### Staff Report

<table>
<thead>
<tr>
<th>Agent</th>
<th>Josh Skarsgard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Red Shamrock</td>
</tr>
<tr>
<td>Request</td>
<td>Amend Site Development Plan for Subdivision</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Lots 1-9, Coors Pavilion</td>
</tr>
<tr>
<td>Location</td>
<td>Coors Blvd., between Western Trail and St Joseph's Dr</td>
</tr>
<tr>
<td>Size</td>
<td>21 acres</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>SU-3 Mixed Use (O-1 and C-2 uses)</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>No Change</td>
</tr>
</tbody>
</table>

### Staff Recommendation

APPROVAL of Project #1000032
Case # 17EPC-40066
based on the Findings and subject to the Conditions of Approval included within this report

Staff Planner
Maggie Gould

### Summary of Analysis

The applicant proposes to amend the existing SPS to remove the language in the design standards requiring that signage be coordinated and have the same height color, material and text height at all locations. Also, the request would remove the graphic showing the sign type and adding two new sign types.

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.

A facilitated meeting is scheduled for December 7th to discuss both this request and the variance requests. Staff recommends approval with conditions to meet the intent of the existing SPS and applicable plans.
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I. INTRODUCTION

A. Surrounding zoning, plan designations, and land uses:

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<tr>
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<th>Zoning</th>
<th>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>SU-3 mixed use</td>
<td>Area of Change, WSSP, Coors Corridor Plan University of Albuquerque Sector Development</td>
<td>Vacant/ Commercial</td>
</tr>
<tr>
<td>North</td>
<td>SU-3</td>
<td>same</td>
<td>Residential</td>
</tr>
<tr>
<td>South</td>
<td>SU-3</td>
<td>same</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>SU-1 PDA</td>
<td>Area of Consistency, WSSP, Coors Corridor Plan</td>
<td>Institutional (St Pius High School)</td>
</tr>
<tr>
<td>West</td>
<td>R-1, R-2 and O-1</td>
<td>same</td>
<td>Residential, Commercial (day care center)</td>
</tr>
</tbody>
</table>

B. Proposal

The applicant proposes to amend the existing, approved Site Development Plan for Subdivision (SPS) to remove the language in the design standards requiring that signage be coordinated and have the same height, color, material, and text height at all locations. Also, the request would remove the graphic showing the sign type and adding two new sign types, because the signage would not allowed by the SPS without a variance staff recommends removing the diagrams.

Allowed signage height and signage square footage is regulated by the University of Albuquerque Sector Development Plan and the Coors Corridor Plan. This request will not change those regulations.

The applicant is requesting a variance through the Zoning Hearing Examiner to allow additional height and square footage for signage; that request is independent of this request.

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.
C. EPC Role

The EPC approved the existing SPS and therefore is the body responsible for making changes to that SPS.

D. History/Background

In the early 1980’s the subject site was annexed into the City and designated as an Urban Center (AX-80-26). It was zoned SU-3 and as required by the SU-3 zoning, the University of Albuquerque Sector Plan was adopted to guide future development of the 299-acre Plan area (Z-80-122/SD-80-1). The Urban Center designation meant that the area was to develop with a mix of public, institutional, commercial, retail, and office uses as well as higher density residential.

Since the Urban Center designation and the adoption of the sector plan, the area has undergone many sector plan amendments and has failed to develop as an urban center, as was originally intended. Over the course of the amendments, the original University of Albuquerque Sector Development Plan document was lost, and the Land Use/Zoning Map was retitled as the Sector Development Plan. Also, many of the original notes were left off the land use/zoning map.

In 1996 and 2002, the sector plan zone map was amended to the point that it effectively changed the focus of the plan area from an Urban Center to a mixed use and residential area (Project 1001624). The Urban Center designation was officially eliminated by R-02-41. Concurrently, the West Side Strategic Plan was amended, introducing the Centers and Corridors Concept and designating the southwest corner of the Coors/Western Trail intersection (Parcel V) as the Neighborhood Center for the area (R-01-278). However, Parcel V has subsequently developed as primarily single-family residential. A 17-acre portion of the NAC remains undeveloped, and is designated for multi-family residential, senior housing, and commercial uses.

Even though the Urban Center designation was eliminated, the University of Albuquerque Sector Development Plan still controls the uses in the plan area and still reflects a mix of uses allowed at the subject site. It has been amended several times since 2002 and the amendments that occurred continued to change the composition of land uses from institutional, office, and commercial to residential. The amendments generally shifted the development intensity and density to the west side of Coors Blvd. These amendments have effectively wedged most of the land available for commercial and office uses between single-family residential uses, where it has remained undeveloped.

Parcels A & B

At the time of annexation and establishment of zoning, the subject site land use was designated as “Employment Center, Technical Services, Light Industrial, and/or Office Park (Campus Type).” In 1996, City Council approved a change to “A minimum of 40 acres shall be developed as apartments (R-3) at 20-25 du/ac with the balance of the property (approximately 19 acres) shall be developed as commercial (C-2) and/or office (O-1)” (R-58-1996; SD-80-3-3). The applicant requested R-T residential uses as part of
the land use mix for the 19-acre portion designated for commercial/office, but this use was determined by EPC and City Council to be inconsistent with Transit policies and the intent of the West Side Strategic Plan.

In 2007, the residential uses were removed from the allowable uses, instead designating a minimum of 17 acres of O-1 development and the remainder as a mix of O-1 and C-2 uses (R-07-256). Concurrently, the WSSP was amended to designate Parcels A and B as a Community Activity Center (R-07-255). The Council Resolution indicated that the size and service area of the activity center was a hybrid of a neighborhood and community activity center.

In 2012, an apartment complex was proposed on Parcel A. In the face of strong neighborhood opposition, in particular, to the intended work-force housing market segment, the applicant withdrew the request (Project 1005357/12EPC-40040/41/42).

In 2013, a request to amend the University of Albuquerque Sector Development Plan to change the zoning and allowable land use mix for the subject site and redevelop 17 acres of single-family residential uses instead of the required minimum 17 acres of O-1 development. A recommendation of denial was forwarded from the EPC to City Council (Project 1000032/13EPC-40123). The applicant subsequently withdrew the requested action.

In April of 2016 the EPC approved the SPS. The SPS included design standards to ensure the quality of future development on the site. Approval of future development was delegated to the DRB.

E. Context

The subject site is vacant but is surrounded by development on all sides: to the north is single-family residential development (Rancho Encantado, Del Sur and Valle Alegre); to the east is a public park with soccer fields, St. Pius School, and single-family residential development (Enclave at Oxbow); to the south of Parcel B is a single-family residential development with attached dwelling units (Villa de Paz); and to the west is a church on Parcel A, an Urgent Care Medical Center, offices, and multi-family residential development (Atrisco Apartments).

The subject site is located within the Coors Community Activity Center, as identified in the West Side Strategic Plan, and adjacent to the Coors/Western Trails Neighborhood Activity Center (see attached maps). The neighborhood activity center has not developed with a mix of uses as planned but instead has developed primarily with single-family residential units, with senior housing and commercial uses allocated on the remaining undeveloped 17-acre parcel. The subject site is designated as an area of change in the Comprehensive Plan.

F. Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.
The LRRS designates Coors Boulevard as a Limited-Access Principal arterial.

The LRRS designates St. Joseph’s drive and Western Trail as Minor Arterials.

The LRRS designates Atrisco Drive as a Major Local street.

G. Comprehensive Plan Corridor Designation

Coors Blvd. is designated as a Major Transit Corridor Coors Blvd. is designated a Major Transit Corridor, which is designed to optimize public transit and move large numbers of people in a very timely and efficient manner.

H. Trails/Bikeways

Coors Boulevard contains a buffered bike lane and Atrisco Drive contains a bike lane.

I. Transit

ABQ Ride #790 and #155 pass by the subject site along Coors Boulevard. The nearest bus stop is 250’ south from the southeast corner of the property, serving the above-mentioned routes in the southbound direction.

J. Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

A. Albuquerque Comprehensive Zoning Code

The site is zoned SU-3 for Mixed Use and references the O-1 and C-2 zones. The SU-3 Special Use Zone allows a variety of uses controlled by a plan, which tailors development to an Urban Center; these include centers of employment, institutional uses, commerce, and high-density dwellings (there is no residential development for this site).

The C-2 zone §14-16-2-17(A)(10) allows freestanding signage up to 26 feet in height and up to 250 square feet for signs abutting an arterial of freeway and up to 100 square feet for signs abutting collector streets.

The University of Albuquerque Sector Development Plan limits freestanding signage height to four feet and limits the square footage to 24 square feet per sign face.

The Coors Corridor Plan allows freestanding signs up to 75 square feet in size, with height regulated by the underlying zone for segments 1 and 2. Signage in segments 3 and 4 is limited to 9 feet in height. The subject is in segment 2. Because the Zoning Code, §14-16-1-4 applies the most restrictive standard when there are conflicting standards, free standing signage would limited be to four feet in height and 24 square feet in size.
The applicant is requesting a variance from the Zoning Hearing Examiner to allow a total of three signs, with additional height and square footage. If approved, the variance request would allow one sign with a height of 26 feet and a size of approximately 130 square feet and two signs with a height of 9 feet seven inches and a size of approximately 48 square feet. The sign location would be as shown in the SPS, (1) Corner of St Josehp's and Coors Blvd. (2) Right In Right Out entrance driveway off of Coors Blvd. (3) Entrance driveway off of St. Josephs.

If the variance request is denied, the applicant will limited to the height and square footage allowed under the existing regulations.

B. Albuquerque / Bernalillo County Comprehensive Plan, Note Bernalillo County has not adopted the 2017 Comprehensive Plan

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

The subject site is located within an Area of Change. Applicable policies include:

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.*

C. West Side Strategic Plan

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 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 located within the Ladera Community. The Ladera Community is 2,200 acres in size, and could potentially support a population of 15,400. This would result in approximately 6,200 housing units with a potential for 5,100 jobs in the area.
The WSSP identifies locating employment uses on the West Side as critical to achieving the Plan’s goals including: reducing vehicle trip distances, decreasing commuter demand across the Rio Grande, decreasing the need for additional lances of river crossing, decreasing construction and maintenance costs, and establishing healthy activity centers. The subject site is located in the Ladera Community’s designated Community Activity Center (CAC).

*The 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).*

**D. Coors Corridor Sector Development Plan (Rank 3)**

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 further signage policy 1.*

**III. SITE DEVELOPMENT PLAN FOR SUBDIVISION Amendment**

**A. Request**

The applicant proposes to amend the existing, approved Site Development Plan for Subdivision (SPS) to remove the language in the design standards requiring that signage be coordinated and have the same height color, material and text height at all locations. Also, the request would remove the graphic showing the two sign types. Allowed signage height and signage square footage is regulated by the University of Albuquerque Sector Development Plan and the Coors Corridor Plan.

Section 14-16-3-11(B) of the Zoning Code states, “...Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” As such, staff has reviewed the attached site development plan for conformance with applicable
goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code and all other applicable City planning documents.

**B. Site Plan Layout / Configuration**

The request will not change any items regarding site layout or other sections of the SPS.

**C. Signage**

The existing, approved SPS contains the following language regarding signage:

All signage shall conform to the requirements of the University of Albuquerque – Signing and Graphics Criteria section contained within the development guidelines. All signage shall conform to the requirements of the design regulations of the Coors Corridor Plan. Signage and graphics should create a sense of arrival to the development and provide visual continuity between the various lots and their uses.

a. All on site signage shall comply with the Section 14-16-3-5 General Sign Regulations of the City of Albuquerque Comprehensive Zoning Code.

b. Freestanding signs shall be designed so as not to require any external bracing, angle supports, guy wires or similar devices of support.

c. no signage is allowed that uses moving parts, makes audible sounds, or has blinking lights

d. Signs shall not overhang into the public right of way or extend above the roof line.

e. Off premise signs and portable signs are prohibited.

f. Monument signs at each of the points of entry( 1) Corner of St Josephs and Coors Blvd. (2) Right In Right Out entrance driveway off of Coors Blvd. (3) Entrance driveway off of St. Josephs. These signs shall be coordinated to have the same appearance (height, size Color, Material, Text Height, style etc.) at all locations (portion the applicant proposes to remove).

g. Building Mounted signs shall have contrasting colors from the background and text height and font that ensures readability and comply with the Coors Corridor Plan.

h. No building mounted sign shall intrude upon the architectural features including windows, columns, or canopies or decorative features.

i. there shall be no ELECTRONIC display advertising boards allowed within the Coors Pavilion Property.

*The applicant proposes to remove the language which requires signs to be substantially the same and remove the existing signage graphic. The applicant proposes to add two graphics showing the signs requested through the ZHE process. With the addition of two conditions addressing style and the removal of the signage*
diagrams, staff feels that the request will allow flexibility, but still meet the intent of the SPS to have an aesthetically pleasing development and aesthetic treatments and material selection that provide consistency in design across the entire property. The request will not allow any additional height or square footage. Any additional height or square footage will require a variance or a zone change.

IV. AGENCY & NEIGHBORHOOD CONCERNS

A. Reviewing Agencies/Pre-Hearing Discussion

Long Range Planning stated that the applicant should provide policy justification for the request. Staff is waiting for this.

B. Neighborhood/Public

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.

A facilitated meeting is scheduled for December 7th to discuss both this request and the variance requests.

V. CONCLUSION

The applicant proposes to amend the existing, approved Site Development Plan for Subdivision (SPS) to remove the language in the design standards requiring that signage be coordinated and have the same height color, material and text height at all locations. Also, the request would remove the graphic showing the sign prototype and two new sign types. Allowed signage height and signage square footage is regulated by the University of Albuquerque Sector Development Plan and the Coors Corridor Plan.

In order to allow some flexibility for the applicant while maintaining the intent of the SPS to have an aesthetically pleasing development and aesthetic treatments and material selection that provide consistency in design across the entire property, staff proposes the following condition (condition 3):

Signage colors, materials and lettering will be similar and compatible and will be similar to and compatible with the building style of the development.

Staff also proposes removing the sign diagrams showing the two new signage types because they would not be allowed under the existing regulations (condition 4).
FINDINGS, Site Development Plan for Subdivision Amendment

Project # 1000032, Case # 17EPC-40066

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.

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.

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.

RECOMMENDATION

APPROVAL of 17EPC-40066, a request for 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, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit/Subdivision
Project # 1000032, Case # 17EPC- 40066

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.

Name
Title

Notice of Decision cc list:
Josh Skarsgard
Ladera Heights
Vista Grande Neighborhood Associations,
Rancho Encantado HOA
Westside Coalition of Neighborhoods
AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement
No adverse comment

Long Range Planning
This request is contrary to the intent of the Site Development Plan for Subdivision and the Coors Corridor Plan to have lower sign heights and sizes along the boulevard. The applicant does not provide any policy justification from the Coors Corridor Plan, the West Side Strategic Plan, or the Comprehensive Plan.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division
No Comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Transit Corridor Coors Boulevard Major Transit Corridor
Transit Route Rapid Ride 790, fixed route 155, commuter 96,
Current Service/ Stops Nearest stop pair is either side of St. Joseph’s about 200 feet from the intersection, south bound stop is to the south of St. Joseph’s. No impact on transit.

Comments No

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
ALBUQUERQUE PUBLIC SCHOOLS
MID-REGION COUNCIL OF GOVERNMENTS
MIDDLE RIO GRANDE CONSERVANCY DISTRICT
PUBLIC SERVICE COMPANY OF NEW MEXICO

1. Existing electric overhead distribution lines are located along the eastern and southern boundaries of the subject property and an underground distribution line is located along the western boundary of the site. It is the applicant’s obligation to abide by any conditions or terms of those easements. Any potential encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use. This includes any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway.

2. PNM’s landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within an easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.

3. It is necessary for the developer to contact PNM’s New Service Delivery Department to coordinate electric service regarding this project. PNM previously provided comments on this project for the August 8, 2013 EPC hearing. Contact:

Andrew Gurule
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-0589
View of the subject site looking west.

View of the subject site looking north along Coors Boulevard.
View of the subject site looking north at residential development.

View of the subject site looking south from center of site.
looking east toward Coors Boulevard

looking south along Coors Boulevard
AMENDED OFFICIAL NOTIFICATION OF DECISION

April 15, 2016

Oxbow Town Center
Thomas Keleher
201 third St NW Suite 1200
Albuquerque, NM 87102

Project# 1000032
15EPC-40079 Site Development Plan for Subdivision

LEGAL DESCRIPTION:
The above actions for all or a portion of Tract X-1-A2 Plat of Tracts X-1-A1 & X-1-A2 University of Albuquerque Urban Center, zoned SU-3/Mixed Use, located on Coors Blvd., between St. Josephs and Western Trail NW, containing approximately 21.3 acres. (G-11)
Staff Planner: Vicente Quevedo

On April 14, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1000032/15EPC-40079, a Site Development Plan for Subdivision, based on the following finding:

FINDINGS 15EPC-40079 – Site Development Plan for Subdivision:

1. This is a request for a Site Development Plan for Subdivision for Tracts X-1-A2 and, Plat of Tracts X-1-A1 & X-1-A2, University of Albuquerque Urban Center located On St. Josephs Drive NW between Coors Blvd. and Atrisco Drive and containing approximately 21.3 acres.

2. This is a request for a Site Development Plan for Subdivision for an approximately 21.3 acre parcel located on St. Josephs Drive NW between Coors Blvd. and Atrisco Drive. The existing zoning for the subject site is SU-3 for Mixed Use (O-1 & C-2 Uses). The applicant is proposing to develop 7 acres of the subject site as office uses per the O-1 zone of the Zoning Code and the remaining approximately 14.3 acres as commercial uses per the C-2 zone of the Zoning Code. Design Standards are also proposed for the subject site. Staff notes that the proposed Coors Pavilion Site Development Plan for Subdivision includes Design Standards which in turn include additional design parameters that conform to the requirements of the Zoning Code and all applicable plans.

3. At the time of annexation and establishment of zoning, the subject site land use was designated as “Employment Center, Technical Services, Light Industrial, and/or Office Park (Campus Type).” In 1996, City Council approved a change to “A minimum of 40 acres shall be developed as apartments (R-3) at 20-25 du/ac with the balance of the property (approximately 19 acres) shall be developed as commercial
(C-2) and/or office (O-1)” (R-58-1996; SD-80-3-3). The applicant requested R-T residential uses as part of the land use mix for the 19-acre portion designated for commercial/office, but this use was determined by EPC and City Council to be inconsistent with Transit policies and the intent of the West Side Strategic Plan.

In 2007, the residential uses were removed from the allowable uses, instead designating a minimum of 17 acres of O-1 development and the remainder as a mix of O-1 and C-2 uses (R-07-256). Concurrently, the WSSP was amended to designate Parcels A and B as a Community Activity Center (R-07-255). The Council Resolution indicated that the size and service area of the activity center was a hybrid of a neighborhood and community activity center.

In 2012, an apartment complex was proposed on Parcel A. In the face of strong neighborhood opposition, in particular, to the intended work-force housing market segment, the applicant withdrew the request (Project 1005357/12EPC-40040/41/42).

In 2013, a request to amend the University of Albuquerque Sector Development Plan to change the zoning and allowable land use mix for the subject site and redevelop 17 acres of single-family residential uses instead of the required minimum 17 acres of O-1 development. A recommendation of denial was forwarded from the EPC to City Council (Project 1000032/13EPC-40123). The applicant subsequently withdrew the requested action.

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

5. The request furthers the following applicable goals and policies of the Comprehensive Plan:

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

The request furthers Policy II.B.5.d. because it respects neighborhood values by proposing O-1 and C-2 uses that are appropriate for the plan area. The applicant has also participated in several discussions with surrounding neighborhood representatives to ensure that the Design Standards appropriately respond to natural environment conditions and carrying capacities. The Villa de Paz HOA has submitted a letter expressing unanimous support for the project.

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

The request furthers Policy II.B.5.e. because the site is vacant land that has access to existing facilities and services.

C. Policy II.B.5.j.: 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.
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The request furthers Policy II.B.5.i. because employment and service uses shall be located to complement residential areas and the proposed design standards will ensure that future development is sited to minimize adverse effects. The subject site is surrounded by development on all sides: to the north is single-family residential development (Rancho Encantado, Del Sur and Valle Alegre); to the east is a public park with soccer fields, St. Pius School, and single-family residential development (Enclave at Oxbow); to the south of Parcel B is a single-family residential development with attached dwelling units (Villa de Paz); and to the west is a multi-family residential development (Atrisco Apartments).

D. Policy II.B.5.i.: 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 free-standing retailing and contiguous storefronts along streets in older neighborhoods.

The request furthers Policy II.B.5.i. because it would appropriately locate new commercial development in and existing commercially zoned area within a larger shopping center area.

E. Policy II.B.7.a.: Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

The request furthers Policy II.B.7.a. by allowing extensive office and commercial development within the Activity Center which would contribute to mixed use concentrations of interrelated activities within the Activity Center, and improve on the cost-effectiveness of City services, relative to the current use entitlements.

F. II.D.6 Economic Development: The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The request furthers the Economic Development Goal because the Activity Center site is already surrounded by mixed density residential development that would support the development of office, commercial, and retail services as proposed by the applicant.

6. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:

A. II.B.7 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.

The request partially furthers the Activity Centers Goal because while the development will contribute to expanding and strengthening concentrations of moderate and high density land uses, the
request does not appear to contribute to reducing auto travel needs given that the majority of users of the site will more than likely need to drive and park a vehicle to access commercial and office uses on the site.

7. The request furthers the following applicable goals and policies of the West Side Strategic Plan:

A. Objective 4: Preserve a sense of community and quality of life for all residents based on wise, long-term decision-making. (Page 17)

The request furthers WSSP Objective 4 because locating the proposed uses within a Community Activity Center and near existing residential uses will ensure an appropriate mix of higher density / intensity uses to serve the surrounding residents.

B. Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers. (Page 38)

The request furthers WSSP Policy 1.1 because the applicant is proposing higher density non-residential development within a designated Community Activity Center and the subject site is surrounded by areas of lower density residential development. Additionally, the O-1 zone provides sites suitable for office, service, institutional, and dwelling uses. It is often used as a buffer or transition between single-family residential and commercial uses.

C. Policy 1.13: The Community Activity Center shall provide the primary focus for the entire community with a higher concentration and greater variety of commercial and entertainment uses in conjunction with community-wide services, civic land uses, employment, and the most intense land uses within the community. Its service area may be approximately three miles (radius) and a population of up to 30,000. (Page 41)

The request furthers WSSP Policy 1.13 because the intent of the policy is to focus higher intensity and mixed-uses within Activity Centers, and to encourage low-density residential development outside of Activity Centers.

8. The request partially furthers the following applicable goals and policies of the West Side Strategic Plan:

A. Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side. (Page 17)

The request partially furthers WSSP Objective 1 because it will contribute to providing a mix of land uses on the West Side and will be located to complement surrounding and existing residential development, however the request does not appear to contribute to reducing auto travel needs given that the majority of users of the site will more than likely need to drive and park a vehicle to access commercial and office uses on the site.
9. The request further the following applicable goals and policies of the Coors Corridor Plan:

A. Policy 3 – Recommended Land Use: The Coors Corridor Plan recommends land uses which are identified on the following maps. They specify existing and recommended zoning and recommended land uses. These recommended land uses shall guide the development in the plan area.

The request furthers CCP Policy 3 because the plan’s recommended land use for the site is industrial/employment. The O-1 and C-2 uses proposed for the subject site will appropriately fulfill the employment requirement of the CCP. The recommendation for industrial uses is no longer applicable given the amount of residential uses surrounding the Activity Center.

B. Site Planning and Architecture Policies: Various design policies apply to development within the Coors Corridor Plan area. These include: site design, building setback height and bulk, front landscaped street yard, site landscaping, off-street parking, commercial sites, access, bikeways and horse trails, site lighting, and architectural design.

The request furthers CCP Site Planning and Architecture Policies because the proposed Design Standards address site design, setback, height, and bulk, landscaping, off-street parking, access, site lighting and architectural design. Staff has ensured that the proposed Site Development Plan for Subdivision complies with all required elements of the CCP.

10. Staff has also conducted a thorough review to ensure that the proposed Design Standards conform to the requirements of the Comprehensive Plan, West Side Strategic Plan and Coors Corridor Plan and the Zoning Code regulations.

11. The applicant is requesting delegation of future Site Development Plans for Building Permit to the Development Review Board (DRB).

12. Staff has coordinated with the applicant to ensure that the proposed Design Guidelines meet or exceed the minimum requirements of the Zoning Code and all applicable plans and is in favor of recommending that the EPC grant the request for DRB delegation.

13. If approved by the EPC, all future DRB delegated Site Development Plans for Building Permit for the subject site will occur per the requirements of an advertised DRB public Hearing.

14. The Enclave at Oxbow HOA, Ladera Heights Neighborhood Association, Rancho Encantado HOA, Vista Grande Neighborhood Association, Westside Coalition of Neighborhood Association’s and property-owners within 100-feet were all notified of this request.

15. A facilitated meeting was recommended by the Office of Neighborhood Coordination and a meeting between the applicant and recognized neighborhood association representatives was held on February 10, 2016.
16. Staff received written public comments from surrounding neighborhood association representatives and area residents expressing support for the project (Villa de Paz Neighborhood Association) and requesting that additional information be added to the administrative record. The additional information has been included in the record.

CONDITIONS 15EPC-40079 – Site Development Plan for Subdivision:

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. Conditions of approval from Albuquerque / Bernalillo County Water Utility Authority:
   
   A. The conceptual utility plan indicates an onsite public waterline. If individual lots are to be served from separate water meters, then this would be allowed. The waterline shall be minimized, thus there is potential to eliminate the proposed public waterline along the western property lines of Lots 8-12 as well as the waterlines south of Lot 8 and south of Lot 7. The proposed fire hydrants that are connected to these lines to be eliminated can be extended from the remaining public waterlines. All fire hydrants on the property shall be deemed private. All public waterline easements shall be 20’ in width and granted to the Water Authority.

   B. The proposed sanitary sewer shall be deemed private.

   C. Request an availability statement at the following link: [http://www.abewua.org/Availability_Statements.aspx](http://www.abewua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements.

4. Conditions of approval from NMDOT:
   
   A. The standard drawings for the ITS sign shall be installed per NMDOT Std dwgs 701-01 series using the Dynamic/VMS notes and 701-06 series upsized by two sizes.

5. Conditions of approval from Solid Waste Management – Refuse Division:
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A. Project#1000032--# of refuse enclosures indicated, inadequate for size of site development. Tracts 1 and 2 indicate enclosure locations. Please indicate enclosures for 3,4,5,7. Provide site plan to minimum scale of 1-50 to verify truck access.

6. Conditions of approval from Public Service Company of New Mexico:

A. An existing overhead distribution line is located along the eastern boundary of the subject property on the west side of Coors Blvd NW. In addition, an existing overhead distribution line is also located along the southern boundary of the property on the north side of St. Josephs Drive NW. It is the applicant’s obligation to abide by any conditions or terms of those easements. Sheet DS02 - Site Development Plan for Subdivision Design Standards, Section VII. Utilities, indicates that the existing PNM overhead distribution line on Coors Blvd. would be relocated. It is necessary for the developer to contact PNM’s New Service Delivery Department to discuss distribution line relocation and potential streetlight impact in the submittal and to coordinate electric service for this project. PNM is requesting a meeting with the applicant before the February EPC hearing to discuss the relocation assumptions and alternative location to place the distribution line. In the event that the distribution line cannot be relocated, the Conceptual Grading and Drainage Plan indicates that the first flush water quality pond is being directed at PNM existing pole locations on the northeast corner of the project which is not acceptable. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697

B. 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.

7. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).

8. 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.

9. The service drive along the western boundary shall extend north to the proposed southern boundary of the O-1 lots and then head east.
10. All buildings shall have exterior security cameras.

11. Developer shall be responsible for permanent improvements to transportation facilities as required by the approved TIS.

12. All subsequent site development plans for building permits shall be delegated to an advertised DRB hearing.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by **APRIL 29, 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).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

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

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

Suzanne Lubar
Planning Director

SL/VQ

cc: Oxbow Town Center, Thomas Keleher, 201 Third St NW, Suite 1200, ABQ, NM 87102
Retail Equity Development 3, 8220 San Pedro NE Suite 500, ABQ, NM 87113
Jill M. Greene, The Enclave at Oxbow HOA, 3915 Fox Sparrow Trail NW, ABQ, NM 87120
Forrest Uppendahl, The Enclave at Oxbow HOA, 3900 Rock Dove Trail NW, ABQ, NM 87120
Allan & Marie Ludi, Ladera Heights NA, 6216 St. Josephs Ave. NW, ABQ, NM 87120
Colin Semper, Rancho Encantado HOA, 5809 Mesa Sombra Pl. NW, ABQ, NM 87120
Adam Barker, Rancho Encantado HOA, 8500 Jefferson, Suite B, ABQ, NM 87113
Berent Groth, Vista Grande NA, 3546 Sequoia Pl NW, ABQ, NM 87120
Richard Schaefer, Vista Grande NA, 3579 Sequoia Pl. NW, ABQ, NM 87120
Richard Shine, 3835 Oxbow Village Ln NW, ABQ, NM 87120
Pauline Garcia, 5119 Lexy Ct NW, ABQ, NM 87120
Larry Wells, 100 Sun Avenue, Suite 410, ABQ, NM 87109
Vanessa Alared, 5818 Jones Pl. NW, ABQ, NM 87120
Kevin Mclarty, 5800 Mesa Sombra Pl. NW, ABQ, NM 87120
Jerry Worrall, 1039 Pinatubo Pl NW, ABQ, NM 87120
ZONING

Please refer to the Zoning Code or referenced Area or Sector Development Plan for specifics.
APPLICATION INFORMATION
APPLICATION INFORMATION:

Professional/Agent (if any): Phone: ______________
Address: ______________ Fax: ______________
City: __________ State: __________ Zip: __________ E-Mail: ______________

APPLICANT: Red Shamrock 4, LLC  Joshua Skarsgard  Phone: 505-998-9094
Address: 8220 San Pedro NE  Ste 500
City: Albuquerque  State: NM Zip 87113  E-Mail: josh@retailsofnewmex.com

Proprietary interest in site: Owner
List all owners:

DESCRIPTION OF REQUEST:

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: 1-9  Block:  __________ Unit:  __________
Subdiv/Adm/TBKA: Coors Pavillion
Existing Zoning: SU-3  Proposed zoning: NA
Zone Atlas page(s): G-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.): Project #100032, EPC-40123-2013 15EPC-140079

CASE INFORMATION:

Within city limits? Yes □  No □
Within 1000FT of a landfill? No □
No. of existing lots: 9  No. of proposed lots: NA  Total site area (acres): 21.7

LOCATION OF PROPERTY BY STREETS: On or Near: Coors Blvd. NW
Between: St. Josephs NW and Western Trail NW

Check if project was previously reviewed by: Sketch Plot Plan (1) or Pre-application Review Team (PRT) □  Review Date: __________

SIGNATURE

(Date) 11/2/17

(Print Name) Joshua Skarsgard

Application Agent: __________

FOR OFFICIAL USE ONLY

Application case numbers: 15EPC-40006  ASPS ADP CMF

Action  S.F.  Fees

Total  $380.00

Hearing date: December 14, 2017

Project #: 1000032

Staff signature & Date: ___________________________
FORM P(1): SITE DEVELOPMENT PLAN REVIEW – EPC PUBLIC HEARING

☐ SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)  Maximum Size: 24" x 36"
☐ IP MASTER DEVELOPMENT PLAN (EPC11)
  - 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
  - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
  - Site Development Plans and related drawings reduced to 8.5" x 11" (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 Neighborhood Coordination inquiry response, notification letter, certified mail receipts
  - Completed Site Development 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) Maximum Size: 11" x 17"
  - 5 acres or more and zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled Site Development Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 15 copies.
  - Site Development Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket) 15 copies
  - Site Development Plans and related drawings reduced to 8.5" x 11" (1 copy)
  - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopies)
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Neighborhood Coordination inquiry response, notification 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 waiver requests of a wireless regulation requirement, the following materials are required in addition to those listed above:
  - Collocation evidence as described in Zoning Code §14-16-3-17(C)(2)
  - Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(D)(1)(d)(ii)
  - 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(D)(1)(d)(ii)
  - 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(D)(1)(d)(v)
  - Registered engineer or architect’s stamp on the Site Development Plans. Refer to §14-16-3-17(D)(1)(d)(iv)
  - Office of Neighborhood Coordination inquiry response based on 1/4 mile radius, notification letter, certified mail receipts
  - Map showing 100 foot buffer (excluding ROW) around the site, list of property owners, certified mail receipts

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 Development Plan (folded to fit into an 8.5" by 14" pocket) 15 copies
  - DRB signed Site Development Plan being amended (folded to fit into an 8.5" by 14" pocket) 15 copies
  - DRB signed Site Development Plan for Subdivision, if applicable (required when amending SDP for Building Permit)
  - 15 copies
  - Site plans and related drawings reduced to 8.5" x 11" (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 Neighborhood Coordination inquiry response, notification letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Development Plan for Building Permit Checklist (not required for SPS amendment)
  - 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.

Applicant signature / date

Revised August 2017

Project #: 10000277

Form revised August 2017

Application case numbers

Checklists complete

Fees collected

Case # assigned

Related # listed
CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Red Shamrock 4, LLC  DATE OF REQUEST: 10/27/17  ZONE ATLAS PAGE(S): G-11

CURRENT:
ZONING:  SU-3
PARCEL SIZE (AC/SQ. FT.): +/- 21 acres

REQUESTED CITY ACTION(S):
ANNEXATION [ ]
ZONE CHANGE [ ] From ________ To ________
SECTOR, AREA, FAC, COMP PLAN [ ]
AMENDMENT (Map/Text) [ ]

LEGAL DESCRIPTION:
LOT OR TRACT #: 1-9 BLOCK #: ________
SUBDIVISION NAME: Coors Pavilion

SITE DEVELOPMENT PLAN:
VAMENDMENT [ ]
VAMendment to Standards [ ]
BUILDING PERMIT [ ]
ACCESS PERMIT [ ]
BUILDING PURPOSES [ ]
OTHER [ ]
*includes platting actions

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION V
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:
# OF UNITS: 3 monument signs
BUILDING SIZE: ________ (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: 10/27/17
(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 524-3994

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

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

Notes:
Coors Pavillion Retail Development was studied by Terry Brown, May 17, 2011.
Study is still current, no further study needed.

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: 10/30/2017

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

TIS -SUBMITTED __/__/ ________ TRAFFIC ENGINEER DATE
-FINALIZED __/__/ ________ TRAFFIC ENGINEER DATE

Revised January 20, 2011
November 1, 2017

City of Albuquerque
Environmental Planning Commission
600 2nd St. NW
Albuquerque, NM 87102

RE: Project No. 100032 Coors Pavilion - Justification Letter for submittal of application for an amendment Site Development Plan for Subdivision (Signage).

Dear EPC Commissioners:

Please be advised that Red Shamrock 4, LLC (Joshua Skarsgard) ("Applicant") is requesting approval of an amendment to Site Development Plan for Subdivision to the Environmental Planning Commission on the real property described as:

Lots 1 thru 9 as shown on the "Plat of Lots 1 thru 9 Coors Pavilion (being a replat of Tract X-1-A2 University of Albuquerque Urban Center), within the Town of Albuquerque Grant Projected Section 2, T10N, R2E N.M.P.M" filed as Document # 2017033851 in the office of the County Clerk, Bernalillo County, New Mexico, on April 11, 2017 in Book 2017C, Page 0042 ("Subject Site").

The Subject Site is 21.2244 acres of land located on the northwest corner of Coors Blvd. NW and St. Josephs Dr. NW. The Applicant is requesting approval to amend SDPS Design Standards sheet DS02 Section X. SIGNAGE f. to allow monument signs to differ in appearance (height, size, text height, etc.) and to replace the sign graphic on SDPS Design Standards sheet DS02 (see attached Exhibit "A" for current approved SDPS Design Standards sheet DS02 and Exhibit "B" for proposed amendments to SDPS Design Standards sheet DS02).

Question: Why is the Applicant requesting an amendment to the signage regulations contained in the Design Standards?

Answer: The Applicant is receiving market feedback from current occupants (Panera, Starbucks, Chick fil A, etc.) that the signage regulations contained in the Coors Corridor Plan and University of Albuquerque Sector Development Plan are far smaller (in terms of square footage of fascia – 75 feet) and height (8 feet) than is customary for regional shopping centers in similar municipalities (Tucson, Boise, Sacramento, etc.).

Additionally, discussions with potential occupants that are not currently being constructed within the Subject Property indicated that with this length of “frontage” along Coors Blvd that the two monuments signs can accommodate larger width and height to secure businesses to risk capital
and build buildings in the westerly portion of the Subject Property (not immediately contiguous to the Coors Blvd. frontage).

Additionally, there are existing monument signs located on Coors Blvd. that exceed the proposed height of these monument signs (West Bluff Shopping Center, Ladera West, etc.). There is not a "uniformed" height for these monument signs on the Coors corridor, and the proposed height would be similar and consistent with a handful of existing signs.

ZHE Application. The Applicant would like to remind the members of the EPC and staff that a current application was made to the ZHE for a variance to the height and square footage of fascia for the three signs on the Subject Property. This application will be running concurrently with this EPC application.

If you have any questions or concerns regarding this Application, please contact me using the following contact information: Joshua Skarsgard - 8220 San Pedro NE Suite 500 Albuquerque, NM 87113 - Phone: 505-998-9094 E-mail: josh@retailsouthwest.com.

Sincerely,

[Signature]

Joshua Skarsgard, Managing Member
November 30, 2017

Ms. Maggie Gould, MCRP
Planner
City of Albuquerque, Planning Department
600 Second Street NW
Albuquerque, NM 87102
(505) 924-3910
mgould@cabq.gov

RE: APPLICANT RESPONSE to AGENCY COMMENTS 1000032

Dear Ms. Gould,

This letter is in reference to Project Memo 1000032. Below are the Applicant’s responses to the Agency’s comments.

**PLANNING DEPARTMENT**

*Zoning Enforcement*
No adverse comment

*Long Range Planning*
This request is contrary to the intent of the Site Development Plan for Subdivision and the Coors Corridor Plan to have lower sign heights and sizes along the boulevard. The applicant does not provide any policy justification from the Coors Corridor Plan, the West Side Strategic Plan, or the Comprehensive Plan.

**APPLICANT RESPONSE:**
Pursuant with City of Albuquerque Zoning and Planning Department application processes, when multiple Plans present restrictions, the most restrictive Plan is used for determining what variances are applied for. Because the University of Albuquerque Sector Development Plan provides the most restrictive sign height and sign size requirements, Applicant submitted justification for variance based on the restrictions set forth in that plan only. Presumably, if the justification for variance to the most restrictive plan is acceptable, then such will also satisfy the restrictions set forth by the remaining plans.

Pursuant with such, the justification for variance to the University of Albuquerque Sector Development Plan is as follows:

<table>
<thead>
<tr>
<th>University of Albuquerque Sector Development Plan:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Tenant Free-Standing Signs</td>
</tr>
</tbody>
</table>
The City of Albuquerque Zoning Code of Ordinances Section § 14-16-4-2 (C) (2): "EXCEPTION—VARIANCE" reads in part: "A variance application shall be approved by the Zoning Hearing Examiner if and only if the Zoning Hearing Examiner finds all of the following:

The application is not contrary to the public interest or injurious to the community, or to property or improvements in the vicinity;

APPLICANT RESPONSE:

The Applicant believes that this Application meets its burden of providing evidence that establishes that the Application is not going to be: (i) contrary to the public interest, (ii) injurious to the community, or (iii) injurious to the property/improvements located in the nearby vicinity of the Subject Property. Specifically, the Applicant asserts that allowing the three monument signs for all of the nine parcels located at Coors Pavilion will not damage the surrounding aesthetics or safety (view corridors) for shoppers within the Coors Pavilion shopping center, nor will it damage the aesthetics of safety for the residents of the Oxbow community (and all surrounding residential neighborhoods), including the St. Joseph's on the Rio Grande. The consolidating of signage from nine parcels into three signs will reduce sign clutter in the corridor and will not be injurious to the property improvements located in the vicinity (St. Pius X and St. Joseph's on the Rio Grande and residential neighborhood to the north of the Subject Property) [as required pursuant to Section § 14-16-4-2 (C) (2) (a)]. The Applicant believes that the consolidation of three signs for nine parcels may in fact be safer for motorists (allowing a full view of the intersection) as you travel north on Coors Blvd. Further, the Application and the Justification Letter suggest that there is no neighborhood opposition to the Application (the Applicant attended many neighborhood meetings in the months leading up to the EPC Site Development Plan for Building Permit approval). In addition, the Applicant has provided much needed urban infill to this vacant 21 acre site. This project has been a success story in "urban infill" and furthers many of the goals of the Abq Bernalillo Comprehensive Plan.

There are special circumstances applicable to the subject property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid:

APPLICANT RESPONSE:

The Applicant has met its burden of providing evidence that establishes that there are "special circumstances" applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity. Specifically, the Applicant asserts that the location of this 21 acre nine-lot mixed use Coors Pavilion project is in between a church (St. Joseph's on the Rio Grande) and school (St. Pius X), and as a result these special circumstances support CONSOLIDATING the signage of nine lots into three signs to avoid visual clutter in the corridor along Coors Blvd. If this property was inundated with nine signs it would be visually disruptive to the church and school.
and residents nearby. These sensitive neighboring land uses (church, school, and homes) provides a special circumstance that necessitates a consolidation of nine parcels signage into three multi panel monument signs to inform motorists of the tenants in the shopping center [as required pursuant to Section § 14-16-4-2 (C) (2) (b)]. The purpose of the monument sign is to educate shoppers/motorists of the restaurants and office and businesses located in the Subject Property.

Such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable zoning district; and

APPLICANT RESPONSE:
The Applicant has met its burden of providing evidence that establishes that the special circumstances presented hereinabove were not “self-imposed”, and that those special circumstances create an unnecessary hardship upon the Applicant. Specifically, the Applicant asserts that the existence of neighboring church, school and homes was established after decades of land use decisions affecting the Subject Property and were certainly not self-imposed. The zoning code regulation which allows only one sign per 300 feet of frontage constitutes an “unjustified limitation on the reasonable use of the Subject Property” due to the special circumstances (location of nearby church, school and homes) [as required pursuant to Section § 14-16-4-2 (C) (2) (c)].

(d) Substantial justice is done.

APPLICANT RESPONSE:
The Applicant has met its burden of providing evidence that establishes that substantial justice will be done if this Application is approved. The substantial justice is that the nearby residents and school and church will not be inundated with multiple signs on the 21 acre site and will only have three multi-tenant monument signs with adequate visibility to notify the tenant’s customers of their location. Additionally, this entire project has been a wonderful example of urban infill of a long vacant property that is adjacent to City infrastructure that will create jobs and stabilize property values [as required pursuant to Section § 14-16-4-2 (C) (2) (d)]

Applicant agrees to post the yellow “Notice of Hearing” signs for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 (B) (4).

CONCLUSION: The Applicants believe that this justification letter meets the burden of submitting an Application that provides evidence that satisfies the elements required within §14-16-4-2 (C) (2) of the Albuquerque Zoning Code and the University Heights Sector Development Plan. Please feel free to contact me with any questions you may have at 505-998-9094, or via email at josh@retailsouthwest.com.
CITY ENGINEER

Transportation Development

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

NMDOT
NMDOT has concurred with TIA dated October 8, 2016
Access permit for right in/out on NM 45 has been issued, no additional access shall be allowed on NM 45

APPLICANT RESPONSE:
Applicant acknowledges this agency comment.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division
No Comment
FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT
Transit Corridor Coors Boulevard Major Transit Corridor
Transit Route Rapid Ride 790, fixed route 155, commuter 96,
Current Service/Stops Nearest stop pair is either side of St. Joseph’s about 200 feet from the
intersection, south bound stop is to the south of St. Joseph’s. No impact on
transit
Comments No

APPLICANT RESPONSE:
Applicant acknowledges this agency comment.

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. Existing electric overhead distribution lines are located along the eastern and southern
boundaries of the subject property and an underground distribution line is located along
the western boundary of the site. It is the applicant’s obligation to abide by any
conditions or terms of those easements. Any potential encroachment to existing rights-of-
way must be reviewed by PNM for compliance with National Electric Safety Code
(NESC) requirements, as well as PNM access for maintenance or future use. This
includes any proposed changes to the existing grade, existing or proposed signs, walls or
fences, landscaping, lighting, access, parking and driveway.

2. PNM’s landscaping preference is for trees and shrubs to be planted outside the PNM
easement; however, if within an easement, trees and shrubs should be located to
minimize effects on electric facility maintenance and repair. New trees planted near PNM
facilities should be no taller than 25 feet in height at maturity to avoid conflicts with
existing electric infrastructure.
3. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. PNM previously provided comments on this project for the August 8, 2013 EPC hearing. Contact:

Andrew Gurule
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-0589

APPLICANT RESPONSE:
Applicant acknowledges this agency comment and accepts the noted regulations.

APPLICANT:

RED SHAMROCK 4, LLC
a New Mexico limited liability company

[Signature]
Joshua Skarsgard, Managing Member
October 5, 2017

City of Albuquerque

To Whom It May Concern:

This letter authorizes Scott Anderson to act as an agent for Kidz Academy with regard to a site plan for building permit Amendment to Lot A1, Fineland Development.

If you have any questions or need additional information, please feel free to contact me at 505-881-0900.

Sincerely,

Jack Clifford, Managing Member
McMahon Tenancy in Common.
December 5, 2017

Ms. Maggie Gould, MCRP
Planner
City of Albuquerque, Planning Department
600 Second Street NW
Albuquerque, NM 87102

Sent via email to:
mgould@cabq.gov

RE: Applicant Red Shamrock 4, LLC’s Response to Long Range Planning Agency Comments

Dear Ms. Gould:

The following reflects the Applicant’s responses to the Agency Comments from Long Range Planning regarding Applicant’s request for Amendment to Site Plan for Subdivision signage requirements. This intent of this letter is to provide policy justification for Amending Applicant’s Site Plan for Subdivision regarding signage requirements to allow for three (3) monument signs, which are larger than allowed by the original Site Plan for Subdivision, but fewer in number than is allowed for the nine (9) lots that make up the Coors Pavilion site as issue. The policy issues addresses are not intended to be exclusive, but rather a comprehensive response to all policy issues in the Comprehensive Plan, the University of Albuquerque Sector Development Plan, the West Side Strategic Plan and the Coors Corridor Plan, all of which contain similar policy concerns relative to the arguments delineated below.

1. The Applicant believes that the requested Amendment to the Site Plan for Subdivision is not: (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property/improvements located in the nearby vicinity of the Subject Property.

   Specifically, the Applicant asserts that allowing three (3) monument signs for all of the nine (9) parcels located at Coors Pavilion will not damage the surrounding aesthetics or safety (view corridors) for shoppers within the Coors Pavilion shopping center, nor will it damage the aesthetics of safety for the residents of the Oxbow community (and all surrounding residential neighborhoods), including the St. Joseph’s on the Rio Grande. The consolidation of signage from
nine (9) parcels into three (3) signs will reduce sign clutter in the corridor and will not be injurious to the property improvements located in the vicinity (St Pius X and St. Joseph’s on the Rio Grande and residential neighborhood to the north of the Subject Property) [as required pursuant to Section § 14-16-4-2 (C) (2) (a)]. The Applicant believes that the consolidation of three (3) signs for nine (9) parcels may in fact be safer for motorists (allowing a full view of the intersection) as you travel north on Coors Blvd. Further, the Application for Amended Site Plan for Subdivision suggests that there is no neighborhood opposition to the Application (the Applicant attended many neighborhood meetings in the months leading up to the EPC Site Development Plan for Building Permit approval). In addition, the Applicant has provided much needed urban infill to this vacant 21 acre site. This project has been a success story in “urban infill” and furthers many of the goals of the relevant Plans.

2. The Applicant believes that the requested Amendment to the Site Plan for Subdivision is: (i) not disrespectful of existing neighborhood values, natural environment conditions or scenic resources; (ii) minimizing of adverse effects of lighting and traffic on the surrounding residential environment; and (iii) will encourage long-term sustainable transit patterns and economic growth.

The Applicant believes that the consolidation of signs into three (3) monument signs, is a reduction in clutter and will encourage maintenance of the natural environment and scenic resources in comparison to having nine (9) smaller signs as allowed by the current Site Plan for Subdivision. Additionally, the three (3) proposed signs maintain sameness in appearance and blend with the color and appearance of the surrounding natural environment. An increase in size with consolidation of signage into fewer numbers is also minimizing of the lighting effects and is likely safer for motorists with fewer signs to view while traveling on Coors Blvd. The Applicant is receiving market feedback from current occupants (Panera, Starbucks, Chick fil A, etc.) that the signage regulations contained in the Coors Corridor Plan and University of Albuquerque Sector Development Plan are far smaller (in terms of square footage of fascia – 75 feet) and height (8 feet) than is customary for regional shopping centers in similar municipalities (Tucson, Boise, Sacramento, etc.). This is impactful upon the policies in the relevant Plans that encourage economic growth and diversity. Additionally, discussions with potential occupants that are not currently being constructed within the Subject Property indicate that with the length of “frontage” along Coors Blvd., three (3) monuments signs can accommodate larger width and height to secure businesses to risk capital and build buildings in the westerly portion of the Subject Property (not immediately contiguous to the Coors Blvd. frontage). Finally, there are existing monument signs located on Coors Blvd. that exceed the proposed height of these monument signs (West Bluff Shopping Center, Ladera West, etc.). There is not a “uniformed” height for these monument signs on the Coors Corridor, and the proposed height would be similar and consistent with a handful of existing and more recently placed signs, which may reflect the values of the current neighboring communities.

3. The Applicant believes that there are “special circumstances” that are applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity.
Specifically, the Applicant asserts that the location of this 21 acre nine-lot mixed use Coors Pavilion project is in between a church (St. Joseph’s on the Rio Grande) and school (St. Pius X), and as a result these special circumstances support CONSOLIDATING the signage of nine (9) lots into three (3) signs to avoid visual clutter in the corridor along Coors Blvd. If this property was inundated with nine (9) signs it would be visually disruptive to the church and school and residents nearby. These sensitive neighboring land uses (church, school, and homes) provides a special circumstance that necessitates a consolidation of nine (9) parcels signage into three (3) multi-panel monument signs to inform motorists of the tenants in the shopping center [as required pursuant to Section § 14-16-4-2 (C) (2) (b)]. The purpose of the monument sign is to educate shoppers/motorists of the restaurants and office and businesses located in the Subject Property.

4. The Applicant believes that substantial justice is provided to the residents and businesses affected by this development by allowing for three (3) consolidated monument signs.

There is substantial justice done, in approving an Amendment to Site Plan for Subdivision, to the nearby residents and school and church who will not be inundated with multiple signs on the 21 acre site and will only have three (3) multi-tenant monument signs with adequate visibility to notify the tenant’s customers of their location. Additionally, this entire project has been a wonderful example of urban infill of a long vacant property that is adjacent to City infrastructure that will create jobs and stabilize property values [as required pursuant to Section § 14-16-4-2 (C) (2) (d)]

CONCLUSION: The Applicants believe that this letter provides substantial policy justification for §14-16-4-2 (C) (2) of the Albuquerque Zoning Code, the Comprehensive Plan, the University Heights Sector Development Plan and the Coors Corridor Plan. Please feel free to contact me with any questions you may have at 505-998-9094, or via email at josh@retailsouthwest.com.

Thank you for your consideration of this request!

Sincerely,

Joshua J. Skarsgard, Esq.
Red Shamrock 4, LLC
Managing Member
(505) 998-9094
josh@retailsouthwest.com
NOTIFICATION &
NEIGHBORHOOD INFORMATION
Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***NEW*** Facilitated Meeting Information – All notification letters must include the following text: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: November 13, 2017.
6. ***NEW*** Public Hearing Information - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

The following information must be included for each application packet submitted to the City of Albuquerque Planning Department.

1. ONC’s “Notification Inquiry Email” outlining any affected Neighborhood and/or Homeowner Associations.
   *Note: If your ONC Correspondence is more than 30 days old, you must contact ONC to ensure that the contact information is still current.
2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

Thank you for your cooperation on this matter.
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<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
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</thead>
<tbody>
<tr>
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<td>Allan</td>
<td>Ludi</td>
<td>6216 St. Josephs Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td>505-839-9153</td>
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<td><a href="mailto:alludi415@gmail.com">alludi415@gmail.com</a></td>
</tr>
<tr>
<td>Ladera Heights NA</td>
<td>Marie</td>
<td>Ludi</td>
<td>6216 St. Josephs Avenue NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
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</tr>
<tr>
<td>Rancho Encantado HOA</td>
<td>Donna</td>
<td>Chavez</td>
<td>P.O. Box 93488</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87199</td>
<td>505-342-2797</td>
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<td><a href="mailto:dcchavez@cgres.com">dcchavez@cgres.com</a></td>
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<tr>
<td>Rancho Encantado HOA</td>
<td>Kevin</td>
<td>McCarty</td>
<td>5800 Mesa Sombra Place NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td>505-264-9819</td>
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<td><a href="mailto:kevin@kevinmccarty.com">kevin@kevinmccarty.com</a></td>
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<tr>
<td>Vista Grande NA</td>
<td>Richard</td>
<td>Schaefer</td>
<td>3579 Sequoia Place NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td>505-836-3673</td>
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<tr>
<td>Vista Grande NA</td>
<td>Berent</td>
<td>Groth</td>
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<td>NM</td>
<td>87120</td>
<td>505-836-5043</td>
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</tr>
<tr>
<td>Westside Coalition of Neighborhood Associations</td>
<td>Gerald</td>
<td>Worrall</td>
<td>1039 Pinatubo Place NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87120</td>
<td>505-933-1919</td>
<td>505-890-0893</td>
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<tr>
<td>Westside Coalition of Neighborhood Associations</td>
<td>Harry</td>
<td>Hendriksen</td>
<td>10592 Rio Del Sole Court NW</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87114</td>
<td>505-879-9995</td>
<td>505-890-3481</td>
<td><a href="mailto:hihen@comcast.net">hihen@comcast.net</a></td>
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ALBUQUERQUE, NM 87114

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  Certified Mail Restricted Delivery $0.00
  Adult Signature Required $0.00
  Adult Signature Restricted Delivery $0.00
Postage $0.49
Total Postage and Fees $3.84

Sent To: Harry Hendrickson
13912 Rd Del Sol Ct NW
Albuquerque, NM 87114

PS Form 3800, April 2015 7030-02-000-0047 See Reverse for Instructions

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ALBUQUERQUE, NM 87120

0110 01

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Extra Services & Fees (check box, add fee if applicable)
  Return Receipt (hardcopy) $0.00
  Certified Mail Restricted Delivery $0.00
  Adult Signature Required $0.00
  Adult Signature Restricted Delivery $0.00
Postage $0.49
Total Postage and Fees $3.84

Sent To: Gerald Worrell
3114 W. Plumber Pl NW
Albuquerque, NM 87120

PS Form 3800, April 2015 7030-02-000-0047 See Reverse for Instructions
November 1, 2017

Gerald Worrall
1039 Pinatubo Place NW
Albuquerque, NM 87120

Re: Coors Pavilion – Amendment to Site Development Plan for Subdivision Application with City of Albuquerque

Dear Mr. Worrall:

This letter is to inform you that on November 2, 2017, Red Shamrock 4, LLC (Joshua Skarsgard) (“Applicant”) is submitting an application to the City of Albuquerque Environmental Planning Commission (“EPC”) to amend the approved Site Development Plan for Subdivision (“SDPS”) at the Coors Pavilion development located on Coors Blvd. NW between St. Joseph’s Dr. NW and Western Trail NW (Subject Site”) for a public hearing on December 14, 2017. The City requires that notification be made to all affected Neighborhood and/or Homeowner Associations contemporaneous with applications for Site Development Plan Review. The purpose of this letter is to inform you as to the facts surrounding the application and to invite you to contact us if you have any questions. The Subject Site is legally described as:

**Lots 1 thru 9 as shown on the “Plat of Lots 1 thru 9 Coors Pavilion (being a replat of Tract X-1-A2 University of Albuquerque Urban Center), within the Town of Albuquerque Grant Projected Section 2, T10N, R2E N.M.P.M” filed as Document # 2017033851 in the office of the County Clerk, Bernalillo County, New Mexico, on April 11, 2017 in Book 2017C, Page 0042.**

The Subject Site is 21.2244 acres of land located on the northwest corner of Coors Blvd. NW and St. Josephs Dr. NW. The Applicant is requesting approval to amend SDPS Design Standards sheet DS02 Section X. SIGNAGE f. to allow monument signs to differ in appearance (height, size, text height, etc.) and to replace the sign graphic on SDPS Design Standards sheet DS02 (see attached Exhibit “A” for current approved SDPS Design Standards sheet DS02 and Exhibit “B” for proposed amendments to SDPS Design Standards sheet DS02).

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (“ADR”) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by November 13, 2017.
The EPC public hearing will take place on December 14, 2017 beginning at 8:30 a.m. MST in the Hearing Rooming in the Basement of the Plaza del Sol Building, located at 600 2nd Street NW.

The complete 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 the Application, or to speak to the planner reviewing this application, please contact the City of Albuquerque Planning Division at 924-3860. If you have any questions or concerns regarding this proposal, please contact me using the following contact information:

Joshua Skarsgard
Red Shamrock 4, LLC
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
E-mail: josh@retailsouthwest.com

Sincerely,

Joshua Skarsgard,
Managing Member

Attachments
VII. UTILITIES

To ensure the adequate sanitary disposal of the property and natural environment, the various systems of utilities and equipment should be coordinated for the following:

a. At new electrical distribution lines, they shall be in the same vertical plane with the existing distribution centers. In order to permit future expansion, the distance between the new and old distribution centers shall be at least twice the distance between the new and old

b. At new telephone lines, they shall be in the same vertical plane with the existing lines. This distance shall be at least twice the distance between the new and old

VIII. ARCHITECTURE

The architectural character and style of the building should be such as to provide a harmonious and attractive relationship with the surrounding environment. This relationship should be achieved through the careful selection of materials, colors, and details which are in keeping with the architectural character of the area.

a. All development shall be in accordance with the Site Design Guidelines of the City of Coors Spring Park (1943-1945).

b. All buildings shall be "moderately" or "contemporary" in design and shall utilize earth color palettes.

c. Historical references to traditional New Mexico styles should be a prominent feature of the building.

d. Each building shall utilize weathered or aged wood, stucco, brick, etc.

e. Architectural elements shall be restricted to certain types or materials.

VIII. LIGHTING

a. Lighting shall be visible from the property and shall be designed in such a way as to provide adequate illumination without creating a glare or disturbing the natural environment.

b. Lighting shall be designed to complement the overall design of the property and shall be coordinated with the architectural elements.

c. Lighting shall be designed to provide adequate illumination for all areas of the property, and shall be designed to create a harmonious relationship with the surrounding environment.

IX. PROCESS

a. All site development plans shall be submitted to the Coors Spring Park Subdivision Design Standards Committee for approval.

b. All site development plans shall be reviewed by the Coors Spring Park Subdivision Design Standards Committee for compliance with the Design Standards.

c. All site development plans shall be reviewed by the Coors Spring Park Subdivision Design Standards Committee for compliance with the Environmental Protection Plan for Subdivision.

X. ADDENDUM

a. The Addendum is consistent with the Coors Pavilion Property Plan and the Coors Spring Park Subdivision Design Standards.

b. The Addendum is consistent with the Coors Pavilion Property Plan and the Coors Spring Park Subdivision Design Standards.

c. The Addendum is consistent with the Coors Pavilion Property Plan and the Coors Spring Park Subdivision Design Standards.

d. The Addendum is consistent with the Coors Pavilion Property Plan and the Coors Spring Park Subdivision Design Standards.

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f. The Addendum is consistent with the Coors Pavilion Property Plan and the Coors Spring Park Subdivision Design Standards.
EX. B
November 1, 2017

Re: Coors Pavilion – Amendment to Site Development Plan for Subdivision Application with City of Albuquerque

Dear Neighbor:

This letter is to inform you that on November 2, 2017, Red Shamrock 4, LLC (Joshua Skarsgard) ("Applicant") is submitting an application to the City of Albuquerque Environmental Planning Commission ("EPC") to amend the approved Site Development Plan for Subdivision ("SDPS") at the Coors Pavilion development located on Coors Blvd. NW between St. Joseph’s Dr. NW and Western Trail NW (Subject Site) for a public hearing on December 14, 2017. The City requires that notification be made to all affected Neighborhood and/or Homeowner Associations contemporaneous with applications for Site Development Plan Review. The purpose of this letter is to inform you as to the facts surrounding the application and to invite you to contact us if you have any questions. The Subject Site is legally described as:

Lots 1 thru 9 as shown on the "Plat of Lots 1 thru 9 Coors Pavilion (being a replat of Tract X-1-A2 University of Albuquerque Urban Center), within the Town of Albuquerque Grant Projected Section 2, T10N, R2E N.M.P.M" filed as Document # 2017033851 in the office of the County Clerk, Bernalillo County, New Mexico, on April 11, 2017 in Book 2017C, Page 0042.

The Subject Site is 21.2244 acres of land located on the northwest corner of Coors Blvd. NW and St. Josephs Dr. NW. The Applicant is requesting approval to amend SDPS Design Standards sheet DS02 Section X. SIGNAGE f. to allow monument signs to differ in appearance (height, size, text height, etc.) and to replace the sign graphic on SDPS Design Standards sheet DS02 (see attached Exhibit “A” for current approved SDPS Design Standards sheet DS02 and Exhibit “B” for proposed amendments to SDPS Design Standards sheet DS02).

The EPC public hearing will take place on December 14, 2017 beginning at 8:30 a.m. MST in the Hearing Rooming in the Basement of the Plaza del Sol Building, located at 600 2nd Street NW.

The complete 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 the Application, or to speak to the planner reviewing this application, please contact the City of Albuquerque Planning Division at 924-3860. If you have any questions or concerns regarding this proposal, please contact me using the following contact information:

Joshua Skarsgard
Red Shamrock 4, LLC
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
E-mail: josh@retailsouthwest.com

Sincerely,

Joshua Skarsgard,
Managing Member
SITE PLAN REDUCTIONS
V. LANDSCAPING

The site development standards shall control the visual effect of buildings and the streetscape. The visual effect of buildings and streets may be controlled through the following:

- A minimum 150 square feet of public space shall be provided at each intersection of four streets. The public space may be provided at an intersection of three streets if the minimum 150 square feet is provided at each of the four streets.
- Public space or outdoor seating shall be provided at least 25 feet from the edge of the building line, subject to the requirements of the Comprehensive Zoning Code.

PATIO, BALCONY, AND DECK SPACE

- Each development shall provide a minimum of 25 square feet of patio, balcony, or deck space per bedroom. The patio, balcony, or deck space shall be provided within a building's footprint, subject to the requirements of the Comprehensive Zoning Code.

B. PHASES OF DEVELOPMENT

- The development shall be phased as determined by the developer, subject to the requirements of the Comprehensive Zoning Code.

C. LANDSCAPE ARCHITECTURE

- The landscape architecture shall be designed in accordance with the Comprehensive Zoning Code.

D. STREET TREE PLANTING

- A minimum of 150 square feet of public space shall be provided at each intersection of four streets. The public space may be provided at an intersection of three streets if the minimum 150 square feet is provided at each of the four streets.
- Public space or outdoor seating shall be provided at least 25 feet from the edge of the building line, subject to the requirements of the Comprehensive Zoning Code.

E. PLANT MATERIALS

- Plant materials shall be selected from approved lists of plants, subject to the requirements of the Comprehensive Zoning Code.

VI. WALLS AND FENCES

- Screening of landscape areas such as parking lots and setback areas, as well as management of grade changes that occur at these areas, shall be accomplished through the use of walls and fences that are designed to be an integral part of the project's overall aesthetics.
- A minimum of 150 square feet of public space shall be provided at each intersection of four streets. The public space may be provided at an intersection of three streets if the minimum 150 square feet is provided at each of the four streets.
- Public space or outdoor seating shall be provided at least 25 feet from the edge of the building line, subject to the requirements of the Comprehensive Zoning Code.

- The landscape architecture shall be designed in accordance with the Comprehensive Zoning Code.

- The landscape architecture shall be designed in accordance with the Comprehensive Zoning Code.

- Plant materials shall be selected from approved lists of plants, subject to the requirements of the Comprehensive Zoning Code.

- Screening of landscape areas such as parking lots and setback areas, as well as management of grade changes that occur at these areas, shall be accomplished through the use of walls and fences that are designed to be an integral part of the project's overall aesthetics.
- A minimum of 150 square feet of public space shall be provided at each intersection of four streets. The public space may be provided at an intersection of three streets if the minimum 150 square feet is provided at each of the four streets.
- Public space or outdoor seating shall be provided at least 25 feet from the edge of the building line, subject to the requirements of the Comprehensive Zoning Code.

- The landscape architecture shall be designed in accordance with the Comprehensive Zoning Code.

- The landscape architecture shall be designed in accordance with the Comprehensive Zoning Code.

- Plant materials shall be selected from approved lists of plants, subject to the requirements of the Comprehensive Zoning Code.


VI. FUNCTION

To ensure the overall aesthetic quality of the property and natural environment, the visual impact of utilities and equipment should be minimized. This includes:

a. All new electrical distribution boxes shall be placed underground. Boxes shall be located in the existing eaves or below grade. All new electrical wiring shall be concealed and finished with underground boxes.

b. All new electrical distribution boxes shall be located in the eaves or below grade and finished with underground boxes.

VI. ARCHITECTURE

Architectural design and the site features shall be consistent with the overall aesthetic quality of the property and natural environment. This includes:

a. All new site development shall be consistent with the overall aesthetic quality of the property and natural environment.

b. The architectural style shall be consistent with the overall aesthetic quality of the property and natural environment.

VI. LIGHTING

To enhance the safety, security, and visual aesthetics of the property, the site shall be illuminated in a manner that is consistent with the overall aesthetic quality of the property and natural environment. This includes:

a. All new site development shall be consistent with the overall aesthetic quality of the property and natural environment.

b. The architectural style shall be consistent with the overall aesthetic quality of the property and natural environment.

c. All new site development shall be consistent with the overall aesthetic quality of the property and natural environment.

VI. PROCESS

All new site development shall be consistent with the overall aesthetic quality of the property and natural environment. This includes:

a. All new site development shall be consistent with the overall aesthetic quality of the property and natural environment.

b. The architectural style shall be consistent with the overall aesthetic quality of the property and natural environment.

VI. SECURITY

All new site development shall be consistent with the overall aesthetic quality of the property and natural environment. This includes:

a. All new site development shall be consistent with the overall aesthetic quality of the property and natural environment.

b. The architectural style shall be consistent with the overall aesthetic quality of the property and natural environment.
DESIGN STANDARDS (continued)

VII. UTILITIES

To ensure the overall aesthetic quality of the property and natural environment, the visual impact of utilities and equipment should be minimized by the following:

a. All new electrical distribution boxes shall be encased underground as not to be visible from the existing overhead 11kV line located along Coors Blvd that will be relocated upon the completion of the Coors Pavilion and subject to right of way.

b. Transformers, utility poles, and telephone boxes shall be encased underground to minimize their visual impact once viewed from the public right of way.

c. Where an underground electrical distribution system is encased, the equipment encasement shall be constructed of materials compatible with the architectural materials used on the adjacent buildings. Encased encasements are to be shall be approximately screened from view with walk and wall landscaping.

VIII. ARCHITECTURE

Architectural design of buildings and site features should demonstrate a high quality aesthetic, character throughout the property and shall be consistent with the surrounding neighborhood, context, and overall architectural style. All site features should be designed and located in a manner consistent with the following:

a. All development shall comply with General Building and Site Design Requirements of the City of Albuquerque Zoning Code (14-10-1-0).

b. All developments shall be designed in the mid-century modern style.

c. All developments shall provide a cohesive material palette among all buildings (both wood and color palettes).

d. All developments shall be “modest” or “southwestern” modern or “contemporary southwestern” in design that utilizes the nature color palate.

V. MATERIALS

The architectural expression of all buildings shall reflect modern design with the use of materials appropriate to the New Mexico climate (IFS, Stucco, Brick, Stacked Stone, etc.).

b. Individual building elements shall be of excellent design and quality materials such as:

i. Metal and glass paneling

ii. Wood and glass paneling

iii. Natural stone paneling

iv. Brick and concrete masonry units

v. Sandstone and stone paneling

vi. The following external building materials shall be prohibited:

1. Engineered wood paneling

2. Siding that is not natural wood

3. Metal roofing panels

4. All building shall be clear and consistent in color and material as to not be out of place in the neighborhood.

A. Canopies, rooftops, and awnings shall be of double materials such as metal, corrugated metal, or stucco.

B. Colors shall be in keeping with the surrounding building materials and shall be consistent with the Coors Pavilion Projects.

C. All lighting shall be consistent with the requirements of the City of Albuquerque Zoning Code (14-10-1-0).

D. Lighting fixtures shall be located on Site Development Plans for Building Permit.

E. The height of street lights and overhead parking area lights shall not exceed 25 feet.

F. All lighting shall be placed in a location to prevent glare onto adjoining properties or the public right-of-way.

IX. SECURITY

The building development shall be consistent with the Coors Building and Property Design Standards established by this Site Development Plan for Subdivision.

X. LANDSCAPE

A. All development shall be consistent with the Coors Building and Property Design Standards established by this Site Development Plan for Subdivision.

b. All development shall comply with the requirements of the City of Albuquerque Zoning Code (14-10-1-0).

X. SECURITY

The building and site features shall be consistent with the Coors Building and Property Design Standards established by this Site Development Plan for Subdivision.