



**Environmental
Planning
Commission**

**Agenda Number: 08
Project Number: 1000202
Case Number: 17EPC- 40057
Hearing Date: December 14, 2017**

Staff Report

Agent	Treveston Elliot Architect
Applicant	Alamo Center, LLC
Request	Site Development Plan for Building Permit
Legal Description	Alameda West Shopping Center Tracts A-D, E-1, E-2, Gas Company of NM and Gas Company of NM Easement
Location	Seven Bar Loop Rd. NW, between Coors Blvd. NW and Cottonwood Dr. NW,
Size	approximately 22.5 acres
Existing Zoning	SU-1 for C-2 uses
Proposed Zoning	No change

Staff Recommendation

**APPROVAL of Project # 1000202
Case # 17EPC-40057
based on the Findings and subject to the Conditions of Approval included within this report**

**Staff Planner
Maggie Gould**

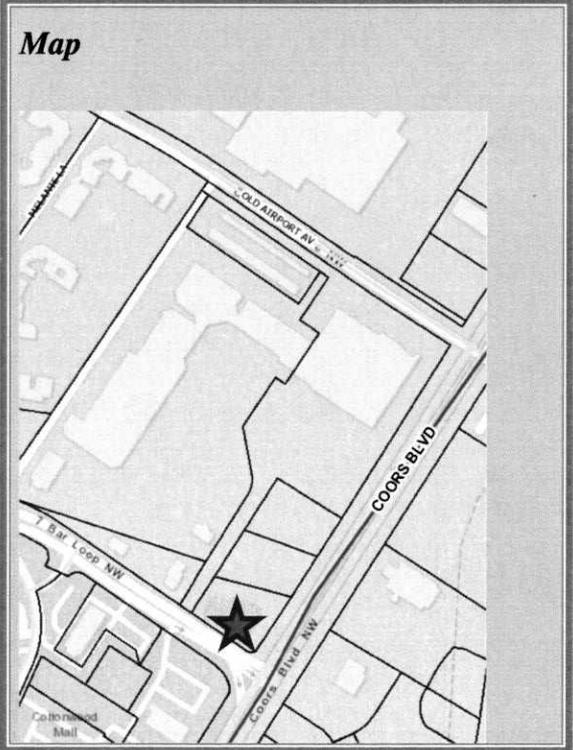
Summary of Analysis

The applicant proposes to construct a 2,000 square foot restaurant with drive up service window for future tenant. The uses are allowed under the existing zoning.

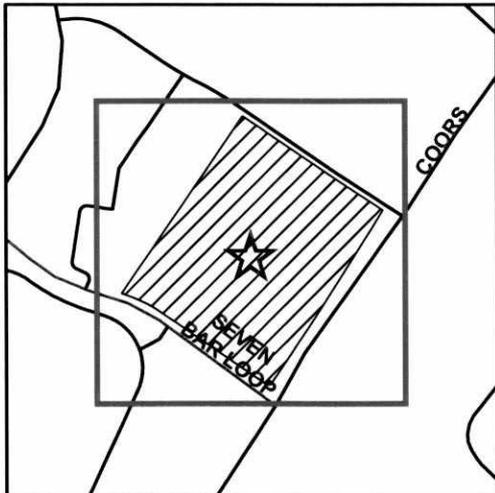
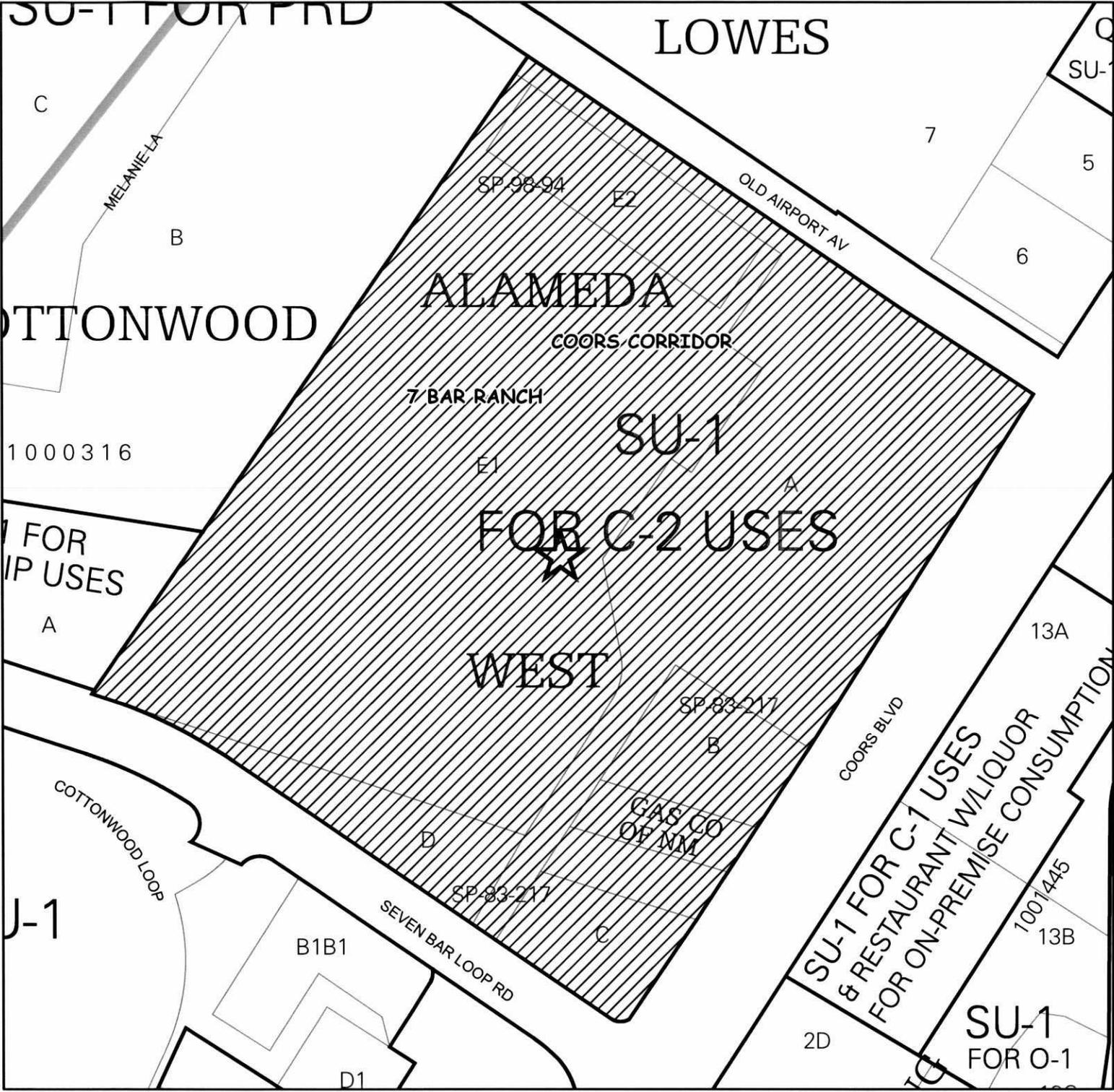
The Westside Coalition of Neighborhoods was notified along with property owners within 100 feet of the boundary.

A facilitated meeting was not requested or recommended.

Staff has not received any comments as of this writing. Staff recommends approval with minor conditions.







ZONING MAP

Note: Grey shading indicates County.



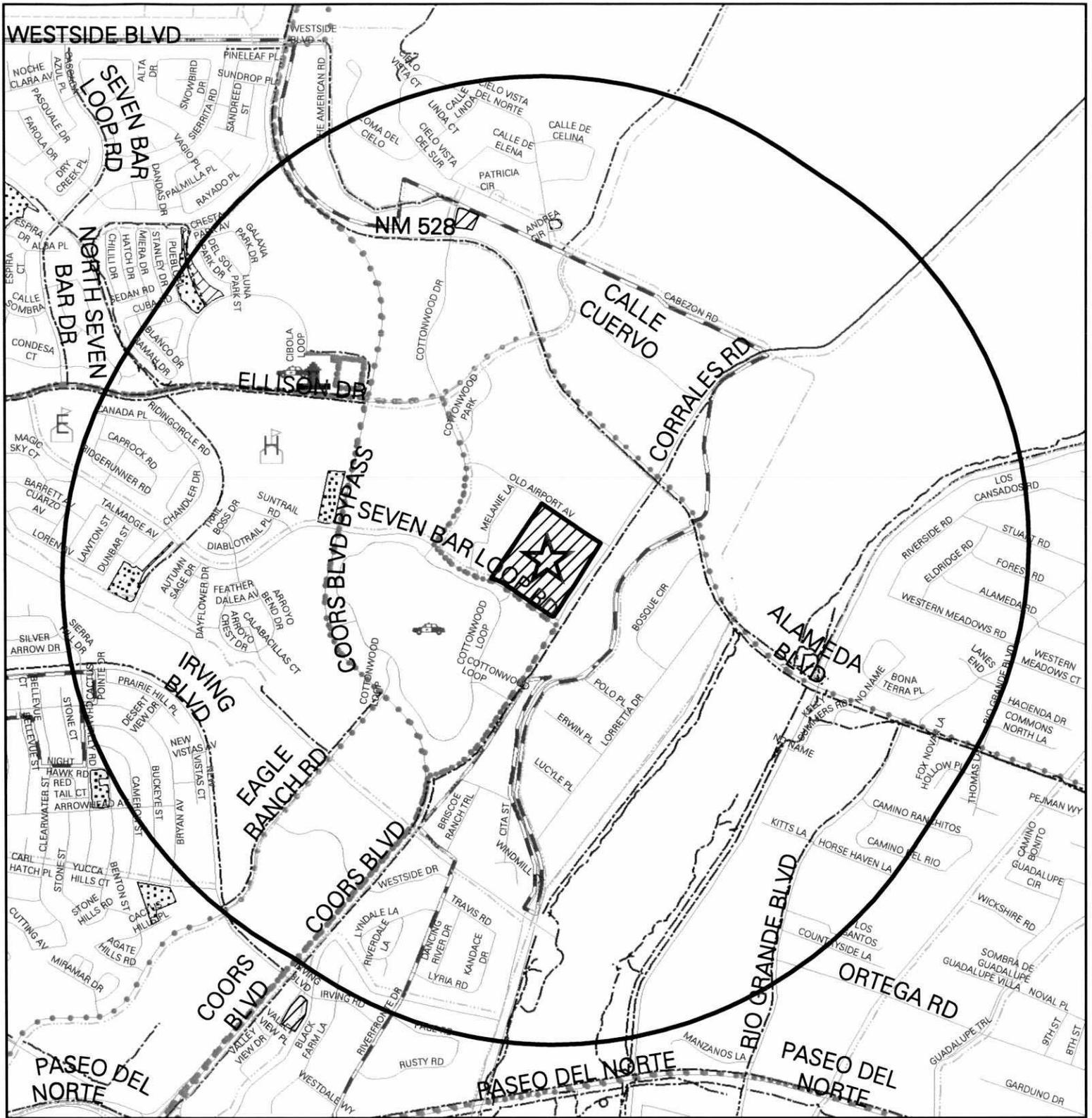
1 inch = 200 feet

Project Number:
1000202

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12/14/2017

Zone Map Page: B-14

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17EPC-40057

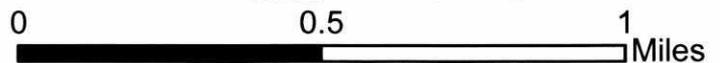


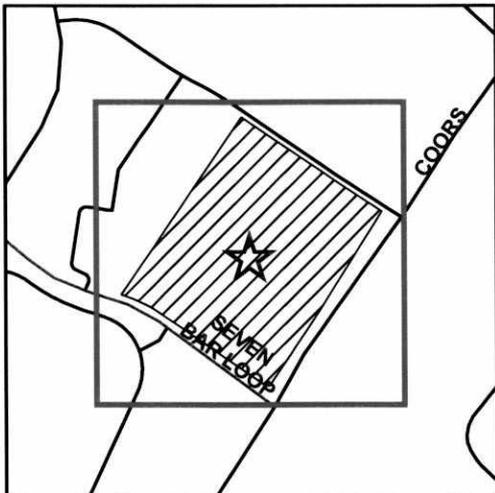
Public Facilities Map with One-Mile Buffer



- | | | | |
|--|---|--|---|
|  Community Center |  Fire |  Public Schools |  Landfill Buffer (1000-feet) |
|  Multi-Service Center |  Police |  Proposed Bike Facilities |  Landfill designated by EHD |
|  Senior Center |  Sheriff |  ABQ Bike Facilities |  Developed County Park |
|  Library |  Solid Waste |  ABQ Ride Routes |  Undeveloped County Park |
|  Museum | |  Albuquerque City Limits |  Developed City Park |
| | | |  Undeveloped City Park |

Project Number: 1000202





LAND USE MAP

Note: Grey shading indicates County.

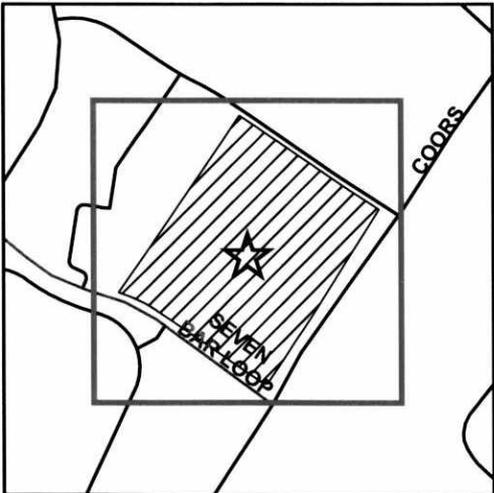
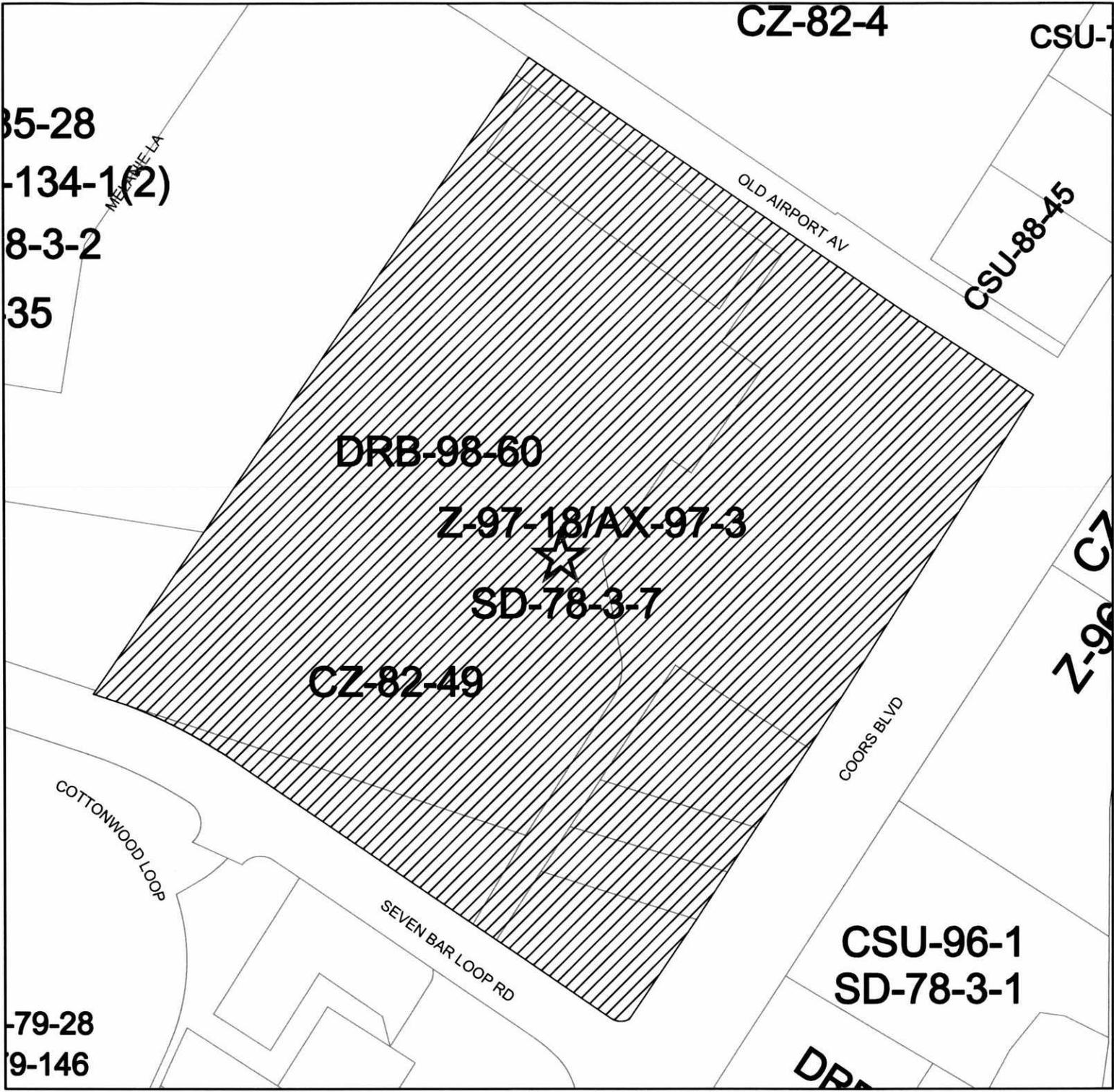
KEY to Land Use Abbreviations

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



1 inch = 200 feet

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HISTORY MAP

Note: Grey shading indicates County.



1 inch = 200 feet

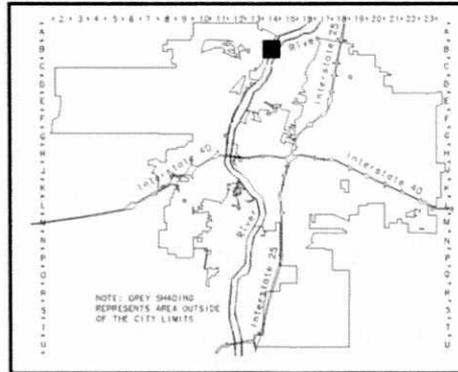
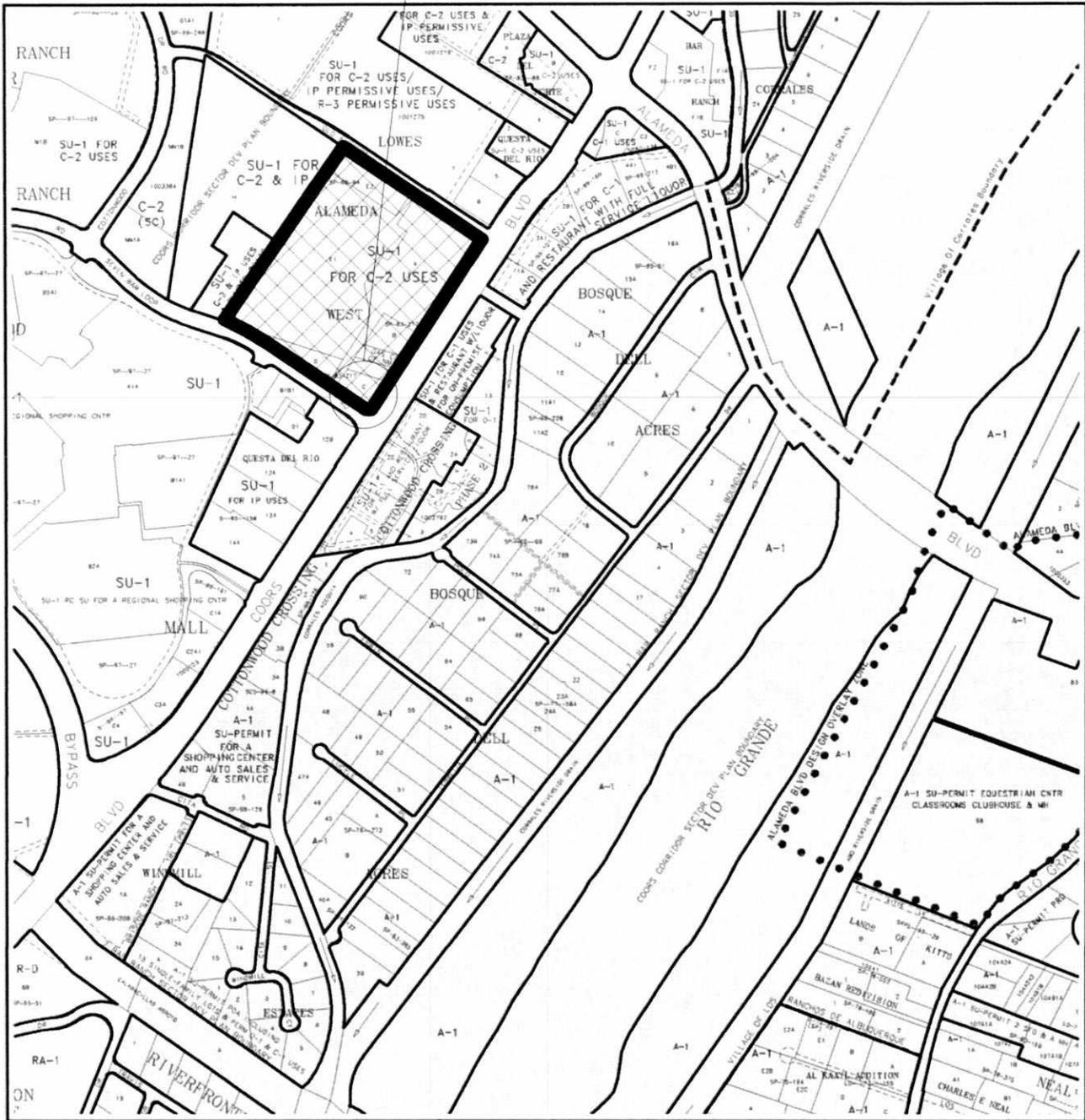
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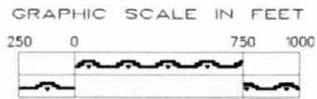
Zone Map Page: B-14

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Project Site 10131 Coors Blvd. NW



A **G** **I** **S**
 Advanced Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
B-14-Z

Map Amended through December 03, 2004

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I. INTRODUCTION

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

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for C-2 uses	Area of Change, WSSP, Coors Corridor, Seven Bar Ranch,	Commercial
North	SU-1 for C-2 Uses, IP Permissive Uses and R-3 Permissive Uses	Area of Change, WSSP, Coors Corridor, Seven Bar Ranch,	Commercial
South	SU-1 for IP Uses, SU-1 RC SU for regional Shopping Center	Area of Change, WSSP, Coors Corridor, Seven Bar Ranch,	Commercial
East	SU-1 for O-1, A-1	Area of Change, Area of Consistency, WSSP, Coors Corridor, Seven Bar Ranch,	Commercial/ Residential
West	SU-1 for C-2 and IP, SU-1 PRD	Area of Change, WSSP, Coors Corridor, Seven Bar Ranch, “	Multifamily residential

B. Proposal

The applicant proposes to develop a 2,000 square foot restaurant with drive up service window on tract C of the Alameda West Shopping Center. The applicant does not yet have a tenant for the proposed building, but hopes to attract a coffee shop. The site is currently used as a drainage pond and will be re-engineered to accommodate the development.

C. EPC Role

The Environmental Planning Commission (EPC) has the authority to hear and consider Site Development Plans associated with an SU-1 site within the City of Albuquerque pursuant to Zoning Code Sections 14-16-4-1 Amendment Procedure and 14-16-2-22 SU-1 Special Use Zone. The EPC is the final decision-making body unless the EPC decision is appealed. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4 Appeal. This is a quasi-judicial matter.

D. History Background

The subject site was annexed in 1997 and the SU-1 for C-2 uses zone was established as part the annexation process. The Site Development Plan was approved by the Development Review board in 1998; the site already contained the self-storage facility, grocery store, retail space and four small restaurants. A new building was approved

administratively in 2016 to replace one of the restaurant spaces. That building was allowed to be approved administratively because it represented an addition of less 10% of the approved square footage of the shopping center and did not significantly alter the traffic patterns.

E. Context

The subject site is part of an existing shopping center containing a self-storage facility, grocery store, retail shops and a restaurant. The area around the subject site is developed with a mix of commercial and service use and multifamily residential use.

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 Principal Arterial.

The LRRS designates Seven Bar Loop as a Collector street.

G. Comprehensive Plan Corridor Designation

Coors Boulevard is a Major Transit Corridor.

The subject site within the Cottonwood Center.

H. Trails/Bikeways

A Bike Path is proposed on Seven Bar Loop; Coors Boulevard contains an existing Bike Path.

I. Transit

Refer to Transit Agency comments

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-1 for C-2 uses. This zoning allows the permissive and conditional uses of the C-2 zone. Allowed uses include office , retail, commercial services, drive up service window, sales of alcohol for on and off premise consumption.

The existing zoning allows the proposed restaurant and drive up service window use.

B. Albuquerque / Bernalillo County Comprehensive Plan –Note: Bernalillo County has not adopted the updated Comprehensive Plan.

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

The subject site is located in the area designated an Area of Change by the Comprehensive Plan. Applicable policies include:

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

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

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

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

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

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

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

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

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

Goal 5.6 City Development Areas

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

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

C. West Side Strategic Plan

The WSSP was first adopted in 1997 and recently 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 Seven Bar Ranch Community designated in the WSSP which is bounded by the Calabacillas Arroyo and the County line, and between the Rio Grande and an area slightly west of the Rainbow Boulevard corridor. Applicable policies include:

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

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

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

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

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

D. Coors Corridor Sector Development Plan (Rank 3)

The subject site lies within the boundaries of the Coors Corridor Plan (CCP), a Rank III sector development plan adopted in 1984 and amended in 1989, 1995 and 2003.

The CCP contains overarching policies and specific design regulations for development in the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCP divides the Coors Corridor into four segments; the subject site is located in Segment 4 (Calabacillas Arroyo to NM 528) and is not within a view preservation area (see

p. 103) because it is west of Coors Boulevard. The following CCP policies and regulations apply:

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

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

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

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

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

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

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

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

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

A. Architectural Design, Design Guideline 3: “Trade-Mark” type buildings are discouraged (p. 100).

B. Architectural Details, Design Guideline 2: The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged (p. 101).

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

The subject site lies within the boundaries of the Coors Corridor Plan (CCP), a Rank III sector development plan adopted in 1984 and amended in 1989, 1995 and 2003.

The CCP contains overarching policies and specific design regulations for development in the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCP divides the Coors Corridor into four segments; the subject site is located in Segment 4 (Calabacillas Arroyo to NM 528) and is not within a view preservation area (see p. 103) because it is west of Coors Boulevard. The following CCP policies and regulations apply:

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

Building-mounted signage is proposed on 3 elevations. No new monument signs are proposed. The building mounted signs will not block views. The request generally furthers CCP Policy 4.d.1-Signage.

E. Seven Bar Ranch Sector Development Plan (SBRSDP (Rank 3)

The SBRSDP was first adopted in 1985, and revised in 2005 and 2007. The Plan generally encompasses properties bounded by Golf Course Road, the Calabacillas Arroyo, the Rio Grande, the Corrales Village limits and Westside Boulevard specific boundaries are shown on Exhibit 6 in the Plan. The main purpose of the Plan was to establish zoning and guide future development in the area. The SBRSDP design guidelines do not seek to predict development, but rather provide a framework that will allow for development within each land use type to be flexible and adapt to changing market forces over time.

The Seven Bar Ranch Sector Development Plan does not have specific design standards, but calls for consistent landscaping, consistent color, material and details and consistent architectural elements within each sub-area.

The request is consistent with the intent of the Seven Bar Sector Development to have variety of services in the area. The color and material will be similar to the existing development in the shopping center.

III. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

A. Request

The applicant proposes an approximately 2,000 square foot restaurant building with drive up service window.

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 proposed building will be located on the southwest corner of the site. The drive up service window is away from the center of the site and will be in line with two existing restaurants with drive up services windows.

The dumpster is placed away from the patio area.

The main building entrance faces the patio area and the interior of the shopping center.

The proposed height is 16 feet, with setbacks of 40 feet from Seven Bar Loop and 45 feet from Coors Boulevard.

The site is part of an existing shopping center and this limits some of the layout possibilities for the site. The existing drive up service windows are located along the south side of the shopping center, to the west of the subject. The addition of the drive p service is away from the central part of the shopping center which has more pedestrian connectivity.

C. Public Outdoor Space

The site plan shows an approximately 600 square foot patio space at the front entrance with a 400 square foot landscaped area to the east of the patio..

D. Vehicular Access, Circulation and Parking

The site takes access from Seven Bar Loop via a shared drive. There is no direct access from Coors Boulevard.

E. Pedestrian and Bicycle Access and Circulation, Transit Access

The applicant proposes a bike rack west of the building at the beginning of the sidewalk connecting to the building. This location is visible from the patio and protected from traffic. The applicant will be required to provide a sidewalk along Coors Boulevard and along Seven Bar Loop; pedestrian connections will be provided from the building to the sidewalks on both streets.

F. Walls/Fences

No walls or fence are proposed for the building area. The ponding area will have a retaining wall up to 5 feet in height. This wall is allowed under the existing zoning.

G. Lighting and Security

No lighting is proposed.

H. Landscaping

The applicant proposes a palette of low and medium water plants that are generally successful in the Albuquerque area. The applicant will need to provide additional plant in order to comply with the Zoning Code and the Coors Corridor Plan. The planting plant meets the requirements of §14-16-3-10, Landscape Requirements.

I. Grading, Drainage, Utility Plans

The site will slope slightly from west to east. A new storm drain will be constructed along the northern side of the site to accommodate runoff from the site. Additional runoff will be accommodated in a ponding area on the north side of the site and in the landscape areas.

J. Architecture

The building does not have a specific style and will be stucco finished with store front windows. The applicant does not yet have a tenant for the building and would like flexibility in the color palette so that the future tenant can have a say in building finishes.

Staff is not opposed to this, but would like future development to be consistent with the existing main portion of the shopping center. Staff proposes a condition to address this (see condition 4):

Future colors and accent materials will be compatible with the existing development. Future development will incorporate at least a portion of the color palette of the existing shopping center.

K. Signage

There is an existing monument to the east of the site, at the corner of Coors Boulevard and Seven Bar Loop. The C-2 zone allows signage on up to 35 percent of the façade facing an arterial street and 25 percent of the façade facing a collector street. The applicant proposes to add the signage at a later date when a tenant is secured. All future signage will comply with requirements of the Zoning Code and the applicable plans.

AGENCY & NEIGHBORHOOD CONCERNS

A. Reviewing Agencies/Pre-Hearing Discussion

AMAFCA had questions about the reengineering of the site, the applicant has met with hydrology regarding the site and the new drainage plan. The plan is acceptable to the hydrology division.

Regarding comments from Long Range Planning, the applicant added pedestrian connections to Coors Boulevard and Seven Bar Loop and a connection across the entry drive to the adjacent restaurant.

B. Neighborhood/Public

The Westside Coalition of Neighborhoods was notified along with property owners within 100 feet of the boundary.

A facilitated meeting was not requested or recommended.

Staff has not received any comments as of this writing.

IV. CONCLUSION

The applicant proposes to construct a 2,000 square foot restaurant with drive up service window for future tenant. The uses are allowed under the existing zoning. Staff recommends approval with minor conditions.

FINDINGS, Site Development Plan for Building Permit

Project # 100202, Case # 17EPC- 40057

1. This is a request for a Site Development Plan for Building Permit for (legal description) located (location) and containing approximately (acreage).
2. The request will allow the development of a 2,000 square foot restaurant with drive up service window. The use is allowed under the existing SU-1 for C-2 uses zoning.
3. The subject site is part of an existing shopping center site, however there are no specific design standards for the site.
4. Identify governing plans, overlay zones, special designations, SPS with Design Standards, etc.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan, Seven Bar Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

The subject site is located in the area designated an Area of Change by the Comprehensive Plan. Applicable policies include:

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

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

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

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

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

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

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

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

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

Goal 5.6 City Development Areas

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

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

6.

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

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

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

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

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

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

7.

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

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

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

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

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

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

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

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

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

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

A. Architectural Design, Design Guideline 3: “Trade-Mark” type buildings are discouraged (p. 100).

B. Architectural Details, Design Guideline 2: The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose.

Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged (p. 101).

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

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

Building-mounted signage is proposed on 3 elevations. No new monument signs are proposed. The building mounted signs will not block views. The request generally furthers CCP Policy 4.d.1-Signage.

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

RECOMMENDATION

APPROVAL of 17EPC-40057, a request for Site Development Plan for Building Permit, for (legal description), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit/Subdivision Project # 1000202, Case # 17EPC- 40057

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan

since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
 3. All future signage will comply with requirements of the Zoning Code and the applicable plans.
 4. Future colors and accent materials will be compatible with the existing development. Future development will incorporate at least a portion of the color palette of the existing shopping center.
 5. A utility plan will be submitted with the final DRB submittal.
 6. The applicant will coordinate with PNM regarding the PNM lines and easements prior to DRB submittal.
 7. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
-

***Maggie Gould
Planner***

Notice of Decision cc list:

Treveston Elliot 811 12th Street NW

Alamo Center LLS 6116 Buffalo Grass CT NE ABQ NM 87102

Gerald Worrall 1039 Pinatubo Place NW ABQ, NM 87120

Harry Hendriksen 10592 Rio Del Sole Court ABQ, NM 87114

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments

Long Range Planning

The layout of the building and the drive-up service window queuing lane do not provide any pedestrian access from Coors Boulevard or Seven Bar Loop to the entrance of the building. There are no pedestrian connections to the rest of the shopping center.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Hydrology Development

A Grading and Drainage Plan & Report must be approved by Hydrology prior to approval of the Site Plan for Building Permit by the DRB.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

1. 17EPC-40057 Site Development Plan for Building Permit Amendment
 - Identification: UPC – 101406516235720225
 - a. A proposed utility plan was not submitted with this request.
 - b. The site is currently being served and has been served since 1999.
 - c. As a condition for approval please submit an Availability Statement request. Requests can be made at the link below:

i.

http://www.abcwua.org/Availability_Statements.aspx

ii. Request shall include a City Fire Marshal approved

Fire 1 Plan and a zone map showing the site location.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Need complete/detailed site plan to scale, w/all entrances/exits clearly indicated w/dimensions and all surrounding PROW's. Will need to either relocate new/proposed refuse enclosure location, provide a turn around area for refuse truck, or provide an alternate exit for safe refuse truck access/exit. All new/proposed refuse enclosures must be built to COA minimum requirements.

FIRE DEPARTMENT/Planning

No comments received. Applicant should consult with the Fire Marshall prior to DRB submittal.

TRANSIT DEPARTMENT

Transit Corridor	Coors Boulevard Major Transit Corridor
Transit Route	Rapid Ride passes the site along with commuter route 96 and fixed route 155
Current Service/Stops	Nearest stop pair is west end of shopping center about 500 feet west of the site for the 96 and 155
Comments	No

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

APS Case Comments: This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. An existing PNM underground distribution line is located along the western boundary of the subject property and an existing overhead 115kV transmission line crosses the southeastern corner of the property. It is the applicant's obligation to abide by any conditions or terms of those easements.

2. 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.

3. 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. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project.

Contact:

Andrew Gurule

PNM Service Center

4201 Edith Boulevard NE

Albuquerque, NM 87107

Phone: (505) 241-0589

4. 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.



View of the subject site looking east



View of the subject site looking south.



View of the
subject site
looking west



View of the
subject site
looking
north.

ZONING

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

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	V		<input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar
<input type="checkbox"/> for Subdivision			<input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input checked="" type="checkbox"/> for Building Permit			
<input type="checkbox"/> Administrative Amendment (AA)			
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)			
<input type="checkbox"/> IP Master Development Plan	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A		APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): TREVISTON ELLIOTT ARCHITECT PHONE: 505-259-4617
 ADDRESS: 811 12TH ST. NW FAX: _____
 CITY: ALB. STATE NM ZIP 87102 E-MAIL: TREVISTON@TEARCHITECT.COM
 APPLICANT: ALAMO CUISINA LLC PHONE: 505-857-9990
 ADDRESS: 616 BUFFALO GRASS CT. NE FAX: _____
 CITY: ALB. STATE NM ZIP 87102 E-MAIL: STAYNZAETHY@GMAIL.COM
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: ADD PAD SITE FOR 2,000 SQ. FT. DRIVE THRU RESTAURANT IN EXISTING RETENTION POND AREA - (CIVIL ENG. PROVIDED TO KEEP REQUIREMENTS POND AREA)
 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. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: ALAMEDA WEST
 Existing Zoning: SU-1 Proposed zoning: _____ MRGCD Map No. _____
 Zone Atlas page(s): B-14 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.): DR098-60
2-97-15/AX-97-3/SB-78-3-7/62-82-49

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? _____
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): 12.6757
 LOCATION OF PROPERTY BY STREETS. On or Near: SEVEN BAR LOOP ROAD
 Between: COORS NW and COTTON WOOD DRIVE NW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 10-31-17
 (Print Name) TREVISTON ELLIOTT Applicant: Agent

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>17EPC 40027</u>	<u>ASBP</u>		<u>\$ 225.00</u>
<input type="checkbox"/> All fees have been collected		<u>ADV</u>		<u>\$ 75.00</u>
<input type="checkbox"/> All case #s are assigned		<u>CME</u>		<u>\$ 150.00</u>
<input type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date			Total
	<u>December 14, 2017</u>			<u>\$ 360.00</u>

[Signature] 11-1-17 Project # 1000202
 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 photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of 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)(iii)
- 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 ¼ 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.

TREVISTON ELLIOTT
Applicant name (print)
[Signature] 11.1.17
Applicant signature / date



Form revised August 2017

- Checklists complete Application case numbers
- Fees collected _____
- Case #s assigned _____
- Related #s listed _____

Planner signature / date
Project #: 1000202

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: TRINSON ELLIOTT DATE OF REQUEST: 10/31/17 ZONE ATLAS PAGE(S): B-14

CURRENT:
ZONING SU-1 FOR C-2
PARCEL SIZE (AC/SQ. FT.) 12.67

LEGAL DESCRIPTION:
LOT OR TRACT # C BLOCK # _____
SUBDIVISION NAME ALAMEDA WEST

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

SITE DEVELOPMENT PLAN:
SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []
*includes platting actions

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

GENERAL DESCRIPTION OF ACTION:
OF UNITS: 1
BUILDING SIZE: 2,000 (sq. ft.)
COFFEE SHOP OR SIMILAR

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 11.1.17

(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 924-3994

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

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

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

[Signature]
TRAFFIC ENGINEER

11-01-17
DATE

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

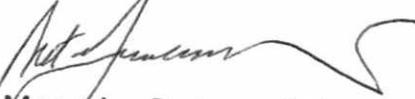
TIS -SUBMITTED 1/1/ _____ DATE _____
-FINALIZED 1/1/ _____ TRAFFIC ENGINEER _____

GARDENSWARTZ REALTY

01-05-17

Trevor Elliot is authorized to act on my behalf as an official agent for all parcels of the Alameda West Shopping Center for the year of 2017.

Art Gardenswartz



Managing Partner of Alamo Ctn LLC, owner of Alameda West Shopping Center.

Date: 1/5/17

TREVESTON ELLIOTT ARCHITECT

811 12TH STREET NW
ALBUQUERQUE NM 87102

o 505.259.4617

www TEarchitect.com

November 1, 2017

Amendment To Site Development Plan For Building Permit:

DRB-98-60
Z-97-18/AX-97-3
SD-78-3-7
CZ-82-49

To: City of Albuquerque

This letter is to request the approval of a 2,000 square foot new building (Drive Thru Coffee or similar) on the existing retention pond tract C of the existing Alameda West shopping center located at 10131 Coors Blvd NW. The overall site is 12.67 acres and the tract C in question is .86 acres.

The building addition represents 1.5% of the current 130,312 square feet of the overall center and would be a cumulative total of 5.25% of new buildings added since the original construction of the center. The need of this request is to allow a new pad site to be constructed at the main public corner of the existing shopping center thus giving the shopping center a presence on the corner of Coors and Cottonwood. In addition to adding a new "active entry" to the center this pad site and building will be a positive addition to the surrounding business activities by providing a service that is underrepresented in the immediate area. We also will be able to landscape the corner in keeping with the overall centers style which is currently not possible due to the existing retention pond. We have provided new engineering to retain the existing requirements of the retention pond and provide the pad site for the new building, drive aisles, dumpster location and parking. We are not proposing any new entry points to the existing center form any public roads.

The current center has approximately 600 parking spaces and we will be adding 20 new spaces adjacent to the new 2,000 square feet building. The new construction will not have any negative impact on the centers current parking count or the traffic flow to the existing layout.

With the addition the center will be able to provide another business that will enhance the shopping experience and provide more potential customers to all of the existing shops and attract new shops to the remaining vacant spaces.

Sincerely:



11.1.17

Treveston Elliott RA

NOTIFICATION &
NEIGHBORHOOD INFORMATION

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	10592 Rio Del Sole Court NW	Albuquerque	NM	87114	5058794995	5058903481	hlhen@comcast.net
Westside Coalition of Neighborhood Associations	Gerald	Worrall	1039 Pinatubo Place NW	Albuquerque	NM	87120	5059331919	5058390893	jfworrall@comcast.net

Typical

TREVESTON ELLIOTT ARCHITECT

811 12TH STREET NW
ALBUQUERQUE NM 87102

o 505.259.4617

www TEarchitect.com

November 1, 2017

To: Westside Coalition of Neighborhood Associations
C/O : Harry Hendriksen
10131 Coors Blvd NW.
Tract C Alameda West
Located between Coors NW and Cottonwood Drive

Dear Mr. Hendriksen,

My client, the owner of the Alameda West Shopping Center, is requesting an amendment to site development plan for building permit to construct a new 2,000 square foot building (Drive Thru Coffee or similar) on the existing retention pond tract C of the existing Alameda West shopping center located at 10131 Coors Blvd NW. The overall site is 12.67 acres and the tract C in question is .86 acres.

The building addition represents 1.5% of the current 130,312 square feet of the overall center and would be a cumulative total of 5.25% of new buildings added since the original construction of the center. The need of this request is to allow a new pad site to be constructed at the main public corner of the existing shopping center thus giving the shopping center a presence on the corner of Coors and Cottonwood. In addition to adding a new "active entry" to the center this pad site and building will be a positive addition to the surrounding business activities by providing a service that is underrepresented in the immediate area. We also will be able to landscape the corner in keeping with the overall centers style which is currently not possible due to the existing retention pond. We have provided new engineering to retain the existing requirements of the retention pond and provide the pad site for the new building, drive aisles, dumpster location and parking. We are not proposing any new entry points to the existing center form any public roads.

The current center has approximately 600 parking spaces and we will be adding 20 new spaces adjacent to the new 2,000 square foot building. The new construction will not have any negative impact on the centers current parking count or the traffic flow to the existing layout.

With the addition the center will be able to provide another business that will enhance the shopping experience and provide more potential customers to all of the existing shops and attract new shops to the remaining vacant spaces.

There will be a public hearing December 14, 2017 at 8:30 am Held in the Hearing Room in the Basement of the Plaza del Sol building 600 2nd Street

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

Sincerely:


11.1.17

Treveston Elliott RA

7017 1450 0001 0316 1834

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

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87114

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

0101
09
NOV 2 2017
Postmark Here
11/02/2017

Sent To
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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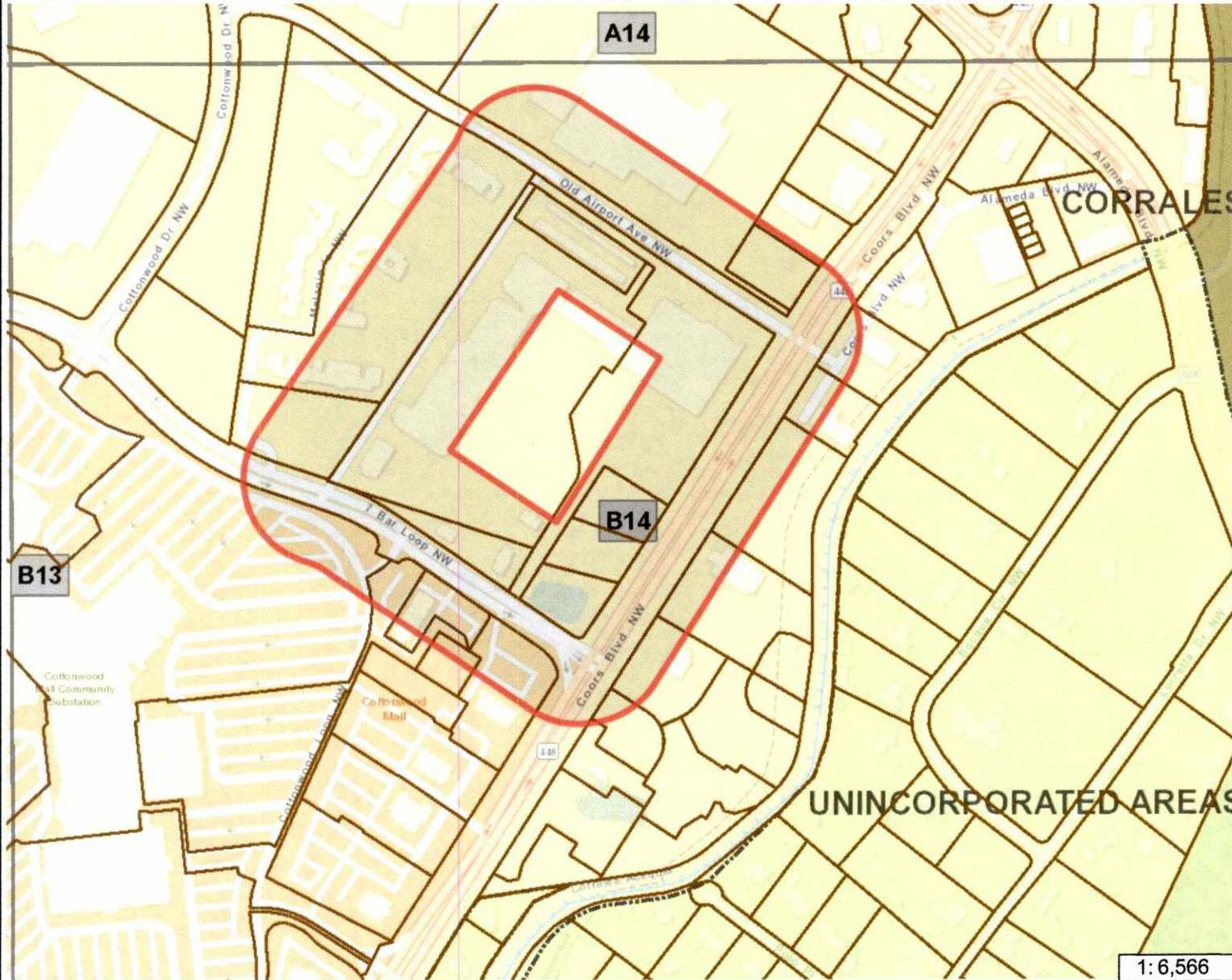
0101
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Sent To
GENALO WOKALL
Street and Apt. No., or PO Box No.
1039 PINATUBO PL. NW
City, State, ZIP+4®
ALB. NM 87120

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



B-14-Z Coors/7 Bar Loop



Legend

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

Notes

Buffer: 255ft
ROW: 155ft.

1: 6,566

0.2 0 0.10 0.2 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
10/31/2017 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

SMITH DANIEL F & MELBA C
TRUSTEES SMITH TRUST & MARTHA
MALASCHOCK ETAL

15822 BERNARDO CENTER DR SUITE

LOWES HOME CENTERS INC ATTN:
TAX DEPARTMENT 1ETA
PO BOX 1000
MOORESVILLE NC 28115

US BANK TRUST NA TR SRC FACILITIES
SEARS ROEBUCK & CO DEPT 36134
BC-151A
3333 BEVERLY RD
HOFFMAN ESTATES IL 60179-0001

LCW NM LP C/O HONG KONG BUFFET
10100 COORS BLVD NW
ALBUQUERQUE NM 87114-4022

ALAMEDA WEST LTD PROPERTY TAX
DEPT
PO BOX 20
BOISE ID 83726

PUBLIC SERVICE COMPANY OF NEW
MEXICO
ALVARADO SQUARE
ALBUQUERQUE NM 87158-0001

ALAMO CENTER LLC
6116 BUFFALO GRASS CT NE
ALBUQUERQUE NM 87111-8327

NEW MEXICO GAS COMPANY INC
PO BOX 1025
ALBUQUERQUE NM 87103

MALL AT COTTONWOOD LLC ATTN:
MELISSA BREEDEN
P.O. BOX 7019
INDIANAPOLIS IN 46207

BRANCH TURNER W & MARGARET
2025 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87104

ALAMO CENTER LLC
6116 BUFFALO GRASS CT NE
ALBUQUERQUE NM 87111-8327

BRANCH TURNER & MARGARET
2025 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87104

ZAHAVA REAL ESTATE LLC
9122 MERIWETHER AVE NE
ALBUQUERQUE NM 87109-6416

ALAMO CENTER LLC
6116 BUFFALO GRASS CT NE
ALBUQUERQUE NM 87111-8327

COMET PROPERTIES INC C/O D ALAN
BOWLBY & ASSOCIATES INC
PO BOX 1067
ADDISON TX 75001

ALAMO CENTER LLC
6116 BUFFALO GRASS CT NE
ALBUQUERQUE NM 87111-8327

US BANK TRUST NA TR SRC FACILITIES
C/O SEARS ROEBUCK DEPT 36134
BC-151A
3333 BEVERLY RD
HOFFMAN ESTATES IL 60179-0001

LANDINGS AT COTTONWOOD
OWNER LLC C/O ALLIANCE
RESIDENTIAL COMPANY
2415 E CAMELBACK RD SUITE 600
PHOENIX AZ 85016-9298

ARC BFABQNM001 LLC ATTN: CINDY
WARNER TAX DEPT
535 MARRIOTT DR FLOOR 9TH
NASHVILLE TN 37214-5092

HOMES BY DAWN DAVIDE INC
1400 35TH CIR
RIO RANCHO NM 87124

BLACK JOHN F TR TR A-1 BLACK RVT
& JB HOLDING LLC
3613 STATE HWY 528 NW SUITE H
ALBUQUERQUE NM 87114-8918

TAYLOR GREGORY L & TAYLOR LEMAN
JR
PO BOX 66408
ALBUQUERQUE NM 87193

NEW MEXICO EDUCATORS FEDERAL
CREDIT UNION
PO BOX 8530
ALBUQUERQUE NM 87198-8530

ALBUQUERQUE STORAGE LLC
113 6TH ST NW
ALBUQUERQUE NM 87102

DENNIS GEORGE LARRY LLC
4400 CARLISLE BLVD NE
ALBUQUERQUE NM 87107-4813

Typical

TREVESTON ELLIOTT ARCHITECT

811 12TH STREET NW
ALBUQUERQUE NM 87102

November 1, 2017

o 505.259.4617

www TEarchitect.com

To: Property Owners within 100' of proposed project at
10131 Coors Blvd NW.
Tract C Alameda West
Located between Coors NW and Cottonwood Drive

Dear Sir or Madam,

My client, the owner of the Alameda West Shopping Center, is requesting an amendment to site development plan for building permit to construct a new 2,000 square foot building (Drive Thru Coffee or similar) on the existing retention pond tract C of the existing Alameda West shopping center located at 10131 Coors Blvd . NW. The overall site is 12.67 acres and the tract C in question is .86 acres.

The building addition represents 1.5% of the current 130,312 square feet of the overall center and would be a cumulative total of 5.25% of new buildings added since the original construction of the center. The need of this request is to allow a new pad site to be constructed at the main public corner of the existing shopping center thus giving the shopping center a presence on the corner of Coors and Cottonwood. In addition to adding a new "active entry" to the center this pad site and building will be a positive addition to the surrounding business activities by providing a service that is underrepresented in the immediate area. We also will be able to landscape the corner in keeping with the overall centers style which is currently not possible due to the existing retention pond. We have provided new engineering to retain the existing requirements of the retention pond and provide the pad site for the new building, drive aisles, dumpster location and parking. We are not proposing any new entry points to the existing center form any public roads.

The current center has approximately 600 parking spaces and we will be adding 20 new spaces adjacent to the new 2,000 square foot building. The new construction will not have any negative impact on the centers current parking count or the traffic flow to the existing layout.

With the addition the center will be able to provide another business that will enhance the shopping experience and provide more potential customers to all of the existing shops and attract new shops to the remaining vacant spaces.

There will be a public hearing December 14, 2017 at 8:30 am Held in the Hearing Room in the Basement of the Plaza del Sol building 600 2nd Street

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

Sincerely:



Treveston Elliott RA

VESTON ELLIOTT ARCHITECT

124 STREET NW
ALBUQUERQUE NM 87102

ALBUQUERQUE STORAGE LLC
113 6TH ST NW
ALBUQUERQUE NM 87102



VESTON ELLIOTT ARCHITECT

127TH STREET NW
ALBUQUERQUE NM 87102

NEW MEXICO EDUCATORS FEDERAL CREDIT UNION
PO BOX 8530
ALBUQUERQUE NM 87198-8530



VESTON ELLIOTT ARCHITECT

124 STREET NW
ALBUQUERQUE NM 87102

TAYLOR GREGORY L & TAYLOR LEMAN JR
PO BOX 66408
ALBUQUERQUE NM 87193



REVESTON ELLIOTT ARCHITECT

1127TH STREET NW
ALBUQUERQUE NM 87102

SMITH DANIEL F & MELBA C TRUSTEES SMITH TRUST & MARTHA
MALASCHOCK ETAL

15822 BERNARDO CENTER DR SUITE A
SAN DIEGO CA 92127



REVESTON ELLIOTT ARCHITECT

1127TH STREET NW
ALBUQUERQUE NM 87102

LOWES HOME CENTERS INC ATTN: TAX DEPARTMENT IETA
PO BOX 1000
MOORESVILLE NC 28115



TREVESTON ELLIOTT ARCHITECT

811 12TH STREET NW
ALBUQUERQUE NM 87102

BLACK JOHN F TR TR A-1 BLACK RVT & JB HOLDING LLC
3613 STATE HWY 528 NW SUITE H
ALBUQUERQUE NM 87114-8918



TREVESTON ELLIOTT ARCHITECT

811 12TH STREET NW
ALBUQUERQUE NM 87102

HOMES BY DAWN DAVIDE INC
1400 35TH CIR
RIO RANCHO NM 87124



TREVESTON ELLIOTT ARCHITECT

811 12TH STREET NW
ALBUQUERQUE NM 87102

ARC BFABQNM001 LLC
ATTN: CINDY WARNER TAX DEPT
535 MARRIOTT DR FLOOR 9TH
NASHVILLE TN 37214-5092



TREVESTON ELLIOTT ARCHITECT

811 12TH STREET NW
ALBUQUERQUE NM 87102

LANDINGS AT COTTONWOOD OWNER LLC
C/O ALLIANCE RESIDENTIAL COMPANY
2415 E CAMELBACK RD SUITE 600
PHOENIX AZ 85016-9298



TREVESTON ELLIOTT ARCHITECT

811 12TH STREET NW
ALBUQUERQUE NM 87102

COMET PROPERTIES INC
C/O D ALAN BOWLBY & ASSOCIATES INC
PO BOX 1067
ADDISON TX 75001



8TH STREET NW
ALBUQUERQUE NM 87102

TAYLOR GREGORY L & TAYLOR LEMAN JR
PO BOX 66408
ALBUQUERQUE NM 87193

REVESTON ELLIOTT ARCHITECT



1 12TH STREET NW
ALBUQUERQUE NM 87102

SMITH DANIEL F & MELBA C TRUSTEES SMITH TRUST & MARTHA
MALASCHOCK ETAL
15822 BERNARDO CENTER DR SUITE A
SAN DIEGO CA 92127

REVESTON ELLIOTT ARCHITECT



1 12TH STREET NW
ALBUQUERQUE NM 87102

LOWES HOME CENTERS INC ATTN: TAX DEPARTMENT 1ETA
PO BOX 1000
MOORESVILLE NC 28115

REVESTON ELLIOTT ARCHITECT



1 12TH STREET NW
ALBUQUERQUE NM 87102

US BANK TRUST NA TR SRC FACILITIES
SEARS ROEBUCK & CO DEPT 36134 BC-151A
3333 BEVERLY RD
HOFFMAN ESTATES IL 60179-0001

TREVESTON ELLIOTT ARCHITECT



811 12TH STREET NW
ALBUQUERQUE NM 87102

ALAMEDA WEST LTD PROPERTY TAX DEPT
PO BOX 20
BOISE ID 83726

TREVESTON ELLIOTT ARCHITECT



811 12TH STREET NW
ALBUQUERQUE NM 87102

ZAMAVA REAL ESTATE LLC
9122 MERIWETHER AVE NE
ALBUQUERQUE NM 87109-6416

811 12TH STREET NW
ALBUQUERQUE NM 87102

ARC BFABQN001 LLC
ATTN: CINDY WARNER TAX DEPT
535 MARRIOTT DR FLOOR 9TH
NASHVILLE TN 37214-5092

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ALBUQUERQUE NM 87102

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ALBUQUERQUE NM 87102

COMET PROPERTIES INC
C/O D ALAN BOWLBY & ASSOCIATES INC
PO BOX 1067
ADDISON TX 75001

TREVESTON ELLIOTT ARCHITECT



811 12TH STREET NW
ALBUQUERQUE NM 87102

DENNIS GEORGE LARRY LLC
4400 CARLISLE BLVD NE
ALBUQUERQUE NM 87107-4813

TREVESTON ELLIOTT ARCHITECT



811 12TH STREET NW
ALBUQUERQUE NM 87102

LCW NM LP C/O HONG KONG BUFFET
10100 COORS BLVD NW
ALBUQUERQUE NM 87114-4022

TREVESTON ELLIOTT ARCHITECT



811 12TH STREET NW
ALBUQUERQUE NM 87102

PUBLIC SERVICE COMPANY OF NEW MEXICO
ALVARADO SQUARE
ALBUQUERQUE NM 87158-0001

811 12TH STREET NW
ALBUQUERQUE NM 87102

US BANK TRUST NA TR SRC FACILITIES
SEARS ROEBUCK & CO DEPT 36134 BC-151A
3333 BEVERLY RD
HOFFMAN ESTATES IL 60179-0001

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ALBUQUERQUE NM 87109-6416

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811 12TH STREET NW
ALBUQUERQUE NM 87102

MALL AT COTTONWOOD LLC ATTN: MELISSA BREEDEN
P.O. BOX 7019
INDIANAPOLIS IN 46207

TREVESTON ELLIOTT ARCHITECT



811 12TH STREET NW
ALBUQUERQUE NM 87102

NEW MEXICO GAS COMPANY INC
PO BOX 1025
ALBUQUERQUE NM 87103

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ALBUQUERQUE NM 87158-0001

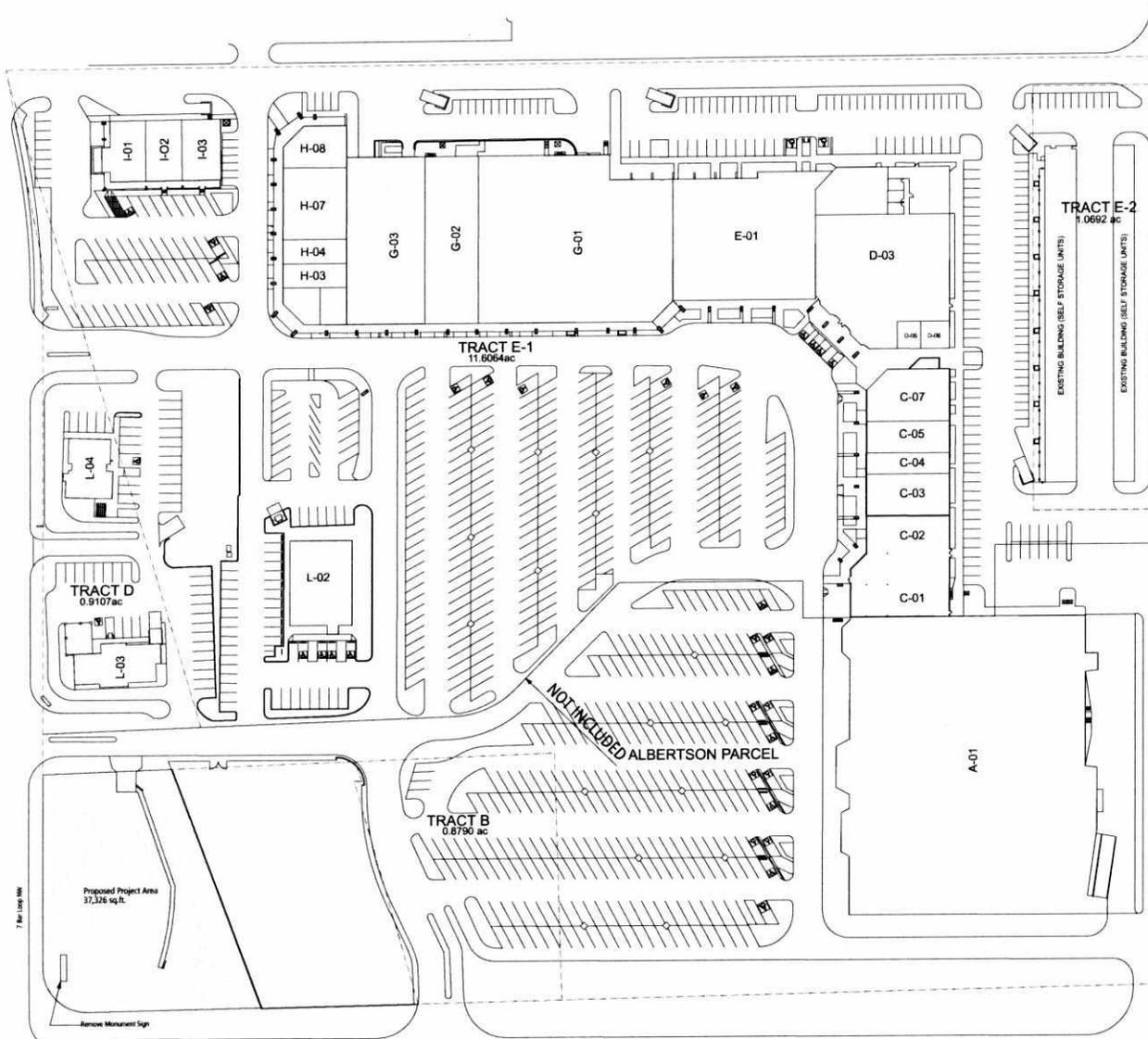
TREVESTON ELLIOTT ARCHITECT



811 12TH STREET NW
ALBUQUERQUE NM 87102

BRANCH TURNER W & MARGARET
2025 RIO GRANDE BLVD NW
ALBUQUERQUE NM 87104

SITE PLAN REDUCTIONS



7' Bar Code NW

Proposed Project Area
37,326 sq. ft.

Remove Monument Sign

Coors Blvd. NW

1 Site Plan - Proposed
Scale 1" = 50' N

CODE DATA
City of Albuquerque
Location: 10131 Coors Blvd. NW
Suite L-05
Albuquerque, New Mexico 87114
Zoning: SU-1 for C-2 uses
Zoning Atlas Page: B-14
Setbacks: No Change
Height: No Change
Parking: Existing Bldg.
I.B.C. Area: = 2,000 sq. ft.
Total Bld. Area: = 2,000 sq. ft.
Occupancy: A-2 (R)
Construction Type: Existing Vb
Separation: 1-Hour
Sprinkler: Yes
Description: Add new pad site for 2,000 sq. ft. restaurant with drive thru.

SHEET INDEX

A-081	Site Plan	1" = 50'-0"
A-082	Site Plan	1" = 50'-0"
A-083	Site Plan	1/16" = 1'-0"
A-101	Floor Plan / Elevations	1/4" = 1'-0"
C-2	Grading Plan	1" = 20'-0"

Total Shopping Center Original	127,371 sq. ft.
Total Shopping Center Existing	130,312 sq. ft.
New Building sq. ft. this proposal	2,000 sq. ft.
Total Additional Added all	7,062 sq. ft. (5.25% of total)
Total Shopping Center Proposed	134,433 sq. ft.

Parking Calculations: Retail Center

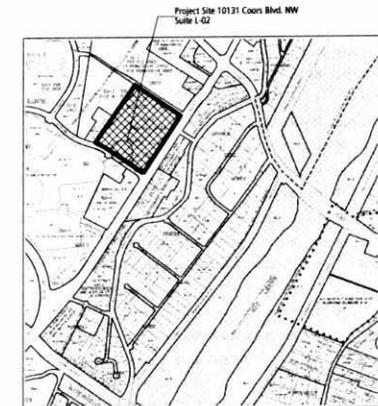
First 15,000 sq. ft. @ 200sq. ft.	75
Next 45,000 sq. ft. @ 250sq. ft.	180
Next 72,224 sq. ft. @ 300sq. ft.	241

Total	496
HC Required	16
Motorcycle Required	7
Car Provided	568
HC Provided	21
Motorcycle Provided	12

Adding with this proposal

Car	18
HC	2
Motorcycle	2

Note: A-01 (Albertsons not include in Retail Center)
(Albertsons Parcel: 66,700 sq. ft. building w/ 234 spaces)



Zone Atlas Page
B-14-Z
City of Albuquerque

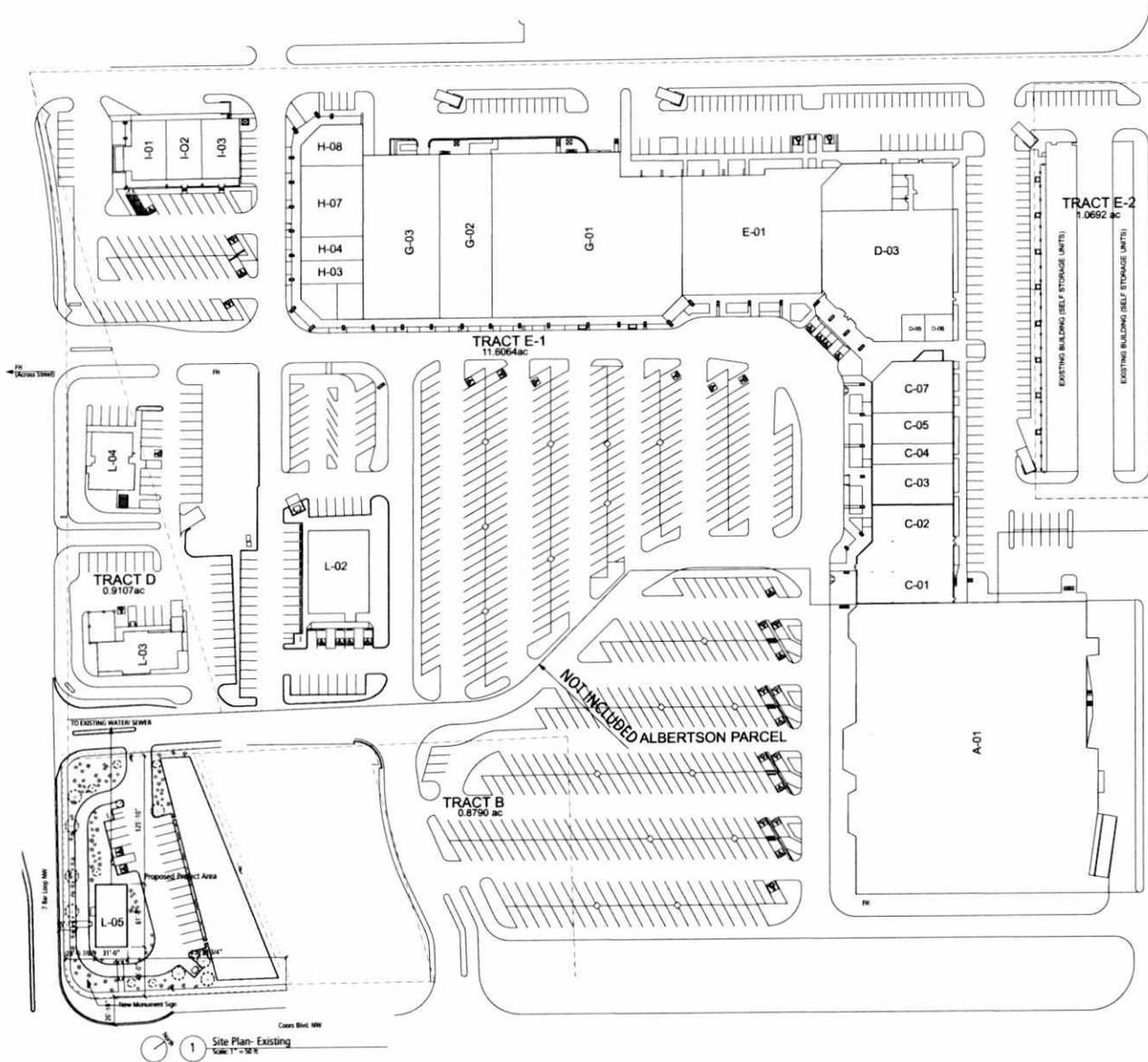
TREVESTON ELLIOTT ARCHITECT
811 1214 E. NW
ALBUQUERQUE, NEW MEXICO
TEL: 771-8471
WWW.TREVESTONARCH.COM

SUITE L-05
ALAMEDA WEST SHOPPING CENTER
ALBUQUERQUE, NEW MEXICO

Date: December 4, 2017

Sheet: Site Plan

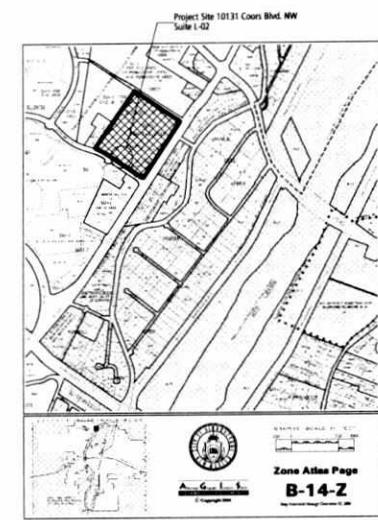
A-081



CODE DATA
 City of Albuquerque
 Location: 10131 Coors Blvd. NW
 Suite L-05
 Albuquerque, New Mexico 87114
 Zoning: SU-1 for C-2 uses
 Zoning Atlas Page: B-14
 Setbacks: No Change
 Height: No Change
 Parking: Existing Bldg.
I.B.C.
Total Bld. Area: = 2,000 sq.ft.
Occupancy: A-2
Construction Type: Existing Vb
Separation: 1-Hour
Sprinkler: Yes
Description:
 Add new pad site for 2,000 sq.ft. restaurant with drive thru.

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Note: A-01 (Albertsons not include in Retail Center)
 (Albertsons Parcel- 66,700 sq.ft. building w/ 234 spaces)

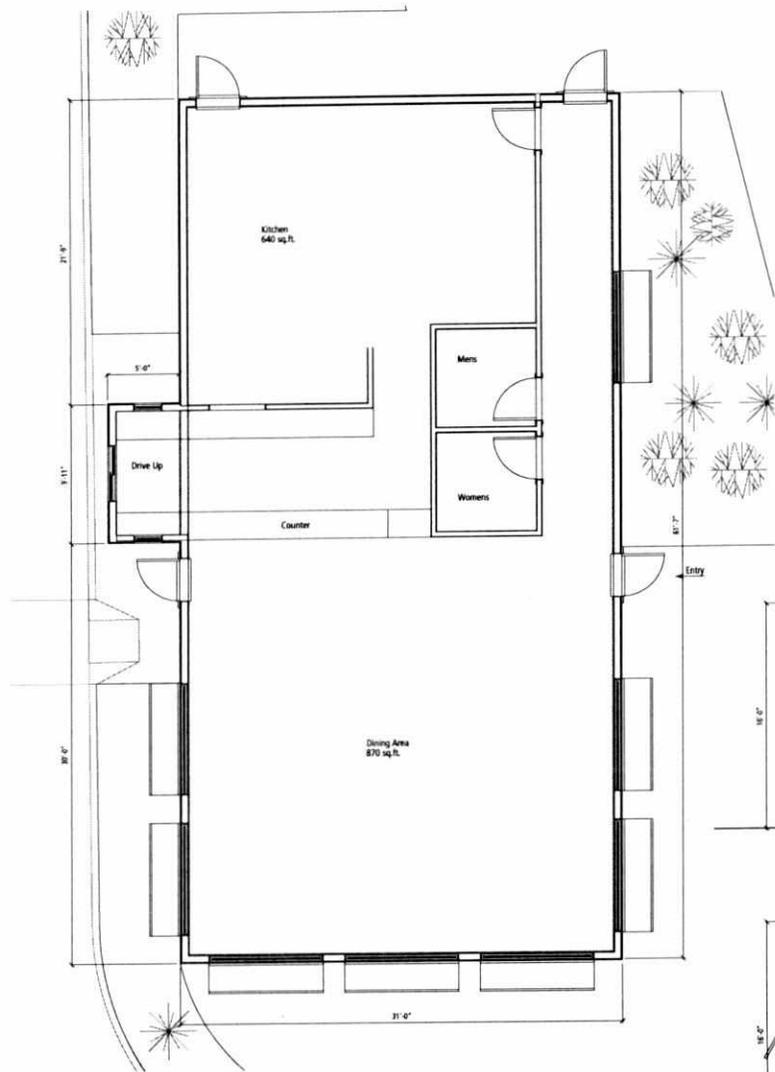


TREVESTON ELLIOTT ARCHITECT
 811.1274.15, NW
 811.1274.15, NW
 ALBUQUERQUE, NEW MEXICO
 87102
 1000 10th Street, NW
 Albuquerque, NM 87102
 www.trevestonelliott.com

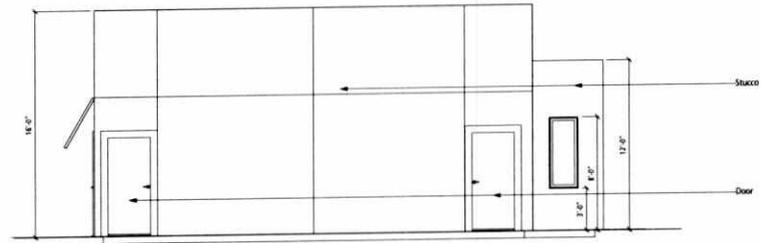
SUITE L-05
 ALAMEDA WEST SHOPPING CENTER
 ALBUQUERQUE, NEW MEXICO

Date: December 4, 2017
 Sheet: Site Plan

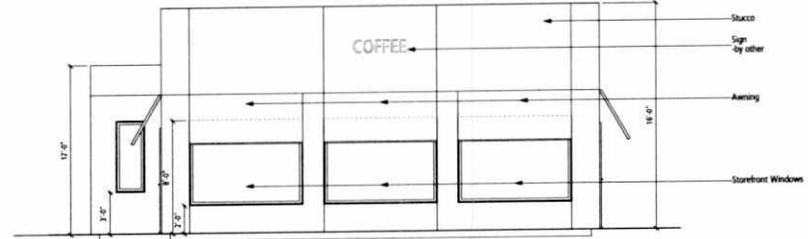




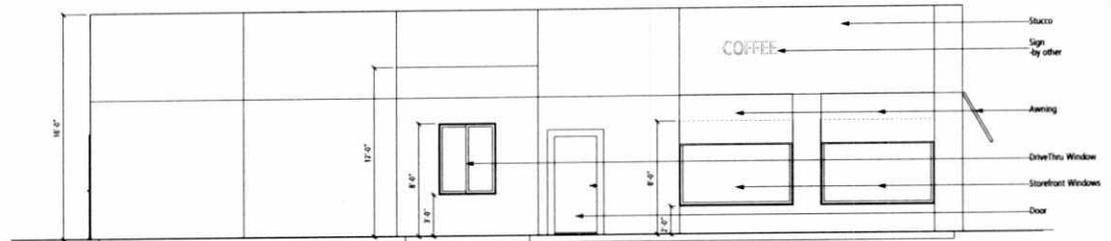
1 Floor Plan
Scale 1/4" = 1'-0"



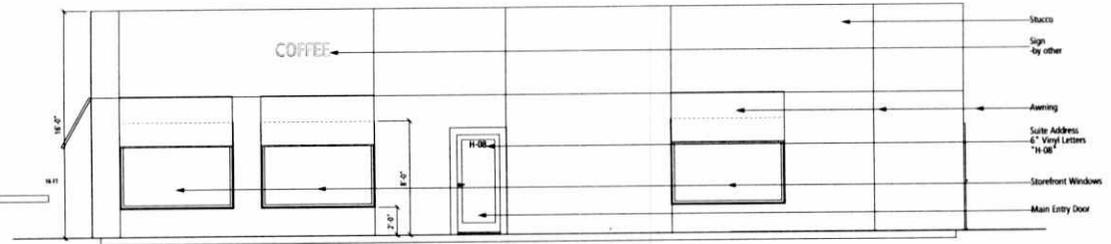
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Scale 1/4" = 1'-0"



3 Elevation
Scale 1/4" = 1'-0"



4 Elevation
Scale 1/4" = 1'-0"



5 Elevation
Scale 1/4" = 1'-0"

TREVESTON ELLIOTT ARCHITECT
811 12TH ST. NW
ALBUQUERQUE, NEW MEXICO
87102
505.763.1117
www.trevestonelliott.com

SUITE L-05
ALAMEDA WEST SHOPPING CENTER
ALBUQUERQUE, NEW MEXICO

Date: December 4, 2017
Sheet: Floor Plan-Proposed



For more current information and details visit: www.cadis.geogig.com



Address Map Page
B-14-Z
Map Amended through:
10/26/2016



These addresses are for informational purposes only and are not intended for address verification.

Drainage Calculations

ALAMEDA WEST - TRACT C
Hydrology Calculations
Date: November 11, 2003
DPM - Section 22.2
Volume 2, January 1993

Precipitation Zone	1
100 Year Storm Depth, P (360)	2.2
100 year Storm Depth, P (10 day)	3.67

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.44	0.67	0.86	1.97
Peak Discharge Factors	1.29	2.00	2.67	4.37

Land Treatment Area	Acres	Existing	Proposed
Type "D" (Roof)	0.00	0.38	
Type "C" (Unpaved Roadway)	0.00	0.00	
Type "B" (Irrigated Lawns)	0.00	0.48	
Type "A" (Undeveloped)	0.86	0.00	
Total (Acres)		0.86	0.86

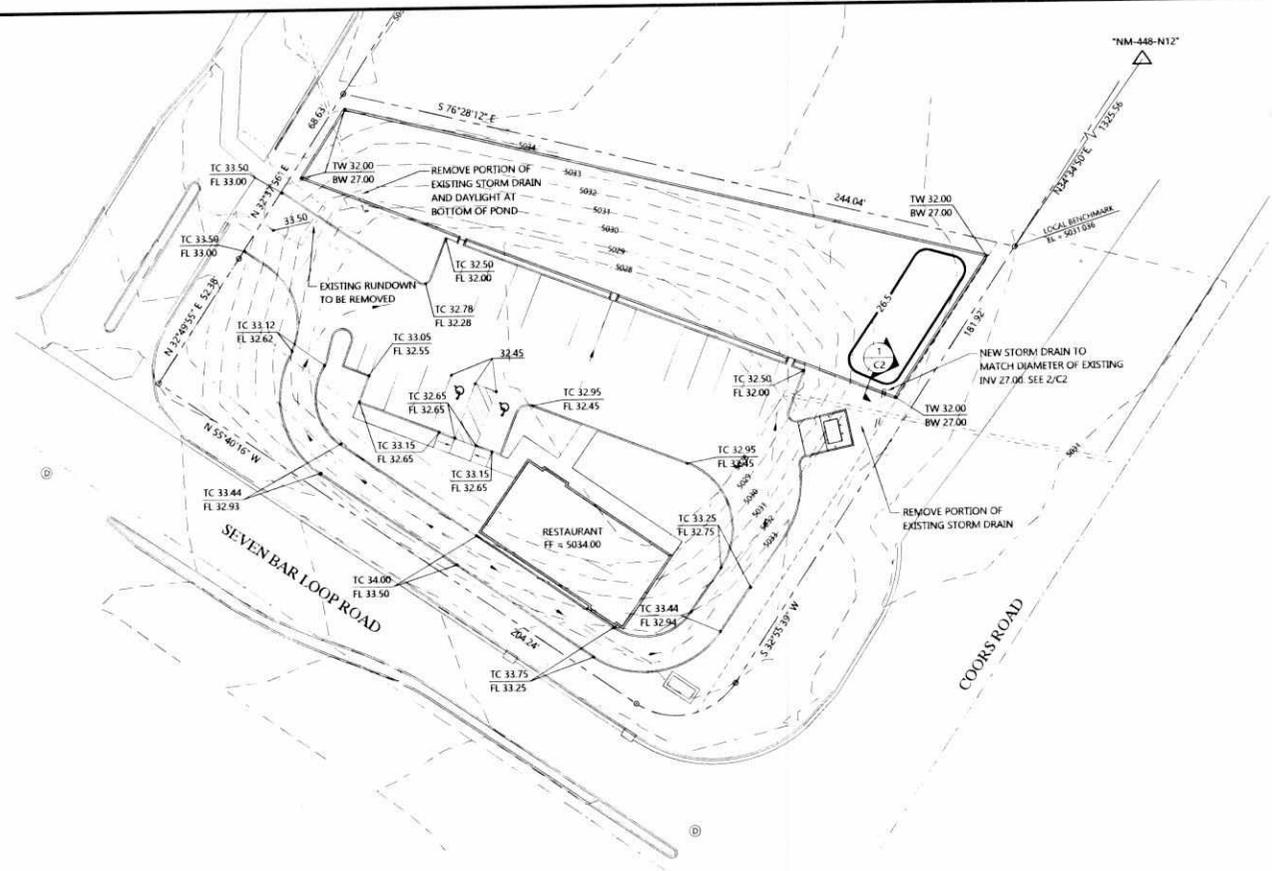
Excess Precipitation(in)	0.44	1.25
Volume (100), cf	1379.98	3899.13
Volume (10), cf	924.99	2612.42
Volume (100, 10 day), cf	1379.98	5837.52
Q (100), cfs	1.11	2.64
Q (10), cfs	0.75	1.77

Drainage Narrative
THE PURPOSE OF THIS GRADING AND DRAINAGE PLAN IS TO RECLAIM THE PROPERTY HEREIN FOR DEVELOPMENT. ORIGINALLY DESIGNATED AS A DRAINAGE POND OF THE ALAMEDA WEST SHOPPING CENTER. SEE DRAINAGE REPORT.

Pond Volume

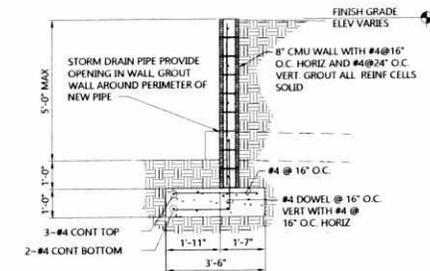
FLUSH POINT
IMPERVIOUS AREA — 0.38 x 43560 = 16552.8 SF
PONDING REQUIRED — 16552.8 x $\frac{34}{12}$ = 468.99 CF
PONDING PROVIDED
A26.5 = 952.65 SF
A27 = 952.65 SF
VOL 26.5 & 27: 938.33 + 938.33 = 1876.66 x 0.5 = 469.16 CF

WATER SURFACE ELEV = 5027.00 + 4.19 = 5031.19 (SEE AHYMO)



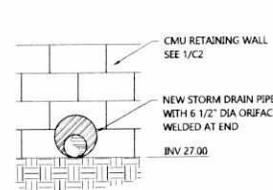
GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'



POND RETAINING WALL

SCALE: 1/2" = 1'-0"



ORIFACE PLATE DETAIL

SCALE: 3/4" = 1'-0"

Legend

- S405 — EXISTING CONTOUR
- 05 — NEW CONTOUR
- FF EL FINISH FLOOR ELEVATION
- TC TOP OF CURB ELEVATION
- FL FLOWLINE ELEVATION
- ▲ DIRECTION OF FLOW

Project Benchmark ▲

THE PROJECT BENCHMARK IS A FOUND NMDOT MONUMENT "NM-448-N12"

X = 1521354.471
Y = 1528973.229
NAD83
Z = 5026.132 (NAVD88)
G-G FACTOR: 0.999679709

LOCAL BENCHMARK IS THE NORTHEAST CORNER OF TRACT C.
ELEV 5031.036



Anchor Engineering, LLC
1035 S. Laguna St., Ste 400
Anaheim, CA 92805
951.461.1100

NO.	DATE	COMMENTS

PROJECT NO.	16-035
DATE	2-23-2017
DRAWN BY	F. PHILLIPS
CHECKED BY	M. GARCIA
SCALE	1" = 20'

PROJECT TITLE	RESTAURANT SITE ALAMEDA WEST SHOPPING CENTER ALBUQUERQUE, NEW MEXICO
DRAWN TITLE	GRADING AND DRAINAGE PLAN

98981

C2