



**Environmental
Planning
Commission**

**Agenda Number: 04
Project Number: 1000936
Case #s: 16EPC-40065, 16EPC-40051 & 40052
December 08, 2016**

Staff Report

Agent	Scott Anderson
Applicant	Danny Brandenburg
Requests	<p>1) Zone Map Amendment 2) Site Development Plan for Building Permit 3) Site Development Plan for Subdivision Amendment</p>
Legal Description	Tract 4, Paradise Plaza
Location	On Unser Blvd. NW, between McMahon Blvd. NW and the Sandoval County Line
Size	Approximately 1.9 acres
Existing Zoning	SU-1 for Mixed Uses detailed in Project #1000936
Proposed Zoning	SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres)

Staff Recommendation

DENIAL of Case 16EPC-40065 based on the Findings beginning on Page 20.

DENIAL of Case 16EPC-40051 based on the Findings beginning on Page 23.

DENIAL of Case 16EPC-40052 based on the Findings beginning on Page 24.

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

Summary of Analysis

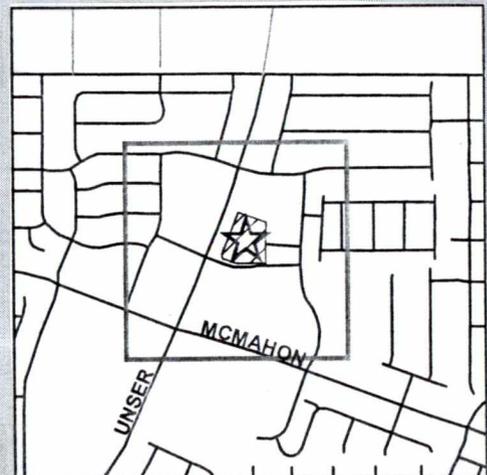
The request is for a zone change, a site development plan for building permit, a site development plan for subdivision amendment. This request has been deferred twice.

The subject site is in the Established Urban Area. The West Side Strategic Plan applies. The governing site development plan for subdivision for Unser/McMahon Village Center North contains applicable design standards.

The applicant proposes a car wash. A zone change is needed because the subject site's zoning excludes auto-oriented retail and service uses. A zone change is required to be justified by the applicant pursuant to R270-1980; the applicant has not adequately justified the zone change.

The Westside Coalition was notified as required. Staff has not received any phone calls or comments as of this writing.

Staff recommends denial of the zone change and of the associated site development plan for subdivision amendment and site development plan for building permit based on the findings listed in the Staff report.



City Departments and other interested agencies reviewed this application from 09/06/2016 to 09/21/2016. Agency comments used in the preparation of this report begin on Page 26.



Project #1000936



Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map

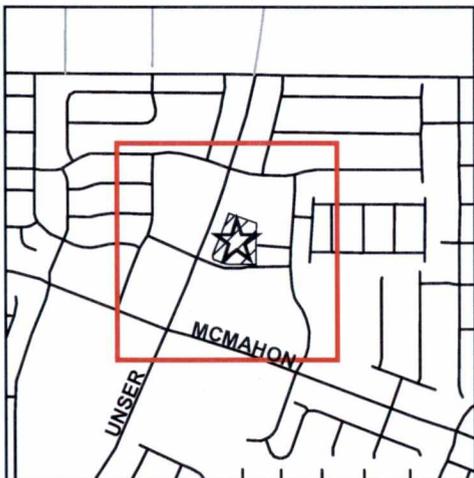
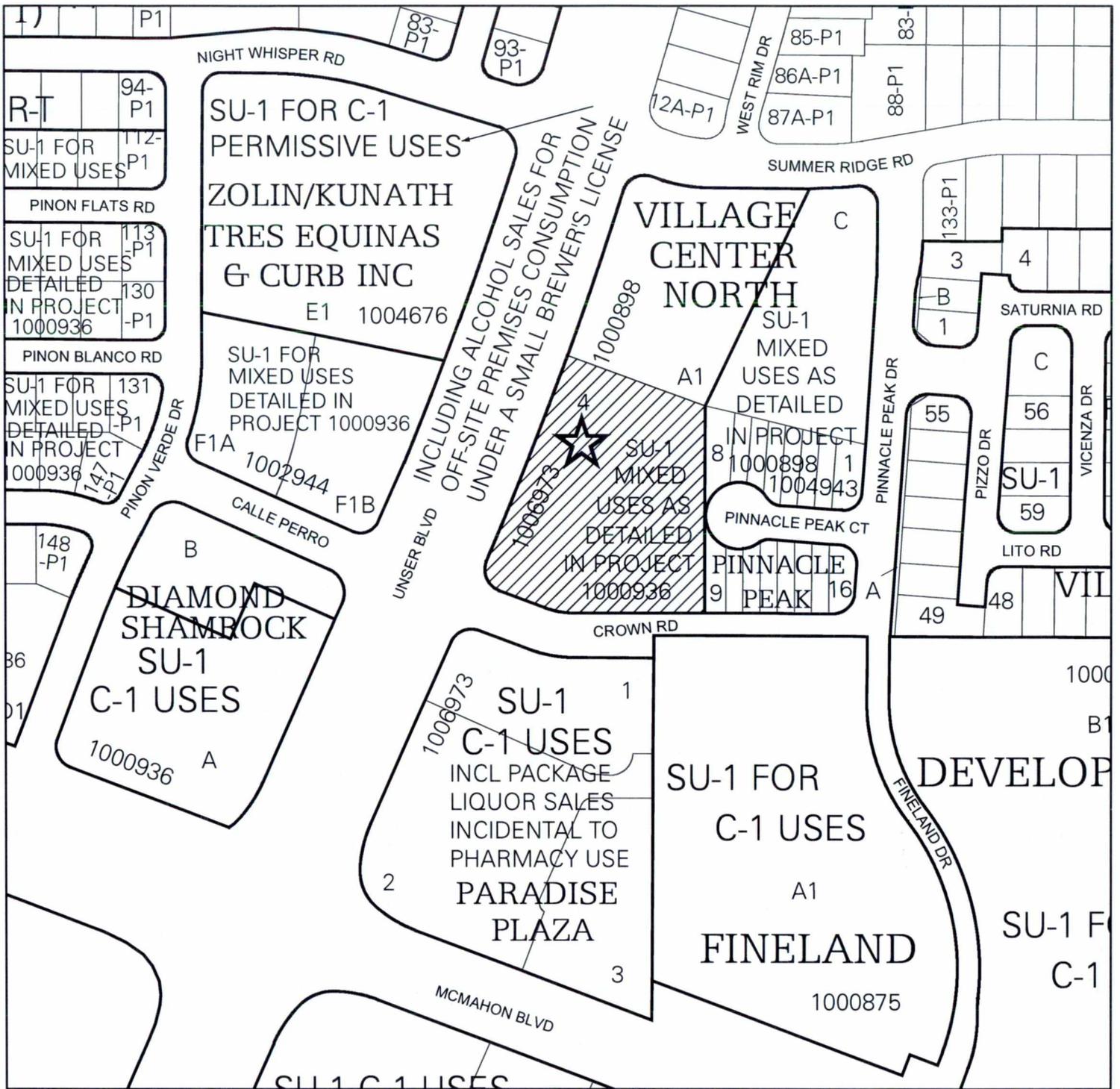
Notes

0.1 0 0.03 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
11/30/2016 © City of Albuquerque

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THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES



ZONING MAP

Note: Grey shading indicates County.

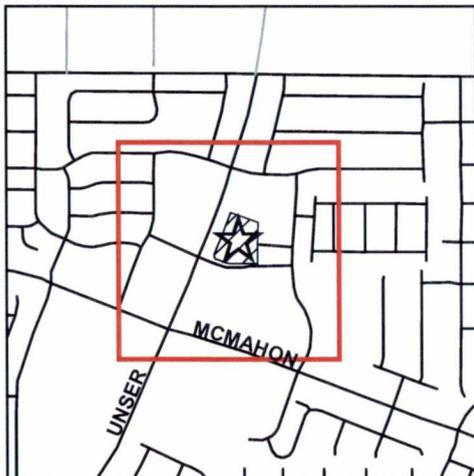


1 inch = 185 feet

Project Number:
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Hearing Date:
10/13/2016

Zone Map Page: A-11
Additional Case Numbers:
16EPC-40051&40052



LAND USE

Note: Grey shading indicates County.

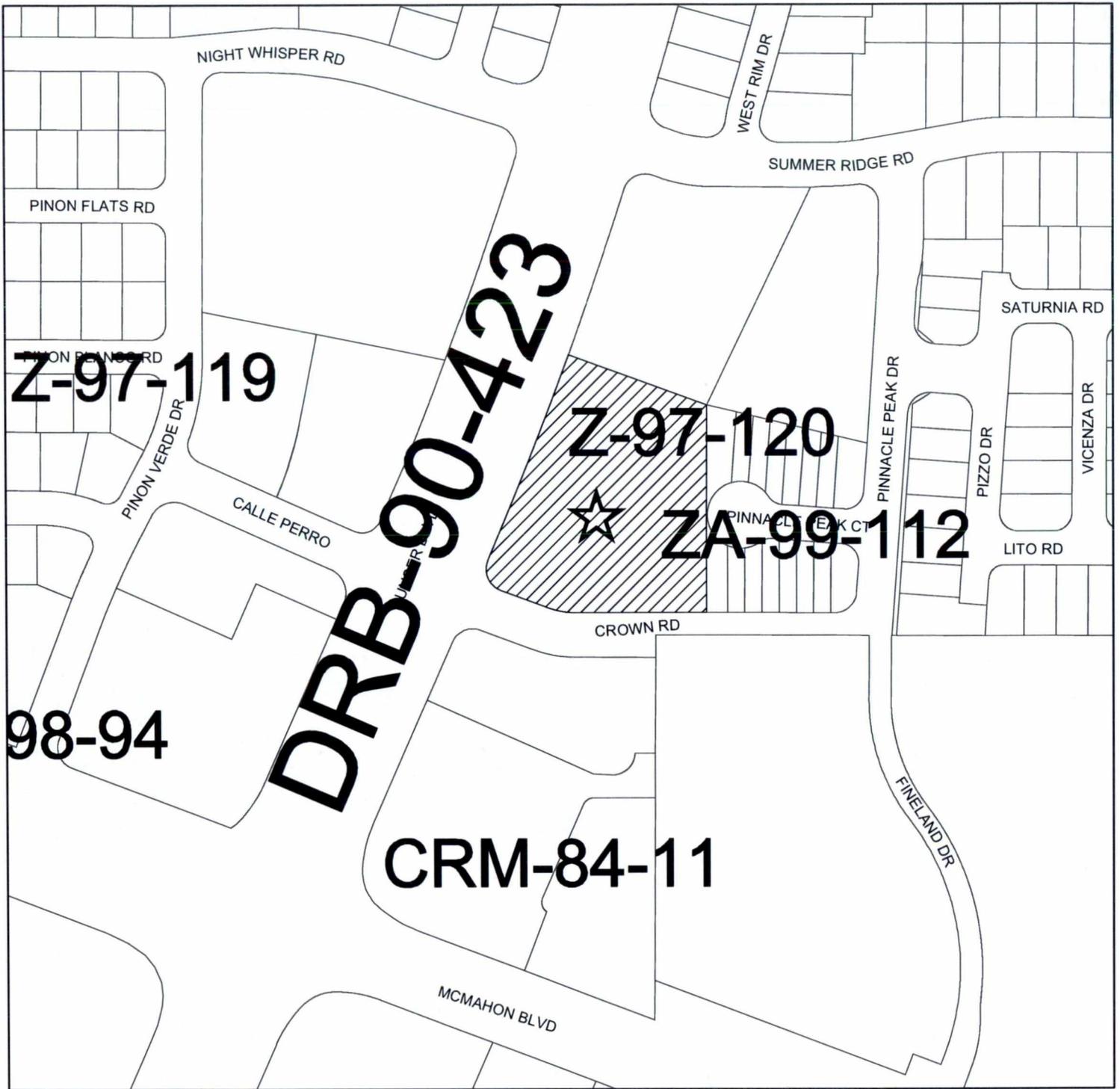
KEY to Land Use Abbreviations

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



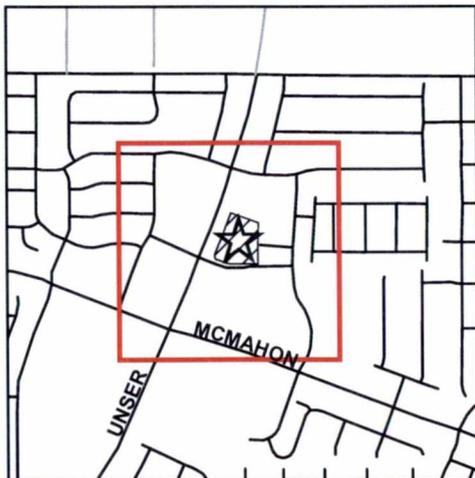
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HISTORY

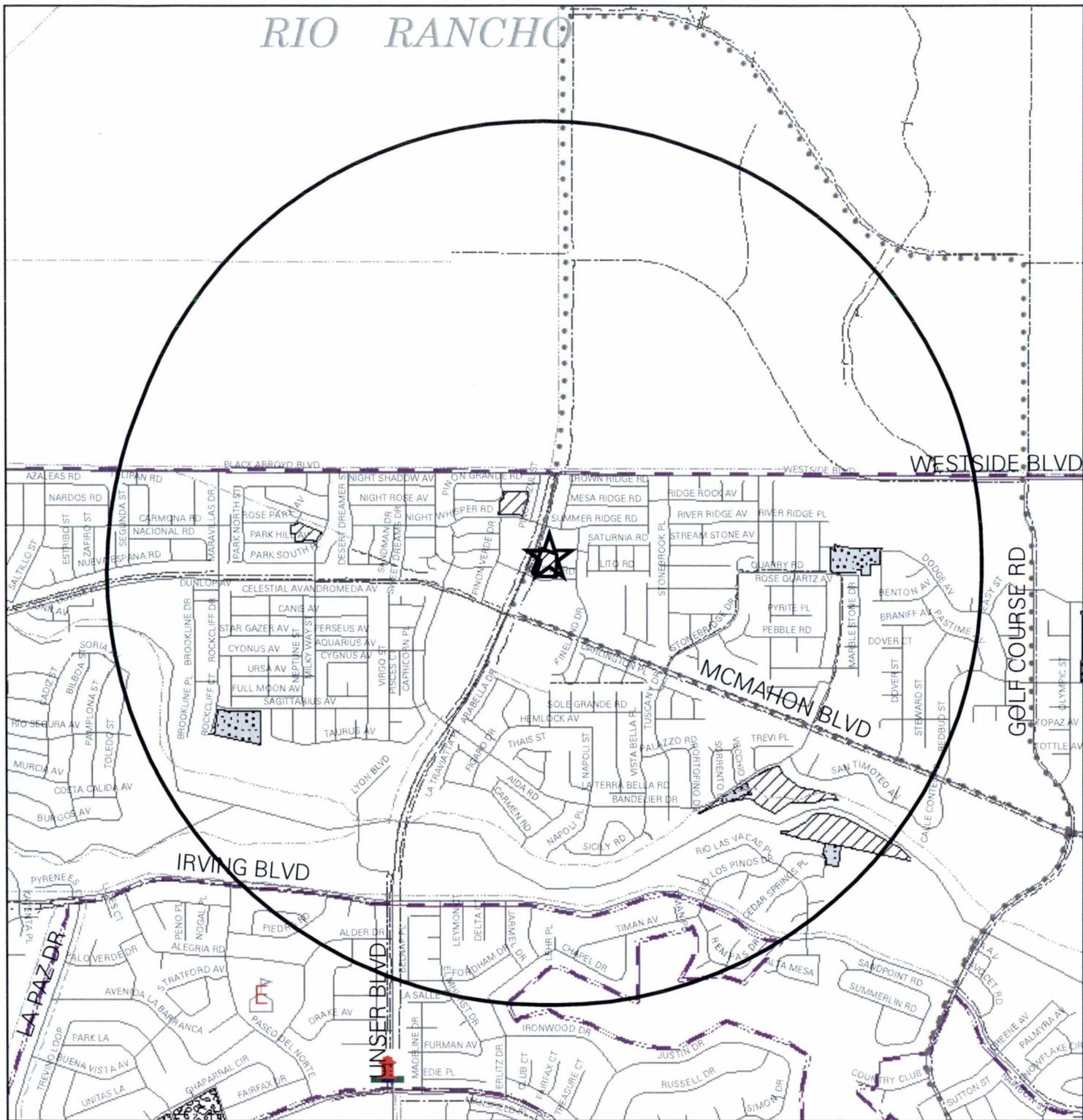
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RIO RANCHO

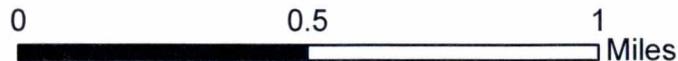


Public Facilities Map with One-Mile Buffer



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

Project Number: 100936



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for Mixed Uses detailed in Project 1000936	Established Urban West Side Strategic Plan Unser Blvd. Design Overlay Zone	Vacant
<i>North</i>	SU-1 for Mixed Uses detailed in Project 1000936	Established Urban West Side Strategic Plan Unser Blvd. Design Overlay Zone	Vacant
<i>South</i>	SU-1 for C-1 uses including package liquor sales incidental to a pharmacy use	Established Urban West Side Strategic Plan Unser Blvd. Design Overlay Zone	Auto parts store, retail pharmacy
<i>East</i>	SU-1 for Mixed Uses detailed in Project 1000898	Established Urban West Side Strategic Plan Unser Blvd. Design Overlay Zone	Townhomes
<i>West</i>	SU-1 for Mixed Uses detailed in Project 1000936	Established Urban West Side Strategic Plan Unser Blvd. Design Overlay Zone	Vacant, veterinary office

II. INTRODUCTION

Request

The request is for a zone map amendment (zone change), a site development plan for subdivision amendment, and a site development plan for building permit for an approximately 1.9 acre site described as Tract 4 of Paradise Plaza (the “subject site”), which is located on the eastern side of Unser Blvd. NW, north of McMahan Blvd. NW, and in between Crown Rd. NW and Summer Ridge Rd. NW.

The subject site is part of a larger, approximately (≈) 20.6 acre shopping center site known as Unser/McMahon Village Center North and governed by a site development plan for subdivision with design standards. The subject site, formerly known as Tract J, is undeveloped. The applicant proposes to subdivide Tract 4 and create two tracts, thus amending the site development plan for subdivision, and to develop a car wash on the southern tract.

The subject site’s zoning, SU-1 for Mixed Uses detailed in Project 1000936, corresponds to C-1 permissive uses with specific exclusions (see Zoning section of this report). Since automobile-related retail and service uses are excluded, a zone change is needed to allow the proposed car wash. The design standards in the site development plan for subdivision apply.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC has decision-making authority for 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 West Side Strategic Plan (WSSP). The subject site is not located in a designated Activity Center. The subject site abuts the northern boundary of the McMahan/Unser Neighborhood Center (WSSP, p. 109). The Unser Blvd. Design Overlay Zone also applies. Unser Blvd. is designated as an Express Corridor in the Comprehensive Plan, and McMahan Blvd. is designated as an Enhanced Transit Corridor. There is no applicable Sector Plan.

Across Unser Blvd. to the west, are a veterinary clinic and a small strip mall. To the south, across an access street, is an auto parts store. To the SW, across Unser Blvd. NW, is a gas station. Both parcels have different zoning than the subject site (see History section of this report). Adjacent east of the subject site is a townhome development that isn't fully built-out. To the north is a parcel that is developing (construction has begun). Further north are single-family homes. Further south is a retail pharmacy.

History

The subject site was annexed in 1985 (Enactment No. 37-185) as part of an approx. 10,200-acre annexation of land in northwest Albuquerque (AX-85-20, Z-85-84). Various zoning categories were established, including R-1 for a portion of this acreage. For several years, the subject site remained vacant.

Unser/McMahon Village Center North

The subject site is part of an ≈20.6 acre shopping center site known as Unser/McMahon Village Center North that was approved in 2001 (Project #1000936) and subsequently amended. The zoning, originally established in 1997 (Z-97-119) and incorporated into the site development plan for subdivision in 2001, is SU-1 for Mixed Use Development (which allows C-1 permissive uses with exclusions, SU-1 for O-1 uses, and SU-1 for R-2).

In October 2003, the EPC approved a site development plan for subdivision amendment (Project #1002944/03EPC- 01479) and a site development plan for building permit (03EPC-01480) for Tracts F-1 and F-2 for an animal clinic. This applicant returned to the EPC in November 2004 because they decided that the lot closest to Pinon Verde Dr. would better suit their needs. The EPC approved the site development plan for building permit (04EPC-01556) for what is now Tract F-1-A, which is located on the west side of Unser Blvd. NW.

In April 2006, the EPC approved a site development plan for building permit (06EPC- 00142) for Tract E and Tract A-2-A, Ridgeview Village, for a small commercial/retail center that consists of two buildings. The tracts were replatted into what is now Tract E-1, which is located on the west side of Unser Blvd. NW.

In February 2012, the EPC approved a zone map amendment (zone change) to allow alcohol sales for off-premise consumption on Tract E to allow a brewery, located in the strip mall, to sell growlers (Project #1009088).

In November 2010, the EPC approved a site development plan for subdivision amendment and a site development plan for building permit to allow development of a gas station and convenience store on

Tract H, at the NW corner of Unser and McMahan Blvds. (Project #1000936/10EPC-40058 and 40059). The amendment created two tracts (G and H) from Tract H.

Both tracts are zoned SU-1 for C-1, which allows permissive and conditional C-1 uses, pursuant to the Unser/McMahan Village Center North site development plan for subdivision.

In January 2008, the EPC approved a three-part proposal for a zone map amendment (07EPC-40096), a site development plan for subdivision (07EPC-40091), and a site development plan for building permit (07EPC-40093) for an approximately 3.6 acre site at the NE corner of Unser and McMahan Blvds. NW (Project #1006973). The zoning was changed to “SU-1 for C-1 Uses including package liquor sales incidental to a pharmacy use occupying not less than 14,000 sf” to allow development of a retail pharmacy.

The site at the NE corner of Unser and McMahan Blvds. NW is not a part of the Unser/McMahan Village Center North site development plan for subdivision. Rather, the site is part of the site development plan for subdivision for Paradise Plaza, which was created in 2008 and divided the site into three parcels: parcel 2 for the pharmacy, and parcels 1 and 3 for future development.

In March 2016, the EPC approved a site development plan for building permit amendment (Project #1006973/16EPC-40006) to allow development of an auto parts store on Parcel 1. The previously approved bank did not develop. Parcel 3 remains vacant. Both parcels are zoned “SU-1 for C-1 Uses including package liquor sales incidental to a pharmacy use occupying not less than 14,000 sf”.

Note: In 2009, Paradise Plaza was replatted to add a Tract 4, which is the subject site (Project #1006973/09DRB-70330 and 70329). This is why the current legal description doesn’t refer to Village Center North. However, the subject site’s zoning was not changed and the subject site remains a part of the Unser/McMahan Village Center North site development plan for subdivision.

Transportation System

The 2040 Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The LRRS designates McMahan Blvd. and Unser Blvd. as Regional Principal Arterials.

The Comprehensive Plan designates Unser Blvd. NW as an Express Corridor and McMahan Blvd. as an Enhanced Transit Corridor.

Trails & Bikeways, Transit

The Comprehensive Plan designates McMahan Blvd. as an Enhanced Transit Corridor and Unser Blvd. as an Express Corridor. Bicycle lanes exist on McMahan Blvd. and Unser Blvd. near the subject site.

Currently, the area has limited transit service. One Albuquerque Ride route, #155, Coors Blvd., pass by the subject site after turning north from McMahan Blvd. Route #155 offers frequent service to the Northwest Transit Center, but very limited service during the week (am and pm peak only) extending pass the Transit Center and continuing to the intersection of Southern/Unser Blvds. Weekend service is not available to Southern/Unser.

Public Facilities/Community Services

A fire station is about one mile south of the subject site. Four parks are located within a 1-mile radius of the subject site.

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

III. ZONING

Definitions (Zoning Code §14-16-1-5)

Site Development Plan for Building Permit: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies, in addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

Zoning Descriptors

The subject site is zoned “SU-1 for Mixed Uses detailed in Project #1000936”. To understand this zoning, it’s necessary to locate the file for Project #1000936. The zoning, which was established in 1997 and affirmed through adoption of the governing site development plan for subdivision for Unser/McMahon Village Center North in 2001, is:

“SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding automobile related retail and service uses and drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres)” (emphasis mine).

Since a car wash is a automobile related retail and service use as confirmed by Code Enforcement Staff, it is not allowed by the subject site’s zoning. Therefore, a zone change is needed to allow the proposed car wash use.

The gas station at the NW corner of Unser and McMahon Blvds. NW (Tract H of Unser/McMahon Village Center North) was developed under SU-1 for C-1 zoning, which allows a gas station. The retail pharmacy and auto parts store at the NE corner of Unser and McMahon Blvds. NW is part of the Paradise Plaza site development plan for subdivision and is zoned “SU-1 for C-1 Uses including package liquor sales incidental to a pharmacy use occupying not less than 14,000 sf”. Both uses are permissive under this zoning, which was changed from SU-1 for C-1 uses (see also History section of this report).

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 C-1 zone (§14-16-2-16) “provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas.” The proposed use, a fast-food restaurant with a drive-up service window, is permissive under the current zoning. The drive-up service

window is a conditional use listed in (B)(6); however, a conditional use is not needed because the zoning refers to “C-1 Uses” so both permissive and conditional uses are allowed.

IV. ANALYSIS- ADOPTED ORDINANCES, PLANS AND POLICIES

Policy citations are in regular text; Staff analysis is in *bold italics*.

A) ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN (RANK I)

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Established Urban. The goal of the Established and Developing Urban Area is “to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Provided the site development plan complies with the design standards, the future development would generally contribute to a pleasing built environment, though it would not be related to transportation, work areas, and lifestyles. The request generally furthers the Developing and Established Urban Area 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 auto-oriented use to the area and would not contribute to more land use diversity, though it would be different than other auto-oriented uses nearby. 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 generally appropriate in terms of its location and intensity. The subject site is located in an existing shopping center site that is subject to design standards, which were established to respect neighborhood values and conditions of the area, which is not considered a scenic or natural environment. The proposed use would not be more intense than existing development nearby. There is no known opposition as of this writing. The request partially 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 generally not disrupt neighborhood integrity. The request furtheres Policy II.B5e- new growth/urban facilities/neighborhood integrity.

Policy II.B.5g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

Staff finds that this policy does not apply because it is intended for areas in which topography is a major consideration in site planning. The subject site slopes downward approximately 5 feet from Unser Blvd. and would probably be graded like the other sites nearby.

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 proposed use can be considered a service use. The building faces Crown Rd. NW. There is a townhome development to the east. Adverse effects such as noise, lighting, pollution, and traffic could impact the adjacent residential area. The main entrance is adjacent to the townhomes and the dumpster is close by. The proposed buffering does not meet minimum Zoning Code requirements, though the light poles comply. The request partially furthers Policy II.B.5i-employment and service uses/siting and effects.

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

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

The proposed new commercial development would be located in a larger, area-wide shopping center near the intersection of arterial streets, but does not have access via mass transit. The subject site does not have the appropriate commercial zoning for the use, as desired in the policy. The request partially furthers Policy II.B.5j-location of new commercial development.

Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The subject site is adjacent to Unser Blvd., a Community Principal Arterial. Access to the proposed car wash would be from a local street, and access to the drive-thru would be via an internal drive adjacent to a residential use. The request partially furthers Policy II.B.5k- land adjacent to arterial streets.

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 franchise looking and minimal, though a wainscoting has been added to improve quality. The architectural standards of the governing site development plan for subdivision are not met, though the building is required to be a comparable quality to other buildings in the Unser/McMahon Village Center North. The request partially furthers Policy II.B.5l-quality design/new development.

Policy II.B.5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Policy II.B.5m is intended to apply in areas with unique vistas, such as near open spaces (ex. the Petroglyphs or areas considered to be view corridors and/or designated by a sector development plan). Since the subject site is not in such a location, this policy does not apply.

Activity Centers

The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

This policy does not apply because the subject site is not in a designated Activity Center.

C. Environmental Protection & Heritage Conservation

Air Quality

The Goal is to improve air quality to safeguard public health and enhance the quality of life.

Policy II.C.1d: Air quality shall be protected by providing a balanced circulation system that encourages mass transit use and alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs.

Policy II.C.1e: Motor vehicle emissions and their adverse effects shall be minimized.

A small-scale car wash use is not significant enough to be able to claim that it improves air quality and safeguards public health and improves quality of life. The intention of the Air Quality goal was to apply to larger, more impactful projects in in the late 1980s/early 1990s when carbon monoxide (CO) pollution was a problem in Albuquerque/Bernalillo County and nationally. Since CO is no longer an issue locally or nationally, the Zoning Code requirement for CO studies (AQLAs) was repealed by City Council in 2010 (Bill No. O-10-9). Also, Albuquerque-Bernalillo County has fulfilled its 20 year commitment with the USEPA of being under a Maintenance Plan (1996-2016). Therefore, for these reasons, and because the applicant's claim that "clean vehicles are more fuel efficient than dirty ones" is unsubstantiated, the Air Quality Goal and associated policies do not apply.

Noise

The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy II.C.4a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented. Possible Techniques:

- 1) Develop zoning standards to regulate the distance between of noise producing activities and noise sensitive land uses.
- 2) Where feasible, include noise mitigation measures in the construction of new and/or reconstructed roadways when noise sensitive land uses will be affected.
- 3) Utilize non-noise sensitive land uses to separate sensitive uses.
- 4) Adopt land use compatibility guidelines that establish standards for all types of noise producing and noise sensitive developments.
- 5) Require noise impact analyses for all new development with noise-sensitive land uses.
- 6) Include noise mitigation measures for all noise-sensitive and residential uses adjacent to current or proposed arterial streets.

7) Consider noise/land use conflicts in redevelopment processes.

The intent of the Noise Goal and Noise Policy II.C.4a is to work to ensure that noise generating uses (such as stadiums, manufacturing plants, etc.) and noise sensitive uses (such as homes) are separated and buffered appropriately and that any noise generating uses are mitigated. Nothing in the current submittal indicates that the car wash would be considered a high noise generating use, and it would be surrounded by other commercial uses, vacant land, and townhomes (further east). Staff finds that the Noise Goal and Noise Policy II.C.4a do not apply.

D. Community Resource Management

Economic Development

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The request contributes to economic development in a limited and general sense, though it's not related to social, environmental, and cultural goals. The request partially furthers the Economic Development Goal.

Policy II.D.6a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need. Possible Techniques:

- 1) Provide incentives to prospective employers through use of municipal industrial revenue bonds, planning activities, utility extensions, and support of recruitment and training services.
- 2) Encourage expansion of export-based business to strengthen the economy.
- 3) Encourage prospective employers willing to hire local residents and able to diversify the employment base.

The intent of this policy is to increase economic base (manufacturing, industrial) employment to diversity the local economy and provide a wide range of salary levels and skill sets. Though the Westside generally needs more jobs, employment at an automated car wash would be limited to a few service jobs that would not provide a wide range of skills and salary levels. Since this is an "AND" policy, if one part is not furthered, the policy is not furthered. The request does not further Policy II.D.6a- new employment opportunities.

Policy II.D.6b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized. Possible Techniques:

- 1) Offer incentives to local employers to expand the existing employment base.

Though the car wash would be a local business enterprise, it would do little to expand the area's employment base. The request partially furthers Policy II.D.6b- development of local business enterprises.

Policy II.D.6g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

This policy does not apply because the subject site is not in a designated Activity Center.

B) WEST SIDE STRATEGIC PLAN (RANK II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended several times since then (2002, 2005, 2008, 2009 and 2011). The WSSP area encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on p.2 of the Plan.

The first amendments, in 2002, included changes to policies and activity center boundaries. The *Southwest Albuquerque Strategic Action Plan (SWASAP)*, revised from the 1999 version, became part of the WSSP in 2009 (Enactment R-2009-035).

The WSSP identifies 13 communities in established areas of the West Side, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Seven Bar community, which lies between the Calabacillas Arroyo and the County line, and between the Rio Grande and an area slightly west of the Rainbow Boulevard Corridor (see p. 54).

The applicant did not cite any WSSP policies.

C) Westside-McMahon Land Use & Transportation Guide (Enactment No. 117-1999)*

**included in the West Side Strategic Plan (WSSP)*

In November 1999, the City Council adopted Enactment No. 117-1999 as an amendment to the WSSP. This Enactment incorporated the Westside-McMahon Land Use and Transportation Guide, which was synthesized into policies and a map (Attachment A) and is contained in the Enactment. The concepts identified therein identify an arrangement of mixed land uses and “*establish a desirable direction for promoting the opportunity for reduced automobile travel and encourage the use of transit, bicycle and pedestrian modes*”.

The subject site falls within the boundaries of Enactment No. 117-1999. Note the following found in Section 4: “The map included as Attachment A, Transportation and Land Use Concept for the Westside-McMahon Corridor, and the performance measures listed below establish the policies that will be used by the EPC and the City Council in their review of development and rezoning proposals for properties located within the Westside-McMahon corridor”. The following policies apply:

Section 3: The land use concepts set forth herein are not intended to imply zoning or supersede existing zoning and/or development plans. [Informational]

Section 4(A): Such proposals should be generally consistent with density, type and hierarchy of uses as illustrated in Attachment A (which designates the subject site as Mixed Use).

Section 4(A)(4): Mixed Use refers to a mixture of neighborhood and village scale commercial, office, community service and other employment associated uses, and high density residential developments. Where designated mixed use areas involve multiple parcels, the mixture and distribution of uses should be achieved for the area as a whole and are [sic] not a goal for any single parcel.

Section 4(C): Connections that provide safe and efficient pedestrian movements to enhance mobility within the corridor and encourage the use of transit, bicycle and pedestrian modes as an alternative to automobile travel should be provided between adjoining uses and between developments and the transportation system.”

The Westside-McMahon Land Use and Transportation Guide (the Guide) designates the subject site “Mixed Use”, which refers to a mixture of neighborhood and village scale commercial, office, community service and other employment associated uses, and high density residential developments. The proposed car wash is a C-1 use, but it is not permitted by the subject site’s current zoning. Section 3 of the Guide states that its land use concepts are not intended to imply zoning or supersede existing zoning and/or development plans.

Attachment A shows bicycle/pedestrian facilities along Unser Blvd. and along McMahon Blvd. The trail along Unser and the sidewalk along McMahon exist. The proposed site development plan does not show a pedestrian connection to the future, adjoining use to the north. The request generally furthers Sections 4(A) and 4(A)(4), but not 4(C), of Enactment 117-1999.

D) Unser Boulevard Design Overlay Zone (R95-1992)

The Unser Boulevard Design Overlay Zone (UBDOZ), which contains minimal signage controls, extends approximately 500 feet from the centerline of Unser Boulevard and runs from Interstate 40 to the Sandoval County line. One free-standing sign is allowed, and it cannot exceed 75 sf in size and 12 ft. tall. Building-mounted signs cannot exceed 12% of the façade to which they are applied; signs are limited to one per façade.

Signage proposed on the subject site must comply with the general sign regulations in the Zoning Code, the UBDOZ, and the Unser/McMahon Village Center North design standards. In cases of conflict between applicable regulations, the design standards prevail. In this case, the design standards are more rigorous than the requirements of the UBDOZ, which therefore does not need to be evaluated.

V. ZONE MAP AMENDMENT

RESOLUTION 270-1980 (POLICIES FOR ZONE MAP AMENDMENTS)

Requirements

Resolution 270-1980 outlines policies and requirements for deciding zone map change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone map pattern was created; or 2) changed neighborhood or community conditions justify the change; or 3) a different land use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Proposed Zoning

The zone change justification letter analyzed here, received on November 21, 2016, is a response to Staff’s request for a second revised justification (see attachment). The subject site is currently zoned SU-1 for Mixed Uses detailed in Project #1000936. A note on the governing site development plan for subdivision for Project #1000936 states that the zoning is:

SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding automobile related retail and service uses and drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres).

The reason for the request is to allow development of a car wash, which is currently excluded. The proposed zoning is:

SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding ~~automobile-related retail and service uses and~~ drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres).

Justification & Analysis

The zone change justification letter analyzed here, received on November 21, 2016, is a response to Staff's request for a revised justification (see attachment- applicant's November 21 letter). The applicant asserts, however, that a car wash is a permissive use under the current zoning and that a zone change is not needed because "car washing" is not excluded. However, Code Enforcement Staff disagree and have determined that a car is an automobile-related retail or service use and, therefore, a zone change is required.

Text of R270-1980 is in regular text. The applicant's justification (summarized) is in *italics*, and Staff's analysis is in ***bold italics***.

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

An illustrative site plan is part of this request to better describe the intent of the request. The zone change will promote health by adding landscape buffers. Clean vehicles are more fuel efficient than dirty ones. These improvements will significantly improve the local environment. The development will reduce emissions by improving fuel efficiency and ensure that a tall structure will not be built and obstruct views. Schools and parks will not be adversely affected. As demonstrated in Sections C and D of this request, the allowed uses and proposed amendment will not conflict with adopted, relevant Plans and policies and will further appropriate land use goals and policies of the City. As such, the proposed zone map amendment is consistent with the health, safety, morals and general welfare of the City.

Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has not adequately done in the response to Section C. The response to Section A must reference the response to Section C, but does not. The response to Section A is insufficient.

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

The adjoining and adjacent parcels were once subject to the same zoning restrictions, but have been rezoned for more permissive commercial uses. See the Valero Gas Station case, the Walgreens case, and the Auto parts store case. The request is clearly an extension of existing uses and will make the parcel better conform to the zoning of adjoining properties.

The applicant has not adequately demonstrated that the proposed zone change is justified, and that the proposed use would ensure stability of land use and zoning in the area. The response to Section B is insufficient.

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

The proposed zone change is in accordance with the applicable goals and policies of the Comprehensive Plan and the WSP.

Relevant citations: Comprehensive Plan-Developing and Established Urban Goal; Land Use policies II.B.5a (full range of urban land uses), II.B.5d (neighborhood values/natural environmental conditions), II.B.5e (new growth/urban facilities), II.B.5i (employment/service use location), II.B.5j (new commercial development), II.B.5k (land adjacent to arterial streets), and the Economic Development Goal.

Non-applicable citations: Land use policies II.B.5g (site planning, topographical features), II.B.5p (redevelopment techniques), II.B.5m (site design-unique vistas-visual environment), Activity Centers Goal, Air Quality Goal and air quality policies d and e, Noise Goal and noise policy a, economic development policies a and g.

Staff finds that about half of the policy citations are relevant to the request, and that the others do not apply. The subject site is not in an activity center designated in the Comprehensive Plan or the WSSP, and a car wash is not considered a major employment generator. The area is not characterized by unique views, and topography is not a big consideration in the site development plan (Note: As an SU-1 zoned site, the zoning is dependent upon the associated site development plan pursuant to 14-16-2-22(A)(6)).

Meeting Zoning Code requirements does not constitute noise mitigation. An auto-oriented use with a drive-thru generally does not reduce vehicle emissions. Even if it did, the only type of emissions directly related to land use patterns is Carbon Monoxide (CO) emissions; Albuquerque-Bernalillo County is in attainment status and CO is no longer an issue locally or nationally.

The applicant’s arguments do not demonstrate a nexus between the Goal or policy and the project that the zone change would make possible. The arguments that the proposed use is compatible with existing, adjoining automobile uses and that any development is better than a vacant parcel are not adequately tied to an applicable Goal or policy. Also, since the requested zoning is SU-1, the more rigorous standard of “clearly facilitates” applies rather than the “no significant conflict” test.

The applicant did not discuss or cite any applicable policies in the WSSP. The applicant has not demonstrated that the zone change would clearly facilitate realization of the Comprehensive Plan and the WSSP, as required. The response to Section C is insufficient.

D. “The applicant must demonstrate that the existing zoning is in appropriate because:

- 1) there was an error when the existing zone map pattern was created, or
- 2) changed neighborhood or community conditions justify the change, or

- 3) a different use category is more advantageous to the community, as articulated in the comprehensive Plan or other City master plan, even though (1) and (2) above do not apply.”

There has been significant change in the neighborhood since the master plan for the Unser/McMahon Village Center North was approved. At one time, all drive-up and auto uses were prohibited. This prevented the area from developing until each parcel had the restrictions removed. Then they developed. Clearly, the addition of automobile uses and drive-up uses is a significant change to neighborhood conditions.

The applicant has stated that the exclusion of auto-related uses from the existing zoning is inappropriate because of changed neighborhood conditions, based on statements made by the applicant that, at one time all drive-up and auto uses were prohibited, and that each parcel had to have the restrictions removed in order to develop. The applicant has provided no evidence that all drive-up and auto uses were prohibited or that restrictions had to be removed for development of each parcel to occur. Furthermore, based on Planning Department records and historical research, these statements are factually inaccurate.

In sum, the applicant has not demonstrated that the existing zoning is inappropriate because there are changed neighborhood conditions, based on a preponderance of applicable policies in applicable, adopted plans (the Comprehensive Plan and the WSSP). The response to Section D is insufficient.

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

The request to add permissive uses in the zone does not harm adjacent property. The proposed use compliments existing auto-oriented uses. The existing gas station is at a disadvantage because it does not offer car washes.

The request is to remove the restriction on automobile related retail and service uses, not to add permissive uses (see attachment, p.1 of justification letter). Section E requires that the applicant discuss what the permissive uses in the requested zone are, and whether or not these uses would be harmful to adjacent property, the neighborhood, or the community. Because the applicant has not done this, the response to Section E is insufficient.

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

- 1) denied due to lack of capital funds, or
- 2) granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.”

There is no requirement for major or unprogrammed capital expenditures by the City for development of a car wash on the subject site. This action merely seeks to eliminate restrictions on use, which do not significantly increase the demand on public infrastructure.

The request would not require major or unprogrammed capital expenditures by the City. The response to Section F is sufficient.

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

The applicant is not asking that economic considerations be the determining factor for a change of zone. The applicant will incur economic loss if they are not allowed to construct their business on the subject property.

Based on the applicant's response to Section G, economic considerations are the determining factor for a change of zone. Staff points out that economic considerations are always a factor, but pursuant to R270-1980, they cannot be the determining factor. The applicant has not demonstrated that economic considerations pertaining to the applicant are not the determining factor for the requested zone change. The response to Section G is insufficient.

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

The subject property is located on a major street (Unser), and the request to remove the restriction is not based upon the site's location on a major street.

The subject site's location on a major street is not being used, in itself, as justification for the request. The response to Section H is sufficient.

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

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

This change of zone seeks to make the subject property conform to the surrounding zoning, thus eliminating a spot zone and furthering item 2. The lot to the south, which once had the same restrictions as the subject property, has been rezoned to allow for development of an auto parts store and the zoning for the lot across Unser was changed to allow package liquor sales.

The test does not state that zoning the subject property must conform to surrounding zoning. The subject site and adjacent properties are zoned SU-1 and are all spot zones by definition, and the SU-1 zoning descriptor is not proposed to change.

The applicant selected item 2 but did not demonstrate that the subject site could function as a transition between adjacent zones, and did not address topography, traffic or special adverse land uses nearby. The response to Section I is insufficient.

J: "A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called 'strip zoning'. Strip commercial zoning will be approved only where:

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

The request seeks to eliminate strip zoning and make the subject property conform to the zoning of adjacent properties. This furthers realization of the Comprehensive Plan and the Sector Development Plan by providing employment opportunities and serving as a buffer between Unser Blvd. and residential uses.

The applicant does not explain why or why not a strip zone would be created and does not adequately address item 1 (clearly facilitate realization of applicable plans) or item 2 (transition due to traffic or special adverse land uses nearby). The response to Section J is insufficient.

Conclusion

Staff finds that the applicant has not adequately justified the zone map amendment (zone change) pursuant to R270-1980. The responses to Sections A, B, C, D, E, G, I, and J are insufficient for the reasons described above by Staff. Therefore, Staff recommends denial of the zone change request.

VI. SITE DEVELOPMENT PLAN FOR SUBDIVISION AMENDMENT

The site development plan for subdivision for Unser/McMahon Village Center North (Project #1000936, approved in 2001) contains design standards that apply to the ≈20.6 acre shopping center site. The design standards address the standard elements: circulation, setbacks, signage, landscape, architecture, and screening. Design standards are intended to create high-quality development and do more than re-iterate minimum Zoning Code requirements.

The current request is for a site development plan for subdivision amendment to subdivide the subject site into two tracts- Tract J-1 and J-2- and develop a car wash on the southern tract. Note that the legal description is listed incorrectly on the proposed site development plan.

Staff issued a memo to the applicant on September 16, 2016 (see attachment) requesting an exhibit to show the proposed change on the governing site development plan for subdivision, which is consistent with the practice for site plan for subdivision amendments and how the prior amendments were handled. This was not provided.

VII. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

The request is for a Site Development Plan for Building Permit to develop an approximately 3,805 sf drive-thru car wash.

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 West Side Strategic Plan, the Westside-McMahon Land Use & Transportation Guide, the Unser Boulevard Design Overlay Zone and the Zoning Code.

Note: This review includes discussion the Unser/McMahon Village Center North Design Standards and notes instances of non-compliance.

Site Plan Layout / Configuration

The subject site fronts Unser Blvd. NW and would be subdivided, with the proposed car wash on the southern portion of the future tract. The proposed building would be located in the middle of the site, with the main entrance facing south. The dumpster is located on the building's eastern side, just west of the drive aisle, which is 28 feet wide and separates the proposed use from the adjacent townhomes.

Setbacks

The design standards require setbacks for buildings and parking lots. 20 feet is required from Unser and McMahon Blvds., 15 feet from the interior road, and 10 feet from a commercial zone. The request complies.

Outdoor Space

The building needs to be dimensioned horizontally. Staff gets 117 feet. Zoning Code 14-16-3-18, General Building & Site Design Regulations for Non-Residential Uses, requires outdoor seating for major façades over 100 feet. A bench is required along one of the major facades (the southern would be better). Seating calculations and a bench detail are needed.

Vehicular Access, Circulation and Parking

Access & Circulation: The subject site has two entrances, both are one-ways. Cars would enter the site via the drive aisle at the properties eastern side and exit the site from the drive aisle near the approximate middle of the site. Both drive aisles are from Crown Rd. NW.

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. The design standards indicate that parking shall not exceed the amount required in the Zoning Code (the minimum shall be the maximum). Parking calculations are pursuant to Zoning Code §14-16-3-1, Off Street Parking Regulations: 1 space for every 200 sf of a commercial use. 19 parking spaces are required and 22 are provided. Three spaces need to be removed to comply with the design standards for parking.

One handicap space is required and one is provided. 1 motorcycle space is required, but it is not shown. Two bicycle spaces are required. A bike rack is provided.

TIS: A Traffic Impact Study (TIS) would typically not be required for a small commercial use, but the form is not filled out. Comments from Transportation Staff do not indicate that any trip generation or queuing information is requested, though it can be requested at DRB if deemed necessary.

Pedestrian and Bicycle Access and Circulation, Transit Access

Separate pedestrian and vehicular access would be provided as required, though the pathway needs to be dimensioned and be at least 8 feet wide and made of special paving as stated in the design standards and in Zoning Code §14-16-3-1(H), Off-Street Parking Regulations. The sidewalk in front of the building, at 6 feet wide, is below the required minimum of 8 feet pursuant to §14-16-3-18(C)(1) and needs to be expanded.

Walls/Fences

A retaining wall exists along the subject site's eastern side. No walls are proposed. It will be extended with a new wall to the site's eastern edge.

The color(s) for the dumpster walls and gates need to be specified, and a face-on detail of the wall provided to ensure compatibility with the site (neutral color stucco, for example) as required by the design standards.

Landscaping

Landscape beds need to be dimensioned and landscape calculations provided. Parking lot trees are required at the rate of one tree for each ten spaces; calculations are needed.

The minimum coverage requirement of 75% coverage with living, vegetative materials (Zoning Code §14-16-3-10 and the design regulations) is not met in any of the landscape beds (except the eastern buffer, which is insufficiently wide). It is unclear where turf is proposed (see Note 1).

The landscaping plan proposes a variety of trees and shrubs. However, plants with a total of zero on the legend (or not being used on the landscaping plan) need to be removed. The three trees proposed (Quaking Aspen, Arizona Ash and Bradford Pear) should be replaced. Quaking Aspen requires high amounts of water and an elevation over 6500 feet (see Best Plants for New Mexico, by Baker Morrow). Arizona Ash and Bradford Pear are over used and take medium plus amounts of water. Water requirements should be listed on the legend. Staff suggests trees such as Chinese Pistache, Purple Robe Locust, and Afghan Pine.

Trees are placed where they will eventually conflict with one of the light poles and with the monument sign. Re-design is needed. The design standards require at least a 10 foot buffer between a change in uses; the 6 foot buffer shown is insufficient.

Curb notches for supplemental irrigation need to be shown on the landscaping plan, and be in the same locations as on the grading and drainage plan. Underground irrigation is required by the design standards; however, the irrigation detail shows a pop-up bubbler.

Lighting and Security

Two new light poles are proposed, both 16 feet tall. A standard light pole detail, showing fixtures and indicating height, material, and color, is needed. The light pole near the subject site's western side would conflict with the location of trees shown on the landscaping plan; adjustment of either or both is needed.

The design standards specify that light poles cannot be taller than 16 feet within 130 feet of a residential area (note: this is slightly more stringent than the Zoning Code standard of within 100 feet of a residential area). The proposed light poles would be 16 feet high and about 70 feet north of the back yards of the adjacent homes, so they comply.

Pedestrian scale lighting is required (Standard G.6) and will need to be provided in pedestrian gathering areas, such as the patio. The location should be noted and a detail provided.

Grading & Drainage Plan

A topographic survey, rather than the standard grading and drainage plan, is provided. Water generally flows from west to east and the subject site is sunken about 5 feet from Unser Blvd. and Crown Rd.

The standard drainage narrative is absent, but should be included. The building footprint and landscaping areas need to be shown. Without them, it's not possible to show curb notches for supplemental irrigation, which are used to meet first flush requirements. Any curb notches would also need to be shown on the landscaping plan.

Utility Plan

A new gas line and sanitary sewer line would connect to existing lines along Crown Rd. NW. It's unclear where the new water line would connect to. A new fire hydrant would be located near the internal drive, which would become a new easement.

Architecture

The proposed building's architecture is a modern design. The building would be stucco-finished with an approximately 4 foot to 6 foot cultured stone wainscoting and a bronze parapet cap. The design standards prohibit wall planes that run more than 50 feet without a change in architectural treatment. A feature (or faux feature) or other treatment needs to be added to the northern elevation.

The proposed building would be 28 feet tall. The design standards state that height over 26 feet is allowed provided it meets angle plane requirements. The applicant needs to provide an angle plane demonstration as required.

Signage

A 32 sf (4 by 8 feet) monument sign is proposed near the entry drive. 4 feet is the maximum sign height and the maximum area is 40 feet, so the proposed monument sign complies in terms of size. The design standards require that free-standing signs are consistent with the materials, colors, and architecture of buildings on site. A monument sign detail, which specifies the color and materials of the base and casing, is needed. Type and color of lettering is also needed to determine compliance.

A building-mounted sign is proposed on the northern elevation. Building-mounted (or wall) signage shall not exceed 6% of the size of the façade to which it is applied. The proposed sign complies. However, a sign detail with materials, colors, and letter type is needed.

VIII. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City Departments and other agencies reviewed this application from September 6, 2016 to September 21, 2016. Long-range planning staff requested that a pedestrian connection be added to Crown Rd.

NW. Transportation Staff request that several clarifications be made prior to DRB, and mention that a copy of approval from the Solid Waste Management Division is needed. Water Utility Authority Staff point out that the development is outside the service area, so Board approval will be needed, as will evidence that the fire marshal's requirements are being met. PNM Staff provided standard comments. Agency comments begin on p. 26.

Neighborhood/Public

The affected neighborhood organization is the Westside Coalition of Neighborhood Associations, which was notified as required. Property owners were also notified as required.

This case was deferred at the November 10, 2016 EPC public hearing to ensure that notification of the zone change, which was required to be added to the original request, occurred. The applicant re-notified the designated Westside Coalition members and Staff re-notified affected property owners (see attachments). As of this writing, Staff has not received any phone calls or written comments.

IX. CONCLUSION

The request is for a zone change, a site development plan for building permit, a site development plan for subdivision amendment for an approximately 1.9 acre, vacant site located on Unser Blvd. NW, between Crown Rd. NW and Summer Ridge Rd. NW. This request has been deferred twice.

The applicant proposes to subdivide the subject site and develop a car wash on the newly created southern tract. A zone change is needed because the subject site's zoning excludes auto-oriented retail and service uses. The subject site is in the Established Urban Area of the Comprehensive Plan. The West Side Strategic Plan also applies, as do the design standards in the governing site development plan for subdivision for Unser/McMahon Village Center North.

The applicant has not adequately justified the zone map amendment (zone change) pursuant to R270-1980. The responses to Sections A, B, C, D, E, G, I, and J are insufficient for the reasons elaborated in Section V of this report. In brief, the applicant did not meet his burden of demonstrating that the request clearly facilitates realization of applicable Goals and policies, that it would not be harmful to adjacent property, the neighborhood, or the community, and that economic considerations are not the determining factor, and that the request would not result in an unjustified spot zone.

Therefore, Staff recommends denial of the zone change. Since the zoning is SU-1 and the site plan actions are interdependent with the zone change request pursuant to §14-16-2-22(A)(6), the associated site development plan for subdivision amendment and site development plan for building permit become moot.

FINDINGS - 16EPC-40065, December 08, 2016- Zone Map Amendment (Zone Change)

1. The request is for a zone map amendment (zone change) for Tract 4, Paradise Plaza, an approximately 1.9 acre site located on the eastern side of Unser Blvd. NW, north of McMahan Blvd. NW, in between Crown Rd. NW and Summer Ridge Rd. NW (the "subject site"). The subject site is vacant.
2. The subject site is zoned SU-1 for Mixed Uses detailed in Project #1000936, which is SU-1 for Mixed Use (C-1 uses), with exclusions (see Finding #3). Automobile related retail and service uses, such as a car wash, are excluded and are not allowed by the subject site's zoning.
3. The request is to change the subject site's zoning from:
"SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding automobile related retail and service uses and drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres)" to:
"SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding ~~automobile related retail and service uses and~~ drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres)" in order to allow development of a car wash, which is currently excluded.
4. The request was originally scheduled for the October 13, 2016 EPC hearing and has been deferred twice- for a total of 60 days. The first deferral was to allow time for an adequate zone change justification to be written. The second deferral was to ensure that proper advertising and notification could occur, and because revised materials were received after the deadline of 10 days prior to the hearing as established by the EPC's Rules.
5. Staff notified the applicant that the zone change justification letter was incomplete on September 29, 2016. Upon receiving a complete letter (Sections A-J responded to), Staff notified the applicant on October 24, 2016 that the justification needed to be strengthened. A revised zone change justification letter was received on Wednesday, November 2, 2016, but that was not in time for the November 10, 2016 EPC hearing.
6. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The Westside Strategic Plan (WSSP) applies.
7. The Albuquerque/Bernalillo County Comprehensive Plan, the WSSP, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
8. The applicant has not justified the zone map amendment (zone change) request pursuant to Resolution 270-1980 as follows:
 - A. Section A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the

Comprehensive Plan and other applicable plans, which the applicant has not adequately done in the response to Section C.

- B. Section B: The burden is on the applicant to show why the change should be made. The applicant has not adequately demonstrated that the proposed zone change is justified, and that the proposed use would ensure stability of land use and zoning in the area.
- C. Section C: The applicant's arguments do not demonstrate a nexus between the Goal or policy and the project that the zone change would make possible. About half of the policy citations are relevant to the request. The others do not apply. The subject site is not in a designated activity center. The arguments that the proposed use is compatible with existing, adjoining automobile uses and that any development is better than a vacant parcel are inadequate and not tied to a Goal or policy.

Since the requested zoning is SU-1, the more rigorous standard of "clearly facilitates" applies rather than the "no significant conflict" test. The applicant did not discuss or cite any applicable policies in the WSSP and has not demonstrated that the zone change would clearly facilitate realization of the Comprehensive Plan and the WSSP, as required.

- D. Section D: The applicant has stated that the exclusion of auto-related uses from the existing zoning is inappropriate because of changed neighborhood conditions, based on statements made by the applicant that, at one time all drive-up and auto uses were prohibited, and that each parcel had to have the restrictions removed in order to develop. The applicant has provided no evidence that all drive-up and auto uses were prohibited or that restrictions had to be removed for development of each parcel to occur. Furthermore, based on Planning Department records and historical research, these statements are factually inaccurate. In sum, the applicant has not demonstrated that the existing zoning is inappropriate because there are changed neighborhood conditions, based on a preponderance of applicable policies in applicable, adopted plans (the Comprehensive Plan and the WSSP).
- E. Section E: The request is to remove the restriction on "automobile related retail and service uses", not to add permissive uses. Section E requires that the applicant discuss what the permissive uses in the requested zone are, and whether or not these uses would be harmful to adjacent property, the neighborhood, or the community. The applicant has not done this.
- F. Section F: The zone change requires no major or unprogrammed capital expenditures by the City in order to be developed.
- G. Section G: Based on the applicant's response to Section G, economic considerations are the determining factor for a change of zone. Staff points out that economic considerations are always a factor, but pursuant to R270-1980, they cannot be the determining factor. The applicant has not demonstrated that economic considerations pertaining to the applicant are not the determining factor for the requested zone change.
- H. Section H: The subject site's location on a major street is not being used, in itself, as justification for the request.

- I. Section I: The test does not state that zoning the subject property must conform to surrounding zoning. The subject site and adjacent properties are zoned SU-1 and are all spot zones by definition, and the SU-1 zoning descriptor is not proposed to change. The applicant selected item 2 but did not demonstrate that the subject site could function as a transition between adjacent zones, and did not address topography, traffic or special adverse land uses nearby.
 - J. Section J: The applicant does not explain why or why not a strip zone would be created and does not adequately address item 1 (clearly facilitate realization of applicable plans) or item 2 (transition due to traffic or special adverse land uses nearby).
9. The request partially furthers the following, applicable Goals of the Comprehensive Plan:
- A. Developing and Established Urban Area Goal. Provided the site development plan complies with the design standards, the future development would generally contribute to a pleasing built environment, though it would not be related to transportation, work areas, and lifestyles.
 - B. Economic Development Goal. The request contributes somewhat to general economic development. Social, environmental, and cultural goals don't factor in.
10. The request partially furthers the following, applicable Comprehensive Plan policies:
- A. Policy II.B.5a-full range of urban land uses. The request would add another auto-oriented use to the area and would not contribute to more land use diversity, though it would be different than other auto-oriented uses nearby.
 - B. Policy II.B.5d-neighborhood values/environmental conditions/ other concerns. The proposed new development would be generally appropriate in terms of its location and intensity. The subject site is located in an existing shopping center site that is subject to design standards, which were established to respect neighborhood values and conditions of the area, which is not considered a scenic or natural environment. The proposed use would not be more intense than existing development nearby. There is no known opposition as of this writing.
 - C. Policy II.B.5i- employment and service uses/siting and effects. The proposed use can be considered a service use. The building faces Crown Rd. NW. There is a townhome development to the east. Adverse effects such as noise, lighting, pollution, and traffic could impact the adjacent residential area. The main entrance is adjacent to the townhomes and the dumpster is close by. The proposed buffering does not meet minimum Zoning Code requirements, though the light poles comply.
 - D. Policy II.B.5j-location of new commercial development. The proposed new commercial development would be located in a larger, area-wide shopping center near the intersection of arterial streets, but does not have access via mass transit. The subject site does not have the appropriate commercial zoning for the use, as desired in the policy.
 - E. Policy II.B.5k- land adjacent to arterial streets. The subject site is adjacent to Unser Blvd., a Community Principal Arterial. Access to the proposed car wash would be from a local street. There is room for queuing, but if it's really busy, cars could stack near the adjacent residential use.

-
- F. Policy II.B.51-quality design/new development. The design is franchise looking and minimal, though a wainscoting has been added to improve quality. The architectural standards of the governing site development plan for subdivision are not met, though the building is required to be a comparable quality to other buildings in the Unser/McMahon Village Center North.
- G. Policy II.D.6b- development of local business enterprises. Though the car wash would be a local business enterprise, it would do little to expand the area's employment base.
11. The applicant has not justified the zone map amendment (zone change) pursuant to R270-1980. The responses to Sections 1A, 1B, 1C, 1D, 1E, 1G, 1I, and 1J are insufficient for the reasons detailed in Finding 7. In sum, the applicant has not demonstrated that the zone change clearly facilitates realization of applicable Goals and policies in the Comprehensive Plan and the WSSP.
12. The affected neighborhood organization is the Westside Coalition of Neighborhood Associations, which was notified as required. Property owners were also notified as required. Staff has not received any phone calls or written comments, as of this writing.
13. Pursuant to Zoning Code §14-16-2-22(A)(1), a zone change to SU-1 zoning is required to be accompanied by an associated site development plan; the two are interdependent. Therefore, when a zone change request is denied, the site development plan requests become moot.

RECOMMENDATION - 16EPC-40065, December 08, 2016

DENIAL of 16EPC-40065, a zone change from "SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding automobile related retail and service uses and drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres)" to:

"SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding ~~automobile related retail and service uses and~~ drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres)", for Tract 4, Paradise Plaza, an approximately 1.9 acre site located on Unser Blvd. NW, in between Crown Rd. NW and Summer Ridge Rd. NW, based on the preceding Findings.

FINDINGS -16EPC-40051, December 08, 2016-Site Development Plan for Subdivision Amendment

1. The request is for a Site Development Plan for Subdivision Amendment for Tract 4, Paradise Plaza, an approximately 1.9 acre site located on the eastern side of Unser Blvd. NW, north of McMahon Blvd. NW, in between Crown Rd. NW and Summer Ridge Rd. NW (the "subject site"). The subject site is vacant.
2. The applicant wants to subdivide the subject site and develop a car wash on the future, southern tract.

3. The request is accompanied by a request for a zone map amendment (zone change) (16EPC-40065) and a site development plan for building permit (16EPC-40052).
4. The request was originally scheduled for the October 13, 2016 EPC hearing and has been deferred twice- for a total of 60 days. The first deferral was to allow time for an adequate zone change justification to be written. The second deferral was to ensure that proper advertising and notification could occur, and because revised materials were received after the deadline of 10 days prior to the hearing as established by the EPC's Rules.
5. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The Westside Strategic Plan (WSSP) applies.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the WSSP, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The affected neighborhood organization is the Westside Coalition of Neighborhood Associations, which was notified as required. Property owners were also notified as required. Staff has not received any phone calls or written comments, as of this writing.
8. Pursuant to Zoning Code §14-16-2-22(A)(1), a zone change to SU-1 zoning is required to be accompanied by an associated site development plan; the two are interdependent. Therefore, when a zone change request is denied, the site development plan requests become moot.

RECOMMENDATION - 16EPC-40051, December 08, 2016

DENIAL of 16EPC-40051, a Site Development Plan for Subdivision Amendment for Tract 4, Paradise Plaza, an approximately 1.9 acre site located on Unser Blvd. NW, in between Crown Rd. NW and Summer Ridge Rd. NW, based on the preceding Findings.

FINDINGS – 16EPC-40052 – December 08, 2016 – Site Development Plan for Building Permit

1. The request is for a Site Development Plan for Building Permit for Tract 4, Paradise Plaza, an approximately 1.9 acre site located on the eastern side of Unser Blvd. NW, north of McMahan Blvd. NW, in between Crown Rd. NW and Summer Ridge Rd. NW (the “subject site”). The subject site is vacant.
2. The applicant wants to subdivide the subject site and develop a car wash on the future, southern tract.
3. The request is accompanied by a request for a zone map amendment (zone change) (16EPC-40065) and a site development plan for subdivision amendment (16EPC-40051).
4. The request was originally scheduled for the October 13, 2016 EPC hearing and has been deferred twice- for a total of 60 days. The first deferral was to allow time for an adequate zone change

justification to be written. The second deferral was to ensure that proper advertising and notification could occur, and because revised materials were received after the deadline of 10 days prior to the hearing as established by the EPC's Rules.

5. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The Westside Strategic Plan (WSSP) applies.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the WSSP, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The affected neighborhood organization is the Westside Coalition of Neighborhood Associations, which was notified as required. Property owners were also notified as required. Staff has not received any phone calls or written comments, as of this writing.
8. Pursuant to Zoning Code §14-16-2-22(A)(1), a zone change to SU-1 zoning is required to be accompanied by an associated site development plan; the two are interdependent. Therefore, when a zone change request is denied, the site development plan requests become moot.

RECOMMENDATION - 16EPC-40052, December 08, 2016

DENIAL of 16EPC-40052, a Site Development Plan for Building Permit for Tract 4, Paradise Plaza, an approximately 1.9 acre site located on Unser Blvd. NW, in between Crown Rd. NW and Summer Ridge Rd. NW, based on the preceding Findings.

Catalina Lehner

***Catalina Lehner, AICP
Senior Planner***

Notice of Decision cc list:

Danny Brandenburg, 2211 Candelaria Rd. NE, ABQ, NM 87107
Scott Anderson, 7604 Rio Penasco NW, ABQ, NM 87120
Harry Hendriksen, Westside Coalition of NAs, 10592 Rio Del Sol Ct. NW. ABQ, NM 87114-2701
Rene Horvath, Westside Coalition of NAs, 5515 Palomino Dr. NW, ABQ, NM 87120

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Note: Though comments weren't received, Staff has worked closely with Code Enforcement staff regarding the need for a zone change to achieve the desired use.

Office of Neighborhood Coordination

Long Range Planning

Add a direct pedestrian connection to the adjacent intersection of Unser and Crown, perhaps by extending the striping for the disabled parking loading area to the south across the drive aisle to a new ramp and paved walkway that connects to the sidewalk along Crown.

Metropolitan Redevelopment

CITY ENGINEER

Transportation Development Services

16EPC-40051 Site Development Plan for Subdivision

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

Hydrology

NEW MEXICO DEPARTMENT OF TRANSPORTATION

NMDOT has no comments.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

Street Maintenance

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

16EPC-40052 Site Development Plan for Building Permit

Transportation Development Conditions. The following comments need to be addressed prior to DRB:

- A. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces including bicycle and motorcycle parking.
- B. Identify all existing access easements and rights of way width dimensions.
- C. Identify the existing right of way width, medians, sidewalks and street widths on Unser Blvd and Crown Rd
- D. The handicap accessible spaces must be a minimum of 8.5 ft. in width. The handicap accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide.
- E. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please call out detail and location of HC signs.
- F. The ADA access aisles shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- G. Per DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details.
- H. Per the zoning code, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
- I. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out detail and location of barrier curb.
- J. Please add a note on the plan stating "All improvements located in the Right of Way must be included on the work order."
- K. One-way vehicular paths require pavement directional signage and a posted "**Do Not Enter**" sign at the point of egress. Please show detail and location of posted signs.
- L. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
- M. Show the clear sight triangle at all site entrances and add the following note to the plan: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle."

- N. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.

WATER UTILITY AUTHORITY

Utility Services

1. 16EPC-40051 Site Development Plan for Subdivision
2. 16EPC-40052 Site Development Plan for Building Permit
 - a. Serviceability statement #160701 is still current but a new request is needed as the fire marshal requirements were never submitted. This is required prior to future condition as indicated in the aforementioned serviceability statement.
 - b. The development is located outside of the adopted service, therefore Board approval is required. If connection to public infrastructure is desired a Board approved Service Connection Agreement is required.
 - c. A dedicated Utility Plan will need to be made available to the Utility Development section of the Water Utility Authority for analysis and approval.
 - d. The Site Plan references waterline and sanitary sewer but does not indicate whether or not the lines are public or private.
 - e. The fire hydrant, indicated in the Site Plan, located at the southeast corner of the property is not indicated as public or private.
 - f. A dedicated private easement shall be obtained to allow the new property to the north of the site access to sanitary sewer and water. These easements shall be shown on the Utility Plan.
 - g. Water service to the building is indicated on the Site Plan but sanitary sewer service is not indicated. Water service will not be sold without sewer service.
 - h. In the Utility Plan to be submitted, please indicate public infrastructure being utilized.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Reviewed, no comments.

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Where does proposed NE corner exit to/enter from, i.e., street, existing property, dirt lot?? All new/proposed refuse enclosures must be built to COA minimum spec. requirements.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

For informational Purposes, Unser Blvd NW is functionally classified as an Existing Principal Arterial. Additionally, it has been identified as part of the regional Intelligent Transportation Systems regional architecture.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. 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
3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



Figure 1: Looking North, from the subject site.

Figure 2: Looking SW, from the subject site.



Figure 3: Looking East from the subject site at townhomes and a new apartment building.

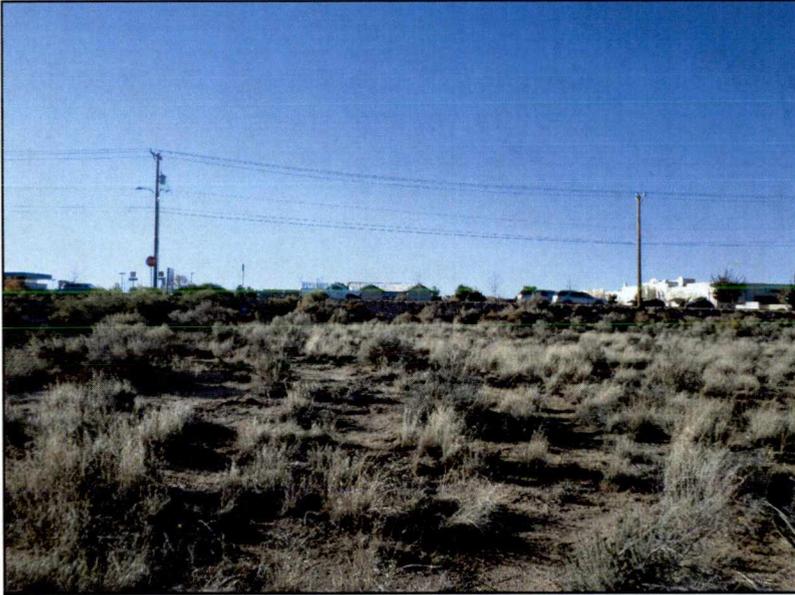


Figure 4: Looking West from the subject site, at Unser Blvd. NW. The site slopes downward from its western and southern boundaries.

Figure 5: Looking West, from the edge of the subject site, at Unser Blvd. NW and small office and commercial uses across the street.

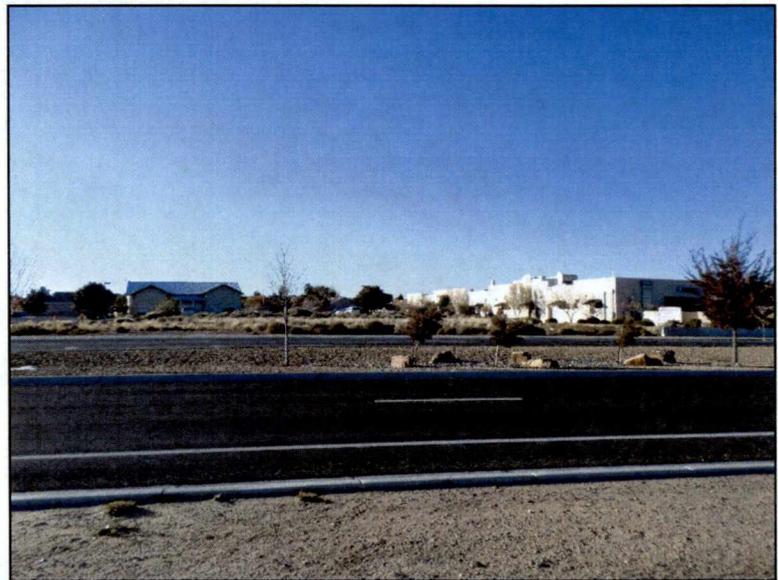
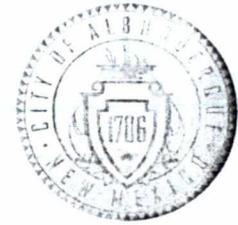


Figure 6: Looking NW, from the subject site, at new construction occurring to the north.

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

November 14, 2016

Danny Brandenburg
2211 Candelaria Rd. NE
Albuquerque, NM 87107

Project# 1000936
16EPC-40051 Site Development Plan for
Subdivision Amendment
16EPC-40052 Site Development Plan for
Building Permit
16EPC-40065 Zone Map Amendment
(Zone Change)

LEGAL DESCRIPTION:

the above actions for Tract 4, Paradise Plaza, zoned SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding automobile related retail and service uses and drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres, to SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres), located on Unser Blvd. NW, between McMahon Blvd. NW and the Sandoval County line, containing approximately 1.9 acres. (A-11) Staff Planner: Catalina Lehner

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

On November 10, 2016 the Environmental Planning Commission (EPC) voted to **DEFER** Project #1000936/16EPC-40051, a Site Development Plan for Subdivision Amendment, 16EPC-40052, a Site Development Plan for Building Permit, and 16EPC-40065, a Zone Map Amendment (Zone Change), based on the following findings:

FINDINGS:

1. The proposal is for a Zone Map Amendment, a Site Development Plan for Building Permit, and a Site Development Plan for Subdivision Amendment for Tract 4 of Paradise Plaza. The applicant proposes a car wash on the southern portion of the subject site, which would be subdivided.
2. The subject site is zoned SU-1 for Mixed Uses detailed in Project #1000936, which is SU-1 for Mixed Use (C-1 uses), with exclusions. Automobile related retail and service uses, such as a car

OFFICIAL NOTICE OF DECISION

Project #1000936

November 10, 2016

Page 2 of 3

wash, are excluded and are not allowed by the subject site's zoning.

3. Staff notified the applicant that the zone change justification letter was incomplete on September 29, 2016. Upon receiving a complete letter (Sections A-J responded to), Staff notified the applicant on October 24 that the justification needed to be strengthened.
4. A revised zone change justification letter was received on Wednesday, November 2, 2016 around noon. As of this writing, a revised site development plan has not been received. The EPC Rules of Conduct (B.12) state that that written materials should be submitted to the Planning Department at least 10 days prior to the EPC hearing. With a deferral, however, deadlines for submittal of materials will be adjusted as noted in Finding 5B.
5. Staff is requesting a 30-day deferral to the December 8, 2016 EPC hearing to allow the applicant additional time to address the following items:
 - A. Notification of the affected neighborhood organizations will need to be re-done and certified, return receipts will need to be provided for the file. The yellow sign, with the zone map amendment request added, will need to be posted during the sign-posting period for the December 2016 hearing (November 23 to December 8, 2016).
 - B. The final version of the zone change justification letter and the final version of the revised site development plan for building permit will need to be submitted to the Staff planner for inclusion in the Staff report by 9 am on Wednesday, November 23, 2016, at the latest (before is acceptable and encouraged).
6. Any items mentioned in the September 6, September 13, and October 24, 2016 project memos that have not been addressed as of this writing, will still need to be addressed in addition to the items mentioned in Finding 5.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **November 23, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4.4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

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

OFFICIAL NOTICE OF DECISION

Project #1000936

November 10, 2016

Page 3 of 3

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

Sincerely,


Suzanne Lubar
Planning Director

SL/CLL

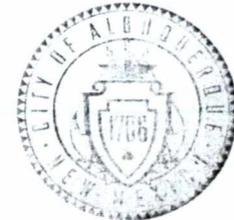
cc: Danny Brandenburg, 2211 Candelaria Rd. NE, ABQ, NM 87120

Scott Anderson, 7604 Rio Penasco NW, ABQ, NM 87120

Harry Hendriksen, Westside Coalition of NAs, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114-2701

Rene Horvath, Westside Coalition of NAs, 5515 Palomino Dr. NW, ABQ, NM 87120

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

October 14, 2016

Danny Brandenburg
2211 Candelaria Rd. NE
Albuquerque, NM 87107

Project# 1000936
16EPC-40051 Site Development Plan for Subdivision
Amendment
16EPC-40052 Site Development Plan for Building Permit

LEGAL DESCRIPTION:

The above actions for Tract 4, Paradise Plaza, zoned SU-1 for Mixed Uses detailed in Project #1000936, located on Unser Blvd. NW, between McMahon Blvd. NW and the Sandoval County line, containing approximately 1.9 acres.
(A-11) Staff Planner: Catalina Lehner

PO Box 1293

On October 13, 2016 the Environmental Planning Commission (EPC) voted to DEFER Project #1000936/16EPC-40051, Site Development Plan for Subdivision Amendment, and 16EPC-40052, Site Development Plan for Building Permit, based on the following findings:

FINDINGS:

- NM 87103
1. The request is for a Site Development Plan for Building Permit for Tract 4 of Paradise Plaza. The applicant proposes a car wash.
 2. The subject site is zoned SU-1 for Mixed Use (C-1 uses), with exclusions. An "auto-oriented retail or service use", such as a car wash, is excluded and is not allowed pursuant to the subject site's zoning.
 3. The applicant is requesting a 30-day deferral to the November 10, 2016 EPC hearing to allow time to pursue a zone change request, and to re-design the site to conform to the design standards.
- www.cabq.gov

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 #1000936

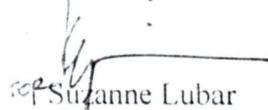
October 13, 2016

Page 2 of 2

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan; within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

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

Sincerely,


Suzanne Lubar
Planning Director

SL/CL

cc: Danny Brandenburg, 2211 Candelaria Rd. NE, Albuquerque, NM 87107
Scott Anderson, 7604 Rio Penasco NW, Albuquerque, NM 87120
Harry Hendriksen, Westside Coalition of NAs, 10592 Rio Del Sole Ct NW, Albuquerque, NM 87114-2701
Rene Horvath, Westside Coalition of NAs, 5515 Palomino Dr. NW, Albuquerque, NM 87120

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

Date: January 19, 2001

OFFICIAL NOTIFICATION OF DECISION

Bob Kunath & Howard Zolin
92 Mark Drive
Hawthron Woods, Ill 60047

FILE: 00110 00000 01639/00128 00000 01640
LEGAL DESCRIPTION: for the SE ¼ of NW ¼
T11S, R2E, and portion of SE ¼ of NW ¼ of SE
T11N, R2E, located on the northwest corner of
Unser and McMahon, containing approximately
21 acres. (A-11) Russell Brito, Staff Planner

On January 18, 2001, the Environmental Planning Commission voted to approve 00110 00000 01639, a zone map amendment from R-1 to SU-1 for Mixed Use (for that portion of the site within the designated Village Center): C-1 Permissive Uses Including Package Liquor Sales Ancillary to a Retail Grocery of 20,000 Square Feet Minimum and Restaurant with Alcoholic Drink Sales for On-Premise Consumption and Excluding Automobile Related Retail and Services Uses and Drive-Up Facilities (Maximum 4.5 Acres); O-1 Uses; and R-2 Uses (Minimum of 35% of the Gross Property Area) AND from R-1 to SU-1 for R-2 Uses (for that portion of the site outside of the designated Village Center), for SE ¼ of the NE ¼ within the Town of Alameda Grant, T11S, R2E, and a portion of the SE ¼ of the NW ¼ of S2, T11N, R2E, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a zone map amendment from R-1 zoning to SU-1 for R-2 and SU-1 for Mixed Use (Commercial, Office and Residential) zoning, for an approximately 21 acre site located near the intersection of McMahon and Unser Boulevards NW.
2. This is a request to reaffirm zoning that was approved by the Environmental Planning Commission in 1998 (Z-97-119), but not finalized.
3. The establishment of SU-1 for Mixed Use (Commercial, Office and Residential) zoning furthers the applicable *Comprehensive Plan* policies by allowing for a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
4. The establishment of SU-1 for Mixed Use (Commercial, Office and Residential) zoning furthers the applicable policies of the *West Side Strategic Plan* by providing for neighborhood commercial, public and quasi-public uses with pedestrian and bicycle linkages to adjacent and nearby neighborhoods.

5. The requested zoning furthers the policies of the *Westside/McMahon Corridor Transportation and Land Use Guide* by being generally consistent with the density, type and hierarchy of uses as illustrated in Attachment A of the Guide.
6. The request meets the requirements of R-270-1980, specifically: the existing zoning is inappropriate because of changed neighborhood or community conditions and a different use category is more advantageous to the community as articulated in the *West Side Strategic Plan* and the *Westside/McMahon Corridor Transportation and Land Use Guide*.
7. Only that portion of the subject site within the West Side Strategic Plan designated Village Center boundaries are proposed to allow commercial uses. The remaining portion of the site outside of the Village Center is proposed to be zoned SU-1 for R-2 Uses.
8. This zone map amendment is accompanied by a site development plan for subdivision that demonstrates how the zoning will be utilized. The site should be replatted to reflect the boundaries of the approved zoning.

CONDITIONS:

1. The site shall be replatted to reflect the boundaries of the approved zoning.
-

On January 18, 2001, the Environmental Planning Commission voted to approve 00128 00000 01640, a site development plan for subdivision, for SE ¼ of the NE ¼ within the Town of Alameda Grant, T11S, R2E, and a portion of the SE ¼ of the NW ¼ of S2, T11N, R2E, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 21 acre site located near the intersection of McMahon and Unser Boulevards NW.
 2. This site plan request is nearly identical to an EPC approved, but not signed-off site plan from 1999 (Z-99-118). This site plan request accompanies a request to reaffirm zoning that was approved by the EPC in 1998 (Z-97-119), but not finalized.
 3. The submitted site plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing the development of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.
-

4. The submitted site plan furthers the applicable policies and intent of the *West Side Strategic Plan* by proposing the development of the Village Center with a land use and lot configuration that encourages neighborhood commercial, public and quasi-public uses, and other uses appropriate for Village Centers.
5. The submittal conforms to the density, type and hierarchy of uses as illustrated in the *Westside/McMahon Corridor Transportation and Land Use Guide*.
6. The requirements of the *Zoning Code* for a site development plan for subdivision have been met by this submittal.
7. The proposed property line boundary adjustment should occur at the time of platting at the Development Review Board and should not affect the approved zoning or land use allotments for this site or the adjacent site.
8. Delegation of the SU-1 for R-2 zoned parcel in the residential portion of the SU-1 for mixed use zone parcel to the DRB is warranted to enable the cohesive development of these areas with the RT zoned site to the north if they are developed at RT densities or less.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. 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. This proposed property and zone line boundary adjustments shall occur at the time of platting at the Development Review Board and shall not affect the approved zoning or land use allotments for this site or any adjacent site.
3. Public Works Department Conditions:
 - a. Completion of the required TIS must be done prior to the submittal of the site plan for building permit for any of the remaining parcels regardless of the proposed land use. Access to the adjacent major streets will be determined as part of the required TIS.
 - b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for.
 - c. An availability statement from New Mexico Utilities Inc. will be required. Required infrastructure must be financially guaranteed prior to site plan and or plat approval by the Development Review Board. All infrastructure must be designed to City of Albuquerque standards, including water and/or sanitary sewer lines owned and operated by NMUI.
 - d. This project shall help complete McMahon and the signal at McMahon / Unser, and possibly the McMahon / Ellison / Golf Course intersection.

- e. Dedication of right-of-way for McMahon Boulevard per the Long Range Roadway System map, 32 foot minimum from the northern edge of the existing 124 right-of-way (all within the adjoining gas line easement).
 - f. Dedication of right-of-way for Unser Boulevard per the Long Range Roadway System map, 78 foot minimum from the street centerline.
 - g. Access to McMahon Boulevard shall be limited to a full access at Bandelier Drive (the westernmost access shown on the site plan) and a right-in/right-out access at approximately 400 feet west of Unser Boulevard.
 - h. Access to Unser Boulevard shall be limited to a full access approximately 1,200 feet north of McMahon Boulevard, and an additional right-in, right-out, left-in access approximately 700 feet north of McMahon Boulevard.
 - i. Dedication of additional right-of-way along McMahon Boulevard and Unser Boulevard as required by the City Engineer to provide for on-street bicycle lanes and an adjoining 10-foot multi-purpose trail facility.
4. The 2 monument village signs shall have a maximum height of 12 feet.
 5. The SU-1 for R-2 zoned area and the residential portion of the SU-1 for Mixed Use zoned area (Parcel B) are delegated to the DRB if they are developed at RT densities or less.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **FEBRUARY 2, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

OFFICIAL NOTICE OF DECISION
00110 00000 01639/00128 00000 01640
JANUARY 18, 2001
PAGE 5

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

Sincerely,


For Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
Ric Nordgren, Horizon Hills Neigh. Assoc., 10600 Sole Rosso Ct NW, Albuquerque, NM 87114
Julia Wilson, Horizon Hills Neigh. Assoc., 5705 Carmen Rd. NW, Albuquerque, NM 87114
William Davis, Skies West Neigh. Assoc., 10636 Capricorn Pl. NW, Albuquerque, NM 87114
Joanne Webb, Skies West Neigh. Assoc., 10724 Capricorn Pl. NW, Albuquerque, NM 87114

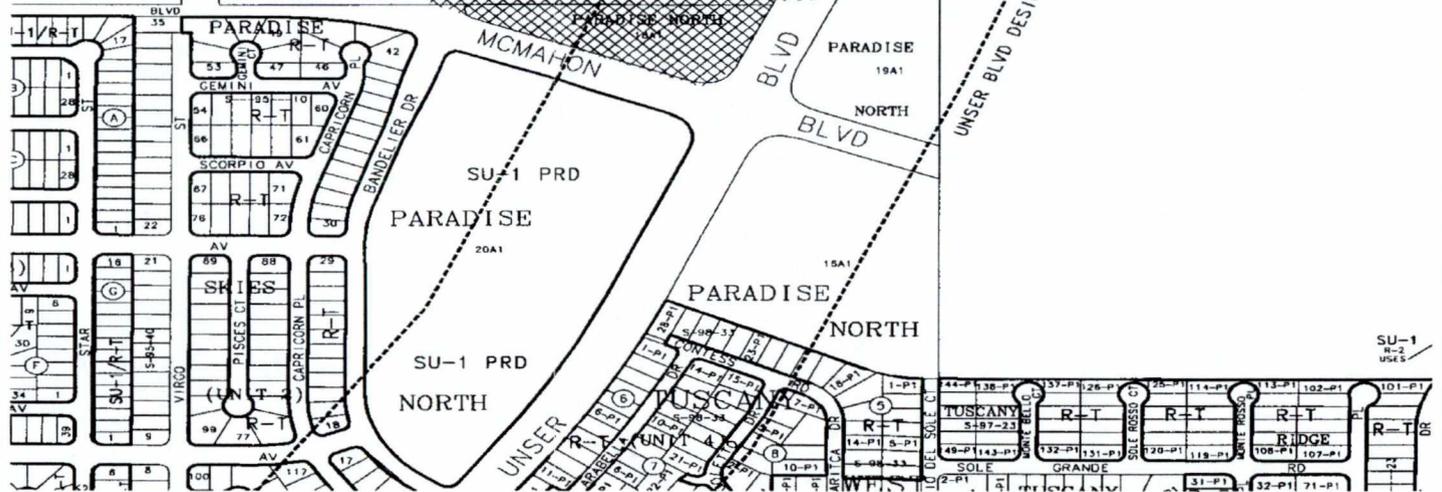
Sandoval County
Bernillo County

SU-1 C-1 USES

UNPLATTED

UNSER BLVD DESIGN OVERLAY ZONE

UNSER BLVD DESIGN OVERLAY ZONE



ZONING MAP



Note: Shaded area indicates County Not to Scale



Scale 1" = 485'

PROJECT NO.
1000936

HEARING DATE
01-18-00

MAP NO.
A-11

APPLICATION NO.
00110-00000-01639
00128-00000-01640

ZONING

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

APPENDIX B

ENACTMENT 270-1980

ADOPTING POLICIES FOR ZONE MAP CHANGE APPLICATIONS AND APPEALS OF ENVIRONMENTAL PLANNING COMMISSION DECISIONS; SUPERSEDING CITY COUNCIL RESOLUTIONS 217-1975 AND 182-1978 RELATING TO ZONE CHANGE APPLICATIONS AND APPEALS.

WHEREAS, the usefulness of the Comprehensive City Zoning Code in implementing the City's Comprehensive Plan and promoting health, safety, morals, and general welfare is enhanced by a reasonable flexibility in order to deal reasonably with changes in the physical, economic, and sociological aspects of the city; and

WHEREAS, certain general policies for consideration of zone map changes and other zoning regulation changes should be recognized as determinative.

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

Section 1. The following policies for deciding zone map change applications pursuant to the Comprehensive City Zoning Code are hereby adopted:

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

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

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

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

- (1) there was an error when the existing zone map pattern was created, or
- (2) changed neighborhood or community conditions justify the change, or
- (3) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply.

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

F. A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditures by the City may be;

- (1) denied due to lack of capital funds, or

(2) granted with the implicit understanding that the City is not bound to provide the capital improvements on any special schedule.

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

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

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

(1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, or

(2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises make the site unsuitable for the uses allowed in any adjacent zone.

J. A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where;

(1) the change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan, and

(2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

Section 2. City Council Resolutions 217-1975 and 182-1978 adopting policies for zone map change applications and appeals of (the) Environmental Planning Commission are hereby superseded.

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/>		<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
SITE DEVELOPMENT PLAN	<input type="checkbox"/>		<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision	<input type="checkbox"/>		
<input type="checkbox"/> for Building Permit	<input type="checkbox"/>		
<input type="checkbox"/> Administrative Amendment (AA)	<input type="checkbox"/>		
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)	<input type="checkbox"/>		
<input type="checkbox"/> IP Master Development Plan	<input type="checkbox"/>		
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	<input type="checkbox"/>		
STORM DRAINAGE (Form D)	<input type="checkbox"/>	<input type="checkbox"/>	APPEAL / PROTEST of...
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			<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 the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Scott Anderson PHONE: 401-7575
 ADDRESS: 7604 Rio Pecos NW FAX: _____
 CITY: Alb. STATE NM ZIP 87120 E-MAIL: andersonscott@comcast.net
 APPLICANT: Bob Kunath PHONE: _____
 ADDRESS: 92 Mark Drive FAX: _____
 CITY: Hawthorn Woods STATE IL ZIP 60047 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Zone Change from SU-1 for C-1 permissive uses excluding automobile related retail, to SU-1 for C-1 allowing auto retail

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. #4 Block: _____ Unit: _____
 Subdiv/Adn/TBKA: Paradise Plaza
 Existing Zoning: SU-1 for C-1 Proposed zoning: SU-1 for C-1 MRGCD Map No _____
 Zone Atlas page(s): A-11 UPC Code: _____

CASE HISTORY:

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

→ File 1000936; 10EPC-40058 & 10EPC-0059

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? _____
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd & Crown Rd. NW
 Between: _____ and _____
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 10/11/16
 (Print Name) Scott Anderson Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>16EPC-40065</u>	<u>AZM</u>	_____	\$ <u>295.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CAF</u>	_____	\$ <u>0</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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>Nov 10 2016</u>			Total \$ <u>370.00</u>

[Signature] 10-11-16 Project # 1000936

Revised: 11/2014

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

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
 - SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
 - SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)
 - Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

- AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**
 - Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**
 - AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**
 - Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**
 - Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

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

scott Anderson Applicant name (print)
[Signature] Applicant signature & Date
10/11/16



Revised: June 2011

<input type="checkbox"/> Checklists complete	Application case numbers	<u>Vaf</u>	<u>10-11-16</u>
<input type="checkbox"/> Fees collected	<u>16 EPC - 40065</u>		Staff signature & Date
<input type="checkbox"/> Case #s assigned			
<input type="checkbox"/> Related #s listed		<u>Project #</u>	<u>100936</u>



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	<input checked="" type="checkbox"/>		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
			<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
SITE DEVELOPMENT PLAN	<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/> for Subdivision			
<input checked="" type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment (AA)			
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)			
<input type="checkbox"/> IP Master Development Plan			
<input type="checkbox"/> Cert. of Appropriateness (LUCC)			
STORM DRAINAGE (Form D)	<input type="checkbox"/>	<input type="checkbox"/>	APPEAL / PROTEST of...
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			<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 the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Scott Anderson PHONE: 401-1575
 ADDRESS: 7604 Rio Paraiso NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: Anderson.scott@comcast.net
 APPLICANT: Danny Brandenburg PHONE: 883-4000
 ADDRESS: 2211 Candelaria NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: psiofnm@aol.com
 Proprietary interest in site: _____ List all owners: Alexander Samuels Realty Group LLC

DESCRIPTION OF REQUEST: site plan for subdivision, site plan for building permit

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

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

Lot or Tract No. Lot 4 Block: 0000 Unit: _____
 Subdiv/Addn/TBKA: Paradise Plaza
 Existing Zoning: SU-1 Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): A 11 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z-, V-, S-, etc.): _____
1000898DRB, 1000936, AA, 1000936 EPC, 297120, 299-112

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? _____
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 1.8131
 LOCATION OF PROPERTY BY STREETS: On or Near: Unser Blvd N & Crown Rd (NE Corner)
 Between: McMahon and County Line
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: _____

SIGNATURE Scott Anderson DATE 8/31/16
 (Print Name) Scott Anderson Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers
116EPC 40051
40052

Action	S.F.	Fees
<u>SPS</u>	_____	<u>\$ 385.00</u>
<u>SBP</u>	_____	<u>\$ 385.00</u>
<u>CMF</u>	_____	<u>\$ 50.00</u>
<u>ADY</u>	_____	<u>\$ 75.00</u>
		\$ _____

Hearing date October 13, 2016

VWA
 9-1-16
 Staff signature & Date

Project # 1000936

Revised: 11/2014

Total
 \$ _____

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.

Scott Anderson
Applicant name (print)

[Signature]
Applicant signature / date



Form revised November 2010

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

Application case numbers
 Ute PL - 40051
 - - - - - 40052

[Signature] 9-1-16
 Planner signature / date

Project #: 1000936

August 31, 2016

City of Albuquerque

To Whom It May Concern:

This letter authorizes Scott Anderson to act as an agent for Danny Brandenburg with regards to a site plan for building permit Amendment to Lot 4, Paradise Plaza Subdivision, for site plan for building permit.

If you have any questions or need additional information, please feel free to contact me at 505 883-4000.

Sincerely,

A handwritten signature in black ink that reads "Danny Brandenburg". The signature is written in a cursive style with a large, sweeping initial "D".

Danny Brandenburg
2211 Candelaria NE
Albuquerque, NM 87107

**Alexander Samuels Realty Group LLC
92 Mark Drive
Hawthorn Woods IL 60047**

September 6, 2016

City of Albuquerque

To Whom It May Concern:

This letter authorizes Scott Anderson to act as an agent for Alexander Samuels Real Estate Group LLC with regards to a site plan for building permit Amendment to Lot 4, Paradise Plaza Subdivision, for site plan for building permit.

If you have any questions or need additional information, please feel free to contact me at 847-540-8175 or bobkunath@gmail.com

Sincerely,



Bob Kunath
Managing Member
Alexander Samuels Real Estate Group LLC

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Scott Anderson DATE OF REQUEST: 8/31/16 ZONE ATLAS PAGE(S): A-11

CURRENT:

LEGAL DESCRIPTION:

ZONING SU-1

LOT OR TRACT # 4 BLOCK # _____

PARCEL SIZE (AC/SQ. FT.) 4,183

SUBDIVISION NAME Paradise Plaza

REQUESTED CITY ACTION(S):

SITE DEVELOPMENT PLAN:

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

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

*includes platting actions

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF ACTION:

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

OF UNITS: 1
BUILDING SIZE: 3805 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE 

DATE 8/31/16

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

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

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

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

Notes:

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

TRAFFIC ENGINEER

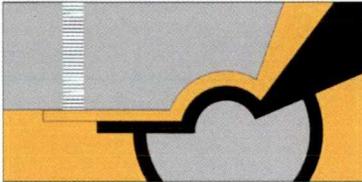
DATE

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.

IS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE



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505.401.7575

November 21, 2016

Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: NE Corner of Unser Blvd NW and Crown Road NW
Superior Express Car Wash

Zone Change from:

SU-1 for Mixed Use Development: C-1 Permissive Uses, excluding automobile related retail and service uses and drive up facilities including package liquor spaces ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on premise consumption (maximum 4.5 acres)"

to:

SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres)

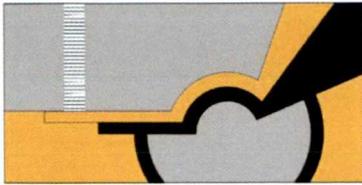
Dear Chairperson Hudson:

Executive Summary:

City staff believes that a zone change is necessary to allow a car wash to be constructed on the subject property. The applicant, however, asserts that a car wash is a permissive use under the current zoning.

The site is zoned "SU-1 for Mixed Use Development: C-1 Permissive Uses, excluding automobile related retail and service uses and drive up facilities including package liquor spaces ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on premise consumption."

When the Special Use zone was created, car washing was *not* intended to be an excluded use. If it was meant to be excluded, then car washing would have been added to the long and specific list of exclusions. Car washing, according to the Zoning Code, is clearly a distinct use from automobile related retail and service uses. In Section 14-16-2-16 of the Zoning Ordinance, C-1 Neighborhood Commercial Zone section 8(a) lists "Auto Parts and Supply" as a permissive use; section 10 (a) "Automobile, bicycle and motorized bicycle (moped) repairing but no body work" as a permissive use; and section 10(d) "Car Washing" as a permissive use. The fact that each of these uses is defined as separate and distinct from one another means that each of these uses should be allowed unless specifically prohibited. In the case of the subject property, "Automotive Repair" 10(a) and "Auto Parts and Supply" 8(a) are defined as well as specifically prohibited. Because "Car



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Washing" 10(d) is not one of the specifically excluded uses listed in the SU-1 for C-1 zoning it must, therefore, be considered a permitted use.

If staff is found to be correct in their belief that a change of zoning is required, a request for Zone Change is being sought so that an express car wash can be developed on the subject property, located at the Northeast corner of Unser Blvd. and Crown Road NW. This parcel is part of the Unser/McMahon Village Center North Subdivision. The subdivision originally prohibited automobile related retail and service uses and drive-up facilities throughout. However, as the subdivision developed, most of the projects have had these restrictions removed. The subdivision now contains auto parts retailers (EPC 1006973), gas stations, drive-up retail, drive-up restaurants, and package liquor sales. This request seeks to provide services that are compatible with the surrounding businesses and match the zoning of adjacent and nearby uses.

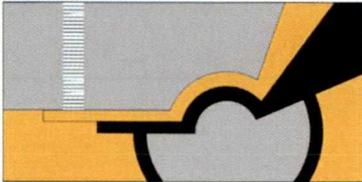
Background:

Tract number Four of the Plat of Tracts 1, 2, 3, & 4, PARADISE PLAZA, was filed on December 7, 2009. The last site plan for subdivision was approved in July of 2001. The land has never been developed. The 2001 site plan for subdivision was part of the larger Village Center North Master Plan. The original Village Center North did not allow for drive-up facilities, automobile related retail, or package alcohol sales. As individual parcels in the subdivision developed, the restrictions on drive-up facilities, automobile related retail, and package alcohol sales were rescinded throughout various areas of the subdivision and some of the nearby parcels (reference case numbers 1000893 and 10006973).

Today the subject property has an automotive parts store being built directly across Crown Road to the South (EPC 1006973). The parcel adjoining the automotive parts store on the South is a Walgreens (10800 Unser NW) with package liquor sales and a drive-up window. To the West of the subject property is a Valero gas station and convenience store (10801 Unser NW) with package liquor sales. Both of the referenced projects are in the Village Center North Master Plan and both had the same zoning as the subject property. The gas station was not required to have a zone change to sell gasoline as it is a permissive use in C-1. The ability of these businesses to provide drive-up services and sell automotive-related products is possible only through a reconsideration of the special restrictions on these parcels.

In the Official Notice of Decision of Z-97-120, Finding 4 states "The text include with the site plan is very vague in its descriptions of land uses and needs to be made more specific; the design parameters of this site plan for subdivision are descriptive, but the applicable conditions and restrictions need to be shown graphically on the site plan." The more descriptive land uses were added to the approved plan with the very specific language "SU-1 for Mixed Use Development: C-1 Permissive Uses, excluding automobile related retail and service uses and drive up facilities including package liquor spaces ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on premise consumption." The final approved site plan addresses this finding and the land uses are no longer vague – they clearly spell out what is prohibited, thereby allowing all other C-1 Permissive Uses.

Resolution 270-1980



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Item A.

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

The zone change from “SU-1 for Mixed Use Development: C-1 Permissive Uses, excluding automobile related retail and service uses and drive up facilities including package liquor spaces ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on premise consumption (maximum 4.5 acres)” to “SU-1 for C-1 Uses” will promote the health, safety, morals, and general welfare of the City. An illustrative plan is being submitted at part of this request to better describe the intent of the request.

The zone changes will promote the health of the City by adding landscape buffers between Unser Blvd and the residential properties to the East. The existing site walls and proposed landscaping that will be installed as part of the improvements to the site will promote clean air and reduce the visual and acoustic impacts that Unser Blvd has on nearby residences. These improvements, done by the Superior Express Car Wash, will significantly improve the local environment. In addition, clean vehicles are more fuel-efficient than dirty ones. The proposed development will reduce overall emissions by improving upon fuel efficiency.

Changing the zoning for a car wash use will ensure that a tall structure will not be built on the parcel, thus providing the property to the West with unobstructed views of the Sandias and preserving the solar access of the property to the North.

The zone change will not have a substantial adverse effect on schools. The re-zoned property will not increase the demand on the public school system.

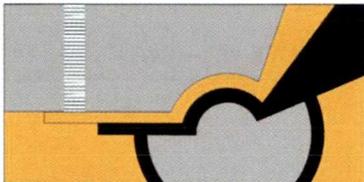
The zone change will not have a substantial adverse effect on parks.

Item B.

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

If the stability of land use is what is determined to be desirable, then this request furthers this goal. The adjoining and adjacent parcels were once subject to the same zoning restrictions, but have been re-zoned for more permissive commercial uses. Reference the Valero Gas Station, 10801 Unser NW, Tract H of the Unser/McMahon Village Center North Subdivision case #1000963 & 1000893; and the Walgreens and Advanced Auto Parts Stores Tract G of the Unser/McMahon Village Center North Subdivision case # 1006973. This request is clearly an extension of existing uses. The subject parcel is, in effect, an island of unique zoning and this request will make the parcel better conform to the zoning of the adjoining properties. The elimination of spot zones is a stated policy of R-270-1980.

Item C.



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

This proposed zone change is in accordance with the applicable goals and policies of the Comprehensive Plan (CP), and the Westside Strategic Plan (WSP). The subject parcel is categorized as “Established Urban” by the Comprehensive Plan.

Albuquerque/Bernalillo County Comprehensive Plan

The subject site is classified as Established Urban by the Albuquerque/Bernalillo County Comprehensive Plan and the proposed Site Development Plan for Building Permit and Site Development Plan for Subdivision furthers the following policies:

Developing and Establishing Urban Areas

The goal of the Developing and Established Urban Areas is to create a quality urban environment that perpetuates the tradition of identifiable, individual-but-integrated communities within the metropolitan area and that offers variety and choice in housing, transportation, work areas, and lifestyles while creating a visually pleasing built environment.

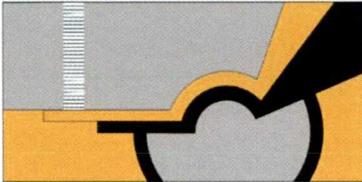
The proposed Site Development Plan for Building Permit and zone change furthers the goal by providing a use to area residents. It also furthers this goal by allowing a development that would provide more job options to residents in an area of the city where employment opportunities are somewhat limited. The proposed Site Development Plan for Building Permit and zone change also furthers the following policies:

Policy a – “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 proposed Site Development Plan for Building Permit will provide for new construction on currently vacant land, which will result in a more complete range of urban services. The current zoning prohibits a full range of urban land use. The removal of the restrictions for drive-up, automobile uses, etc. furthers this policy by allowing a full range of urban land use.

Policy d – “The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concerns.”

The zone change furthers this policy because it will not adversely affect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concerns. The proposed plans will allow for development of currently vacant land that will provide a



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use to the surrounding neighborhood. The site is located very near the intersection of two major arterial roads, which serve both existing and planned residential areas. Access to the site is *not* taken off of Unser Boulevard and should have minimal impact on the intersection. The proposed use is compatible with the existing adjoining automobile uses and is a consistent pattern of SU-1 for C-1 uses zoning is well-established in this area. A landscape buffer between the commercial and residential zoning would also help to protect neighborhood values.

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

The subject property is currently vacant and surrounding commercial areas are partially vacant. Commercial property to the South of Crown Road NW is currently being developed and the land to the North is vacant. The site is adjacent to existing urban facilities.

Policy g – “Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.”

The proposed development will conform to the existing general site topography and maintains the existing bike path on the Western edge of the site.

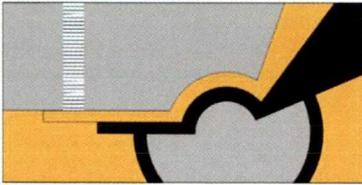
Policy i – “Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments.”

The zone change furthers this policy because it will allow for the development of the site that will bring an increased variety of jobs and services to this area of the city. Any adverse effects, such as noise, lighting, or pollution, will be mitigated by landscaping, the existing screen wall, and other measures.

Policy j – “Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows: In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.”

The proposed development is in an existing commercially-zoned site located in an area that is designated as a neighborhood center. Pedestrian and bicycle access already exists in the form of an asphalt trail located on Unser Boulevard and a sidewalk along Crown Road. There is currently no public transportation available to this site.

Policy k – “Land adjacent to arterial streets shall be planned to minimize the harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.”



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The proposed development will ensure livability and safety of surrounding neighborhoods by mitigating any harmful effects of traffic with effective and proper site design.

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

By developing the site, the adjoining properties will benefit from a maintained and landscaped property; as opposed to a vacant parcel without cleanup or dust control.

Activity Centers

“The goal for Activity Centers is to expand and strengthen concentrations of moderate and high-density mixed-land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.”

The zoning change furthers this goal by contributing to the land-use variation and increasing density as well as reducing auto travel needs. Because there are no similar services in this neighborhood, the residents must drive several miles East or South of this area to reach another car wash. The Superior Express Car Wash would provide a service to the surrounding neighborhood, reducing auto travel needs.

Air Quality

“The goal is to improve air quality and safeguard public health and enhance the quality of life.”

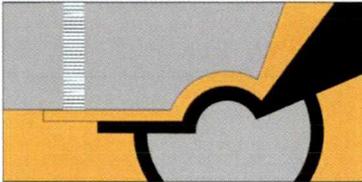
Policy d – “Air quality shall be protected by providing a balanced circulation system that encourages mass transit use and alternative means of transportation while providing sufficient roadway capacity to meet mobility and access needs.”

Mass transit is proposed for the area where the subject property is located, but such services are not yet available. Bicycle and pedestrian connections provide the means for neighborhood residents to access a place of employment. These connections also assist in the improvement of air quality by keeping area residents closer to their homes and not having to travel by vehicle. This also reduces the vehicle miles traveled, thus providing needed employment in the neighborhood, reducing the trip lengths. By providing services in the neighborhood, residents do not have to travel a great distance to attain the needed services.

Policy e – “Motor vehicle emissions and their adverse effects shall be minimized.”

Clean vehicles are more fuel efficient than dirty ones are. The proposed development will reduce overall emissions by improving upon fuel efficiency.

Noise



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“The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.”

Policy a – “Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.”

The proposed zone change furthers this policy by implementing noise mitigation measures such as landscaping and screen walls to act as buffers to surrounding neighborhoods.

Economic Development

“The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.”

The proposed Site Development Plan for Building Permit and the Site Development Plan for Subdivision further this policy because the proposed site, and resulting employment at this location, could employ Albuquerque residents who seek employment closer to their homes. Approval of the proposed Site Development Plan for Building Permit would allow a reputable company, who has constructed and maintained quality developments in the Albuquerque area in the past, to open a new location that will provide employment opportunities, additional services, and contribute to the community as well as the local economy.

Policy a – “New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.”

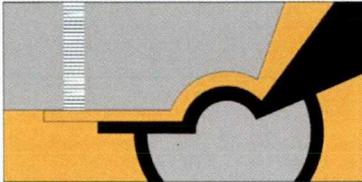
The proposed zone change furthers this policy because the area in which the subject property is located is an area in need of additional employment opportunities and, as stated previously, would employ area residents seeking employment in the area in which they live.

Policy b – “Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.”

The proposed development furthers this policy because Superior Express Car Wash is a local business enterprise.

Policy g – “Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.”

The proposed development furthers this policy by placing additional employment opportunities in an activity area that has numerous and varied residential housing developments in the immediate area. In addition to new tax revenues, the business associated with the proposed development would generate new jobs and provide services needed and desired by area residents.



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

The request would remove an obstacle to economic development because the existing property would be more economically viable as part of a larger commercially-zoned property. The current zoning for the lots is an obstacle to development.

Westside Strategic Plan (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2002 and in 2009 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is in the McMahon/Unser Community.

The WSSP seeks to encourage employment growth on the West Side, the requested zone map amendment will allow the site to develop and, therefore, create jobs on the West Side.

The WSSP identifies The McMahon/Unser as a Neighborhood Center and lists its potential uses as Convenience Retail and Service, among other uses (WSSP pg. 109). The subject property is immediately North of the boundary of the Neighborhood Center. The proposed use would be considered Convenience Service and would be compliant with the uses designated in the Neighborhood Center.

Unser Boulevard Design Overlay Zone

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

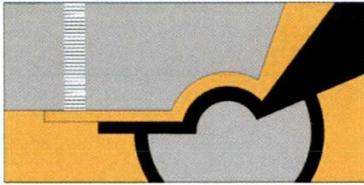
The zone change request does not affect nor is affected by the Unser Boulevard Design Overlay Zone.

Item D.

“The applicant must demonstrate that the existing zoning is inappropriate because:

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

Since the master plan for the Unser/McMahon Village Center North Subdivision was approved, there has been significant change to the neighborhood. At one time, all drive-up and automobile related uses were prohibited. This prevented the area from developing until, one-by-one, each parcel had the restrictions for drive-up and automobile-related retail removed. As each of these sites had the restrictions removed, they were developed. Clearly, the addition of automobile uses



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and drive-up uses is a significant change to the neighborhood conditions. A change to the zoning will complement the adjoining uses.

Item E.

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

The request to add permissive uses in the zone does not cause harm to an adjacent property. The proposed use complements existing approved automobile-related retail uses. The adjoining properties are not harmed, but helped, by the addition of the proposed use. The Valero gas station is at a competitive disadvantage to rival convenience stores with fuel stations because, in contrast to their competitors, they do not offer car washes. The proposed use will help the adjacent business by offsetting this disadvantage.

Item F.

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

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

There is no requirement for major or unprogrammed capital expenditures by the City for the development of a car wash on the subject property. The site infrastructure and City service to the site were designed to meet the demands of a C-1 zone. This action merely seeks to eliminate restrictions on use. The removal of these restrictions do not significantly increase the demand on public infrastructure.

Item G.

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

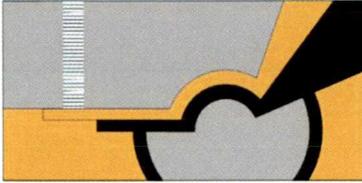
The Applicant is not asking that economic considerations be the determining factor for a change of zone. The applicant will incur economic loss if they are not allowed to construct their business on the subject property.

Item H.

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

The subject property is located on a major street (Unser), and the application is for the removal of restrictions to a C-1 permissive use. The request to remove the restriction is not based upon the site's location on a major street.

Item I.



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

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

This change of zone request seeks to make the subject property conform to the surrounding zoning, thus eliminating what is now a spot zone, thereby furthering Item I.2. The lot to the South, which at one time had the same restrictions as the subject property, has been re-zoned to allow for the development of an auto parts store (EPC 1006973). Similarly, the zoning for the lot across Unser from the subject property was changed to allow for package liquor sales.

Item J.

“A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:

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

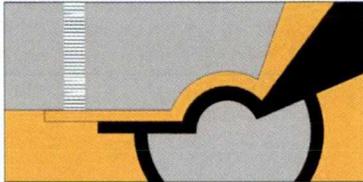
This request seeks eliminate strip zoning and make the subject property conform to the zoning of adjacent properties. This furthers the realization of the Comprehensive Plan and the Sector Development Plan by providing employment opportunities in the community and serving as a buffer between Unser Blvd and residential uses.

Summary

The applicant asserts that a zone change is not required because car washing is a permissive use. To consider car washing the same as automobile related retail and service is in direct conflict with the Zoning Ordinance and is therefore a violation of the law.

If it is determined that car washing is not a permissive use, then the applicant requests a zone change to allow for the construction of a Superior Express Car Wash. The proposed project furthers numerous policies of applicable plans in addition to providing for an increase in services and employment opportunities for area residents.

If you have any questions or need additional information regarding this project, please do not hesitate to contact me.



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& associates architects

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andersonscottc@comcast.net
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Respectfully,

A handwritten signature in blue ink that reads "Scott C. Anderson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Scott C. Anderson AIA
Principal
Scott Anderson & Associates Architects

STAFF INFORMATION

Lehner, Catalina L.

From: andersonscottc@comcast.net
Sent: Tuesday, November 08, 2016 3:06 PM
To: Lehner, Catalina L.
Cc: Dicome, Kym
Subject: Re: 1000936- Uns/McM Car Wash Project

I will take the deferral. I will be by tomorrow to pay the fee.

Scott

From: "Catalina L. Lehner" <CLehner@cabq.gov>
To: "andersonscottc@comcast.net" <andersonscottc@comcast.net>
Cc: "Kym Dicome" <kdicome@cabq.gov>
Sent: Friday, November 4, 2016 10:45:45 AM
Subject: 1000936- Uns/McM Car Wash Project

Hi Scott,

I'd like to check in regarding the EPC hearing next Thursday, 11/10. The proposed car wash project is #11 on the agenda and I am recommending deferral for 30 days.

The commissioners received their Staff reports and materials yesterday, 11/3 at the case distribution session.

If you decide to take the deferral, please provide me with a written confirmation that's what you're doing. If not, then you'll need to show up for the case. Since we don't know exactly what time #11 will be heard, you can call 924-3935 to inquire about where the EPC is at in the agenda.

The agendas and Staff reports are available online at <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

Please let me know if you have any questions. Thank you.

Catalina Lehner- MCRP, AICP
Senior Planner
City of Albuquerque, NM
(505) 924-3935

October 24, 2016

TO: Scott Anderson, Architect
FROM: Catalina Lehner, Senior Planner
City of Albuquerque Planning Department
TEL: (505) 924-3935
RE: Project #1000936, Unser NW Car Wash Zone Change

Thank you for submitting a second response letter to R270-1980 (the first version of the letter lacked responses to D-J, which are required). Now that all the sections are addressed, I reviewed the letter for content and offer the following suggestions to strengthen the letter so that it complies with the tests in R270-1980. Feel free to contact me with any questions.

⇒ A revised zone change justification letter pursuant to R270-1980 (one copy), is due by **5 pm on Thursday, October 27, 2015** at the latest.

1) Introduction:

- A. Though I've done my best for this review, additional items may come up as the case develops. If so, I will inform you immediately.
- B. Note: a deficiency memo for the site development plan or building permit amendment was issued on September 13, 2016. Please refer to it for information regarding the process.
- C. The subject site is not in a designated Activity Center.
- D. File Room: Here are a couple of projects that involved zone changes in the NW part of town: 1006761, and the more recent 1002132 (file may be in the pending section). Please take a look at these examples.

2) Zone Map Amendment (zone change)- General:

- A. What zoning designation are you requesting and why? Did you discuss this with Zoning Staff?
- B. At first, you said you wanted to remove the restriction on auto-oriented retail and services, but now you've change to C-1 or C-1 uses. So now the request does not match the legal ad.

Please write out the requested zoning in full, and make sure that the same request is referred to on p. 1 and p. 4.

- C. Note: Since this is an SU-1 zone, the more rigorous test of "clearly facilitates" found in Section II of R270-1980 applies. This is based on a decision from the City Council, via the LUHO.

3) Background & Research:

- A. Please go to the file room to verify the information in the Background section of the letter. The statements in the letter are not what I'm finding. Project #1000936.
- B. Substantiate the following claim by providing information and facts in tabular format that shows original zoning, new zoning, date of zone change approval and what developed (second paragraph, last sentence):

“As individual parcels in the subdivision developed the restriction on drive-up facilities, automobile related retail and package alcohol sales were rescinded throughout the subdivision on most of the nearby parcels”.

- C. Either substantiate or delete the last sentence, second paragraph: “The success of these businesses is possible only through a reconsideration of the special restrictions on these parcels.”

Which parcels specifically? What are they zoned? Which are part of the Village Center North Master Plan and which aren't?

4) Zone Map Amendment (zone change)- Section by Section:

Please incorporate the following to provide a strengthened response to R270-1980.

- A. Section 1A (re-do): The response doesn't answer the question the way it's supposed to be answered. Please see file room examples. Delete the last 6 sentences.
- B. Section 1B (re-do): The statement that the adjoining and adjacent parcels were once subject to the same zoning restrictions is factually inaccurate, from what I am finding. Either develop a different argument or provide Notices of Decision or Certificates of Zoning.

Please elaborate regarding why it's important as you say to “make the parcel better conform to the adjoining properties.”

- C. Section 1C (strengthen and apply comments from response to Section 1I):

- i. Move all of the policy analysis (now on the last page) to this section.

- ii. Provide policy analysis using the Westside Strategic Plan (WSSP), since it applies to the subject site. It goes after the policy analysis for the Comprehensive Plan.

- iii. Please clarify how the Developing and Established Urban Goal would be furthered.

- iv. Since the subject site has never been developed, I don't think it can be considered a redevelopment (Policy II.B.5p).

- D. Section 1D (re-do and elaborate): What are the changed neighborhood conditions and how do they justified the change of zone?

- E. Section 1E (strengthen): Why does the request to add permissive uses in the zone not cause harm to adjacent property?

- F. Section 1F: OK.
- G. Section 1G (clarify): Are economic factors the “determining factor” for the change of zone request?
- H. Section 1H: OK.
- I. Section 1I (re-do): Choose reason 1 or 2 and discuss.
- J. Section 1J (re-do): Choose reason 1 or 2 and discuss. Review the definition of “strip zoning”.

Lehner, Catalina L.

From: Lehner, Catalina L.
Sent: Thursday, October 20, 2016 2:37 PM
To: 'andersonscottc@comcast.net'
Subject: Agency Comments - Unser/McMahon
Attachments: 0936 Agency Comments.docx

Hi Scott,
Attached are agency comments for the proposed site development plan. Please incorporate them into revised drawings. Thank you.

Catalina Lehner- MCRP, AICP
Senior Planner
City of Albuquerque, NM
(505) 924-3935

Lehner, Catalina L.

From: Lehner, Catalina L.
Sent: Monday, October 03, 2016 11:43 AM
To: 'andersonscottc@comcast.net'
Cc: McIntosh, Benjamin A.; Dicome, Kym
Subject: RE: Unser NW car wash project
Attachments: Deferral Notice 0936.docx

Deferral can be requested via email. Please specify the time frame (30, 60 or 90 days); we had talked about 30 days but let us know if you need more time.

The deferral fee is \$110 and the invoice form is attached. Thank you.

-Catalina

From: andersonscottc@comcast.net [<mailto:andersonscottc@comcast.net>]
Sent: Monday, October 03, 2016 10:37 AM
To: Dicome, Kym
Cc: Lehner, Catalina L.; McIntosh, Benjamin A.
Subject: Re: Unser NW car wash project

Do I need to give you a letter or is an email sufficient?

From: "Kym Dicome" <kdicome@cabq.gov>
To: "Catalina L. Lehner" <CLehner@cabq.gov>, "andersonscottc@comcast.net" <andersonscottc@comcast.net>
Cc: "Benjamin A. McIntosh" <bmccintosh@cabq.gov>
Sent: Monday, October 3, 2016 10:34:48 AM
Subject: RE: Unser NW car wash project

Scott;

We really need you to request a deferral for this project to allow the zone change be added to the request and so you can include the justification per R-270-1980. If we do not receive this request by Wednesday, we will be recommending deferral with Findings that state that the zoning on the site does not allow proposed use, car wash.

Let me know if you have any questions.

Kym E. Dicome

Current Planning Manager
Urban Design & Development Division
City of Albuquerque Planning Department
505-924-3814 direct
kdicome@cabq.gov

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From: Lehner, Catalina L.
Sent: Thursday, September 29, 2016 4:40 PM
To: 'andersonscottc@comcast.net'
Cc: Dicome, Kym; McIntosh, Benjamin A.
Subject: Unser NW car wash project

Hi Scott,

As we've discussed, a zone change is needed to develop an auto-oriented retail or service use (such as a car wash) on the subject site.

I have confirmed this with Code Enforcement Staff. In order to proceed with the zone change, here's what needs to happen:

1. The zone change needs to be paid for at the Front Counter by October 11 at the latest, to allow us to make deadlines for legal advertising. If advertising doesn't happen, another deferral will be necessary. You will receive a new case number, which will be added to the project. Please bring me the receipt and new case number so I can add them to the project file.
2. A complete zone change justification letter, pursuant to R270-1980, is needed by 5 pm on Friday, October 21 at the latest.

I haven't heard back from you definitively how you'd like to proceed. If the applicant would rather find another site, then please advise of that as well.

Thank you.
-Catalina

Lehner, Catalina L.

From: Lehner, Catalina L.
Sent: Friday, September 16, 2016 10:34 AM
To: 'andersonscottc@comcast.net'
Cc: Dicome, Kym; McIntosh, Benjamin A.
Subject: Unser Car Wash EPC case zoning

Hi Scott,

Thank you for meeting with me Wednesday to discuss the proposed car wash project.

The application listed the zoning as SU-1, so I investigated further and found that it's SU-1 for Mixed Uses detailed in Project #1000936.

Project 1000936 is the governing site development plan for subdivision (sps), which wasn't included in the submittal but now is.

Upon further review, language on the sps and on the Zoning Certification states that the subject site's zoning is: "SU-1 for Mixed Use Development – C-1 permissive uses excluding automobile related retail and service uses".

I have confirmed with Code Enforcement Staff that a car wash is an automobile related retail use and that, in order to develop it on the subject site, a zone change is needed.

This case will need to be deferred to the November 10 EPC hearing to allow time for an adequate zone change justification to be written.

I'll give you a call. Thank you.
-Catalina

September 13, 2016

TO: Scott Anderson, Architect
FROM: Catalina Lehner, Senior Planner
City of Albuquerque Planning Department
TEL: (505) 924-3935
RE: Project #1000936, Unser NW Car Wash

Now that the application is complete, I re-reviewed the proposed project. The following items need to be addressed in order to comply with requirements in the Zoning Code and the existing design standards, and to create clarity. Feel free to contact me with any questions.

- ⇒ Please provide 11 copies of the revised site development plan (v. 3) by the close of business (5 pm) **on Thursday, September 22, 2016**, which incorporates the items requested in this memo.
- ⇒ The governing site development plan for subdivision (sps) is part of the proposed site development plan for building permit set. If you want to retrieve the copies of the sps, please let me know and you can switch them out and attach them to the revised site development plan for building permit.
- ⇒ Please provide 1 reduced copy of v.3, 8.5 by 11, including the reduced sps.

1) Introduction:

- A. Though I've done my best for this review, additional items may come up as the case develops. If so, I will inform you immediately.
- B. Please tell me about the project.
- C. A few questions: Why do you think you need to do a new sps? Are any walls proposed?

2) Applicable Requirements:

- A. The subject site is within the boundaries of the West Side Strategic Plan and the Unser Blvd. Design Overlay Zone (re: signage). Staff will analyze the request using these plans. Any requirements in them apply to the proposed project.
- B. The request is required to comply with the design standards in the governing site development plan for subdivision for the Unser/McMahon Village Center North, in addition to the requirements in the Zoning Code.

3) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, is at: <http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission/>
- B. The EPC public hearing for October is the 13th. Final staff reports will be available one week prior, on October 6th.

- C. Was there a pre-application team (PRT) meeting regarding this submittal? If so, please provide a copy of the PRT notes. If not, please note that one is highly recommended in order to understand process, avoid surprises, and provide an adequate submittal.

→ Please do a PRT meeting for any future submittals, as they save time for you and for Staff.

4) Site Development Plan for Subdivision

- A. If you're only creating a lot line, you do not need a site development plan for subdivision (sps). Please remove the top sheet since it's not needed (see 1C of this memo).

Note: If you did need a sps, the sps submitted is deficient because it doesn't address the requirements listed in the Zoning Code regarding minimal content of a sps (see definition of sps).

- B. Since a sps exists (The Unser/McMahon Village Center North sps) that includes the subject site, the existing sps will have to be amended. This is typically done as a condition of approval and you'll need to prepare the amendment for the DRB process.
- C. The site development plan for building permit is required to comply with the governing site development plan for subdivision.

The agent's task is to use the site development plan for subdivision as a checklist and design the site and building based upon it. To what extent have you done this or not done this?

Site Development Plan for Building Permit

I recommend that you look at recent examples of approved EPC site development plans. Please come to the File Room, 3rd floor, Plaza del Sol, between 8 and 5 pm, M-F. A recent one done in this area is Project #1005280/16EPC-40022.

5) General:

- A. Please re-order the sheets after the top sheet is removed, and make sure that all sheets are included.
- B. Add the sheet index and the signature block to the new Sheet C-1.
- C. Provide revision date on all sheets in the current site plan set.
- D. The landscaping plan goes second, after the main spbp sheet.

6) Main Sheet, Sheet C-1 (was C-2):

- A. Label the sheet as Site Development Plan for Building Permit.
- B. List basic site data, such as site size (in acres), legal description, land use, note regarding governing sps, etc.
- C. The area calculations for drives, parking, and sidewalks are not needed.
- D. The General Notes are construction notes and are relatively unimportant at this stage in the process. Please move them to the bottom, left hand corner.

- E. Include a brief, narrative description of the project.
- F. Use the term “light pole” rather than site lighting.
- G. Specify the finish of the existing block wall (keyed note A).
- H. Add a symbol for the bike rack.
- I. Dimension the building horizontally.
- J. Put the fire hydrant also on the utility plan.

Requirements & Calculations Needed

- K. Provide calculations for parking pursuant to Zoning Code 14-16-3-1, Off-Street Parking Regulations. Show the math for all parking calculations, including regular spaces (done), handicap spaces, motorcycle spaces, and bicycle spaces.

Note that MC spaces are in addition to regular spaces and HC spaces are included with the total for regular spaces.
- L. Provide the pedestrian pathway from the street sidewalk [14-16-3-1(H)(2)].
- M. Provide outdoor seating required when a major façade is greater than 100 feet long [14-16-3-18 (C)(3)] and calculations for the number of seats.

7) Detail Sheet:

Please note that here it is standard to provide details for elements on the main site plan sheet. These details are also needed for Staff to evaluate compliance with applicable design standards.

Provide a detail sheet, after the main sheet, with details of the following items, and the materials, colors, and dimensions labeled.

- refuse enclosure (side view and plan view)
- light pole detail
- HC sign
- curb ramp detail
- HC ramp detail
- curb notches detail
- monument sign detail
- bench detail

8) Design Standards:

Note: Compliance with all, applicable Design Standards, in addition to minimum Zoning Code requirements, is required. Please use the Design Standards as a checklist.

- A. Design the monument sign to comply with the design standards for signage and graphics.
- B. The landscaping plan (see 9, below) must comply with the Landscape Design Standards. For example, I see noncompliance with plant size, types of trees along Unser Blvd.

- C. The building currently does not comply with the design standards. Please re-design based on the design standards, with close attention to the requirements for facades and entryways.

9) Landscaping Plan (note: please place here in the sheet order):

Note: you may want to hire a landscape architect; the LS plan is non-compliant and missing items. If you do, please let me know if they will need a deadline extension.

Major Issues

- A. Use the plant palette for the Unser/McMahon Village Center North, found in the design standards, for the landscape design.
- B. Provide landscaping and calculations pursuant to Zoning Code 14-16-3-10, Landscaping Regulations, and dimension landscape beds.
- C. Ensure that 75% coverage with living, vegetative coverage is provided. Right now, it's at about 50%- and that's with counting trees.
- D. Comply with 14-16-3-10(E)(8) regarding special buffering between a non-residential use and a residential use.
- E. Arrange the landscaping onsite so that future conflicts with light poles are avoided.

Additional Issues

- F. Replace Quaking Aspen (high water usage).
- G. Indicate water usage levels in the LS legend.
- H. If something's on the legend and isn't used, please remove it.
- I. Include a standard tree planting detail and a standard shrub planting detail.
- J. Show contour lines [14-16-3-10(C)(3)].
- K. Add a note stating that all landscaping beds and islands will be depressed below grade.
- L. Show curb notches on the LS plan and ensure that the locations match the locations shown on the main sheet and the G&D plan.
- M. Provide a curb notch detail on the detail sheet.
- N. Provide irrigation details.
- O. Remove general note 8.

10) Grading & Drainage Plan:

- A. Are any retaining walls proposed? If so, please provide a retaining wall detail.

- D. Show curb notches (for supplemental irrigation) and ensure they coincide with those on the LS plan.
- E. Provide a curb notch detail.

11) Elevations:

- A. Zoning Code 14-16-3-18(D) contains design standards applicable to all non-residential buildings. Please ensure compliance with the following:
 - (D)(1)- clearly defined building entrance, and
 - (D)(2)- add at least two architectural features to break up the mass.
- B. Re-design the building to comply with the design standards (see also 8C, above).
- C. Provide a colors and materials schedule.
- D. Dimension the building horizontally.

12) Signage:

Please note that all signage is required to comply with the Unser Blvd. Design Overlay Zone.

- A. Dimension building-mounted signage by drawing a square box around it. Provide sf total.
- B. Indicate colors, materials, lighting and finishes of all signage.
- C. Provide a % of façade calculation for the building-mounted signage. Wall signs shall not exceed 6% of the façade to which they are applied.

September 6, 2016

TO: Scott Anderson, Architect
FROM: Catalina Lehner, Senior Planner
City of Albuquerque Planning Department
TEL: (505) 924-3935
RE: Project #1000936, Unser NW Car Wash

I've done a quick, initial review of the proposed project and believe that the application is incomplete. Before I can do a first review of the site development plan, these items will need to be taken care of. We can have a project meeting after I review the revised version. Feel free to contact me with any questions.

⇒ Please provide a complete site development plan, 2 copies and 1 reduced copy, by **on Thursday, September 8, 2016 at noon**, that follows the requirements of the site plan for building permit checklist.

This is version 2 (v.2). I will review it for the first deficiency memo.

⇒ Please provide 11 copies of the governing site development plan for subdivision and 1 reduced copy.

⇒ Please provide 11 copies of a one page, 8.5 by 11 color rendering if you have not done so already.

1) Application Requirements:

Note: Though I've done my best for this initial review, additional items will come up as the case develops. I will inform you as soon as I can.

- A. Please provide a letter of authorization from the property owner of record. Without this, the case cannot proceed.
- B. A site development for subdivision controls the subject site and is required as part of the submittal and needs to be provided (see above, and 4D below).
- C. List the correct zoning on the application. Did you check to see if the use is allowed by the subject site's zoning?

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, is at:
<http://www.cabq.gov/planning/boards-and-commissions/environmental-planning-commission/>
- B. The EPC public hearing for October is the 13th. Final staff reports will be available one week prior, on October 6th.

- C. Was there a pre-application team (PRT) meeting regarding this submittal? If so, please provide a copy of the PRT notes. If not, please note that one is highly recommended in order to understand process, avoid surprises, and provide a strong submittal.

3) Site Development Plan for Building Permit

Please follow the site development plan for building permit checklist and provide/address the requested items. This is standard for all submittals. Since this wasn't done, the submittal is incomplete.

- A. List basic site data, such as size, zoning, legal description, land use, note regarding governing sps, etc.

If you'd like to see examples of approved EPC site plan sets, please come to the File Room, 3rd floor, Plaza del Sol, between 8 and 5 pm, M-F.

- B. Provide numbered keyed notes for ALL elements of the site. List these to the right.
- C. Dimension all elements and indicate materials.
- D. The General Notes are construction notes and are relatively unimportant at this stage in the process. Please move them to the bottom, left hand corner.
- E. Revise the vicinity map to NOT be the entire Zone Atlas page.
- F. A signature block is required since all EPC cases proceed to the DRB.
- G. Provide a utility plan as a separate sheet.

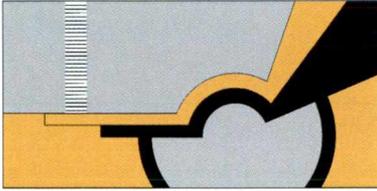
4) Site Development Plan for Subdivision

- A. The site development plan for building permit is required to comply with the governing site development plan for subdivision.

The agent's task is to use the site development plan for subdivision as a checklist and design the site and building based upon it. Staff will check for compliance when the submittal is complete.

- B. The site development plan for building permit set should be placed on top of the site development plan for subdivision set, and the two joined together with a rubber band—this is your complete submittal.

NOTIFICATION &
NEIGHBORHOOD INFORMATION



SCOTT C. ANDERSON
& associates architects

7604 rio penasco nw
albuquerque, nm 87120
andersonscottc@comcast.net
505.401.7575

RE: Site Development Plan for Permit
Site Development Plan for Subdivision
Change of Zoning
Zone Atlas page A11

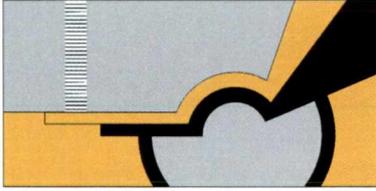
To whom it may concern:

This letter is to inform you that application for Site Development Plan for Building Permit and a Site Development Plan for Subdivision will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on or about November 23, 2016. The City's review process will take a minimum of 30 days (from the postmarked date of this letter), and a hearing will be held on December 8, 2016. A copy of the Planning Department's EPC Information Sheet is enclosed to help you better understand this process.

The specifics of the project are as follows:

- The legal description is Tract 4, of the Paradise Plaza Subdivision.
- A 3,805 SF +/- car wash is proposed.
- A subdivision of the existing tract is being requested.
- Two additional street access points/ drive cuts are being requested.
- Zone Change from:
SU-1 for Mixed Use Development: C-1 Permissive Uses, excluding automobile related retail and service uses and drive up facilities including package liquor spaces ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on premise consumption (maximum 4.5 acres)"
to:
SU-1 for Mixed Use Development-C-1 Permissive Uses, excluding drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on-premise consumption (maximum 4.5 acres)

If you have any questions about this proposal, please feel free to call me at 505 401-7575.



SCOTT C. ANDERSON
& associates architects

7604 rio penasco nw
albuquerque, nm 87120
andersonscottc@comcast.net
505.401.7575

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact the Current Planning Division, at 942-3860. They can also put you in contact with the planner who will be reviewing the project. The planner will be able to explain the Administrative Amendment process and your opportunity for input.

Respectfully,

Scott C. Anderson AIA
Principal
Scott C. Anderson & Associates Architects

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Sent To **Rene Horvath**
Street, Apt. No., or PO Box No. **5515 Palomino Dr NW**
City, State, ZIP+4 **Albuquerque, NM 87120**

PS Form 3800, August 2006 See Reverse for Instructions

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Sent To **Harry Hendriksen**
Street, Apt. No., or PO Box No. **10592 Rio del Sole Ct. NW**
City, State, ZIP+4 **Albuquerque, NM 87114**

PS Form 3800, August 2006 See Reverse for Instructions

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 11/23/16 To 12/8/16

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]
(Applicant or Agent)

11/16/16
(Date)

I issued 2 signs for this application, 11/16/16, [Signature]
(Date) (Staff Member)

PROJECT NUMBER: 1000936



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

September 1, 2016

Scott Anderson
Scott Anderson & Assoc. Architects
7604 Rio Penasco NW/87120
Phone: 505-4017575 Fax:
E-mail: andersonscottc@comcast.net

Dear Scott:

Thank you for your inquiry of **September 1, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) TRACT 4, PARADISE PLAZA SUBDIVISION LOCATED ON NE CORNER OF UNSER BOULEVARD AND CROWN ROAD NW BETWEEN McMAHON NW AND THE COUNTY LINE** zone map **A-11**.

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

WESTSIDE COALITION OF N.A.'S

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

Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (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 (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at dcarmona@cabq.gov.

Sincerely,

Dalaina L. Carmona

Dalaina L. Carmona

Senior Administrative Assistant

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.

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Postage	\$3.30	
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$3.77	

Sent To Hann Hendriksen
 Street, Apt. No., or PO Box No. 10592 Rio del Sole Ct. NW
 City, State, ZIP+4 Albq, NM 87114-2701

PS Form 3800, August 2006 See Reverse for Instructions

7010 2780 0001 1239 9978

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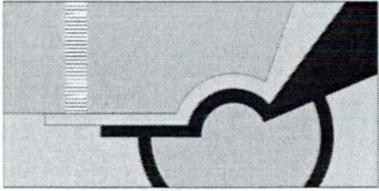
ALBUQUERQUE, NM 87120

Postage	\$3.30	
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$3.77	

Sent To Rene Horvath
 Street, Apt. No., or PO Box No. 5515 Palomino Dr. NW
 City, State, ZIP+4 Albq, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7010 2780 0001 1239 9985



SCOTT C. ANDERSON
& associates architects

7604 rio penasco nw
albuquerque, nm 87120
andersonscotte@comcast.net
505.401.7575

RE: Site Development Plan for Permit
Site Development Plan for Subdivision
Superior Express Car Wash
NE Corner of Unser Blvd NW and Crown Road NW
Zone Atlas page A11

To whom it may concern:

This letter is to inform you that application for Site Development Plan for Building Permit and a Site Development Plan for Subdivision will be submitted to the City of Albuquerque Planning Department for review and possible approval. The application will be submitted on or about September 1, 2016. The City's review process will take a minimum of 30 days (from the postmarked date of this letter), and a hearing will be held on October 13, 2016. A copy of the Planning Department's EPC Information Sheet is enclosed to help you better understand this process.

The specifics of the project are as follows:

- The legal description is Tract 4, of the Paradise Plaza Subdivision.
- A 3,805 SF +/- car wash is proposed.
- A subdivision of the existing tract is being requested.
- Two additional street access points/ drive cuts are being requested.

If you have any questions about this proposal, please feel free to call me at 505 401-7575.

This application can be reviewed at the City Planning Department offices in downtown Albuquerque at the Plaza del Sol building, located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please contact the Current Planning Division, at 942-3860. They can also put you in contact with the planner who will be reviewing the project. The planner will be able to explain the Administrative Amendment process and your opportunity for input.

Respectfully,

Scott C. Anderson AIA
Principal
Scott C. Anderson & Associates Architects

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Hearing Date: Thursday, Nov. 10, 2016 **1000936**

Zone Atlas Page: A11

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: Unser Blvd. & Crown Rd.

Applicant: **Danny Brandenburg**
 2211 Candelaria NE
 Albuquerque, NM 87107

Agent: **Scott Anderson**
 7604 Rio Penasco NW
 Albuquerque, NM 87120

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: 10/19/16

Signature: *Geraldine Delgado*

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Hearing Date: Thursday, Oct. 13, 2016 **1000936**

Zone Atlas Page: A11

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: Unser Blvd. & Crown Rd.

Applicant: **Danny Brandenburg**
 2211 Candelaria NE
 Albuquerque, NM 87107

Agent: **Scott Anderson**
 7604 Rio Penasco NW
 Albuquerque, NM 87120

Special Instructions:

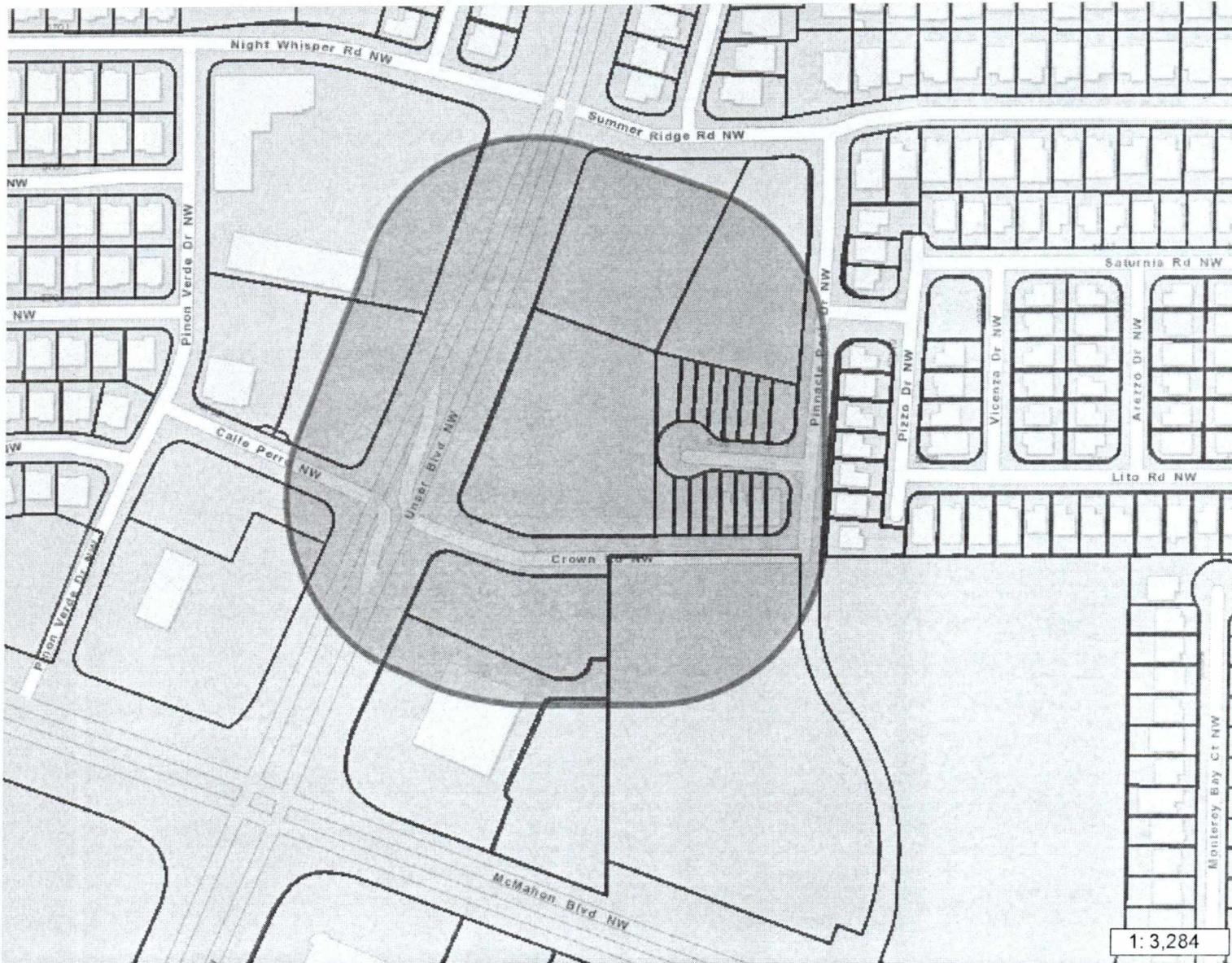
**Notice must be mailed from the
City's 15 day's prior to the meeting.**

Date Mailed: 9/21/16

Signature: *Geraldine Delgado*



1000936



Legend

- Bernalillo County Parcels
- City Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map

Notes

Unser used as a right away
Total Buffer 260 ft

1:3,284

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
9/14/2016 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

SMITH RICHARD E & SMITH EVA M A TRUSTEES
RICHARD E & EVA M A SMITH RVT
928 ALAMEDA RD NW
ALBUQUERQUE NM 87114

ROAD RUNNER REAL ESTATE LLC
106 INDUSTRIAL PARK LP
RIO RANCHO NM 87124

J & J REAL ESTATE LLC
PO BOX 920798
EL PASO TX 79902

J & J REAL ESTATE PARTNERSHIP
PO BOX 920798
EL PASO TX 79902

J & J REAL ESTATE PARTNERSHIP
PO BOX 920798
EL PASO TX 79902

CARRICO LUCY M
PO BOX 92044
ALBUQUERQUE NM 87199

J & J REAL ESTATE LLC
PO BOX 920798
EL PASO TX 79902

SMITH RICHARD E & SMITH EVA M A TRUSTEES
RICHARD E & EVA M A SMITH RVT
928 ALAMEDA RD NW
ALBUQUERQUE NM 87114

AFFINITY AT ALBUQUERQUE LLC
1620 N MAMER RD BLDG B
SPOKANE WA 99216

ENTRADA DEVELOPMENT LTD CO
4101 INDIAN SCHOOL RD NE SUITE 400
ALBUQUERQUE NM 87110

CHAHAL GULJAR S & SURINDER
5701 PINNACLE PEAK CT NW
ALBUQUERQUE NM 87114

H & C REAL ESTATE LLC ATTN: JOHN HEIDRICH
5747 CALLE PERRO NW
ALBUQUERQUE NM 87114

ALVARADO LUCIO A
139 65TH ST SW
ALBUQUERQUE NM 87121

TITAN INVESTMENTS LLC
PO BOX 10368
ALBUQUERQUE NM 87184

TITAN INVESTMENTS LLC
PO BOX 10368
ALBUQUERQUE NM 87184

ROAD RUNNER REAL ESTATE LLC
106 INDUSTRIAL PARK LP
RIO RANCHO NM 87124

ZIA TRUST INC CUSTODIAN JASON A SHAFFER
IRA
6301 INDIAN SCHOOL RD NE SUITE 800
ALBUQUERQUE NM 87110

SIERRA JOSEPH & CATHERINE
5215 NEWBERRY WAY NW
ALBUQUERQUE NM 87120

C3D LLC & VILIA FALCONE LLC & GRAYLAND
CORPORATION & SPRING FRANK L & ETAL
PO BOX 35640
ALBUQUERQUE NM 87176-5640

ROAD RUNNER REAL ESTATE LLC
1401 SONORA
RIO RANCHO NM 87144

J & J REAL ESTATE PARTNERSHIP
PO BOX 920798
EL PASO TX 79902

HAJJAR CHARLES C TRUSTEE UNSER REALTY
TRUST
30 ADAMS ST
MILTON MA 02186

J & J REAL ESTATE LLC
PO BOX 920798
EL PASO TX 79902

UNSER MCMAHON PROPERTIES LLC
8220 SAN PEDRO NE SUITE 500
ALBUQUERQUE NM 87113

TKH COASTAL PROPERTY INVESTMENTS LLC
ATTN: TAX DEPT
6219 RAMIREZ MESA BLVD
MALIBU CA 90265

RED SHAMROCK 10 LLC & COORS & AIRPORT
RETAIL LLC & BECKNER ROAD EQUITIES INC
8220 SAN PEDRO NE SUITE 500
ALBUQUERQUE NM 87113

ALEXANDER SAMUELS REALTY GROUP LLC
92 MARK DR
HAWTHORN IL 60047

DIAMOND SHAMROCK STATIONS INC ATTN:
REAL ESTATE DEPT
1 VALERO WAY
SAN ANTONIO TX 78249-1616

DIAMOND SHAMROCK STATIONS INC ATTN:
REAL ESTATE DEPT
1 VALERO WAY
SAN ANTONIO TX 78249-1616

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Westside Coalition of N.A.'S
Harry Hendriksen
10592 Rio Del Sol Ct. NW
Albuquerque, NM 87114-2701

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Albuquerque, NM 87107

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Albuquerque, NM 87120

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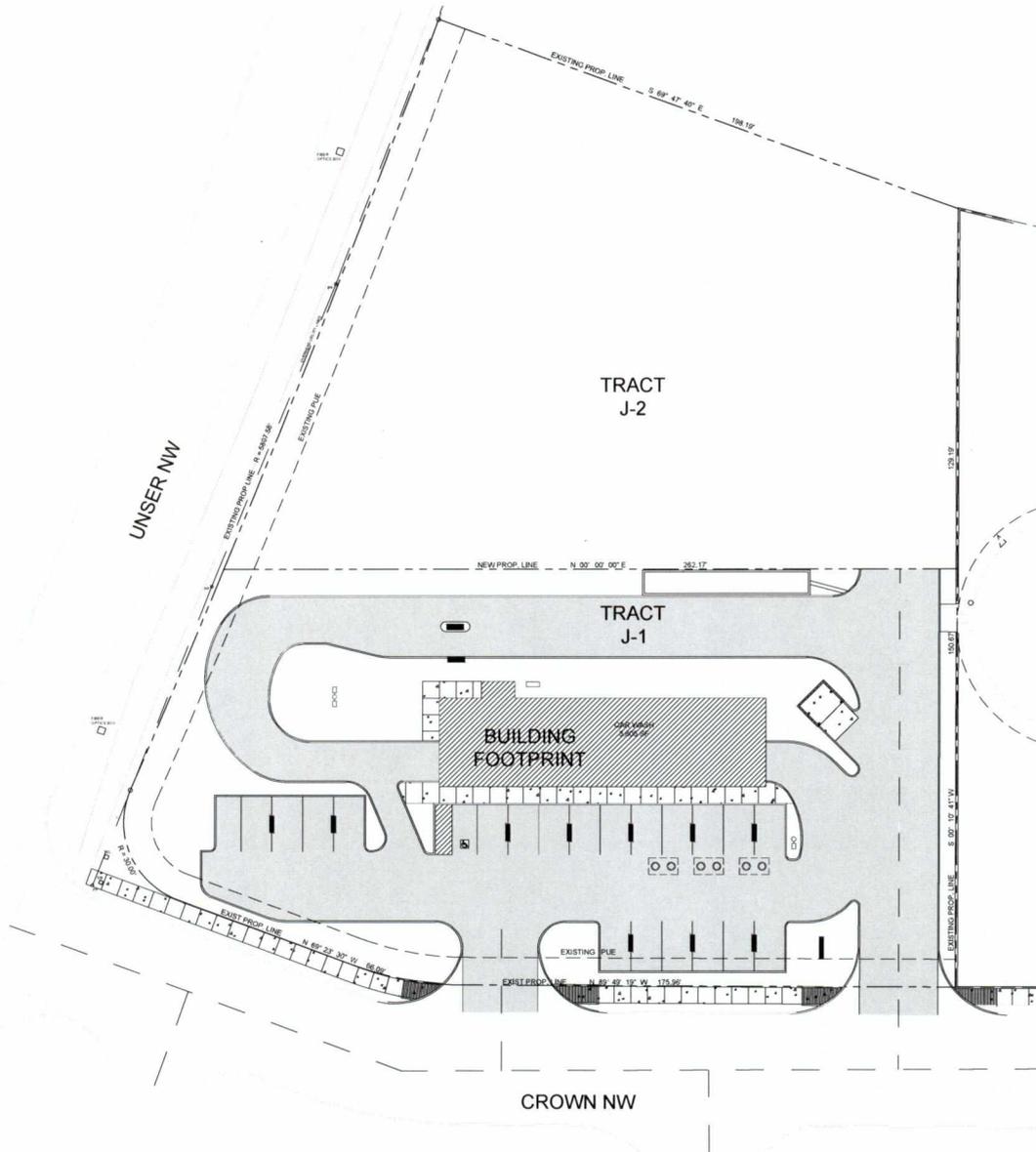
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SITE DEVELOPMENT PLAN REDUCTIONS

Site Development Plan for Building Permit



SITE PLAN FOR SUBDIVISION



VICINITY MAP

- GENERAL NOTES
- CROSSLOT ACCESS, DRAINAGE, PARKING AND UTILITY EASEMENTS TO BE GRANTED BY THE FINAL PLAN.
 - ALL PROPOSED IMPROVEMENTS IN CROWN ROAD NW TO BE COMPLETED UNDER A SEPARATE CITY OF ALBUQUERQUE WORK ORDER.
 - SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES AS A CONDITION. ALL SCREENING AND VEGETATION SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY RACKS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND A MINIMUM OF 5 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
 - FUTURE BUILDING DEVELOPMENT ON TRACT J-2 WILL REQUIRE APPROVAL BY THE EPC.

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

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

is and Infrastructure List required: () Yes () No. If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Department	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

SITE DATA TRACT J-1

PROPOSED USAGE: CAR WASH
 ZONING: SU-1 FOR MIXED USE (C-1 USES)
 TOTAL SITE AREA = 41,183 SF
 BUILDING = 3,805 SF
 DRIVES = 19,466 SF
 PARKING = 4,438 SF
 LANDSCAPING = 12,340 SF
 SIDEWALKS = 1,074 SF

SITE DATA TRACT J-2

FUTURE USAGE: COMMERCIAL
 ZONING: SU-1 FOR MIXED USE (C-1 USES)
 TOTAL SITE AREA = 37,794 SF

DRAWING INDEX

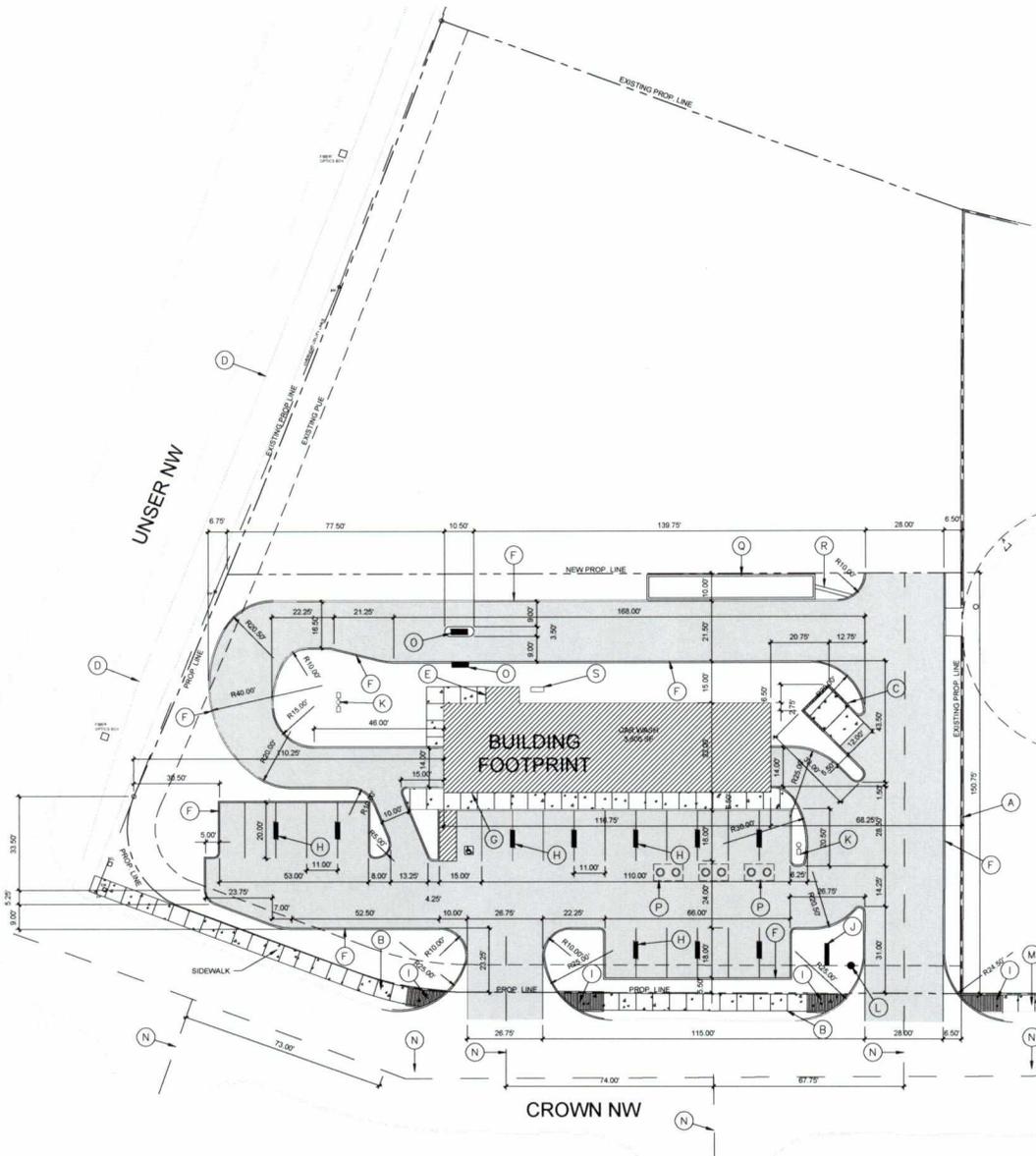
- C-1 SITE PLAN FOR SUBDIVISION
- C-2 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- C-3 PRELIMINARY GRADING AND DRAINAGE PLAN
- C-4 MASTER UTILITY PLAN
- L-1 LANDSCAPE PLAN
- A-1 BUILDING ELEVATIONS
- A-2 BUILDING ELEVATIONS
- SP1 UNSERMCMAHON VILLAGE CENTER NORTH SITE PLAN
- SP2 UNSERMCMAHON VILLAGE CENTER NORTH SITE PLAN
- SP3 UNSERMCMAHON VILLAGE CENTER NORTH SITE PLAN

No	Revision Item	Date



SUPERIOR EXPRESS CAR WASH
 10900 UNSER BLVD NW
 ALBUQUERQUE, NM 87114

DRAWING TITLE		
SITE PLAN FOR SUBDIVISION		
DESIGNED	PROJECT NO.	C-1
DRAWN	SCALE	
CHECKED	DRAWING NO.	
REVIEWED	DATE	
DATE	8/31/16	OF



SITE PLAN FOR BUILDING PERMIT



SCALE: 1" = 20'-0"

- GENERAL NOTES
- CROSLOT ACCESS, DRAINAGE, PARKING AND UTILITY EASEMENTS TO BE GRANTED BY THE FINAL PLAT.
 - ALL PROPOSED IMPROVEMENTS IN CROWN ROAD NW TO BE COMPLETED UNDER A SEPARATE CITY OF ALBUQUERQUE WORK ORDER.
 - SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES AS A CONDITION. ALL SCREENING AND VEGETATION SURROUNDING GROUND MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND A MINIMUM OF 5 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
 - FUTURE BUILDING DEVELOPMENT ON TRACT D WILL REQUIRE APPROVAL BY THE EPC.

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

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

Is and Infrastructure List required: Yes No. If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineer, Transportation Division	Date
Water Utility Department	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary

- KEYED NOTES
- EXISTING 6" EXPOSED CMU WALL TAN COLOR
 - NEW 6" SIDEWALK PER CDA STANDARD DRAWING #2430
 - TRASH ENCLOSURE
 - EXISTING PEDESTRIAN AND BIKE TRAIL TO REMAIN
 - BIKE RACK
 - CONC. HEADER CURB
 - H.C. PARKING SIGN
 - VACUUM STATION
 - UNIDIRECTIONAL H.C. RAMP
 - MONUMENT SIGN 4' TALL X 6' LONG
 - 16' SITE LIGHTING
 - NEW FIRE HYDRANT
 - EXISTING SIDEWALK
 - CENTER LINE OF ROADWAY
 - PAY STATION
 - 1500 GAL. OIL & SAND INTERCEPTOR
 - FLUSH POND
 - SPILLWAY
 - IRRIGATION BOX

PARKING CALCULATION

BUILDING AREA = 3,805 / 200 = 19 SPACES
 PARKING PROVIDED = 22 SPACES
 HC SPACES PROVIDED = 1

SITE DATA TRACT J-1

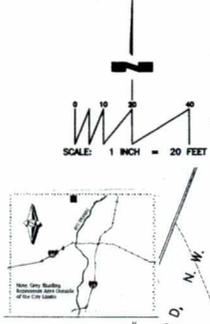
PROPOSED USAGE: CAR WASH
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 BUILDING: 3,805 SF
 DRIVES: 19,466 SF
 PARKING: 4,488 SF
 LANDSCAPING: 12,340 SF
 SIDEWALKS: 1,074 SF

No	Revision	Item	Date



SUPERIOR EXPRESS CAR WASH
 10900 UNSER BLVD. NW
 ALBUQUERQUE, NM 87114

DRAWING TITLE		
SITE PLAN FOR BUILDING PERMIT		
DESIGNED	PROJECT NO.	C-2
DRAWN	SCALE	
CHECKED	DRAWING NO.	
REVIEWED	DATE	
DATE		



A-11-Z

LEGAL DESCRIPTION: TRACT FOUR (4), PARADISE PLAZA, ALBUQUERQUE, NEW MEXICO.

BENCH MARK REFERENCE: ACS STATION 79-A11, LOCATED AT THE NORTH-EAST INTERSECTION OF UNSER BLVD. N.W. AND McMAHON BLVD. N.W., ELEVATION = 5301.647 (NAVD 1988); PROJECT T.B.M. AS SHOWN ON THE PLAN HEREON.

BONDOR CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF FROM THE CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BARRIERS, DRAINS, SPILLS, PONDING AND OTHER TEMPORARY GRADINGS AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTY.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN TRACKED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 800-368-5848 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUBSTRUCTURES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER BY THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND ORDINANCES CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALLEO COUNTY ORDINANCES AND PROCEDURES.

GENERAL NOTES:

- NO PERMITS BOUNDARY CONSIDERS HAVE BEEN FIELD ESTABLISHED FOR THE SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.

LEGEND:
 TOP OF CURB ELEVATION = TC = 56.04
 CURB FLOWLINE ELEVATION = CF = 56.50
 EXISTING SPOT ELEVATION = SE = 56.50
 EXISTING CONTOUR ELEVATION = CE = 56.50
 PROPOSED SPOT ELEVATION = SP = 56.50
 PROPOSED CONTOUR ELEVATION = CP = 56.50
 PROPOSED OR EXISTING CONCRETE SURFACE = CS = 56.50
 EXISTING FINISH LINE = FL = 56.50

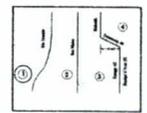
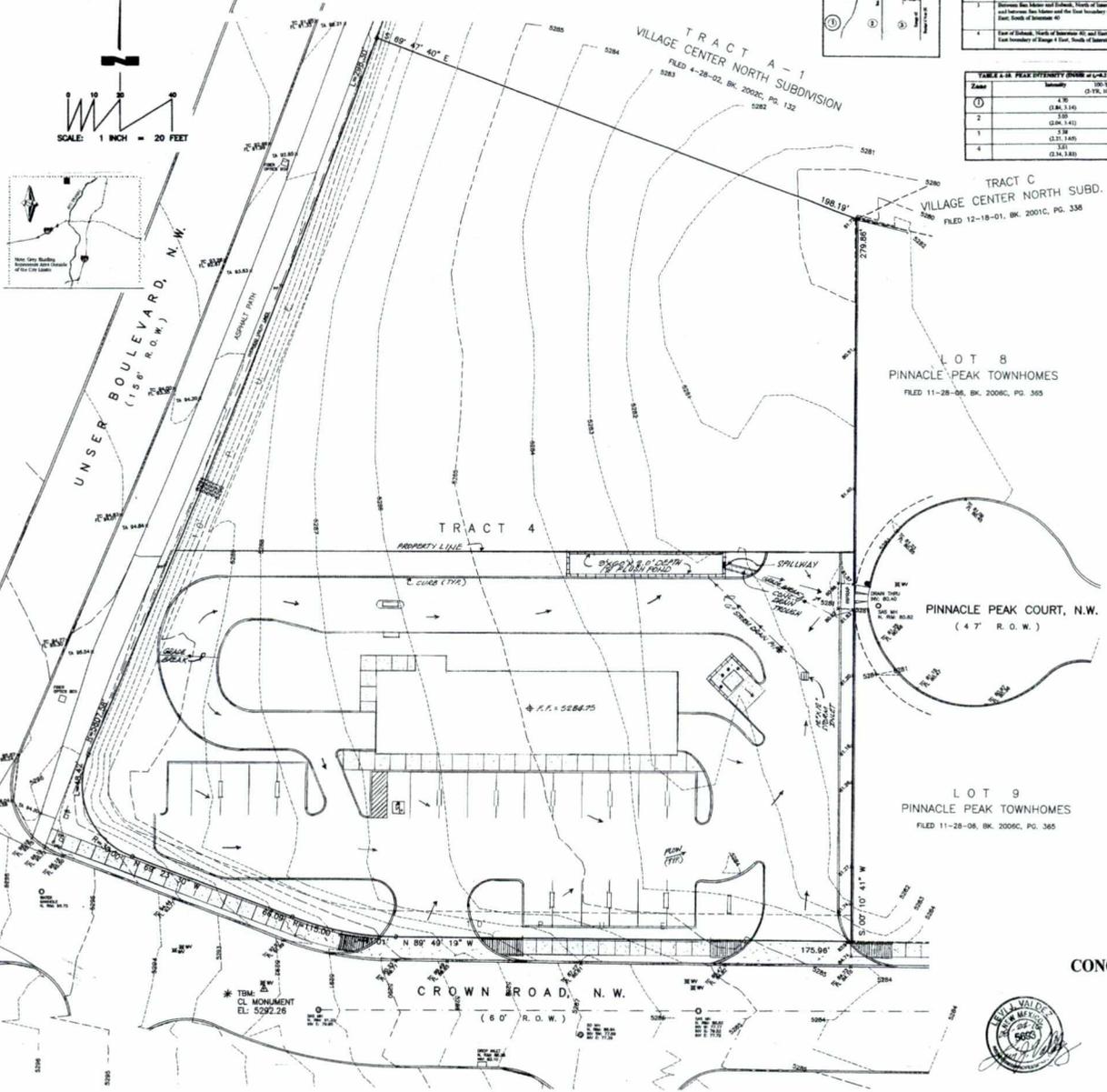


TABLE A-1. PRECIPITATION ZONES

ZONE	LOCATION
(1)	West Side of Lot 8
(2)	Between 8th St. (North) and 9th St. (North)
(3)	Between 9th St. (North) and 10th St. (North)
(4)	East Side of Lot 8, North of 10th St. (North) and East of the East Boundary of Stage 4

TABLE A-2. PEAK EFFLUENT ZONE (cfs) (15-MIN)

Zone	Intensity	15-MIN
(1)	1.50	1.50
(2)	(0.81, 1.14)	1.14
(3)	(0.81, 1.14)	1.14
(4)	(0.81, 1.14)	1.14

TABLE A-3. LAND TREATMENTS

Treatment	Land Condition
A	Not recommended for use. Only to be used for areas with minimal disturbance to existing vegetation.
B	Not recommended for use. Only to be used for areas with minimal disturbance to existing vegetation.
C	Not recommended for use. Only to be used for areas with minimal disturbance to existing vegetation.
D	Not recommended for use. Only to be used for areas with minimal disturbance to existing vegetation.

TABLE A-4. PEAK DISCHARGE (cfs/acre)

Zone	A	B	C	D
(1)	1.50	1.50	1.50	1.50
(2)	(0.81, 1.14)	(0.81, 1.14)	(0.81, 1.14)	(0.81, 1.14)
(3)	(0.81, 1.14)	(0.81, 1.14)	(0.81, 1.14)	(0.81, 1.14)
(4)	(0.81, 1.14)	(0.81, 1.14)	(0.81, 1.14)	(0.81, 1.14)

DRAINAGE COMMENTS:
 AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED AT THE NORTHEAST INTERSECTION OF UNSER BLVD. N.W. AND CROWN ROAD N.W. IN THE CITY OF ALBUQUERQUE, NEW MEXICO, MAP "A-11-Z".
 THE SUBJECT SITE IS PRESENTLY AN UNDEVELOPED PROPERTY. THE PROPOSED PLAN AS SHOWN HEREON IS TO CONSTRUCT A NEW CAR WASH STRUCTURE TOGETHER WITH RELATED ASSOCIATED IMPROVEMENTS THEREON.
 THE SUBJECT SITE:
 (1) IS LOCATED WITHIN A DESIGNATED ZONE "X", (NO FLOOD HAZARD AREA), CONFORMS WITH THE 100-YEAR FLOOD HAZARD BOUNDARY AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD BOUNDARY.
 (2) DOES NOT ACCEPT DEBRIS FLOWS FROM ADJACENT PROPERTIES.
 (3) DOES NOT CONTRIBUTE FLOWS TO THE PROPERTY TO THE EAST. AT THE PROPOSED FLOORS HEREON, THE PLAN HEREON ARE TO BE DIRECTED TO A "FIRST FLUSH RETENTION POND" AND DISCHARGED AT A DESIGNATED SPILLWAY ELEVATION AND CONTINUE IN ITS HISTORICAL PATH. (4) ASSESS FLOWS WILL HAVE NO ADVERSE EFFECT TO DOWNSTREAM PROPERTIES).
 DRAINAGE CALCULATIONS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, BERNALLEO COUNTY, NEW MEXICO.

SITE AREA - 0.91 ACRE ZONE (1)

PRECIPITATION: 140" - 2.29 in.
 140" - 2.44 in.
 100" - 1.67 in.

TREATMENT	PEAK DISCHARGE
TREATMENT A	0.14 cfs
TREATMENT B	1.29 cfs
TREATMENT C	0.99 cfs
TREATMENT D	1.37 cfs

EXISTING CONDITIONS PROPOSED CONDITIONS:

TREATMENT	AREA	AREA
TREATMENT A	0.91 ac	0.00 ac
TREATMENT B	0.00 ac	0.00 ac
TREATMENT C	0.00 ac	0.26 ac
TREATMENT D	0.00 ac	0.69 ac

EXISTING EXCESS PRECIPITATION:
 Weighted E = (0.44)(0.91)(0.47)(0.00) + (0.99)(0.00)(1.07)(0.00)(0.91) = 0.44 in.
 V100-140 = (0.44)(0.91)(2) = 0.8143 ac-ft = 1,366.8 ft

EXISTING PEAK DISCHARGE:
 Q100 = (1.29)(0.91)(2.01)(0.00) + (0.87)(0.00)(1.17)(0.00) = 1.23 cfs

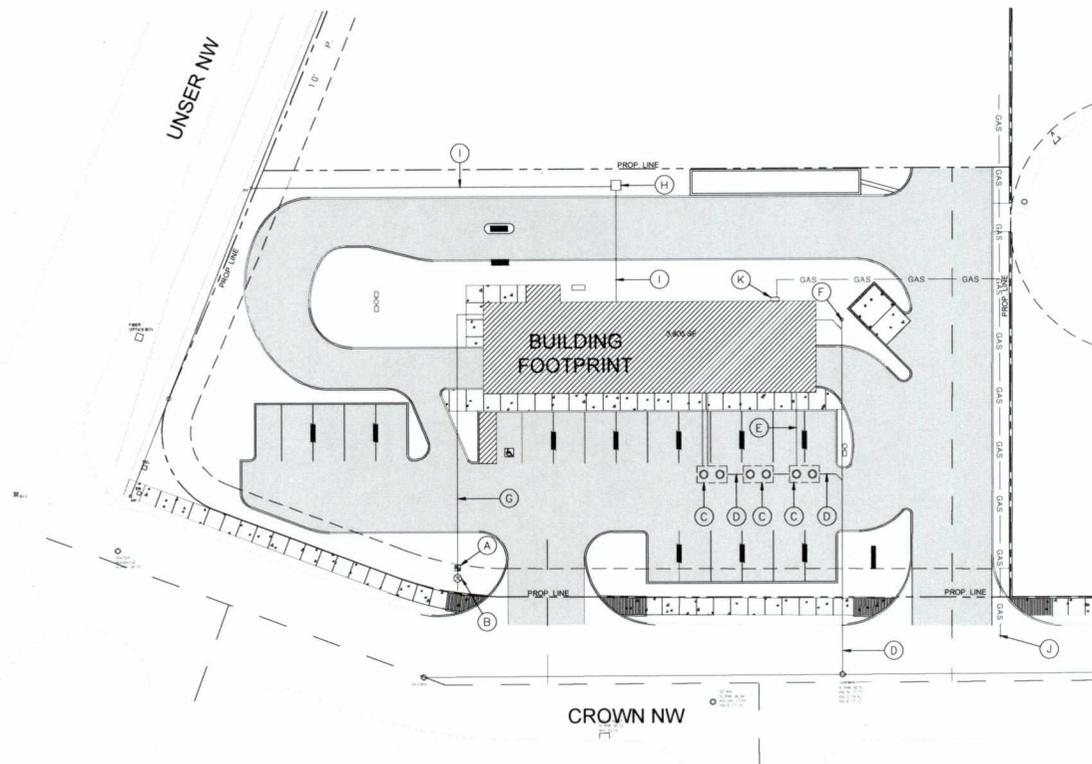
PROPOSED EXCESS PRECIPITATION:
 Weighted E = (0.44)(0.00)(0.47)(0.00) + (0.99)(0.26)(1.07)(0.00)(0.91) = 0.26 in.
 V100-140 = (0.26)(0.91)(2) = 0.4732 ac-ft = 768.2 ft

PROPOSED PEAK DISCHARGE:
 Q100 = (1.29)(0.00)(2.01)(0.00) + (0.87)(0.26)(1.17)(0.00) = 1.74 cfs
 INCREASE: Q100 = 2.53 CFS V100-140 = 4,555.5 CU. FT

NOTE: FIRST FLUSH - RETENTION POND VOLUME REQUIRED: 0.27 (0.07) x 28,995.92 FT = 899.9 CU. FT.
 RETENTION POND PROVIDED: 9' x 60' x 2' 6" depth = 1,080.0 CU. FT.



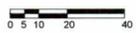
AS PROPOSED
CONCEPTUAL GRADING - DRAINAGE PLAN
 FOR
SUPERIOR EXPRESS CAR WASH
 10900 UNSER BLVD. N.W.
 ALBUQUERQUE, NEW MEXICO
 AUGUST, 2016



- GENERAL NOTES
- 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED
 - ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA STANDARDS
 - ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

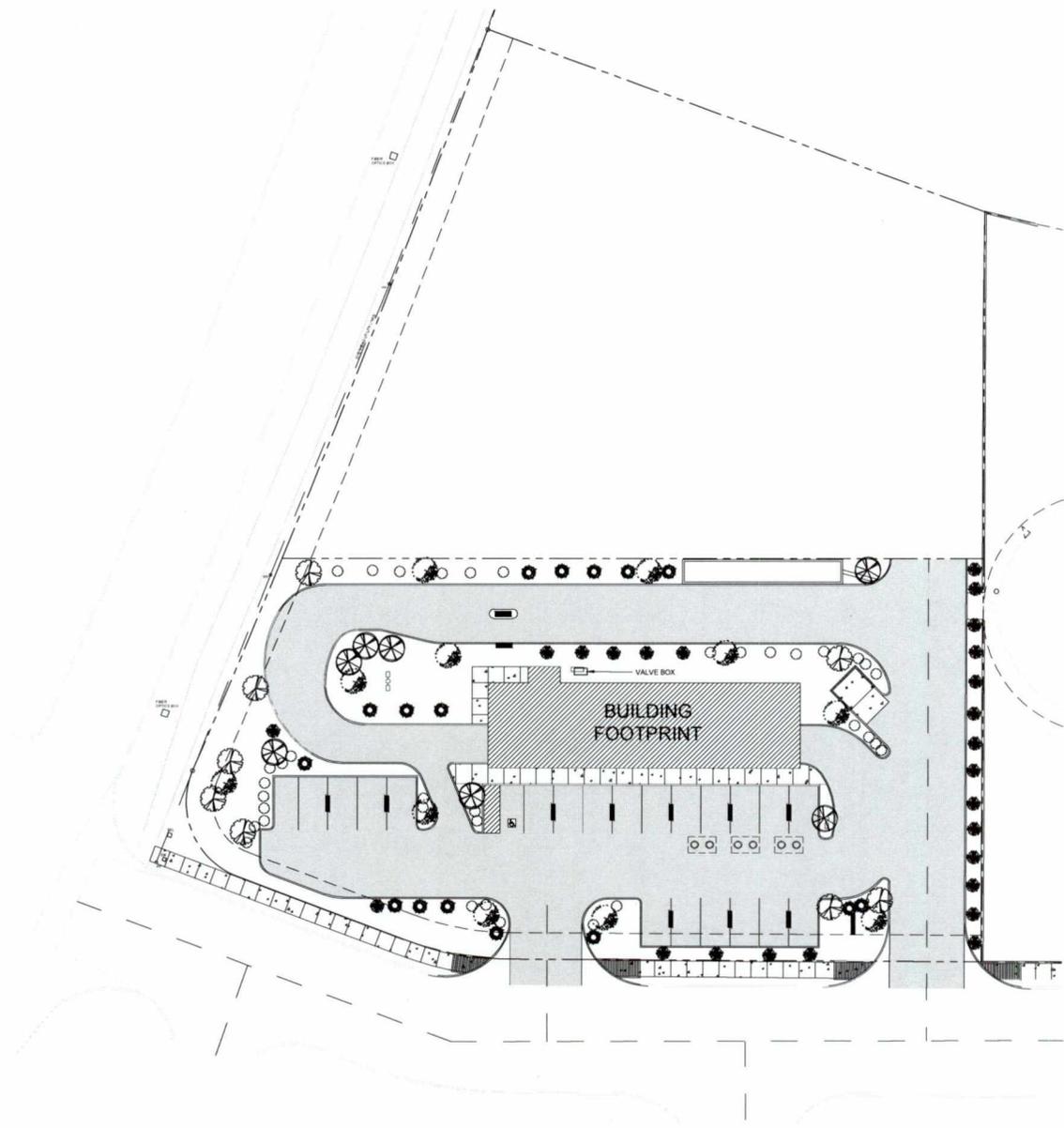
- KEYED NOTES
- A. 2" WATER METER
 - B. SHUT OFF VALVE
 - C. 1500 GAL. OIL & SAND INTERCEPTOR
 - D. 6" SANITARY SEWER
 - E. 2" RECLAIM WATER
 - F. CLEANOUT
 - G. 3" WATER LINE
 - H. ELECTRICAL TRANSFORMER
 - I. UNDERGROUND ELECTRIC LINE
 - J. HIGH PRESSURE GAS LINE
 - K. GAS METER

SITE UTILITY PLAN



CAUTION - NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

No.	Revision Item	Date
		
SUPERIOR EXPRESS CAR WASH 10900 UNSER BLVD. NW ALBUQUERQUE, NM 87114		
SITE UTILITY PLAN		
DESIGNED	PROJECT NO.	C-4
DRAWN	SCALE	
CHECKED	DRAWING NO.	
REVIEWED	DATE	
DATE	8/21/16	OF



SITE PLAN



SCALE: 1" = 20'-0"

GENERAL NOTES

1. ALL PLANTING AREAS NOT COVERED IN TURF SHALL HAVE A GROUND TOPPING OF CRUSHED ROCK, RIVER ROCK, OR OTHER SIMILAR MATERIAL WHICH EXTENDS COMPLETELY UNDER THE PLANT MATERIAL. HOWEVER, THESE MATERIALS SHALL NOT BE USED AS FOCAL LANDSCAPE.
2. IT IS THE INTENT OF THIS PLAN TO COMPLY WITH THE CITY OF ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE, PLANTING RESTRICTION APPROACH.
3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
4. ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODE, STREET TREE ORDINANCE, POLLEN ORDINANCE, AND WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.
5. PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURITY.
6. SPROWN GRAVEL OVER FILTER FABRIC SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED.
7. IRRIGATION SHALL BE A COMPLETE UNDERGROUND SYSTEM WITH TREES TO RECEIVE (1) 1.5 GPH DRIP EMITTERS AND SHRUBS TO RECEIVE (2) 1.0 GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.
8. FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.
9. INSTALL BACKFLOW PREVENTION @ IRRIGATION SYSTEM.

PLANTING LEGEND

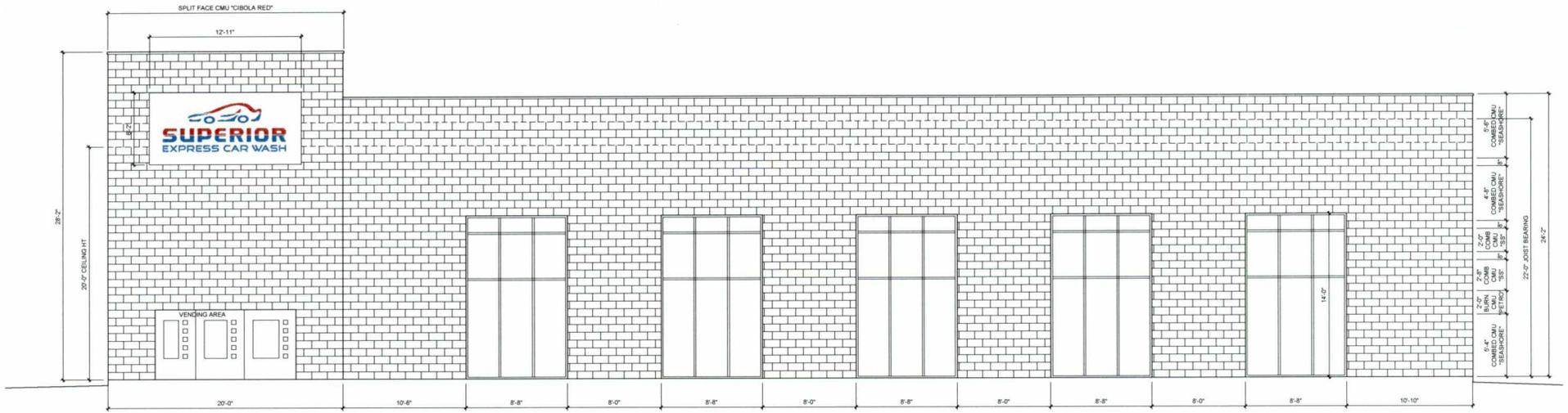
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPEC
TREES				
	9	POPULUS TREMULOIDES	QUAKING ASPEN	8'-10'
	8	FRAXINUS VELUTINA	ARIZONA ASH	8'-10'
	9	PIRUS CALLERYANA	BROADFORD FLOWERING PEAR	6'-8'
	0	PRUNUS AMERICANUS	FLOWERING PLUM	6'-8'
	0	PICEA PUNGENS	COLORADO SPRUCE	6'-8'
SHRUBS				
	0	CHRYSOTHAMUS NUBECOSUS	CHAMISA	5 GAL.
	30	FALLUGIA PARADOXA	APACHE PLUME	1-2 GAL.
	25	PEROVSKIA AKTRIMOROKIDES	RUSSIAN SAGE	1-2 GAL.
	0	ROSA ROUGHA	RED LEAF ROSE	1-2 GAL.
	16	CYSTIUS PLUGANS	SPANISH BROOM	5 GAL.
WILDFLOWERS				
	0		PLAINS COREOPSIS	1 GAL.
	0		CALIFORNIA POPPY	1 GAL.
	0		FIREWHEEL	2" POT
	0		SCARLET BUGLER	1 GAL.
	0		ROCKY MNT. PENSTEMON	1 GAL.
	4 LBSB/1000 SQ. FT.		BUCKLEWING DACTYLOIDES	BUFFALO GRASS

No	Revision Item	Date



MORT C. ALVARADO & associates architects
 10900 UNSER BLVD. NW
 ALBUQUERQUE, NM 87114

DRAWING TITLE		
LANDSCAPE PLAN		
DESIGNED	PROJECT NO.	L-1
DRAWN	SCALE	
CHECKED	DRAWING NO.	
REVIEWED	DATE	
DATE	DATE	



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

No	Revision Item	Date
 MCDERMOTT & associates architects <small>ARCHITECTS</small> <small>10900 UNSER BLVD. NW</small> <small>ALBUQUERQUE, NM 87114</small>		
DRAWING TITLE		
BUILDING ELEVATIONS		
<small>DATE</small> <small>DESIGNED</small> <small>DRAWN</small> <small>CHECKED</small> <small>REVIEWED</small> <small>DATE</small>	<small>PROJECT NO.</small>	<small>SCALE</small>
	<small>DRAWING NO.</small>	A-1
	<small>DATE</small> 8/26/16	
	<small>OF</small>	

SITE DEVELOPMENT PLAN REDUCTIONS

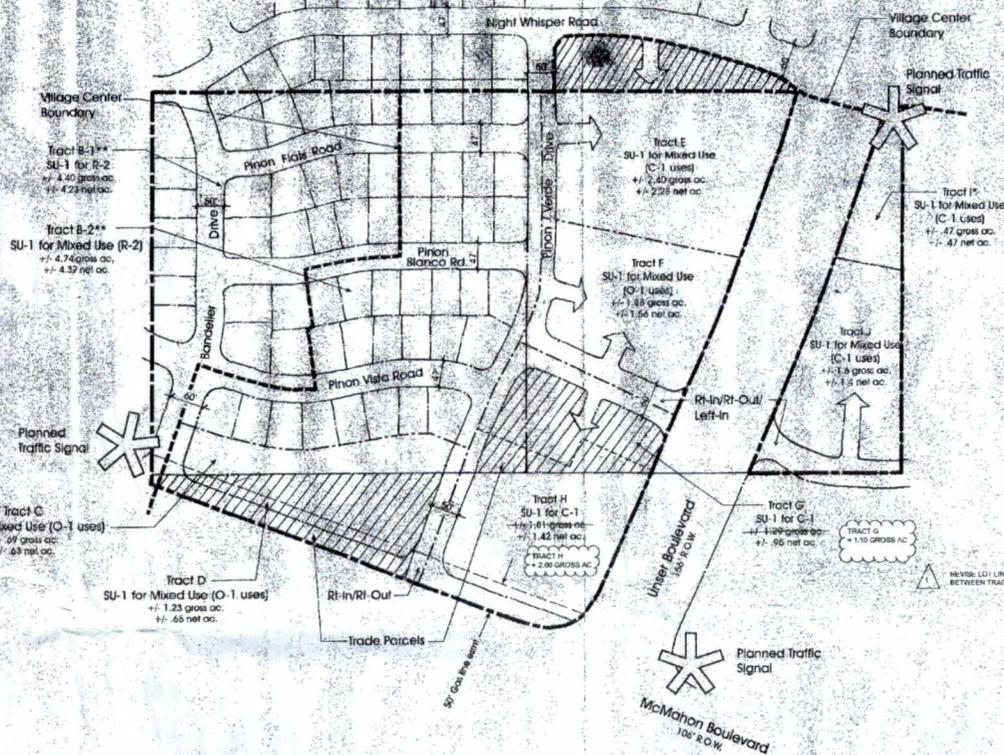
Approved Site Development Plan for Subdivision and Site Development Plan for
Subdivision for Unser/McMahon Village Center North

PROPERTY COVERED BY THIS SITE PLAN FOR SUBDIVISION
TOTAL ACREAGE:
20.6 GROSS ACRES

30' ACCESS POINTS



SITE VICINITY



SITE PLAN FOR SUBDIVISION

REQUIRED INFORMATION:

The Site: The site consists of 16.2 acres within the Unser/McMahon Village Center and 4.4 acres (Tract B-1) outside the Village Center.

Kunlich/Zone R-27-1199

Proposed Use: Zoning on this property was approved by the Environmental Planning Commission on September 18, 1997 and January 18, 2001 as follows:

- SU-1 for Mixed Use Development: 13.2 acres
 - C-1 Permissive Uses, excluding automobile related retail and service uses and drive-up facilities including package liquor sales ancillary to a retail grocery of 20,000 square feet minimum and restaurant with alcoholic drink sales for on premise consumption (maximum 4.5 acres);
 - O-1 Permissive and Conditional Uses; and
 - R-2 Permissive and Conditional Uses (minimum of 35% of the gross property area)

SU-1 for R-2: 4.4 acres

199 Equines (Z-97-47)

Proposed Use: Zoning on this property was approved by the Environmental Planning Commission on April 17, 1997 as follows:

SU-1 for C-1 Permissive Uses: 3.0 acres

Pedestrian and Vehicular Ingress and Egress:

Trails: There are proposed trails along Unser and McMahon Boulevards per the Trails and Pathways Master Plan.

Vehicular Access: In accordance with the Transportation and Land Use Guide for the Westside/McMahon Corridor, the Site Plan identifies an internal circulation system of collector and local roads. Conceptual access points have been identified; final locations, widths, and configuration shall be determined with future Site Plans for building purposes.

Pedestrian Access: Pedestrian shall access the Village Center from several points around the perimeter of the site. Pedestrian access shall also be provided into the R-2 neighborhood west of the Village Center to ensure easy connections from the R-2 users to the Village Center.

Bicycle Access: Bicycle trails are planned along Unser and McMahon Boulevards west and south of the subject property. Also, pursuant to the West Side Strategic Plan, the former collector streets will have on-street bicycle lanes.

Trails: As property develops within this portion of the Village Center, coordination shall with the City Transit Department regarding placement of transit stops in order to provide access and service to this area.

Landscape Plan: The Design Guidelines (see Sheets 2 and 3) outline the landscape requirements for the Village Center. A minimum of 15 percent of the site shall be landscaped.

APPROVALS - PROJECT #1000936

EPC Application #00110-00000-01639/00128-00000-01640

DRB Application #01450-00000-00888

THIS SITE PLAN FOR SUBDIVISION IS GENERALLY CONSISTENT WITH THE SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON JANUARY 18, 2001 AND CONDITIONS OF APPROVAL HAVE BEEN MET.

	7/27/01
Planning Department	Date
	7/25/01
Transportation Department	Date
	7/25/01
City Engineer	Date
	7/25/01
Utility Development	Date
	7/25/01
Parks and Recreation Department	Date

GENERAL NOTES:

1) In order to achieve the goals of this plan, a plot is required that implements the proposed land trades between this property and the property to the south and east, and establishes zone boundaries. The purpose of this trade is to provide each landowner with a developable tract with reasonable access.

2) The SU-1 for R-2 zoned area (Tract B-1) and the residential portion of the SU-1 for Mixed Use area (Tract B-2) are delegated to the Development Review Board if they are developed at RT densities or less (per R-2 zoning regulations), as determined by the Environmental Planning Commission's Notice of Decision dated January 18, 2001.

Tract	Land Use	Gross Acres
B-2	R-2	4.75
C	O-1	.70
D	O-1	1.23
E	C-1	2.40
F	O-1	1.88
G	C-1	1.00
H	C-1	1.45
I	C-1	.47
J	C-1	1.63
TOTAL VILLAGE CENTER		16.2

*Tract I is proposed to be traded with an equal sized parcel in Z-99-112. Tract D and G are proposed as a trade.

**Tracts B-1 and B-2 are zoned SU-1 for R-2 uses and SU-1 for Mixed Use, respectively. Tract B-2 fulfills the required residential component of the SU-1 for Mixed Use area (minimum 35%), as approved by the Environmental Planning Commission. The illustrated residential lots are a permissive use in both zones.

SITE PLAN FOR SUBDIVISION Unser/McMahon Village Center North

Prepared For:

Unser/McMahon Group
92 Mark Drive
Hawthorn Woods, IL 60047

Prepared By:

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

JAN 18, 2001

Sheet 1 of 3

Scale: 1" = 100'



DESIGN PARAMETERS

The purpose of these design parameters is to provide a framework to assist development and design in understanding the development goals and objectives for the Unser/McMahon Village Center. The design parameters are provided for the adjacent R-2 zoned portion of the Village Center. These design parameters include: site plan, landscape, pedestrian, bicycle, and signage. The design parameters are intended to be consistent with the standards and guidelines established by the Environmental Planning Commission on September 15, 2009, and the standards and guidelines established by the Environmental Planning Commission on September 15, 2009, and the standards and guidelines established by the Environmental Planning Commission on September 15, 2009.

SITE DESIGN

The design of the development is dependent upon site characteristics, building form, and site plan. The design of the development is dependent upon site characteristics, building form, and site plan. The design of the development is dependent upon site characteristics, building form, and site plan.

General:

- Cluster buildings on the site. A concentrated density of buildings will offer a greater sense of Village Center than a one-building per lot configuration.

- A public plaza or courtyard space around which buildings can be clustered and linked to one another shall be provided. The plaza should be attractive, functional and provide a link to the community. Plaza elements appropriate for outdoor dining.

- Building corners and entries shall be easily accessible from the surrounding buildings and should be visible from the street through open passages such as garden courts.

- Entrances shall be clearly defined, by either a canopy or full minimum feet, and linked to the pedestrian pathways.

- Parking located adjacent to Unser Boulevard, McMahon Boulevard, and all entrance streets shall be served by landscaping or a combination of landscaping, wall/fences, and screen planting. Screening shall be compatible with edge treatment of adjacent properties.

- Buildings shall be situated within the site shall comply with applicable City of Albuquerque Zoning and Building Codes, as well as other local codes and ordinances.

- The occupied lot depth gardeners by the City shall apply.

- All loading docks shall be screened and covered with architecturally integrated walls and roofs.

- Any exterior storage and sales signs shall be architecturally integrated to the main building by use of walls, roofs, and fencing.

- No chain-link, razor-wire, or vinyl plastic fencing shall be permitted.

- The plaza area shall have a minimum dimension of 30 feet in depth and shall be a minimum square footage of 1000 square feet.

- Public areas shall be defined by building edges, a differentiation in interaction paving and landscaping of a variety of scales. The design and location of appropriate amenities such as seating, outdoor display, and newspaper kiosks should be used to enhance public areas.

- Buildings shall be designed to front on internal streets to reinforce the street edge.

Guidelines:

- Open courtyard designs shall be used to form transitions between parking areas and building footprints.

- Open courtyards should include pedestrian activity areas, bicycle storage, ATM kiosks, and/or support for other activities to encourage multi-modal transportation and a community friendly atmosphere.



SHADED PEDESTRIAN AREAS

Entrances:

- Roofs, canopies, and other outdoor activity or seating areas shall be significantly shaded from summer sunlight by tree canopies or architectural devices.

- Public entries to the project shall be designed to be distinguishable with one another, provide strong visual impact, provide a unified project identification.

- The inclusion of an outdoor entry or a transition with outdoor seating, lighting, or other amenities shall be provided for each building, courtyard, or site location.

Accessibility & Safety:

- Design for accessibility of all for use with outdoor public space. For the safety and ease of use by all modes of transport, all pedestrian and bicycle paths should be designed to be safe, clear, and well-lit. The design and construction of the project need to include sufficient consideration to separate pedestrians and bicyclists from vehicular traffic.

Standards:

- The Americans with Disabilities Act and the Access and National Standards for Accessible Buildings and Facilities shall be followed for all buildings and facilities. The design and construction of the project need to include sufficient consideration to separate pedestrians and bicyclists from vehicular traffic.

- Close attention shall be paid to ramps and to how the entire site may be traversed. Maximum pedestrian loading shall align with public paths to connect and integrate all building sites. The maximum gradient of any ramp shall not exceed 8.33 percent.

- Entrances and exits to buildings shall be flush.

- A constant elevation shall be maintained at all curb cuts and junctions between sidewalks and pedestrian sidewalks for compliance with ADA standards.

- All exterior landscape, stone/brick, and building elements shall be designed to have minimal visual obstruction to their surrounding areas in order to maintain a high degree of visual surveillance.

- Interior public areas shall have visual access to exterior activity areas for additional surveillance.

Guidelines:

- Exterior children's play areas shall be located where surveillance can occur from multiple directions.

Circulation standards:

- Pedestrian access shall be separated from vehicular access. Driveways shall not be considered an acceptable form of pedestrian access to buildings or outdoor activity areas.

- All sidewalks designated as 4 feet or a full width of a minimum of 4 feet clear or 5 feet clear with shade trees of 23 feet or greater in 50 percent of landscaping areas.

- All buildings shall be connected to the internal street and external street with pedestrian ways with a foot or 4 foot clear sidewalks with 50 percent.

- Private driveways into the Commercial, Office or Multi-Family sites shall not exceed a width of 32 feet for two-way traffic, or 20 feet for one-way traffic.

- Bicycle parking shall be provided to promote alternative vehicle use as follows:

- Office & commercial: for employees, one bicycle lock space per 20 parking spaces

- Multi-Family residential: for residents, 1 space per 2 dwelling units

- Six foot sidewalks shall be provided along all roadways. All other sidewalks shall be a minimum of 4 feet in width.

- Parking areas shall be designed to include a pedestrian link to the street sidewalk network and pedestrian access shall be provided to link structures to the public sidewalk.

- Tail connections shall be provided within the interior roadway to the City-planned trail along Unser Boulevard.

- Pedestrian connections shall be provided to the major transit stop along the new, eastern-most, north-south roadway (see Sheet 1).

- A different paving material, color and/or patterning shall be provided at all crosswalks to bring attention to them visually and tactilely for safe pedestrian crossing.

- Per the City Zoning Code, 1 parking space per 200 square feet of leasable space is required for commercial parcels. For office parcels, 1 parking space per 200 square feet of leasable space is required for ground floor area and 1 parking space per 300 square feet of leasable space is required for all other floor area. The minimum off-street parking requirement for apartments is 1 parking space per both, but no less than 1.5 spaces per unit. Parking for single family or townhouse developments shall be per the R-2 zoning requirements.

- There shall be no parking requirement applied to any second floor housing above retail.

- The parking requirements shall be the minimum is the maximum.

- Landscaped islands shall be distributed throughout parking areas.

- There shall be barrier curbs around landscape islands in parking areas in order to protect land sloping from vehicles.

Guidelines:

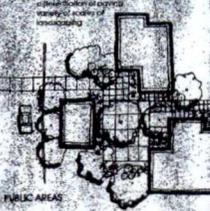
- Parking shall be broken into smaller areas rather than one large parking lot where practicable. Long stretches of parking facilities adjacent to the street should be avoided whenever possible. Screening may include earth berms, perimeter or retaining walls, and landscaping, with a maximum height of 3 feet.

Transportation Demand Management (TDM)

- Future employees that locate within the Unser/McMahon Village Center who have more than 50 future employees will be required to set up a TDM program. The purpose of the TDM plan is to provide employees with alternatives to the single-occupancy vehicle as a means to continue from home. The following elements will be part of a TDM report at Unser/McMahon Village Center:

- On parcels with businesses that have more than 50 employees, lockers, showers, and bike racks shall be available on each parcel for those employees who wish to jog, walk, or bicycle to work via one of the bicycle trails that are in close proximity to the Unser/McMahon Village Center.

- Businesses with more than 50 employees should consider appointing a Commuter Management Coordinator (CMC) for the purpose of facilitating carpools and providing premium parking tickets for those employees who participate.



PUBLIC AREAS

- Businesses with more than 50 employees shall provide bicycle repair space in their employee parking lot or an "employee center" area. However, the following delivery City Code information, policies, and plans shall be followed:

- The CMC Coordinator for each employer with more than 20 employees will lead the contact process with City Transit and Environmental Sustainability for specific, technical assistance, etc.

- A transportation Demand Management Plan shall be developed with the Transit Department once a minimum of 100 employees on the commercial center is reached. A transportation Management Association should be organized for all of the businesses within the commercial center.

- A transportation Demand Management Plan shall be developed with the Transit Department once a threshold of 100 employees of services developers is reached.

As a part of the TDM Program City Code shall:

- Provide bus routes off of McMahon Boulevard and into the interior of the project once McMahon and Unser Boulevards are constructed.

- Sanitation shall work with the residential and non-residential projects to provide efficient routes and shuttles to the Unser/McMahon Village Center trail address their specific needs.

Setbacks:

Standards:

- The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, retaining berms, and walls.

- All building setbacks shall be landscaped according to the landscape guidelines (see Landscape section).

- Perimeter driveways, access/ports, garden court walls and overhangs shall be allowed within setbacks.

- Drive aisles and parking shall not be permitted in the 40-foot setback between the front entry and the building and sidewalk along external streets.

Buildings in commercial and office areas shall have minimum setbacks as follows:

- 20 feet from the R.O.W. line of Unser and McMahon Boulevards.

- 15 feet from the R.O.W. line of the interior street (the minimum setback of building entries from interior streets to the front entry of the building shall be 40 feet and/or a portion line of a residential zone).

- 10 feet from the property line of a commercial zone.

Parking areas shall have minimum setbacks as follows:

- 25 feet from the R.O.W. line of Unser and McMahon Boulevards.

- 15 feet from the R.O.W. of interior roads.

Perimeter Walls, Screening Walls & Fences:

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of service functions shall be away from any street or pedestrian area. The guidelines established in the landscape and setback sections will provide the main strategy for screening objectionable views and activities. Walls and fences will also serve a major screening function. The intent is to keep walls and fences as low as possible while performing their screening and security function.

Standards:

- Perimeter walls shall be provided for multi-family residential development. They shall have a maximum height of 6 feet and be designed to meander within the landscape setback.

- Pedestrian openings shall be provided for access of key locations within single-family residential developments.

- Visual openings shall be provided in perimeter walls every 100 feet of commercial, office, and apartment properties for visual relief.

- All outdoor refuse containers shall be screened within a minimum 6-foot tall enclosure and large enough to contain all refuse generated between collections. Design and materials of enclosure shall be compatible with the architectural theme of the site.

- Areas for the storage of high profile delivery/transport vehicles shall be screened from adjacent streets and properties with a wall/fence of no less than 6 feet in height above finish grade.

- Mechanical equipment for commercial, office, and apartment properties shall be fully screened from public view. Screening shall be compatible with materials and design of the building. Loading areas shall be screened from public view by walls, berms, or landscaping.

SIGNAGE & GRAPHICS

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors, to provide orientation requirements and restrictions, to provide for public safety, and to complement the visual character of the development.

Standards:

- The developer shall provide entry signs for the project to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be on private property and shall be maintained by the property owner.

- Freestanding signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.

No off-premise signs.

Signage SHALL:

- Be designed to be consistent with and complement the materials, colors and architectural style of the building and location.

- be illuminated in accordance with the City of Albuquerque General Sign Regulations as they relate to Section 14.1 to 14.25 of the zoning Code. Signs will not be electrically illuminated (they be used provided there is no glare on the street or upon adjacent property or that the sign does not obstruct motorists).

Signage SHALL NOT:

- use moving parts, make excessive sounds, or have blinking or flashing lights

- overhang into the public right-of-way, property line, or extend above the building roof line

- include any architectural features, including windows, columns, moldings or any decorative features.

- Two monument village signs are placed on both sides of the street and one monument sign is allowed on McMahon or Unser roads; identifying the Center and shall be of similar design and materials as the buildings, i.e. sculpture, stone, etc. The monument village signs shall have a maximum height of 12 feet. The lower portion of the sign may identify no more than 10 tenants in an area not to exceed 75 square feet. The sign shall be of a similar style and material as the other entry signs in keeping with the project theme.

- All freestanding signs shall be monument signs only.

- Monument signs are allowed for individual projects within the Village Center. The sign shall be a maximum of 40 square feet with a maximum height of 4 feet. The sign shall be of a similar style and material as the other entry signs.

- Building-mounted signs shall not exceed 6 percent of the facade area, and shall not face obscuring single-family residential.

- Wall mounted signs shall not project more than 1 foot from the display wall or exceed (projected of 20 percent) of that wall or 60 square feet, whichever is less. Canopy and marquee signs shall be included in the total area count allowed for wall signs. Individual channel and neon letters shall be permitted of a maximum height of 3 feet per letter.

- Signs perpendicular to an elevation shall only occur under an awning, canopy, porch and shall not be more than eight square feet. These signs may not project past the overhang.

- No backlit plastic/vinyl signage shall be permitted except for logo designs.

Guidelines:

The following guidelines were developed to assist designers in understanding the signage program.

Signs SHOULD:

- identify only the name and business of the occupant or of those offering the premises for sale or lease.

- be used of areas of public activity to enhance the visual character of the environment and create a festive atmosphere.

- be integrated into a cohesive system, sharing common colors, shapes, sizes, materials, locations, lettering, etc. where practicable.

- not have too many different colors (too many colors can be confusing and usually fails to communicate the intended message).

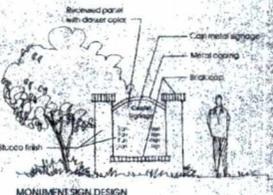
- have a significant contrast between the background and the text (if the colors are too close in value or hue the sign will be difficult to read).

- have a minimum of words (a brief message is easier to read and is usually more effective).

- avoid unusual shapes (the viewer's attention will tend to focus on the shape instead of the message the sign was intended to convey).

- have letters that do not appear to occupy more than 75 percent of the sign area (the sign is harder to read if the type takes up too much of the sign area); and

- should be sized so that pedestrian-oriented signs are smaller than vehicle-oriented signs (a pedestrian-oriented sign is usually read from a distance of 15-20 feet).



MONUMENT SIGN DESIGN



PERIMETER WALL DESIGN



MECHANICAL SCREENING

SITE PLAN FOR SUBDIVISION Unser/McMahon Village Center North

Prepared For: Unser/McMahon Group, 92 Mark Drive, Hawthorn Woods, IL 60049

Prepared By: Consensus Planning, Inc., 924 New Avenue SW, Albuquerque, NM 87102

Date: June 24, 2011

Sheet 2 of 3

LIGHTING - OUTDOOR FURNITURE & MATERIALS

In order to enhance the safety, security, and visual aesthetics of the property, careful consideration must be given to selection of outdoor furniture, lighting design, site materials, and other features. The resultant design must be visually appealing to all residents.

Standards:

- Outdoor furniture and materials shall conform to state and local safety and durability standards.

Guidelines:

- A design plan for the lighting system shall be developed to maximize public safety while not detracting from the property's appearance. Buildings or structures with temporary signs or lighting shall be designed to be visually appealing to all residents and to enhance the overall appearance of the property.

Standards:

- The maximum height for light fixtures shall be 16 feet above the ground level.

Guidelines:

- Site amenities, such as outdoor furniture, lighting, bollards, and other features shall be part of the landscape plan and shall be compatible with the architectural and landscape treatment of the property.

Standards:

- Site amenities, such as outdoor furniture, lighting, bollards, and other features shall be part of the landscape plan and shall be compatible with the architectural and landscape treatment of the property.

Guidelines:

- Exterior lighting fixtures shall be designed to be visually appealing to all residents and to enhance the overall appearance of the property.

Standards:

- Exterior lighting fixtures shall be designed to be visually appealing to all residents and to enhance the overall appearance of the property.

Guidelines:

- Exterior lighting fixtures shall be designed to be visually appealing to all residents and to enhance the overall appearance of the property.

Standards:

- Exterior lighting fixtures shall be designed to be visually appealing to all residents and to enhance the overall appearance of the property.

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Facades

Standards:

- No plastic or vinyl cladding panels or overlays shall be permitted.

Guidelines:

- Buildings shall have windows on the front elevations. The windows may be a combination of shop windows or viewing windows on a coverage of 30 feet on center maximum.

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UTILITIES

Standards:

- All electric distribution lines shall be placed underground.

Guidelines:

- Telephone, utility poles, and telephone lines shall be approximately 10 feet from the building and shall be placed underground.

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Standards:

- All automatic underground irrigation systems shall be designed to support all landscaping. The system shall be designed to provide overlapping of water, buildings, etc. Irrigation components shall be checked periodically to insure maximum efficiency.

Guidelines:

- All plant materials, including trees, shrubs, groundcover, turf, meadows, etc. shall be maintained in the best possible condition. All areas shall be maintained free of weeds through the use of periodic site maintenance. Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.

Standards:

- Landscaped areas shall be a minimum of 30 square feet and a minimum width of 5 feet.

Guidelines:

- Minimum plant sizes at time of installation shall be as follows:
 • Trees: 2 inch caliper, or 10 to 12 inch height
 • Shrubs & Groundcover: 1 gallon
 • Turf Grasses: provide complete ground coverage within one growing season after installation

Standards:

- The following street trees shall be used at the respective locations:
 • Inter & McMahon Boulevards: Ash sp., Honey Locust sp., Ginkgo biloba, Chinese Pistache
 • Island Street: Golden Raintree, Chinese Pistache

Guidelines:

- The following street trees shall be used at the respective locations:
 • Inter & McMahon Boulevards: Ash sp., Honey Locust sp., Ginkgo biloba, Chinese Pistache
 • Island Street: Golden Raintree, Chinese Pistache

R-2 PORTIONS OUTSIDE VILLAGE CENTER

The following exceptions to the previous guidelines and standards apply to those residential portions outside the Village Center, but which are still covered by the Site Plan for this subdivision.

Circulation Standards:

- Direct pedestrian connections shall be provided between R-2 development and the Village Center. Connections may be gated and secured for use by apartment residents only.

Setbacks Standards:

- Buildings shall have a maximum setback of 70 feet.

Perimeter Walls, Screening & Fences Standards:

- Design of perimeter walls, where used, shall be compatible with the architectural theme of the site.

Guidelines:

- Visual openings shall be provided in perimeter walls every 100 feet of residential areas. For visual relief.

Standards:

- Unfinished block walls, chain link, barbed or concertina wire, or wood fencing is prohibited.

Guidelines:

- The adopted wall design guidelines by the City shall apply.

Signage & Graphics Standards:

- One monument sign shall be permitted per each roadway frontage for each development. Such signs shall be of similar design and materials as the buildings and shall not exceed an area of 40 square feet.

Architectural Design Standards:

- The height for commercial, office, and residential development can be greater than 26 feet provided that the height falls within the 45 degree angle drawn from the property line and adjacent public right-of-way centerline or driveway right-of-way centerline.

Standards:

- The height for commercial, office, and residential development can be greater than 26 feet provided that the height falls within the 45 degree angle drawn from the property line and adjacent public right-of-way centerline or driveway right-of-way centerline.

Guidelines:

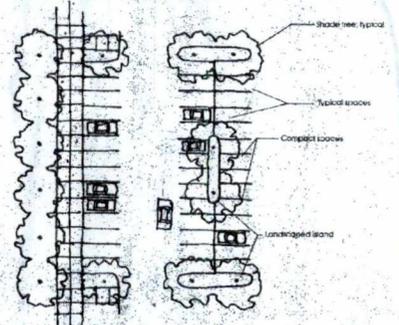
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TYPICAL PARKING LOT LANDSCAPING

Standards:

- Seventy-five percent of the required parking lot trees shall be deciduous and shall have a mature height and canopy of at least 25 feet.

Guidelines:

- A landscape strip of no less than 10 feet shall be maintained between a parking area and the street right-of-way within all zones.

SITE PLAN FOR SUBDIVISION Unser/McMahon Village Center North

Prepared For: Unser/McMahon Group
92 Main Drive
Horseshoe Woods, NJ 08047

Prepared By: Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

June 26, 2001
Sheet 3 of 3

