required for buildings with 6 or more water closets [§14-16-3-18(D)(3)]. The space must be at least 300 sf, with shade over at least 25% of it. A patio is proposed on the building's northern side. Three tables with chairs and umbrellas are shown. The patio would face the arroyo and be for guests and employees.

---

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

***Access & Circulation:*** The subject site has three vehicular access driveways. They are at the western and eastern ends and in the middle of the subject site, along the southern property line. Vehicles can access the site from the frontage road, across the restaurants' property, or from the side street adjacent east. The front entrance to the hotel faces one of the two parking areas; vehicles can circulate in front of the entrance, around and back out.

***Parking:*** Because the requested zoning is SU-1, off-street parking is as decided by the EPC pursuant to Zoning Code §14-16-2-22, Special Use Zone. Pursuant to Zoning Code §14-16-3-1, Off Street Parking Regulations, parking is calculated at the rate of one space for each hotel room. 89 rooms are proposed so 89 spaces are required. 84 parking spaces are proposed. 9 are compact spaces, which are located at the subject site's SW corner.

For 89 required spaces, 4 of these must be handicap (HC) spaces. 5 HC spaces are proposed. Motorcycle spaces (MC) are counted in addition to required parking. 4 MC spaces are proposed at the front of the building and one in front of the vestibule; 3 are required. Bicycle parking is not required for a hotel; however, a small bike rack is provided on the eastern side of the building.

The subject site is 5 parking spaces below the required amount. However, all three tracts are owned by the same entity, so cross-parking agreements should be used. There is abundant parking at the movie theatre across the arroyo, which people might use even if they're not supposed to, and there is a bridge. However, lack of sidewalk on the site's eastern side is likely to preclude this.

***TIS:*** A Traffic Impact Study (TIS) was not required.

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

Non-vehicular access is generally the same as vehicular access. The site development plan for subdivision shows a pedestrian pathway from the Frontage Road, running NW along the western side of the restaurant site adjacent south, and connecting to the subject site. The access point is at the approximate middle of the subject site. Two connections are provided at the specified location. The pathways are 6 feet wide and of textured, colored concrete, as required.

Staff spoke to Code Enforcement Staff regarding the sidewalk in front of the proposed building. The sidewalk is required to be a minimum of 8 feet wide, clear and unobstructed, in front of the proposed building pursuant to §14-16-3-18(C)(1). The exception in §14-16-3-18(C)(1)(g)(2) means that a projecting entryway can enter two feet into that 8 feet, but it does not mean that the required sidewalk width can be reduced. The note referring to the exception needs to be removed and the sidewalk increased to 8 feet.

***Walls/Fences***

A retaining wall, of grey CMU, is proposed along the subject site's western and northern sides. The wall on the western side would be about 5 feet tall and the wall on the northern side would

be about 8 feet tall (see Grading & Drainage Plan). A 3.5 foot, painted steel guard rail is proposed on top of the retaining wall.

A 6 foot tall privacy wall is proposed, between two and four feet from the retaining wall, on a portion of the subject site's western and northern sides. The privacy wall is proposed as CMU block with a stucco finish. It would be visible because it will stand above the retaining wall. The color needs to be specified.

### ***Landscaping***

Landscaping is proposed on the western and northern sides of the building, extending east toward the vehicular entrance area, in the parking lot islands and in front of the building. Existing trees need to be clearly distinguished from proposed trees. Deciduous trees proposed are Honeylocust and Vitex. Staff points out that Vitex is a small ornamental tree, and is too short to provide a canopy. A variety of shrubs, desert accents, and a few grasses and flowering plants, is proposed.

Parking lot trees are required at the rate of one tree for each ten spaces; 9 parking lot trees are required. Staff counts 12 Honey Locust trees proposed. Eight Coyote Willow trees are proposed in the drainage pond on the site's NW corner and four in another drainage pond on the eastern side of the proposed building. Landscaping should be depressed below grade to take advantage of the fact that drainage on the larger, approximately 5.5 acre site flow toward the subject site. Curb notches are needed to allow water usage for supplemental irrigation.

The Zoning Code requires that no parking space be over 100 feet from a tree [14-16-3-10 (G)(1)(b)]. Another tree is now proposed in approximately the middle of the parking lot along the southern border of the subject site. It appears that the parking lot of the existing restaurant adjacent south, some of which would become parking for the proposed hotel, does not meet Zoning Code minimum requirements regarding landscaping and parking lot trees, and does not comply with the signed-off site development plan (Project #1008519/14EPC-40011). Furthermore, a site visit reveals that trees were not installed in accordance with the site development plan and that the existing trees are about a 1 inch caliper, which is a baby tree. A minimum 2 inch caliper is required.

Though this is a separate issue for Code Enforcement staff, it impacts the subject site because two parking lot trees should have been provided. Also, based on a site visit, the landscape islands are about a foot and a half wide and do not provide enough space for a tree to grow (see attachment). The site development plan shows the landscape island as two feet wide, but this is inaccurate. The approved site development plan for 14EPC-40011 shows a five foot wide landscape island. Since the current request would use a portion of the restaurant's parking lot, and since the subject site would be short on parking, Staff suggests that any non-compliance issues, as also determined by Code Enforcement Staff, be resolved because development of the subject site is linked to the restaurant site to the south.

### ***Lighting and Security***

The site plan indicates eight 20-foot tall light poles, finished in bronze aluminum, would illuminate the parking areas. The fixtures would be shielded.

### ***Grading & Drainage Plan***

Grading and drainage is an important topic because an AMAFCA channel (the Vineyard Arroyo) is adjacent north of the subject site. Aerial images show how drainage from the larger, 5.5 acre site has encroached onto the PNM property adjacent to the west.

The site development plan for building permit for the site adjacent to the south included improvements to the entire 5.5-acre site. The proposed grading and drainage plan is intended to take these into account. Since the subject site is the last of the three lots to develop, drainage is getting pushed onto it.

Water generally flows northwest and into the channel. Proposed improvements include a drainage pond on the subject site's NW corner and new Type D inlet. A new drainage easement will be created to allow for the redirected water flow path.

Two curb notches are shown and match those shown on the landscaping plan. Staff suggests another curb notch in the landscape island where the tree would go (see Parking, above).

### ***Utility Plan***

Utility easements are shown along the subject site's southwestern boundary. A new water line and a new sewer line would connect to the proposed building from the developed lots to the south, where there is also an existing fire hydrant.

### ***Architecture***

The proposed building's architecture is a modern, basic design associated with the hotel chain. Some design features, changes in height and colors are incorporated to make the building fit in better with its surroundings. The main façade is broken into eight portions, distinguished by the use of different colors and variations in height.

At its highest point, the building would be approximately 55.5 feet tall. The site development plan for subdivision states that the angle plane requirements of Zoning Code don't apply; the subject site is zoned SU-1 and the EPC has discretion over height [§14-16-2-22(D)]. However, the site plan for subdivision does not allow height to exceed 60 feet.

Colors are dark grey, brown and tan. Windows on the lower floor and doors are finished in aluminum. The room windows are brown vinyl with tinted glazing. Cultured stone veneer is used as an accent on the north and south facades, and on the column that sustains the porte-de-cochere. A decorative trellis sits atop the main entrance façade of the building.

The south and north elevations of the proposed building are 192.5 feet long, and therefore must comply with the General Building and Site Design Regulations for façades 100 feet or greater [§14-16-3-18(C)(2)]. The design provides articulation along the length of the façade with windows, doors, and awnings along over 50% of the façade length, and variation in height.

The color(s) for the dumpster walls and gates need to be specified.

***Signage***

One free-standing monument sign is proposed. The sign face area is about 20.5 sf, with a width of 6 feet long and 3.5 feet tall. The base would be one foot seven inches. The material and finish of the base need to be specified in the sign detail (see detail sheet). A blue acrylic panel with white inset letters is proposed.

The monument sign would be located on the property of the restaurant southeast of the subject site, near the vehicular entrance. A note is needed to clarify that the same entity owns both lots, because the monument sign for the proposed hotel would not be located on the subject site.

Building-mounted signage is proposed on all elevations. The main sign, on the south elevation, is approximately 133 sf. Signage on the west and east elevations is also 133 sf. Signage on the north elevation is approximately 112 sf. Both signs comply with the signage regulations of the C-2 zone; when a monument sign is proposed, building-mounted signs cannot be larger than 10% of the face to which they are applied.

All building-mounted signage is channel letters; blue for the top line and red for the second line. A 15.5 sf sign is proposed on the column that supports the porte-de-cochere.

***VII. AGENCY & NEIGHBORHOOD CONCERNS***

***Reviewing Agencies/Pre-Hearing Discussion***

City Departments and other agencies reviewed this application from November 2, 2015 to November 13, 2015. Public Service Company of New Mexico Staff comment that the applicant will need to contact PNM regarding electric service, and request a meeting regarding potential site improvements and the berm on the western edge of the switching station. Utility Authority Staff note that an availability statement and is needed and that the utility plan needs to be updated. Fire Staff would like more information, and note that a building permit cannot be issued without their review and approval. Agency comments begin on p. 18.

***Neighborhood/Public***

The affected neighborhood organizations is the North Valley Coalition of Neighborhood Associations (NAs), which was notified as required. Property owners within 100 feet of the subject site were also notified.

The request was not recommended for facilitation by the Office of Neighborhood Coordination (ONC). As of this writing, Staff has not received any written comments and is not aware of any opposition.

***VIII. CONCLUSION***

The request is for a Site Development Plan for Building Permit for Tract A-1-C-1-A3, Cryer Property, an approximately 1.5-acre, vacant site (the "subject site). The applicant proposes to develop a hotel on the subject site, which is the last of three parcels that comprise the larger,

approximately 5.5 acre site. The subject site is zoned SU-1 for C-3 and IP Uses; a hotel is a permissive use under the existing zoning.

The subject site is in the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan also applies. The request generally furthers applicable Goals and policies of the Comprehensive Plan and the North Valley Area Plan. Staff recommends minor changes to improve compliance with Zoning Code requirements and address agency concerns.

As of this writing, there is no known opposition to this request. A facilitated meeting was neither recommended nor held. Staff recommends approval subject to conditions.

---

***FINDINGS – 15EPC-40016 – December 10, 2015 – Site Development Plan for Building Permit***

1. This is a request for Site Development Plan for Building Permit for a 1.5-acre lot described as Tract A-1-C-1-A3, Cryer Property (the “subject site”), which is part of a larger, 5.5-acre site located on south bound I-25 Frontage Rd., between Office Blvd. NE and the North Diversion Channel.
2. The applicant proposes to construct a four-story, 89 room hotel, with all related site improvements. Adjacent south of the subject site are two lots, both developed with a sit-down restaurants.
3. A site development plan for subdivision (Project #1008519/13EPC-40131) controls the subject site. It does not contain design standards.
4. The subject site is zoned SU-1 for C-3 and IP Uses. The proposed use, a hotel, is permissive under the current zoning.
5. The subject site is in the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan also applies.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following land use policies and Goal of the Comprehensive Plan:
  - A. Policy II.B.5.d -neighborhood values/environmental conditions/ other concerns. The proposed new development would be appropriate in terms of its location, intensity and design. The subject site is located north of Interstate 25 in an area characterized by restaurants, a few hotels and entertainment uses, with standard architecture, which is not considered a scenic or natural environment. The proposed hotel would not be more intense than existing development nearby. There is no known neighborhood opposition as of this writing.
  - B. Policy II.B.5.e - New growth contiguous to existing services. The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would not disrupt neighborhood integrity since there are no neighborhoods in the immediate area.
  - C. Transportation and Transit Goal. Though the proposed development relies on vehicle access, the area is generally served by infrastructure for multiple modes of transportation. A hotel at this location would serve the concentration of nearby restaurants and office uses; once people get to the hotel (vehicle or shuttle), they can walk to uses nearby. The site is located conveniently off the I-25 frontage road, and has excellent access to the road network.

8. The request partially furthers the following, applicable Comprehensive Plan policies:
  - A. Established Urban Goal. The request would result in development of a hotel in an area just north of Interstate 25 that is characterized by a variety of restaurants, hotels, entertainment and office uses, which would generally offer variety and maximum choice in work areas and life styles but not transportation (the subject site is not well-served by transit or pedestrian connections). The modern design would generally fit with other buildings nearby, though the area has no identifiable style and no design standards apply.
  - B. Policy II.B.5a-full range of urban land uses. The request would add another hotel in the area, which is characterized by a range of urban land uses such as restaurants, offices and some commercial. However, there are some other hotels in the area already so the request would not really contribute to land use diversity.
9. The request generally furthers the following, applicable policies and intention of the North Valley Area Plan:
  - A. Land Use Goal 6 - encourage quality commercial/industrial development in already developed established commercial industrial zones and areas: The subject site is already zoned SU-1 for C-3 and IP Uses, which allows commercial, industrial and manufacturing land uses, and is located in the North I-25 Corridor, which the NVAP recognizes as being well-suited for continued commercial and industrial development.
  - B. Land Use Goal 11 - locate commercial and industrial development within the I-25 corridor: The subject site is located in Subarea 2 of the North I-25 Corridor, an area recognized by the NVAP as being well-suited for additional commercial and industrial development.
  - C. Preferred Scenario Land Use Plan - Large Scale Community and Regional Commercial uses: The Preferred Land Use Scenario Land Use Plan (see p. 37) shows the area around the subject site as large scale community and regional uses, which currently characterize the area.
10. The subject site is adjacent to property owned and/or managed by the Public Service Company of New Mexico (PNM) and the Albuquerque Metropolitan Arroyo Flood Control Association (AMAFCA). Representatives of these agencies have provided comments, which will be addressed as part of the EPC-DRB process.
11. Conditions of approval are needed to address Zoning Code requirements and provide clarification.
12. Representatives of the North Valley Coalition and property-owners within 100 feet of the subject site and were notified. A facilitated meeting was neither offered nor requested. As of this writing, there is no known opposition to the request.

---

---

***RECOMMENDATION – 15EPC-40016 – December 10, 2015 – Site Development Plan for Building Permit***

**APPROVAL of 15EPC-40016, a request for Site Development Plan for Building Permit for Tract A-1-C-1-A-3, a plat of Tracts A-1-C-1-A-2-A & A-1-C-1-A-3-A, Cryer Property, based on the preceding Findings and subject to the following Conditions of Approval.**

***CONDITIONS OF APPROVAL – 15EPC-40016 – 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. Setbacks: The setback on the western side of the building shall be a minimum of 10 feet pursuant to the C-3 zone and the IP zone.
4. Pedestrian Issues:
  - A. The sidewalk in front of the building shall be a minimum of 8 feet, clear and unobstructed, pursuant to §14-16-3-18(C)(1).
  - B. The note regarding the project entry vestibule shall be removed.
5. Landscaping Plan
  - A. Enlarge the approximately 1.5 foot, existing landscaping island on the subject site's southern side to be at least five feet wide so it can accommodate a tree, and accurately depict its dimensions.
  - B. Parking lot trees provided shall be indicated as 12.
  - C. Add a curb notch (for supplemental irrigation) to the narrow landscaping island near the middle, southern boundary of the subject site.
  - D. Add a note indicating that any new juniper trees shall be female only.
  - E. An irrigation system shall be provided for all of the plants; rain water shall be supplementary.

**6. Grading & Drainage Plan**

- A. Show a curb notch on the landscaping island near the middle, southern boundary of the subject site.
- B. Specify the color of the steel guardrail.

**7. Detail Sheet**

- A. Specify the color of screen wall.
- B. Specify the color of the refuse enclosure walls and gate.

**8. Condition of approval from the City Engineer:**

Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

**9. Conditions of approval from the Water Utility Authority:**

- A. Request an availability statement online at the following link:  
[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include the fire marshal requirements.
- B. Per the Cross Connection ordinance, backflow preventers shall be located outside of the building in a hot box. Contact Jane Rael (289-3439).
- C. Existing public waterline and public sanitary sewer are stubbed into the proposed site per CPN 5857.83. Please update utility plan.
- D. 3" water meter shall have a 35'x35' easement.
- E. Utility plan shall label the waterline that reduces from an 8" to a 4" as a private fire line. There shall be a public and a private valve located at the easement line.
- F. An existing 8" sanitary sewer stub is located on the subject property. This line shall serve as the private sanitary sewer service.
- G. In regards to the grease trap, contact Jane Rael (289-3439).

**10. Condition of approval from the Albuquerque Metropolitan Area Flood Control Authority (AMAFCA):** Appropriate onsite water quality controls will be required.

**11. Conditions of approval from the Public Service Company of New Mexico (PNM):**

- A. The subject property is located east of PNM's existing North Switching Station and existing overhead electric distribution facilities are located along the northern boundary and at the southwestern corner of the site and it is the applicant's obligation to abide by any conditions or terms of those easements.

- 
- B. Runoff and sediment accumulation has previously occurred on the gravel surface at North Switching Station inside the switchyard from the development of other projects associated with this Site Development Plan for Subdivision. Ensure compliance with the overall existing grading and drainage plan and ensure that the inlet to the AMAFCA Channel at the northwest corner of the subject property where the flows will be discharging can accommodate the surface flows from the project site. PNM will continue to review the grading and drainage plan for this project and will potentially have future comments regarding the grading and drainage plan as it continues through the approval process.
  - C. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact: Mike Moyer, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107 Phone: (505) 241-3697
  - D. PNM requests a meeting with the developer regarding lighting design and other possible improvements that could be mutually beneficial to aid in deterring vandalism and theft.
  - E. Ensure that the existing berm along the western edge of the subject property remains in place without alteration in order to prevent surface flows from the project site from entering PNM's North Switching Station.
- 

*Catalina Lehner*

**Catalina Lehner, AICP  
Senior Planner**

Notice of Decision cc list:

Motorplex Real Estate LTD, Co., P.O. Box 26778, ABQ, NM 87109  
Garcia/Kraemer & Associates, Jonathan Turner, 600 1<sup>st</sup> St. Suite 211, ABQ, NM 87102  
Kyle Silfer, North Valley Coalition, P.O. Box 70232, ABQ, NM 87197  
Doyle Kimbrough, North Valley Coalition, 2327 Campbell Rd NW, ABQ, NM 87104

---

---

## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

#### ***Office of Neighborhood Coordination***

No Neighborhood and/or Homeowner Association to notify – siw  
North Valley Coalition

#### ***Long Range Planning***

#### ***Metropolitan Redevelopment***

### ***CITY ENGINEER***

#### ***Transportation Development Services***

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

#### ***Hydrology***

- No comments.

### ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

#### ***Transportation Planning***

- No comments received.

#### ***Traffic Engineering Operations***

- No comments received.

#### ***Street Maintenance***

- No comments received.

### **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:**

Conditions of approval for the proposed Amendment to the Site Development Plan for Building Permit include:

Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

### ***WATER UTILITY AUTHORITY***

#### ***Utility Services***

- A. Request an availability statement online at the following link:  
[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include the fire marshal requirements.
- B. Per the Cross Connection ordinance, backflow preventers shall be located outside of the building in a hot box. Contact Jane Rael (289-3439).
- C. Existing public waterline and public sanitary sewer are stubbed into the proposed site per CPN 5857.83. Please update utility plan.
- D. 3" water meter shall have a 35'x35' easement.
- E. Utility plan shall label the waterline that reduces from an 8" to a 4" as a private fire line. There shall be a public and a private valve located at the easement line.
- F. An existing 8" sanitary sewer stub is located on the subject property. This line shall serve as the private sanitary sewer service.
- G. In regards to the grease trap, contact Jane Rael (289-3439).

***ENVIRONMENTAL HEALTH DEPARTMENT***

***Air Quality Division***

***Environmental Services Division***

***PARKS AND RECREATION***

***Planning and Design***

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

***Open Space Division***

OSD has reviewed and has no adverse comments.

***City Forester***

***POLICE DEPARTMENT/Planning***

***SOLID WASTE MANAGEMENT DEPARTMENT***

***Refuse Division***

Provide site plan to scale, showing refuse location/access.

***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***

Project # 1008519 15EPC-40016 SITE DEVELOPMENT PLAN	Adjacent and nearby routes	None.
--	----------------------------	-------

FOR BUILDING PERMIT FOR ALL OR PORTION OF TRACT A-1-C-1-AC, A PLAT OF TRACTS A-1-C-1-A-2-A* TRACT A-1-C-1-A-3, CRYER PROPERTY, ZONED SU-1, C-3 & IP USES, LOCATED ON 4875 PAN AMERICAN FREEWAY NE, BETWEEN OFFICE BOULEVARD NE & CHAPPELL DR. NE CONTAINING 1.3 ACRES. (F-17)	Adjacent bus stops	None.
	Site plan requirements	None.
	Large site TDM suggestions	None.
	Other information	None

## **COMMENTS FROM OTHER AGENCIES**

### **BERNALILLO COUNTY**

#### **ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

No objection to Site Plan for Building Permit. The stormwater runoff from the site will discharge to AMAFCA's Vineyard Channel through an existing storm drain outfall. Appropriate onsite water quality controls will be required.

#### **ALBUQUERQUE PUBLIC SCHOOLS**

<b>Project #1008519                  15EPC-40016 SITE                  DEVELOPMENT                  PLAN FOR                  BUILDING                  PERMIT</b>	<b>Cryer Property, Tract A-1-C-1-AC, A-1-C-1-A-2-A, A-1-C-1-A-3, is located on 4875 Pan American Freeway NE between Office Blvd NE and Chappell Dr NE. The owner of the above property requests approval of a Site Development Plan for Building Permit to allow for the development of a Marriott Fairfield Inn and Suites. This will have no adverse impacts to the APS district.</b>
--	---

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

MRMPO has no adverse comments.

#### **MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

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

1. The subject property is located east of PNM's existing North Switching Station and existing overhead electric distribution facilities are located along the northern boundary and at the southwestern corner of the site and it is the applicant's obligation to abide by any conditions or terms of those easements.
2. Runoff and sediment accumulation has previously occurred on the gravel surface at North Switching Station inside the switchyard from the development of other projects associated with this Site Development Plan for Subdivision. Ensure compliance with the overall existing grading and drainage plan and ensure that the inlet to the AMAFCA Channel at the northwest corner of the subject property where the flows will be discharging can accommodate the surface flows from the project site. PNM will continue to review the grading and drainage plan for this project

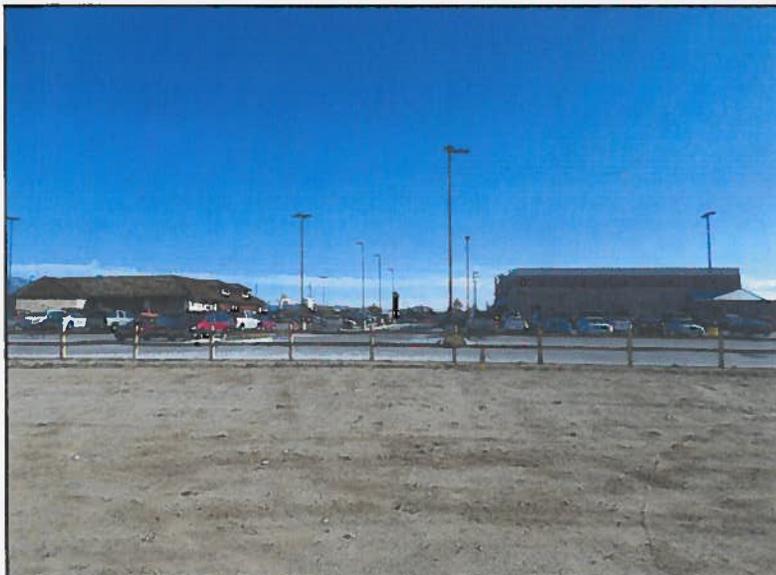
and will potentially have future comments regarding the grading and drainage plan as it continues through the approval process.

3. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact: Mike Moyer, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107 Phone: (505) 241-3697
4. PNM requests a meeting with the developer regarding lighting design and other possible improvements that could be mutually beneficial to aid in deterring vandalism and theft.
5. Ensure that the existing berm along the western edge of the subject property remains in place without alteration in order to prevent surface flows from the project site from entering PNM's North Switching Station.



**Figure 1:** Looking NW, at the subject site in the distance, from the drive aisle between the two existing restaurants.

**Figure 2:** Looking N at the subject site, from the end of the drive aisle.



**Figure 3:** Looking SE, at the two developed tracts, from the middle of the subject site.

**Figure 4:** Looking NE, from the subject site, at the Vineyard Channel.



**Figure 5:** Looking E, from the middle of the subject site.

**Figure 6:** Looking SW, from the middle of the subject site, at the adjacent PNM transmission station.





**Figure 7:** Looking SW. A portion of this parking area will be parking for the proposed hotel.

**Figure 8:** Looking NE at the existing parking lot. Note the lack of parking lot trees and small landscape islands.



## 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

September 12, 2013

Motorplex Real Estate, Ltd.  
PO Box 26778  
Albuquerque, NM 87125

**Project# 1008519**  
13EPC-40131 Site Development Plan for  
Subdivision

### LEGAL DESCRIPTION:

For all or a portion of TR A-1-C-1-A PLAT OF TRS A-1-C-1-A & A-1-C-2-A, Cryer Property, located at 4865 Pan American Freeway NE, between Commerce and Office, containing approximately 5.5 acres.

Staff Planner: Chris Glore

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

On September 12, 2013, the Environmental Planning Commission voted to APPROVE Project 1008519, 13EPC-40131, a Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

### FINDINGS:

1. This is a request for Site Development Plan for Subdivision for Tract A-1-C-1-A, Cryer Subdivision, located on Southbound Pan American Freeway I-25 Frontage Road, and containing approximately 5.5 acres.
2. The applicant proposes to subdivide the property into three new lots. Future development at this site will return to the EPC for review of Site Development Plan for Building Permit.
3. The site is zoned SU-1 for C-3 and IP Uses, which includes both permissive and conditional C-3 and IP uses.
4. In April 2013, the EPC approved a Site Development Plan for Subdivision for the same 5.5-acre property (13EPC-40100).
5. In November 2012, the EPC approved a Site Development Plan for Building Permit for a restaurant use on one of the proposed parcels, Tract A-1-C-1-A (12EPC-40068). The current request complements the approved Site Development Plan for Building Permit.

OFFICIAL NOTICE OF DECISION

Project #1008519

September 12, 2013

Page 2 of 5

6. The subject site is in the Established Urban Area of the Comprehensive Plan. The North Valley Area Plan also applies.
7. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. Regarding the intent of the Comprehensive Plan, the request generally furthers the following goal and policies:
  - a. Policy II.B.5.d - location, intensity, and design of new development and neighborhood values: The SPSD does not impact existing social, cultural, and environmental resources, and the three proposed lots will have a minimal impact on the existing development in the area. Future development will return to the EPC for review, which will ensure a high-quality built environment.
  - b. Policy II.B.5.l: quality and innovation in design shall be encouraged appropriate to the Plan area. The site is surrounded by large-scale commercial development, including the Century Theater complex and a five-story hotel currently under construction. Future development will return to the EPC for review which will control the quality of design at this site.
  - c. Policy II.B.5.m: Urban and site design maintains and enhances unique vistas and improves the quality of the visual environment. The surrounding area is characterized by intense commercial development, and is generally not characterized by unique vistas. Future development will return to the EPC for review which will control the quality of design at this site.
  - d. Transportation and Transit Goal - Provide a balanced circulation system to meet mobility and access needs: The future site developments will provide vehicular, pedestrian, and bicycle access and facilities. The subject site is located conveniently off the I-25 frontage road and has excellent access to the road network.
9. The request is partially consistent with Policy II.D.4.g.
  - a. Policy II.D.4.g - Pedestrian opportunities shall be promoted for safe and pleasant non-motorized travel conditions: Pedestrian access throughout this area is generally of poor quality with low connectivity between parcels. However, development of the restaurant site within this subdivision will provide a new sidewalk in the NMDOT right-of-way along the frontage road. A pedestrian walkway will be provided along the internal access easement, which will connect the three parcels to the public right-of-way.
10. Regarding the intent of the North Valley Area Plan, the request is consistent with the following goals and policies:
  - a. Land Use Goal 2.b - preserve and enhance the environmental quality: The request proposes to subdivide the property into three new lots along the I-25 commercial corridor. The site is zoned SU-1 for C-3 and IP Uses, which requires a Site Development Plan for Building Permit approval by the EPC, which will control the quality of development at this location.

OFFICIAL NOTICE OF DECISION

Project #1008519

September 12, 2013

Page 3 of 5

- b. Land Use Goal 6 - encourage quality commercial/industrial development in already developed established commercial industrial zones and areas: The request will facilitate redevelopment in an established commercial/industrial area.
  - c. Land Use Goal 11 - locate commercial and industrial development within the I-25 corridor: The subject site is within the I-25 corridor, and is a redevelopment opportunity for an existing property surrounded by commercial and industrial uses.
  - d. Preferred Scenario Land Use Plan - Large Scale Community and Regional Commercial uses: The Preferred Land Use Scenario Land Use Plan, found on page 37, shows the area around the subject site as large scale community and regional uses, which currently characterize the area. The proposed SPSD is consistent with the Preferred Land Use Plan.
11. The request complies with a preponderance of applicable development regulations and policies.
  12. The subject site is adjacent to property that is owned and/or managed by the New Mexico Department of Transportation (NMDOT), the Public Service Company of New Mexico (PNM), Albuquerque Metropolitan Arroyo Flood Control Association (AMAFCA), and a privately owned access road. The applicant demonstrated coordination with NMDOT and the adjacent property-owner with the previous SPSD request. The SPSD request will be required to demonstrate approval by the adjacent property-owners, where applicable.

**. CONDITIONS:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. The request for approval of a Site Development Plan for Subdivision for Tract A-1-C-1-A, Cryer Subdivision, will rescind and replace the previously approved Site Development Plan for Subdivision (13EPC-40100).
3. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
4. The subject site is adjacent to property that is owned and/or managed by the New Mexico Department of Transportation (NMDOT), the Public Service Company of New Mexico (PNM), Albuquerque Metropolitan Arroyo Flood Control Association (AMAFCA), and a privately owned access road. The request is

**OFFICIAL NOTICE OF DECISION**

**Project #1008519**

**September 12, 2013**

**Page 4 of 5**

required to demonstrate approval by the adjacent property-owners, where applicable.

5. Conditions of approval from City Engineer and Municipal Development shall include:
  - a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
  - b. Site plan shall comply and be in accordance with DPM (Development Process Manual) and current ADA standards/requirements.
  - c. All Easements and access agreements need to be shown and labeled on Site Plan for Subdivision and provide recording information.
  - d. Any changes to the access off of the I-25 frontage road will be under the jurisdiction of the NMDOT, including the proposed acceleration and deceleration lanes.
  - e. Fire Marshall must review for adequate access. Proposed Tract A-1-C-1-A-3 shows only one legal access point.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 27, 2013**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> 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.

OFFICIAL NOTICE OF DECISION

Project #1008519

September 12, 2013

Page 5 of 5

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

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

Sincerely,

*CMarone*

*for* Suzanne Lubar  
Acting Director, Planning Department

SL/CG/mc

cc: Paul Wymer, Bohannon Huston, Inc., 7500 Jefferson St., Albuquerque, NM 87109  
Chris Catechis, 5733 Guadalupe Trail NW, Albuquerque, NM 87107  
David Wood, 158 Pleasant NW, Albuquerque, NM 87107

## ZONING

For specifics of the SU-1 zone, the IP zone and the C-3 zone,  
please refer to the Zoning Code.

**APPLICATION INFORMATION**



**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <b>S</b>                 | <b>Z</b>                 | <b>ZONING &amp; PLANNING</b>  |
| <input type="checkbox"/> | <input type="checkbox"/> | Annexation  |
| <b>V</b>                 | <input type="checkbox"/> | Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)                            |
| <b>P</b>                 | <input type="checkbox"/> | Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations |
| <b>D</b>                 | <input type="checkbox"/> | Street Name Change (Local & Collector)  |
| <b>L</b>                 | <b>A</b>                 | <b>APPEAL / PROTEST of...</b>   |
| <input type="checkbox"/> | <input type="checkbox"/> | Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other   |

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to Planning Department Development Services Center, 800 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): GARCIA/KRAEMER & ASSOCIATES PHONE: 505-440-1524  
 ADDRESS: 600 1<sup>ST</sup> ST - SUITE 211 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: jtturner@garciakraemer.com  
 APPLICANT: MOTORPLEX REAL ESTATE LTA. CO. PHONE: \_\_\_\_\_  
 ADDRESS: P.O. BOX 26778 FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

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

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

Lot or Tract No. TRA-1-C-1-AB-ARAT OF TRSA-1-C-1-A-2-ATA-1-C-1-A-3 Block: - Unit: -  
 Subdiv/Addn/TBKA: CRAYER PROPERTY  
 Existing Zoning: SU-1 C-3 + IP USES Proposed zoning: N/A MRGCD Map No. \_\_\_\_\_  
 Zone Atlas page(s): F-17 UPC Code: 101706106532120109

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.):  
1008519

**CASE INFORMATION:**

Within city limits?  Yes  No Within 1000FT of a landfill?  Yes  No  
 No. of existing lots: 1 No. of proposed lots: N/A Total site area (acres): 1.3  
 LOCATION OF PROPERTY BY STREETS: On or Near: 4875 PAN AMERICAN FWY NE  
 Between: OFFICE BLD NE and CHAPPELL DR NE  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 10/13/15

SIGNATURE Jonathan I. Turner DATE 10/28/15  
 (Print Name) JONATHAN TURNER Applicant  Agent

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>ISEPC 40010</u>	<u>SBP</u>	_____	<u>\$ 385.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	<u>CUF</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>December 10, 2015</u>			Total <u>\$ 510.00</u>

10-29-15

Project # 1008519

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** Maximum Size: 24" x 36"
  - IP MASTER DEVELOPMENT PLAN (EPC11)**
    - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
    - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
    - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
    - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Letter of authorization from the property owner if application is submitted by an agent
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Completed Site Plan for Subdivision and/or Building Permit Checklist
    - Sign Posting Agreement
    - Traffic Impact Study (TIS) form with required signature
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** Maximum Size: 24" x 36"
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
  - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
  - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
  - Site Plans and related drawings reduced to 8.5" x 11" format (1 copy)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Subdivision and/or Building Permit Checklist
  - Traffic Impact Study (TIS) form with required signature
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

**NOTE:** For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
  - Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
  - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
  - Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
  - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
  - Registered engineer or architect's stamp on the Site Development Plans
  - Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01)** Maximum Size: 24" x 36"
  - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
    - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
    - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
    - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
    - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the request
    - Letter of authorization from the property owner if application is submitted by an agent
    - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
    - Sign Posting Agreement
    - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
    - Traffic Impact Study (TIS) form with required signature
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

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

JONATHAN TURNER  
 Applicant name (print)  
John Turner 10/28/15  
 Applicant signature / date



Form revised November 2010

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 15EPC - 40016

Vign 10-29-15  
 Planner signature / date  
 Project #: 1008519

Date: October 26, 2015

Re: Site Development Plan Submittal: Tract A-1-C-1-A-3-A, Cryer Property,  
4865 Pan American Freeway, NE, Albuquerque, New Mexico, 87109.

To Whom It May Concern,

As owner and developer of the subject property, I hereby authorize Garcia Kraemer & Associates, and/or Bohannon Huston, Inc. staff to act as agent for Motorplex Real Estate LTD. Co. in all matters associated with Site Development Plan submittals request for the subject property.

Sincerely,

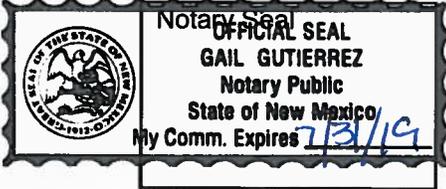


Stephen L. Fidel  
Managing Member

STATE OF New Mexico )  
 )ss.  
COUNTY OF Bernalillo )

On this 26 day of October 2015, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Stephen Fidel, the Managing Member of Motorplex, known or identified to me to be the person whose name is subscribed to the within instrument, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.



Gail Gutierrez  
(Signature of Notary)

My Commission Expires: 7/31/2019

**GARCIA/KRAEMER & ASSOCIATES**

600 1ST St NW Suite 211

Albuquerque, NM 87102

(505) 440-1524 mobile

(505) 242-9028 office

October 27, 2015

Peter Nicholls, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

RE: Site Development Plan for Building Permit-  
Marriott Fairfield Inn & Suites- 4875 Pan American Fwy NE

Dear Mr. Chairman and Commissioners:

The purpose of this correspondence is to inform you that t that an application has been submitted through the Environmental Planning Commission for approval of a Site Development for Building Permit to allow for a proposed hotel at the above referenced site. The property is within the city limits and is currently zoned SU-1 for C-3 *Heavy Commercial* and IP *Industrial Park*. This application will conform to the originally EPC approved Site Development Plan for Subdivision for architectural design standards and controls- Project # 1008519.

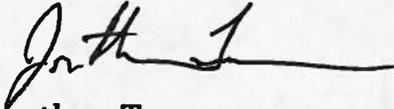
The site is located on Pan American Fwy NE in between Office Blvd NE and Chappell Dr. NE. The property is located on zone atlas map page F-17 and is within the boundaries of the Established Urban area of the Comprehensive Plan. The lot abuts an existing Bubba's Restaurant to north and an AMAFCA drainage channel to the south.

The applicant, Motorplex Real Estate LTD. Co., has already developed the adjacent parcel to the north with two very successful restaurants, Bubba's and Cheddars. The proposed use of a hotel is a permissive use within the zone and the applicant feels strongly that providing high quality accommodations to the

public, travelers and tourists alike will be an asset to the surrounding area businesses and the community as a whole. There are substantial improvements planned and anticipated in conjunction with the construction of the proposed hotel, such as improved drainage design and a professionally designed landscape plan. The site is amply landscaped with plant materials appropriate for the region. We believe that the overall site improvements to the premises will substantially improve the presence and look of the entire property along the I-25 Corridor.

Thank you for your consideration of this request.

Sincerely,

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

Jonathan Turner  
Garcia/Kraemer and Associates

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: MOTORPLEX REAL ESTATE LTD CO. DATE OF REQUEST: 10/28/15 ZONE ATLAS PAGE(S): F-17

**CURRENT:**

ZONING SU-1 FOR C-3/IP  
PARCEL SIZE (AC/SQ. FT.) 1.3 AC

**LEGAL DESCRIPTION:**

LOT OR TRACT # \_\_\_\_\_ BLOCK # -  
SUBDIVISION NAME CRUER PROPERTY

**REQUESTED CITY ACTION(S):**

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

**SITE DEVELOPMENT PLAN:**

SUBDIVISION\* [ ] AMENDMENT [ ]  
BUILDING PERMIT  ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

**PROPOSED DEVELOPMENT:**

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

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: 89 HOTEL UNITS (ROOMS)  
BUILDING SIZE: 51,000 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE Jane the Jan

DATE 10/28/15

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

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

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

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

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]  
TRAFFIC ENGINEER

10.28.15  
DATE

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

TIS -SUBMITTED    /   /     
-FINALIZED    /   /   

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

DATE \_\_\_\_\_



**City of Albuquerque**  
P.O. Box 1299 Albuquerque, New Mexico 87103  
**Planning Department**  
Suzanne Lubar, Director

**Richard J. Berry, Mayor**  
September 26, 2012

**Robert J. Perry, CAO**

---

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

**Project Number(s): 1008519; Z-75-89**

**Case Number(s):**

**Agent: Bohannan Huston, Inc.**

**Applicant: Cheddar's Restaurant/Foremark Real Estate Services**

**Legal Description: Tract A-1-C-1-A, Cryer Property**

**Zoning: SU-1 for C-3 and I-P uses**

**Acreage: 5.5+/- acres**

**Zone Atlas Page: P-17-Z**

**CERTIFICATE OF NO EFFECT: Yes  No**

**CERTIFICATE OF APPROVAL: Yes  No**

**TREATMENT PLAN REVIEW:  
DISCOVERY:**

**SUPPORTING DOCUMENTATION: AGIS 2010 Aerial Photography**

**SITE VISIT: n/a**

**RECOMMENDATION(S):**

- **CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance)**

**SUBMITTED:**

**Matthew Schmader, PhD**  
**Superintendent, Open Space Division**  
**City Archaeologist**

**PRE-APPLICATION REVIEW TEAM (PRT) MEETING**

PA# 15- 176

Date: 10.13.2015

Time: 3:00

**1. AGENCY REPRESENTATIVES PRESENT AT MEETING**

Planning:  Kym Dicome  Other: \_\_\_\_\_  
Transportation:  Gary Sandoval  Other: \_\_\_\_\_  
Code Enforcement:  Ben McIntosh  Other: \_\_\_\_\_  
Fire Marshall:  Antonio Chinchilla  Other: ERIC GONZALES

**2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY**

Zone Map Amendment  EPC Approval  City Council Approval  
 Sector Dev. Plan Amendment  EPC Approval  City Council Approval  
 Site Dev. Plan for Subdivision  EPC Approval  DRB Approval  Admin Approval  
 Site Dev. Plan for Bldg. Permit  EPC Approval  DRB Approval  Admin Approval  
 Other \_\_\_\_\_

**3. SUMMARY OF PRT DISCUSSION:**

Current Zoning: SU-1 / CB-1P

Proposed Use/Zone: \_\_\_\_\_

Applicable Plans: \_\_\_\_\_

Applicable Design Regulations: \_\_\_\_\_

Previously approved site plans/project #s: \_\_\_\_\_

Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) \_\_\_\_\_

Handouts Given:

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

Additional Notes:

SITE DEVELOPMENT PLAN THRU EPC

PARKING - EPC HAS BE DISCRETION OVER PARKING SO THEY CAN APPROVE A DEFERRED.

IF THERE ARE MINOR CHANGES, CAN BE HANDLED AS AA.

BLDG TYPE 5A (FM) SPRINKLED. NEED 2 HYDRANTS WITH 350'.

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

[Signature]  
PRT CHAIR

[Signature]  
APPLICANT OR AGENT

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

DISCUSSION OF FIRE ACCESS 150' - 50-60' DF AREA  
 FM IN BACK THAT CAN NOT BE ACCESSED ON SITE. FM - WILL  
 POLE COHIRE. FIRE NEEDS 13'6" HEIGHT. GO THRU TO  
 REMOTE FDC. + FIRE RISERS. BUILDING  
 ACCESS DRIVES 26'0" (DOOR  
 LOCATION:

TRAFFIC - ADA SPACES

- WHEN SUBMIT TO EPC, LETTER OF AUTHORIZATION FROM  
 PROPERTY OWNER.

NOTIFICATION &  
NEIGHBORHOOD INFORMATION



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

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

October 26, 2014

Jonathan Turner  
Garcia/Kraemer and Associates  
600 First Street NW, Suite 211/87102  
Phone: 505-440-1524  
E-mail: [jturner@garciakraemer.com](mailto:jturner@garciakraemer.com)

Dear Jonathan:

Thank you for your inquiry of **October 26, 2014** requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) – TRACT A-1-C-1-A-3-A PLAT OF TRACTS A-1-C-1-A-2-A AND A-1-C-1-A, CRYER PROPERTY LOCATED AT 4875 PAN AMERICAN FREEWAY NE, BETWEEN OFFICE BOULEVARD NE AND CHAPPEL DRIVE NE** zone map **F-17**.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this submittal and the contact names are as follows:

No Neighborhood and/or Homeowner Association

**NORTH VALLEY COALITION**

Kyle Silfer, P.O. Box 70232/87197 918-0978 (c)  
Doyle Kimbrough, 2327 Campbell Rd. NW/87104 249-0938 (h)

Please note that according to *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani Winklepleck***

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD AND/OR HOMEOWNER ASSOCIATION.**

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**ALBUQUERQUE, NM 87104**

Certified Mail Fee **\$3.45**  
 \$ **\$2.80**  
 Extra Services & Fees (check box, add fee appropriate)  
 Return Receipt (hardcopy) \$ **\$0.00**  
 Return Receipt (electronic) \$ **\$0.00**  
 Certified Mail Restricted Delivery \$ **\$0.00**  
 Adult Signature Required \$ **\$0.00**  
 Adult Signature Restricted Delivery \$

Postage **\$0.49**  
 \$  
 Total Postage and Fees **\$6.74**

Sent to **DOYLE KIMBROUGH**  
 Street and Apt. No., or PO Box No.  
**2327 CAMPBELL RD. NW**  
 City, State, ZIP+4®  
**ALBUQUERQUE, NM 87104**  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0101  
 03  
 Postmark Here  
 10/28/2015

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**ALBUQUERQUE, NM 87197**

Certified Mail Fee **\$3.45**  
 \$ **\$2.80**  
 Extra Services & Fees (check box, add fee appropriate)  
 Return Receipt (hardcopy) \$ **\$0.00**  
 Return Receipt (electronic) \$ **\$0.00**  
 Certified Mail Restricted Delivery \$ **\$0.00**  
 Adult Signature Required \$ **\$0.00**  
 Adult Signature Restricted Delivery \$

Postage **\$0.49**  
 \$  
 Total Postage and Fees **\$6.74**

Sent to **KYLE SILVER**  
 Street and Apt. No., or PO Box No.  
**P.O. BOX 70232**  
 City, State, ZIP+4®  
**ALBUQUERQUE, NM 87197**  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

0101  
 03  
 Postmark Here  
 10/28/2015

ALBUQUERQUE  
 1135 BROADWAY BLVD NE  
 ALBUQUERQUE  
 NM  
 871010001  
 3401270101  
 10/28/2015 (800)275-8777 3:56 PM

Product Description	Sale Qty	Final Price
---------------------	----------	-------------

First-Class Mail Letter	1	\$0.49
(Domestic) (ALBUQUERQUE, NM 87104) (Weight:0 Lb 0.70 Oz) (Expected Delivery Day) (Friday 10/30/2015)		

Certified	1	\$3.45
(@@USPS Certified Mail #) (70150640000439362543)		
Return Receipt	1	\$2.80
(@@USPS Return Receipt #) (9590940212695246937024)		

First-Class Mail Letter	1	\$0.49
(Domestic) (ALBUQUERQUE, NM 87197) (Weight:0 Lb 0.70 Oz) (Expected Delivery Day) (Friday 10/30/2015)		

Certified	1	\$3.45
(@@USPS Certified Mail #) (70150640000439362567)		
Return Receipt	1	\$2.80
(@@USPS Return Receipt #) (9590940212695246937017)		

Total		\$13.48
-------	--	---------

Debit Card Remit'd		\$13.48
(Card Name:Debit Card) (Account #:XXXXXXXXXX3577) (Approval #:849560) (Transaction #:679) (Receipt #:002816) (Debit Card Purchase:\$13.48) (Cash Back:\$0.00)		

# GARCIA/KRAEMER & ASSOCIATES

600 1ST St NW Suite 211

Albuquerque, NM 87102

(505) 440-1524 mobile

(505) 242-9028 office

October 27, 2015

Mr. Kyle Silfer  
P.O. Box  
Albuquerque, New Mexico 87197

Mr. Doyle Kimbrough  
2327 Campbell Rd. NW  
Albuquerque, New Mexico 87104

RE: Site Development Plan for Building Permit-  
Marriott Fairfield Inn & Suites- 4875 Pan American Fwy NE

Dear Mr. Silfer and Mr. Kimbrough:

The purpose of this correspondence is to inform you that an application has been submitted through the Environmental Planning Commission for approval of a Site Development for Building Permit to allow for a proposed hotel at the above referenced site. The property is within the city limits and is currently zoned SU-1 for *C-3 Heavy Commercial* and *IP Industrial Park*. This application will conform to the originally EPC approved Site Development Plan for Subdivision for architectural design standards and controls- Project # 1008519.

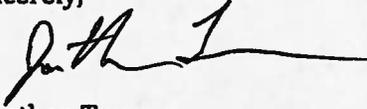
The site is located on Pan American Fwy NE in between Office Blvd NE and Chappell Dr. NE. The property is located on zone atlas map page F-17 and is within the boundaries of the Established Urban area of the Comprehensive Plan. The lot abuts an existing Bubba's Restaurant to north and an AMAFCA drainage channel to the south.

The applicant, Motorplex Real Estate LTD. Co., has already developed the adjacent parcel to the north with two very successful restaurants, Bubba's and Cheddars. The proposed use of a hotel is a permissive use within the zone and the applicant feels strongly that providing high quality accommodations to the public, travelers and tourists alike will be an asset to the surrounding area businesses and the community as a whole. There are substantial improvements planned and anticipated in conjunction with the construction of the proposed hotel, such as improved drainage design and a professionally designed landscape plan. We believe that the overall site improvements to the premises will substantially improve the presence and look of the entire property along the I-25 Corridor.

On behalf of the applicant, I would like to take this opportunity to say thank you and the North Valley Coalition in advance, for your positive community spirit and support in this effort.

The project will be heard by the Environmental Planning Commission on Thursday December 10, 2015 in the basement of Plaza del Sol located at 600 Second Street NW. I have also included a copy of the proposed plan for your review. Please do not hesitate to contact me if you have questions or require any additional information.

Sincerely,

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

Jonathan Turner  
Garcia/Kraemer and Associates

Att: Copy of Site Plan for Building Permit

REDUCTIONS



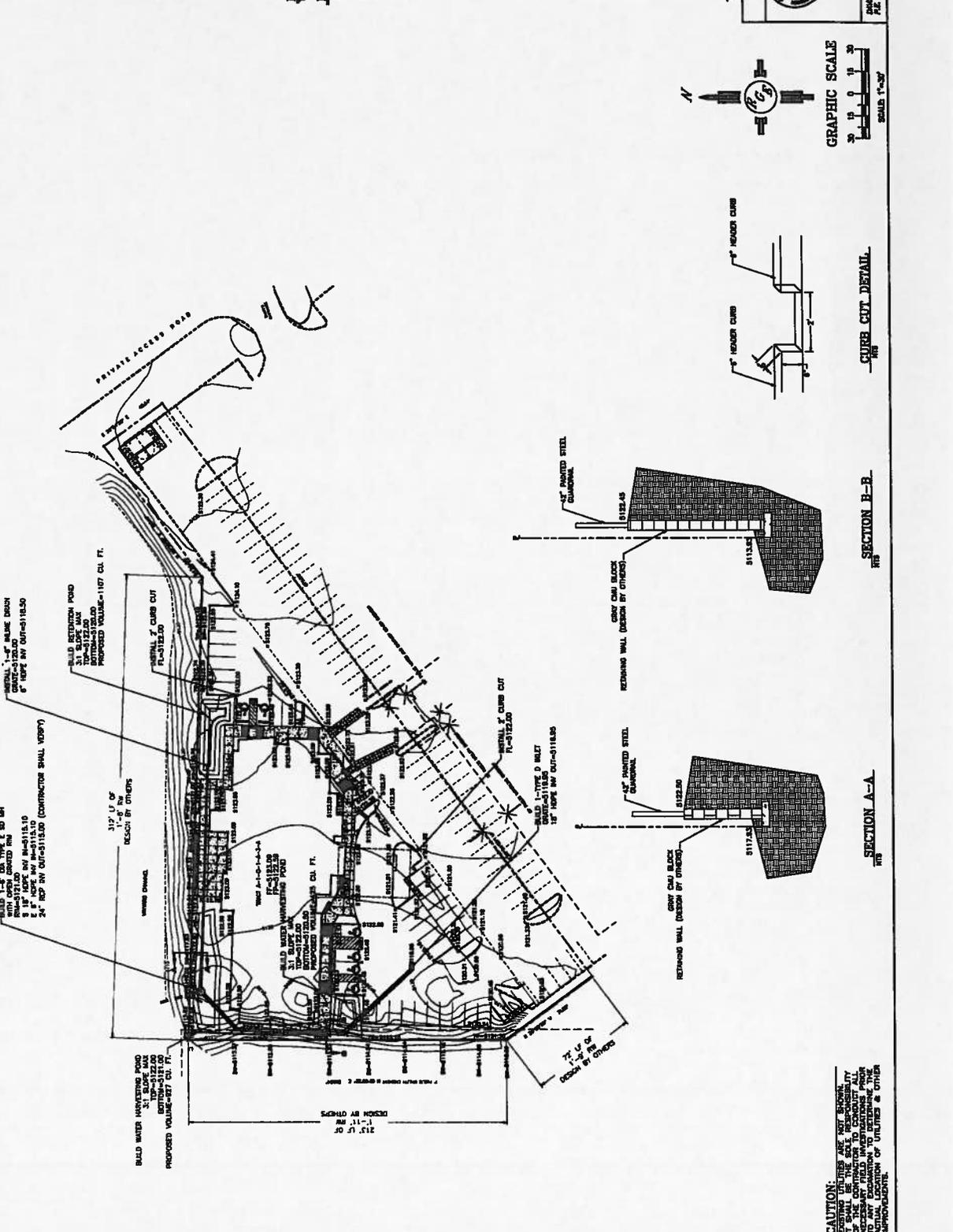


**EROSION CONTROL NOTES:**

1. CONSTRUCTION OF EROSION CONTROL MEASURES SHALL BE COMPLETED PRIOR TO BEGINNING A TYPICAL DISTURBANCE TO THE PROJECT TO BE CONTROLLED.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RUN-OFF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS OF ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. EROSION CONTROL MEASURES MUST BE PROTECTED FROM VANDALISM AND OTHER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

**DRAINAGE NARRATIVE:**

THIS SITE IS PART OF THE CRYER PROPERTY DEVELOPMENT. THE DRAINAGE MASTER PLAN CALLS FOR FASTER DISCHARGE TO AN EXISTING INLET LOCATED ON THIS SITE. THIS INLET DISCHARGES DIRECTLY TO AN EXISTING DRAINAGE CHANNEL. THE DRAINAGE MASTER PLAN CALLS FOR THE DEVELOPMENT OF THIS SITE TO ALLOW THE UPSTREAM BARNS TO ENTER THE SITE AND CAPTURE THE FLOW WITH AN INLET. THE DRAINAGE BASINEMENT WILL BE VACATED AND NEW PRIVATE DRAINAGE BARMENT WILL BE CREATED TO ALLOW FOR THE RECONFIGURATION OF THE FLOW PATH. THE EXISTING 18" DIA. 10' DEEP INLET IS TO BE VACATED. THE SITE WILL PREP DISCHARGE TO THE EXISTING OUTLET PIPE.



**LEGAL DESCRIPTION:**  
 1. ALL CURB AND GUTTER TO BE HIGHER UNLESS OTHERWISE NOTED.  
 2. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

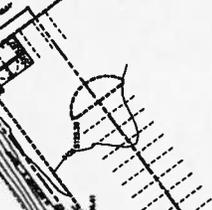
- NOTES:**
1. ALL CURB AND GUTTER TO BE HIGHER UNLESS OTHERWISE NOTED.
  2. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

**LEGEND**

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- SLOPE 1% (ARROW)
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- CONTOUR
- REAR-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED STRUCK
- PROPOSED LOT LINE
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- WALL TO BE BUILT BY OTHERS TO BEE LISTS OF FLOORPLAN

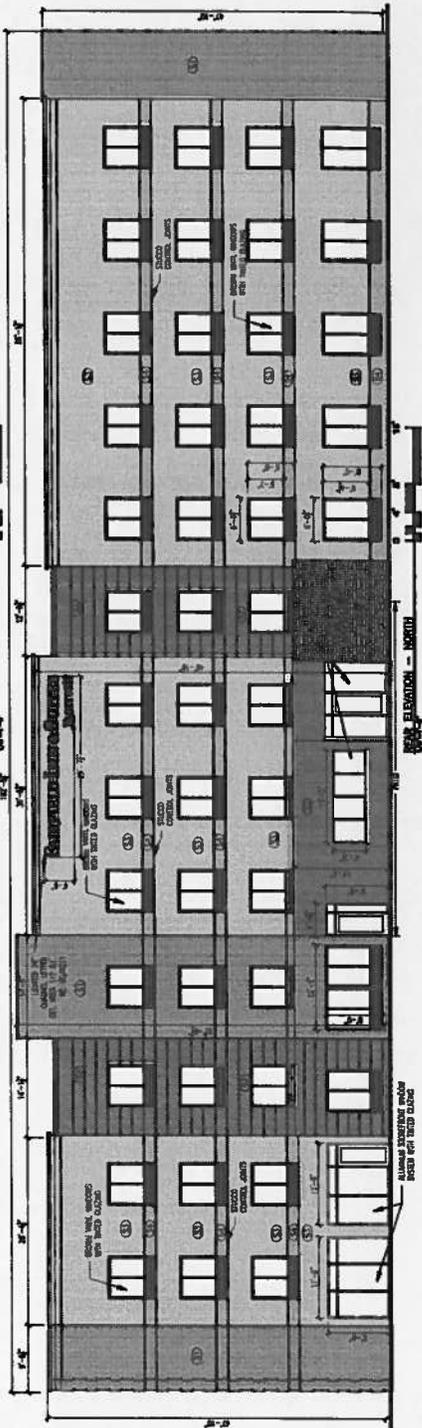
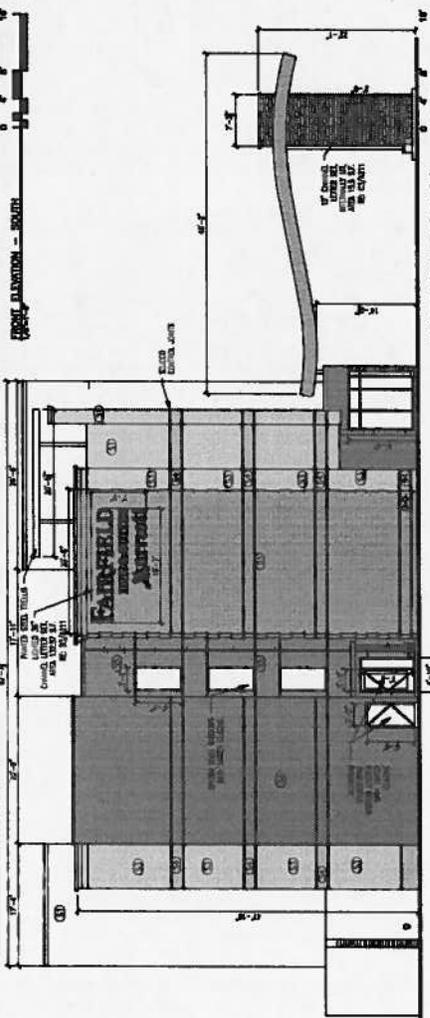
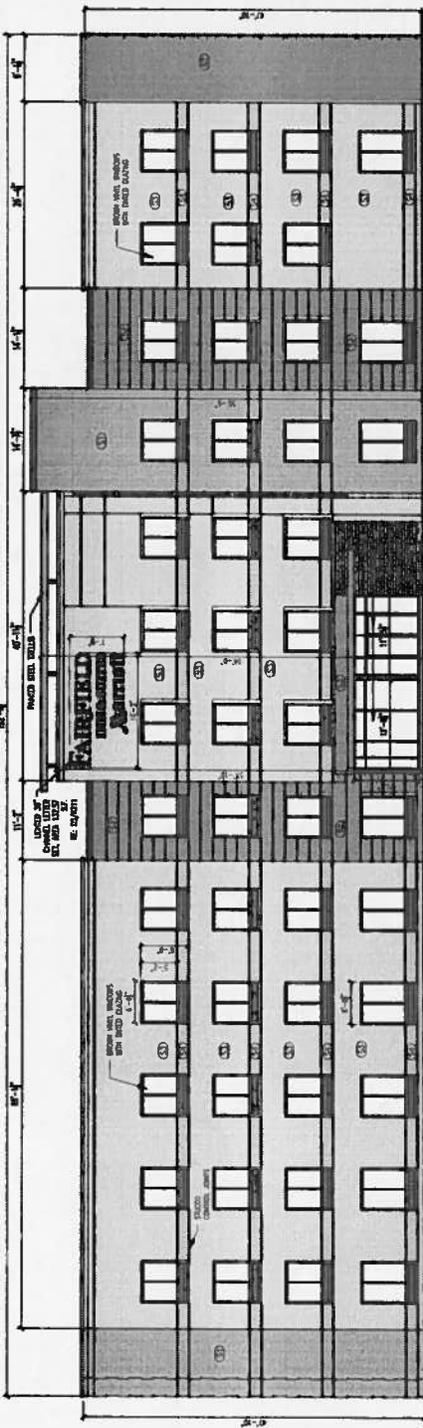
**PROJECT INFORMATION:**

OWNER: Pan American  
 PROJECT: West Freeway NE  
 SHEET: C001  
 DATE: 11-23-19



**CAUTION:**  
 EXISTING UTILITIES ARE NOT SHOWN. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. THE ACTUAL LOCATION OF UTILITIES & OTHER INFORMATION IS TO BE DETERMINED BY THE CONTRACTOR.





NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
001	CONCRETE				
002	FORMWORK				
003	STEEL REINFORCEMENT				
004	BRICK				
005	GLASS				
006	WOOD				
007	PAINT				
008	MECHANICAL				
009	ELECTRICAL				
010	PLUMBING				
011	ROOFING				
012	LANDSCAPE				
013	INTERIORS				
014	MECHANICAL				
015	ELECTRICAL				
016	PLUMBING				
017	ROOFING				
018	LANDSCAPE				
019	INTERIORS				
020	MECHANICAL				
021	ELECTRICAL				
022	PLUMBING				
023	ROOFING				
024	LANDSCAPE				
025	INTERIORS				
026	MECHANICAL				
027	ELECTRICAL				
028	PLUMBING				
029	ROOFING				
030	LANDSCAPE				
031	INTERIORS				
032	MECHANICAL				
033	ELECTRICAL				
034	PLUMBING				
035	ROOFING				
036	LANDSCAPE				
037	INTERIORS				
038	MECHANICAL				
039	ELECTRICAL				
040	PLUMBING				
041	ROOFING				
042	LANDSCAPE				
043	INTERIORS				
044	MECHANICAL				
045	ELECTRICAL				
046	PLUMBING				
047	ROOFING				
048	LANDSCAPE				
049	INTERIORS				
050	MECHANICAL				
051	ELECTRICAL				
052	PLUMBING				
053	ROOFING				
054	LANDSCAPE				
055	INTERIORS				
056	MECHANICAL				
057	ELECTRICAL				
058	PLUMBING				
059	ROOFING				
060	LANDSCAPE				
061	INTERIORS				
062	MECHANICAL				
063	ELECTRICAL				
064	PLUMBING				
065	ROOFING				
066	LANDSCAPE				
067	INTERIORS				
068	MECHANICAL				
069	ELECTRICAL				
070	PLUMBING				
071	ROOFING				
072	LANDSCAPE				
073	INTERIORS				
074	MECHANICAL				
075	ELECTRICAL				
076	PLUMBING				
077	ROOFING				
078	LANDSCAPE				
079	INTERIORS				
080	MECHANICAL				
081	ELECTRICAL				
082	PLUMBING				
083	ROOFING				
084	LANDSCAPE				
085	INTERIORS				
086	MECHANICAL				
087	ELECTRICAL				
088	PLUMBING				
089	ROOFING				
090	LANDSCAPE				
091	INTERIORS				
092	MECHANICAL				
093	ELECTRICAL				
094	PLUMBING				
095	ROOFING				
096	LANDSCAPE				
097	INTERIORS				
098	MECHANICAL				
099	ELECTRICAL				
100	PLUMBING				

