

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION**
600 2nd Street NW, 3rd Floor, 87102
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Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

December 15, 2017

Red Shamrock 4, LLC
Joshua Skarsgard
8220 San Pedro NE, STE. 500
Albuquerque, NM 87113

Project# 1000032
17EPC-40066 Site Development Plan for Subdivision Amendment

LEGAL DESCRIPTION:

The above action for all or a portion of Lots 1-9, Coors Pavilion, zoned SU-3 for Mixed Use (O-1 & C-2 Uses), located on Coors Blvd. NW, between St. Josephs Dr. NW and Western Trail NW, containing approximately 21 acres. (G-11)
Staff Planner: Maggie Gould

PO Box 1293
On December 14, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1000032/17EPC-40066, a Site Development Plan for Subdivision Amendment, based on the following Findings and Conditions:

Albuquerque

FINDINGS:

1. This is a request for an Amendment to a Site Development Plan for Subdivision for lots 1-9 of the Coors Pavilion Subdivision located on the northwest corner of Coors Boulevard and St. Joseph's Drive and containing approximately 21 acres.
2. The request will remove the language requiring signage to be substantially similar and remove the current signage diagram. The request adds two new signage diagrams.
3. The existing Site Development Plan for Subdivision was approved by the EPC in 2016 to guide future development and ensure a high quality, cohesive and aesthetically pleasing development and aesthetic treatments and material selection that provide consistency in design across the entire property.
4. Development on the site is subject to the requirements of the existing, approved Site Development Plan for Subdivision.
5. The applicant states the additional flexibility is needed in order to meet the needs of future tenants of the site. Also, existing signage along Coors Boulevard is not consistent or uniform and many signs exceed the height and square footage requirements of the applicable plans. Additionally, other similarly sized municipalities allow larger signage in shopping center areas.

OFFICIAL NOTICE OF DECISION

Project #1000032

December 14, 2017

Page 2 of 4

6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coor Corridor Plan, University of Albuquerque Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

7. The subject site is located in Area of Change designated by the Comprehensive Plan.

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

The request furthers Policy 5.6.2 because the request will allow flexibility for the signage in this development. This flexibility may help to encourage future development in this center along a transit corridor.

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

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

With the addition of the proposed conditions, the request furthers the intent of policy 7.3.2 and 7.3.2.e) because it will provide clear design standards the will require signage that is compatible with the architectural character of the buildings on the site and with the other signs.

8. The subject site within the boundaries of the West Side Strategic Plan. WSSP does not have specific policies regarding signage, but does encourage view preservation. The WSSP called for the development of design guidelines for the area, these guidelines were not developed area wide. The SPS guidelines would be consistent with intent of the WSSP to have well design development (see condition 3 for language that allows flexibility while maintaining design standards).

9. The subject site lies within the boundaries of the Coors Corridor Plan, a Rank III plan adopted in 1984. It contains policies, regulations, and guidelines for the development of Coors Boulevard. The subject property is in Segment 2 of the Corridor Plan, which extends from I-40 on the south to the Western Trail on the north. The following CCP policies and design regulations apply to the proposal:
Signage policy 1. Signs should complement the appearance and function of the roadway and the Corridor while protecting the unique views beyond the corridor.

The request would add considerable flexibility to the existing signage regulations and may result in incongruous signage for the development. Staff does not believe that the signs need to be identical, but that signage for the development should have cohesive elements such color or material or font to meet the intent of the SPS to have an aesthetically pleasing development. Proposed condition 3 addresses this issue. With the imposition of condition 3, the request furthers signage policy 1.

10. The applicant is requesting a variance through the ZHE to allow additional sign height and square footage.

11. Future Site Development Plans for Subdivision will be reviewed by the DRB in accordance with the SPS.

OFFICIAL NOTICE OF DECISION

Project #1 000032

December 14, 2017

Page 3 of 4

12. The Ladera Heights, and Vista Grande Neighborhood Associations, Rancho Encantado HOA and Westside Coalition of Neighborhoods and property owners within 100 feet of the site were notified of the request.
13. A facilitated meeting is scheduled for December 7th to discuss both this request and the variance requests.

CONDITIONS:

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

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **DECEMBER 29, 2017**. 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 recommendation.

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).

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

OFFICIAL NOTICE OF DECISION

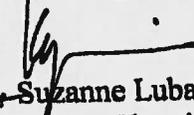
Project #1000032

December 14, 2017

Page 4 of 4

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.

Sincerely,



for Suzanne Lubar
Acting Planning Director

SL/MG

cc: Red Shamrock 4, LLC, Joshua Skarsgard, 8220 San Pedro NE, Ste. 500, ABQ, NM 87113
Ladera Heights NA, Alan Ludi, 6216 St. Josephs Ave. NW, ABQ, NM 87120
Ladera Heights NA, Marie Ludi, 6216 St. Josephs Ave. NW, ABQ, NM 87120
Rancho Encantado HOA, Donna Chavez, P.O. Box 93488, ABQ, NM 87199
Rancho Encantado HOA, Kevin McCarty, 5800 Mesa Sombra Pl. NW, ABQ, NM 87120
Vista Grande NA, Richard Scafer, 3579 Sequoia Pl. NW, ABQ, NM 87120
Vista Grande NA, Berent Groth, 3546 Sequoia Pl. NW, ABQ, NM 87120
Westside Coali. of Neigh. Assoc., Gerald Worrall, 1039 Pinatubo Pl. NW, AB, NM 87120
Westside Coali. of Neigh. Assoc., Harry Hendriksen, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114