

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

December 15, 2017

Alamo Center LLC
6116 Buffalo Grass Ct. NE
Albuquerque, NM 87102

Project# 1000202
17EPC-40057 Site Development Plan for Building Permit
Amendment

LEGAL DESCRIPTION:

The above action for all or a portion of Alameda West Shopping Center Tracts A-D, E-1, E-2, Gas Company of NM and Gas Company of NM Easement, zoned SU-1 for C-2 Uses, located on Seven Bar Loop Rd. NW, between Coors Blvd. NW and Cottonwood Dr. NW, containing approximately 22.5 acres. (B-14)
Staff Planner: Maggie Gould

PO Box 1293

On December 14, 2017 the Environmental Planning Commission (EPC) voted to APPROVE Project 1000202/17EPC-40057, a Site Development Plan for Building Permit Amendment, based on the following Findings and Conditions:

Albuquerque

FINDINGS:

- NM 87103
- www.cabq.gov
1. This is a request for a Site Development Plan for Building Permit for for all or a portion of Alameda West Shopping Center Tracts A-D, E-1, E-2, Gas Company of NM and Gas Company of NM Easement, zoned SU-1 for C-2 Uses, located on Seven Bar Loop Rd. NW, between Coors Blvd. NW and Cottonwood Dr. NW, containing approximately 22.5 acres.
 2. The request will allow the development of a 2,000 square foot restaurant with drive up service window. The use is allowed under the existing SU-1 for C-2 uses zoning.
 3. The subject site is part of an existing shopping center site, however there are no specific design standards for the site.
 4. Identify governing plans, overlay zones, special designations, SPS with Design Standards, etc.
 5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan, Seven Bar Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
 6. The subject site is located in the area designated an Area of Change by the Comprehensive Plan. Applicable policies include:

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

OFFICIAL NOTICE OF DECISION

Project #1000202

December 14, 2017

Page 2 of 6

c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

h) Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The proposed development will occur in a center and will be an infill project and although the proposed development is not compact, it will add employment opportunities. The proposed development has access to existing transit. The request generally furthers Policy 5.1.1 Desired Growth and c) and h).

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

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

The request furthers Policy 5.2.1 Land Uses and a) because it will add an additional service that is convenient and located near the existing residential development to the east and west of the area. The site is within walking distance of the multifamily development to the west and along a bike path.

Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

The request will add an additional commercial building on the west side, this will add to the employment opportunities in the area. The request furthers Policy 5.4.2 West Side Jobs.

Goal 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is within an Area of change. The proposed development adds a new use in an Area of Change where new development is appropriate. The request furthers Goal 5.6 City Development Areas.

7. The subject site is located within the Seven Bar Ranch Community designated in the WSSP which is bounded by the Calabacillas Arroyo and the County line, and between the Rio Grande and an area slightly west of the Rainbow Boulevard corridor. Applicable policies include:

Policy 1.6: Large areas dedicated to employment uses shall be preserved on the West Side at Seven Bar Ranch, Atrisco Business Park, and Double Eagle II Airport. Additional employment center development is also encouraged. The City of Albuquerque and Bernalillo County economic development programs shall actively encourage employers to locate in these employment centers.

The request places a commercial use that will add to employment options in the area in the Seven Bar Ranch Center. The request furthers Policy 1.6.

Policy 3.1: The Cottonwood Mall area shall be designated as the West Side's Regional Center. The boundaries of the Regional Center are shown on page 33. Development appropriate to a Regional Center, including the largest commercial and highest density development of anywhere on the West Side, shall occur in this location.

OFFICIAL NOTICE OF DECISION

Project #1000202

December 14, 2017

Page 3 of 6

Policy 3.3: Development of the Regional Center shall be inclusive of mixed-uses, and multi-modal transportation systems. Connections to transit systems and bicycle/pedestrian linkages must be provided with all new development. The City will continue discussion regarding location of a transit center within the Regional Center.

The request generally furthers WSSP Policies 3.1 and 3.3 because the proposed commercial use is appropriate to a Regional and Neighborhood Center as defined by the WSSP. The proposed use is intended to serve the needs of the residents of the eastern portion of the Seven Bar Community. The Site Development Plan for Building Permit will be required to have connections to the sidewalk from the building. There are bus stops within 500 feet of the subject site.

8. The subject site lies within the boundaries of the Coors Corridor Plan (CCP) in Segment 4 (Calabacillas Arroyo to NM 528) and is not within a view preservation area (see p. 103) because it is west of Coors Boulevard. The following CCP policies and regulations apply:

Policy 3 Landscaped Front Yard, Design Regulation 1: The front yard landscaped street yard shall be 15 feet wide in segments 1 and 2 and 35 feet wide in segments 3 and 4.

The landscape plan shows a 15 foot wide landscape strip on the subject sit, however there is an additional 25 feet of landscaped area between Coors Boulevard and the site . This configuration meets the intent of the 35 foot landscape buffer.

Policy 4.b.5- Off-Street Parking: Generally, off-street parking facilities should be located to the rear of sites. Street frontages should be devoted to building architecture and landscaping.

The proposed parking area is located at the front and sides of the building due to the siting of the building. The street frontage along Coors Blvd. and Seven Bar Loop would be landscaped, and the front of the building would face the shopping center area. All building facades will have architectural details. The request complies with Policy 4.b.5- Off-Street Parking.

Design regulation 1 (4.b.5.B.1): Landscaping "in" and "around" the paved area. A minimum of 20% of the parking lot area shall be landscaped. The landscaping shall consist primarily of shade trees and shrubs and shall be distributed throughout the parking lot. Generally, peripheral landscaping should not be less than 5 ft. in width.

The proposed landscaping around the parking lot area consists of shade trees, shrubs and grasses meets the requirement. The request complies with Design regulation 1.

Policy 4.b.7-Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized (p. 96).

Separate pedestrian connections from the sidewalk to the building, and from Coors Blvd. to the building, are proposed. Separate vehicular and pedestrian access are provided and driveways are not utilized as walkways. The request furthers Policy 4.b.7-Access.

Policy 4.b.10-Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

- A. Architectural Design, Design Guideline 3: "Trade-Mark" type buildings are discouraged (p. 100).
B. Architectural Details, Design Guideline 2: The predominant building color should be compatible

OFFICIAL NOTICE OF DECISION

Project #1000202

December 14, 2017

Page 4 of 6

with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged (p. 101).

The proposed building would contribute to enhancing visual environment of the Coors Corridor and is not a not a franchise design. The request complies with Design Guideline 3 of Policy 4.b.10-Architectural Design. The proposed building will have colors in common with the existing building(see condition 4) would be compatible with the natural and built visual environment in the area. The proposed building will have changes in color material and plane to break up the mass and will have a stucco finish. The request complies with Design Guideline 2 of Policy 4.b.10-Architectural Details.

Policy 4.d.1-Signage: Signs should complement the appearance and function of the roadway and the corridor while protecting the unique views beyond the corridor. (p. 112)

Building-mounted signage is proposed on 3 elevations. One new monument signs is proposed. The building mounted signs will not block views. The request generally furthers CCP Policy 4.d.1-Signage.

9. The request is consistent with the intent of the Seven Bar Sector Development to have variety of services in the area. The color and material will be similar to the existing development in the shopping center.
10. The Westside Coalition of Neighborhoods was notified along with property owners within 100 feet of the boundary.
11. A facilitated meeting was not requested or recommended.
12. Staff has not received any comments as of this writing.

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. All future signage will comply with requirements of the Zoning Code and the applicable plans.
4. Future colors and accent materials will be compatible with the existing development. Future development will incorporate at least a portion of the color palette of the existing shopping center.

OFFICIAL NOTICE OF DECISION

Project #1000202

December 14, 2017

Page 5 of 6

5. A utility plan will be submitted with the final DRB submittal.
6. The applicant will coordinate with PNM regarding the PNM lines and easements prior to DRB submittal.
7. 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.
8. Solid waste approval is required prior to DRB sign off.

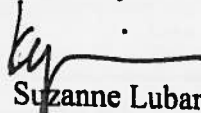
APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **DECEMBER 29, 2017**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered 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 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,



Suzanne Lubar
Acting Planning Director

SL/MG

OFFICIAL NOTICE OF DECISION

Project #1000202

December 14, 2017

Page 6 of 6

cc: Alamo Center LLC, 6116 Buffalo Grass Ct. NE. ABQ, NM 87102
Treveston Elliott Architect, 811 12th St. NW, ABQ, NM 87102
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