



**Environmental
Planning
Commission**

**Agenda Number: 06
Project Number: 2018-001751
SI-2018-00217 / SI-2018-00218
December 13, 2018**

Staff Report

Agent	Jeffrey T. Wooten, P.E.
Applicant	Hutton Ex Albuquerque Coors LLC
Request	Site Plan Amendment for Subdivision & Site Plan Amendment for Building Permit
Legal Description	All or a portion of Lot 7-A, Bosque Plaza, MRGCD, zoned MX-L
Location	6380 Coors Blvd. NW, between La Orilla Rd. NW and Bosque Plaza Lane NW
Size	Approximately 1 acre
Existing Zoning	MX-L (previously C-1 (SC))
Proposed Zoning	Same

Staff Recommendation

APPROVALS of Project #2018-001751 (1002397 & 1004167) SI-2018-00217 and SI-2018-00218

based on the Findings and subject to the Conditions of Approval within this report

**Staff Planner
Linda Rumpf**

Summary of Analysis

The site plan was approved for an Auto Parts store that has yet to be constructed. The request is to remove a staircase from Coors Blvd. to the building. There is a safe access point meeting the requirements of the Site Plan for Subdivision connecting into Bosque Plaza Lane.

The applicant met with representatives of the Taylor Ranch Neighborhood Association (TRNA) on October 30, 2018 prior to submittal. They agreed with the removal of the pedestrian access point to Coors Blvd. They also requested that the two commercial style windows match the faux windows provided elsewhere.

Staff recommends **approval** subject to findings and conditions.

MAP



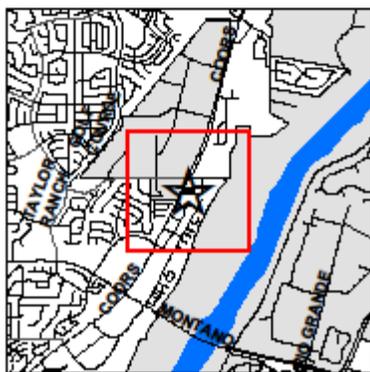
Hearing Date:
December 13, 2018

Project #:
2018-001751 (1002397 & 1004167)

Case Numbers:
SI-2018-00218
SI-2018-00217

0 75 150 Feet





LAND USE MAP

Note: Gray shading
Indicates County.

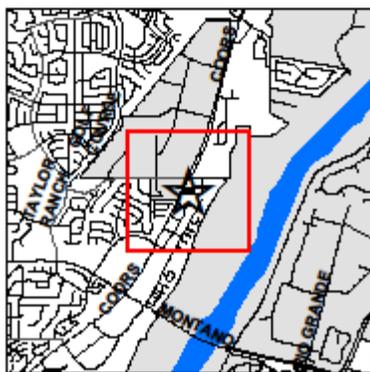
KEY to Land Use Abbreviations

- 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 = 500 feet

Hearing Date:
12/13/2018
Project Number:
2018-001751 (1002397 & 1004167)
Case Numbers:
SI-2018-00218 SI-2018-00217
Zone Map Page:
E-12



IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 500 feet

Hearing Date:

12/13/2018

Project Number:

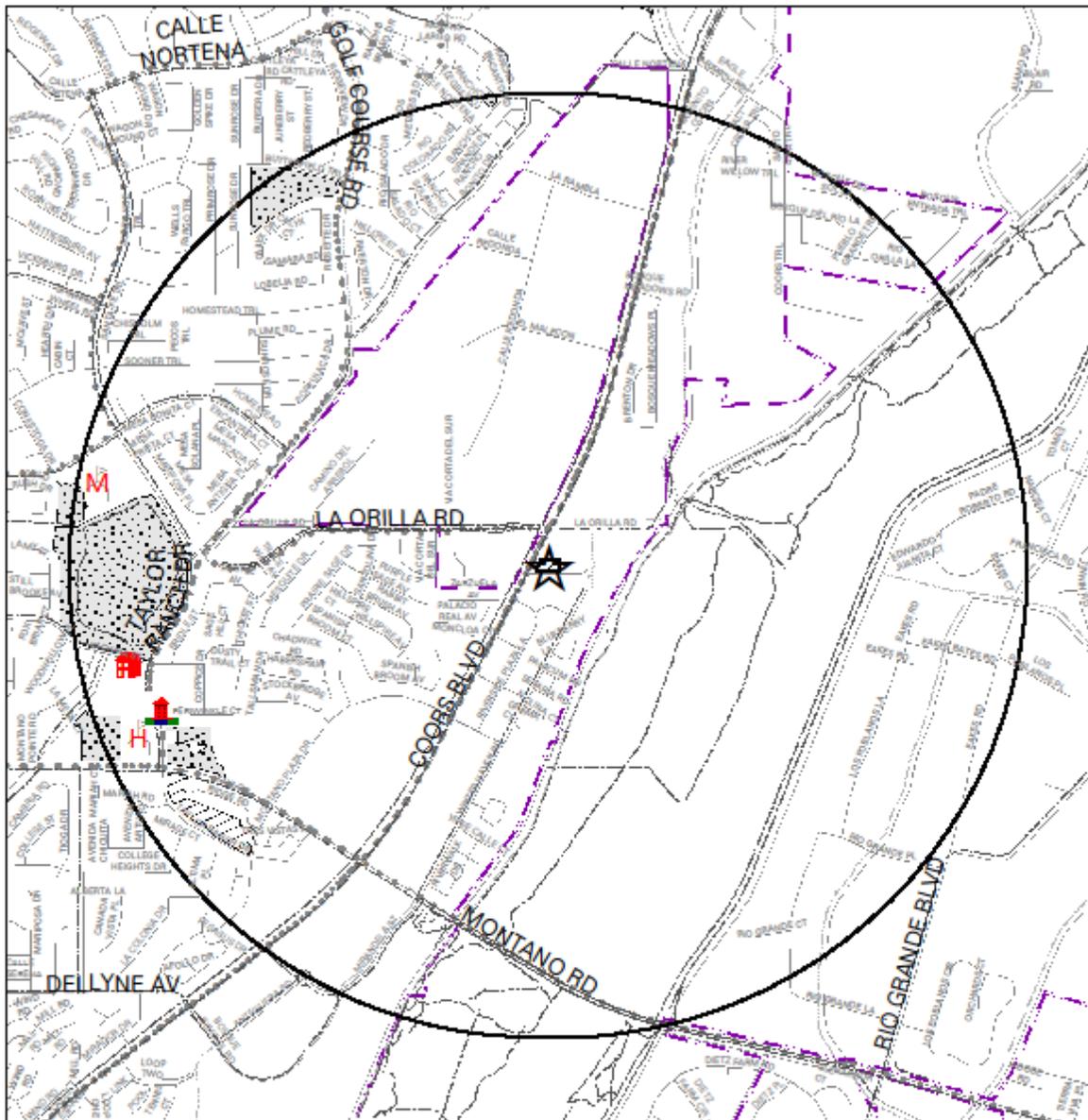
2018-001751 (1002397 & 1004167)

Case Numbers:

SI-2018-00218 SI-2018-00217

Zone Map Page:

E-12



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: 2018-001751 (1002397 & 1004167)

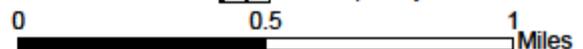


Table of Contents

I. Introduction	1
II. Analysis of Applicable Ordinances, Plans and Policies.....	4
III. Standards	5
IV. Agency & Neighborhood Concerns.....	6
V. Conclusion.....	7
<i>Findings - Project #2018-001751 / SI-2018-00217 – Site Plan Amendment for Subdivision.....</i>	<i>8</i>
<i>Conditions of Approval - Project #2018-001751 / SI-2018-00217 – Site Plan Amendment for Subdivision</i>	<i>9</i>
<i>Findings - Project #2018-001751 / SI-2018-00218 – Site Plan Amendment for Building Permit.....</i>	<i>9</i>
Recommendation.....	11
<i>Conditions of Approval - Project #2018-001751 / SI-2018-00218 – Site Plan Amendment for Building Permit</i>	<i>11</i>
Agency Comments	13
ATTACHMENTS	18

I. Introduction

Request

This request is for approval of a Major Amendment to both the Site Plan for Subdivision and Site Plan for Building Permit previously approved for a new O'Reilly Auto Parts store, located at 6380 Coors Blvd. NW, Albuquerque, NM 87121-1402. The property is bounded by a restaurant to the north, a restaurant and dental offices to the south, vacant commercial property to the east, and Coors Blvd. to the west.

For the Major Amendments to both the Site Plan for Subdivision and Site Plan for Building Permit, the applicant is requesting to remove the pedestrian access (stairway) and retaining wall along the west side of the property connecting to Coors Blvd. as reflected in the revised and submitted plans. In recent discussions with City Staff, it was determined that the site already has a safe access point meeting the requirements of the Site Plan for Subdivision connecting into Bosque Plaza Lane and the secondary stairway access to Coors Blvd. is not necessary. The applicant also feels that the stairway would be used by skate boarders and others as a play area.

SI-2018-00217 – Site Plan Amendment for Subdivision indicates movement from the pedestrian access on the northwest corner to the south side

SI-2018-00218 – Site Plan Amendment for Building Permit indicates removal of the staircase and moving the pedestrian access to the access off of Bosque Plaza.

The applicant is not requesting a zone change.

The applicant proposes to develop a 7,000 square foot auto parts retail store. The proposed building will be single-story and sited near the lot's northern property line. The subject site is part of the Bosque Plaza Site Development Plan for Subdivision, and must comply with the design standards therein. The design standards address parking, access, setbacks, landscaping, etc.

Wooten Engineering, on behalf of Hutton Ex Albuquerque Coors LLC, requests approval of a Major Amendment to the Site Plan for Subdivision as approved on October 4, 2006 and the Site Plan for Building Permit was approved by the DRB on March 7, 2018 and obtained their final signature from the DRB chair on March 15, 2018.

They also propose moving the trash enclosure slightly to the west in order to make room for an electrical transformer as coordinated with PNM.

EPC Role

It is EPC's responsibility to determine if the change is consistent with the applicable policies from the 2017 Albuquerque & Bernalillo County Comprehensive Plan. This case is going before the EPC because the EPC was the decision-making body that approved the original site plan. This case is a quasi-judicial matter.

The following language from the IDO applies:

6-4(Y)(1) Site Development Plans

This Subsection 14-16-6-4(Y) addresses applications for amendments to site development plans approved prior to the effective date of this IDO.

6-4(Y)(1)(b) Major Amendments

All requested amendments that do not qualify as Minor Amendments pursuant to Subsection (a) above shall be subject to relevant IDO standards, unless a different procedure described below applies.

- 1- Except as noted in Subsection 2 below, Major Amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement), including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing.
- 2- For Major Amendments that involve any of the following, the relevant IDO procedures shall be followed, including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing.
 - a. Any standard in the site development plan that is covered by an IDO standard in section 14-16-5-3 (access and connectivity), section 14-16-5-4 (subdivision of land), section 14-16-5-5 (parking and loading), or any DPM standard.
 - b. Any change affecting an easement.
 - c. Any expansion of a nonconforming use or structure.

History

Early history- The subject site is zoned MX-L (previously C-1 (SC)), as are the other vacant lots in the Bosque Plaza shopping center. In May 1987, the subject site was annexed as part of an approx. 11.92 acre annexation (AX-87-9) and C-1 zoning was established (Z-87-56).

Upon annexation, the approx. 11.92 acre site met the Zoning Code definition of a shopping center by being over 5 acres and zoned C-1. Though the SC designation was not added to the zoning map, the Zoning Enforcement Officer determined that, based upon the intent of the property owners and the EPC at the time of annexation and zoning establishment in 1987, the site was indeed a shopping center. This shopping center designation required site plan review and approval by the EPC prior to the issuance of any building permit.

There was no planning activity associated with the subject site until 2004, when Lots 1-9 were replatted and named the Bosque Plaza shopping center. This action renumbered the lots, established new easements and created Bosque Plaza Lane NW to provide access. In the absence of specific design standards, a Village Inn restaurant was constructed on Lot 10-A of Bosque Plaza per the EPC-approved site plan in 2004 (Project #1002397).

A request for a Dairy Queen restaurant with a drive-up service window was approved at the October 2005 EPC hearing, but with strict conditions placed on the development so it would blend in architecturally with the nearby Riverside Plaza development.

The EPC approved the site development plan for subdivision and design standards in July 2006 (Project # 1004167, 05 EPC-01225) A request for a site development plan for building permit on Lot 10-B for a Panda Express restaurant was approved by the EPC in September 2006 (Project #1004647).

Design Standards

The purpose of design standards, which are associated with a site development plan for subdivision, is to provide guidance for a development in order to ensure that it will further the intent of applicable City Plans and policies and contribute to making planning goals a reality. To achieve these purposes, a site development plan for subdivision serves as an overarching guide for creating a high-quality, cohesive development.

Context

The Bosque Plaza Shopping Center consists of 11 lots on 12 acres. The shopping center is partially developed. The developed tracts include restaurants and medical offices. The area to the south is developed as shopping centers, Riverside Plaza and Montañó Plaza. To the north is a large church and to the east are a church and the Rio Grande Bosque. The west side of Coors Boulevard contains existing housing and a new movie theater and restaurant.

Roadway System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

https://www.mrcog-nm.gov/images/stories/pdf/transportation/2040_MTP/long-range-roadway-2040-map.pdf

The LRRS designates Coors Boulevard as a Principal Arterial.

The LRRS designates La Orilla as a Local street.

Bosque Plaza Lane is a private roadway that provides direct access to Coors Boulevard from the Bosque Plaza Subdivision.

Comprehensive Plan Corridor Designation

Coors Boulevard is a Major Transit Corridor.

Trails/Bikeways

There is an existing Bike Lane along Coors Boulevard, a Bike Route along Winterhaven Road, which dead ends at the site, and a paved multiple use trail along La Orilla Road.

Transit

Routes 96 and 155 share a pair of stops on Coors Blvd., about 450 feet on either side of the La Orilla Rd. intersection.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment).

II. Analysis of Applicable Ordinances, Plans and Policies

Zoning

The subject site is zoned MX-L (previously C-1 (SC)). Development on the site is guided and controlled by the existing, prior-approved site plan (IDO section 14-16-1-10).

Albuquerque / Bernalillo County Comprehensive Plan- Rank I

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Applicable policies are listed below:

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

- a) Create walkable places that provide opportunities to live, work, learn, shop and play.
- 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.

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

- 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.
- b) Encourage development that offers choice in transportation, work areas, and lifestyles.
- e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The subject site is adjacent to a designated Major Transit Corridor, Coors Blvd. Major Transit Corridors are intended to be served by frequent transit and should be pedestrian-oriented near transit stops, but auto-oriented for much of the corridor. Coors Blvd. has frequent transit service and the proposed building would be accessible from the roadway via Bosque Plaza Lane. The request furthers Goal 5.1- Centers & Corridors.

The request would result in development of a neighborhood commercial retail use that is not located in a designated Activity Center; the Coors/Montano Village Activity Center abuts Bosque Plaza to the South. The proposed development is subject to the EPC-approved design standards for the Bosque Plaza shopping center, and therefore would be at an appropriate density and scale for an area outside of a designated activity center that is already zoned for commercial uses. The request furthers Policy 5.1.2- Development Areas.

ABC 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 growth resulting from the request would be directed to a neighborhood commercial location adjacent to a Major Transit Corridor, where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian-oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Blvd. and Bosque Plaza Lane. The request furthers Goal 5.6- City Development Areas and Policy 5.6.2- Areas of Change.

III. Standards

Site Plan Layout / Configuration

The proposed 7,200 sf building is oriented west-east on the northern side of the subject site. The vehicular entrance is on the southern side, near the middle of the site. The refuse enclosure, which will be stucco finished and gated, is at the building's SE corner. Parking is located on the western and southern sides of the building.

Vehicular Access, Circulation & Parking

The vehicular entrance is from Bosque Plaza Lane. It would also be possible to access the subject site via a vehicular entrance to Lot 8-A; the subject site (Lot 7-A) has a cross-access easement with Lot 8-A.

Parking is located to the west and south of the proposed building. 32 spaces are required and 32 spaces are proposed. . Handicap spaces, one motorcycle space, and two bicycle spaces are provided near the building's entrance.

TIS: A Traffic Impact Study (TIS) was not required.

Pedestrian and Bicycle Access and Circulation, Transit Access

A separate pedestrian/bicycle pathway from Bosque Plaza Lane links the sidewalk to the building. Another pathway is proposed between Lot 7-A and Lot 8-A, as shown on the Bosque Plaza Pedestrian Plan. Both are 6 feet wide and of textured, colored concrete. The bicycle rack is proposed near the building's entrance. The closest transit stop is on Coors Blvd., just north of La Orilla Rd. Non-ADA-compliant stairs were originally proposed to link Coors Blvd. to the subject site, but the subject request is to remove them from the site plan.

Walls/Fences

A retaining wall was originally proposed at the subject site's NW corner, facing Coors Blvd., of brown split-faced CMU. The subject request would alter this site element.

Landscaping Plan

The proposed landscaping plan includes plant material on all sides of the subject site. Chinese Pistache is proposed in the buffer along Coors Blvd. and Afghan Pine along Bosque Plaza Lane. A variety of xeric shrubs are proposed in the Coors Blvd. buffer and in the landscape islands. The

monument sign is no longer proposed and needs to be removed. Curb notches, for supplemental water harvesting, need to be shown.

Lighting & Security

Three parking lot light poles are proposed. All are 16 feet tall and fully shielded. The color of the light poles needs to be specified.

Outdoor Space

A bench is located near the building's entrance, which faces Coors Blvd. NW.

Architecture & Design

The proposed 7,200 sf building is a Territorial Revival design. The proposed building would be finished in tan, have a faux brick coping on all sides and grey multi-paned windows. The building is finished in light-tan and medium tan stucco, with a wainscot that is slightly darker. Each elevation is articulated; the elevations that are not the main entrance have a decorative feature used on another building in the shopping center.

Signage

Building-mounted signage, with the company name and standard colors, is proposed on all elevations. The design standards allow building-mounted signage or a monument sign, but not both.

Grading & Drainage Plan

The subject site slopes downward slightly from west to east, from the finished floor of the building at approx. 5,002 ft. to approx. 5,000 ft. Water generally flows westward toward the Bosque. A pair of culverts exists and drains water from Coors Blvd. onto the site; new gutters would be installed. A channel system is proposed, which would collect most of the water and direct it toward the adjacent, existing concrete drainage channel along the subject site's eastern side.

Utility Plan

Bosque Plaza is served by utilities, which run along Bosque Plaza Lane. The water line and the sanitary sewer line are proposed from the building's southern elevation. Both will connect to the existing utilities on Bosque Plaza Lane.

IV. Agency & Neighborhood Concerns

Reviewing Agencies

Agency comments begin on page 13 of this report.

Neighborhood/Public

The Taylor Ranch NA (TRNA), the Westside Coalition, and property owners within 100 feet of the subject site were notified as required. The applicant met with representatives of the Taylor Ranch Neighborhood Association (TRNA) on October 30, 2018 prior to submittal and they were in agreement with the removal of the pedestrian access point to Coors Blvd. As part of this amendment request, they requested the modification of the two commercial style windows on the front elevation facing Coors to match the faux windows provided elsewhere. Therefore, the

applicant is also requesting these two window changes (as provided in the attached amended plans) be included as part of the Major Amendment application to the Site Plan for Building Permit.

V. Conclusion

The request is to remove the pedestrian access (stairway) and retaining wall along the west side of the property connecting to Coors Blvd. as reflected in the revised and submitted plans, to amend the Site Development Plan for Building Permit for Lot 7-A of Bosque Plaza, an approximately 1 acre, vacant site located at the northwest corner of the intersection of Coors Blvd. and Bosque Plaza Lane. The applicant proposes to develop a 7,000 square foot auto parts retail store. The subject site is part of the Bosque Plaza Site Development Plan for Subdivision and is subject to the design standards therein.

The applicant notified the Taylor Ranch NA (TRNA), the Westside Coalition of NAs, and property owners within 100 feet of the subject site, as required. The applicant met with representatives of the Taylor Ranch Neighborhood Association (TRNA) on October 30, 2018 prior to submittal and they were in agreement with the removal of the pedestrian access point to Coors Blvd. As part of this amendment request, they requested the modification of the two commercial style windows on the front elevation facing Coors to match the faux windows provided elsewhere. Therefore, the applicant is also requesting these two window changes (as provided in the attached amended plans) be included as part of the Major Amendment application to the Site Plan for Building Permit.

Staff recommends **approval** subject to conditions.

Findings - Project #2018-001751 / SI-2018-00217 – Site Plan Amendment for Subdivision

1. This request is for approval of a Major Amendment to both the Site Plan for Subdivision and Site Plan for Building Permit previously approved for an Auto Parts store, located at 6380 Coors Blvd. NW, Albuquerque, NM 87121-1402.
2. For the Major Amendments to both the Site Plan for Subdivision and Site Plan for Building Permit, the applicant is requesting to remove the pedestrian access (stairway) and retaining wall along the west side of the property connecting to Coors Blvd. as reflected in the revised and submitted plans.
3. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
4. The amendment to the Site Plan for Subdivision is consistent with applicable Goals and policies of the Comprehensive Plan, including:
 - ABC Comprehensive Plan Policy 5.1.1** Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.
 - b) Create walkable places that provide opportunities to live, work, learn, shop and play.
 - d) 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.

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

- c) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- d) Encourage development that offers choice in transportation, work areas, and lifestyles.
- f) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The subject site is adjacent to a designated Major Transit Corridor, Coors Blvd. Major Transit Corridors are intended to be served by frequent transit and should be pedestrian-oriented near transit stops, but auto-oriented for much of the corridor. Coors Blvd. has frequent transit service and the proposed building would be accessible from the roadway via Bosque Plaza Lane. The request furthers Goal 5.1- Centers & Corridors.

The request would result in development of a neighborhood commercial retail use that is not located in a designated Activity Center; the Coors/Montano Village Activity

Center abuts Bosque Plaza to the South. The proposed development is subject to the IDO standards for the Bosque Plaza shopping center, and therefore would be at an appropriate density and scale for an area outside of a designated activity center but already zoned for commercial uses. The request furthers Policy 5.1.2- Development Areas.

ABC 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 growth resulting from the request would be directed to a neighborhood commercial location adjacent to a Major Transit Corridor, where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian-oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would be auto-oriented but would be accessible by pedestrians from Coors Blvd. and Bosque Plaza Lane. The request furthers Goal 5.6- City Development Areas and Policy 5.6.2- Areas of Change.

5. The Taylor Ranch NA (TRNA), the Westside Coalition, and property owners within 100 feet of the subject site were notified as required. The applicant met with representatives of the Taylor Ranch Neighborhood Association (TRNA) on October 30, 2018 prior to submittal and they were in agreement with the removal of the pedestrian access point to Coors Blvd. As part of this amendment request, they requested the modification of the two commercial style windows on the front elevation facing Coors to match the faux windows provided elsewhere. Therefore, the applicant is also requesting these two window changes (as provided in the attached amended plans) be included as part of the Major Amendment application to the Site Plan for Building Permit.

Conditions of Approval - Project #2018-001751 / SI-2018-00217 – Site Plan Amendment for Subdivision

1. The applicant shall coordinate with the staff planner to submit a vetted, final version for filing with the Planning Department.

Findings - Project #2018-001751 / SI-2018-00218 – Site Plan Amendment for Building Permit

1. This request is for approval of a Major Amendment to both the Site Plan for Subdivision and Site Plan for Building Permit previously approved for an Auto Parts store, located at 6380 Coors Blvd. NW, Albuquerque, NM 87121-1402.
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along the west side of the property connecting to Coors Blvd. as reflected in the revised and submitted plans.

3. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
4. The request is consistent with applicable Goals and policies of the Comprehensive Plan, including:
ABC Comprehensive Plan Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.
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- g) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The subject site is adjacent to a designated Major Transit Corridor, Coors Blvd. Major Transit Corridors are intended to be served by frequent transit and should be pedestrian-oriented near transit stops, but auto-oriented for much of the corridor. Coors Blvd. has frequent transit service and the proposed building would be accessible from the roadway via Bosque Plaza Lane. The request furthers Goal 5.1- Centers & Corridors.

The request would result in development of a neighborhood commercial retail use that is not located in a designated Activity Center; the Coors/Montano Village Activity Center abuts Bosque Plaza to the South. The proposed development is subject to the IDO standards for the Bosque Plaza shopping center, and therefore would be at an appropriate density and scale for an area outside of a designated activity center but already zoned for commercial uses. The request furthers Policy 5.1.2- Development Areas.

ABC 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 growth resulting from the request would be directed to a neighborhood commercial location adjacent to a Major Transit Corridor, where change is generally encouraged. Major Transit Corridors are intended to be transit and pedestrian-oriented near transit stops, while auto-oriented along much of the corridor. The proposed use would be auto-oriented but

would be accessible by pedestrians from Coors Blvd. and Bosque Plaza Lane. The request furthers Goal 5.6- City Development Areas and Policy 5.6.2- Areas of Change.

5. The Taylor Ranch NA (TRNA), the Westside Coalition, and property owners within 100 feet of the subject site were notified as required. The applicant met with representatives of the Taylor Ranch Neighborhood Association (TRNA) on October 30, 2018 prior to submittal and they were in agreement with the removal of the pedestrian access point to Coors Blvd. As part of this amendment request, they requested the modification of the two commercial style windows on the front elevation facing Coors to match the faux windows provided elsewhere. Therefore, the applicant is also requesting these two window changes (as provided in the attached amended plans) be included as part of our Major Amendment application to the Site Plan for Building Permit.
6. The applicant has coordinated with PNM to move the trash enclosure slightly to the west in order to make room for the electrical transformer.

Recommendation

APPROVAL of Project #2018-001751 (1002397 & 1004167), SI-2018-00218 and SI-2018-00217 located at 6380 Coors Blvd. NW, between La Orilla Rd. NW and Bosque Plaza Lane NW, containing approximately 1 acre, zoned MX-L (previously C-1 (SC)) for the Major Amendments to both the Site Plan for Subdivision and Site Plan for Building Permit, requesting to remove the pedestrian access (stairway) and retaining wall along the west side of the property connecting to Coors Blvd. as reflected in the revised and submitted plans, based on the preceding Findings and subject to the following Conditions of Approval.

Conditions of Approval - Project #2018-001751 / SI-2018-00218 – Site Plan Amendment for Building Permit

- 1 The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.
2. Move the trash enclosure to the west in order to make room for the electrical transformer as coordinated with PNM.

***Linda Rumpf
Planner***

Notice of Decision cc list:

Jim & Christen Shull, 8020 Rio Grande Blvd NW, ABQ, NM 87120
Update
Wooten Engineering, 1005 21st St. SE, #13, Rio Rancho, NM 87124
Gerald Worrall, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Harry Hendriksen, 10592 Rio Del Sole Ct NW, ABQ, NM 87114
Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87105
Jolene Wolfley, 7216 Carson Tr. NW, ABQ, NM 87120

Agency Comments

PLANNING DEPARTMENT

Long Range Planning

Comments for Site Plan Amendment:

The request is for a Major Amendment to an approved Site Development Plan for Building Permit to add a new O'Reilly Auto Parts Store. The applicant is requesting to remove the secondary pedestrian connection (stairs) to Coors and add the pedestrian connection to Bosque Plaza Drive.

This site is currently zoned MX-L. A portion of the site is within a Major Transit Corridor Area (Coors Blvd.) and located within the Coors Blvd. VPO-1 Overlay Zone and the Coors Boulevard CPO-2 Character Protection Overlay Zone. MX-L allows general retail smaller than 10,000 square feet of gross floor area permissively.

The size, scale, and location of new development and redevelopment is subject to development standards in IDO Subsection 14-16-3-3(C) for Coors Boulevard - CPO-2. The site is also subject to development standards in IDO Subsection 14-16-3-5(D) for Coors Boulevard-VPO-1. IDO Subsection 14-16-3-5(D)(7)(b) requires that tree varieties be selected for small "see through" type foliage texture and be planted singularly or in small groupings to enhance, not block, views to the east.

IDO Table 5-1-2 sets dimensional standards for all primary and accessory uses.

The eastern portion of the site is within 330 feet of Major Public Open Space. This site is subject to IDO Subsection 14-16-5-2(H) for development standards within Major Public Open Space Edges. IDO Subsection 14-16-5(H)(1)(f) requires the applicant to provide pedestrian and bicycle access to the MPOS consistent with the City's adopted Bikeways and Trails Facility Plan and as acceptable to the Open Space Division of the City Parks and Recreation Department.

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

- d)** Create walkable places that provide opportunities to live, work, learn, shop and play.
- f)** 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.

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

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

- 3 Encourage development that offers choice in transportation, work areas, and lifestyles.
- h) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

ABC 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 vehicle access and circulation on the site should be carefully considered to minimize negative impacts to pedestrians or transit users along this Major Transit Corridor.

Metropolitan Redevelopment

No response received.

Hydrology

No response received.

Neighborhood Coordination

No response received.

Transportation Development Services

No response received.

Zoning / Code Enforcement

The (#1) new/proposed refuse enclosure noted on Pg. SP1.1, will need to be at least another 12" from bldg., to prevent any damage and safe refuse truck access. Recommend (#17) concrete on South side of bldg./on approach to enclosure, be at least 4000 PSI to withstand refuse truck. The (#6) proposed pedestrian path indicated on Pg. SP1.1, must be able to withstand a minimum of 57,000 lbs. All new/proposed refuse enclosures must be built to COA minimum requirements.

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

Traffic Engineering

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)

2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
3. Infrastructure and/or ROW dedications may be required at DRB.
4. All work within the public ROW must be constructed under a COA Work Order.

POLICE DEPARTMENT/Planning

No response received.

SOLID WASTE MANAGEMENT DEPARTMENT

The (#1) new/proposed refuse enclosure noted on pg. Sp1.1, will need to be at least another 12” from bldg., to prevent any damage and safe refuse truck access. Recommend (#17) concrete on south side of bldg./on approach to enclosure, be at least 4000 psi to withstand refuse truck. The (#6) proposed pedestrian path indicated on pg. Sp1.1, must be able to withstand a minimum of 57,000 lbs. All new/proposed refuse enclosures must be built to COA minimum requirements.

TRANSIT DEPARTMENT

No response received.

ABC WATER UTILITY AUTHORITY (ABCWUA)

The following are the comments:

1. SI-2018-00218 – Site Development Plan Amendment for Subdivision
 - Identification: UPC – 101206240349610209
 - a. Previous availability 170920 expired 11/06/2018. Once service is desired please request a renewed statement. 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.
2. SI-2018-00217 – Site Development Plan Amendment for Subdivision
 - a. No adverse comments to the proposed amendment.

ALBUQUERQUE PUBLIC SCHOOLS

- a. EPC Description: SI-2018-00217 and SI-2018-00218, both Site Development Plan Amendments for Subdivision.
- b. Site Information: Bosque Plaza, Lot 7A, MRGCD.
- c. Site Location: 6380 Coors Boulevard NW, between Bosque Plaza NW and La Orilla NW.

- d. Request Description: The request is for a major amendment to a site plan for a subdivision on 0.7768 acres of land, zoned C-1 (SC, Neighborhood Commercial). It is a specific request to move the pedestrian connection from Coors Boulevard to Bosque Plaza Drive. This request pertains to a 2017 application for a building permit of a 7,000 square foot new O'Reilly's Auto Parts Store.
- e. APS Case Comments: This will have no adverse impacts to the APS district.

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

No response received.

County of Bernalillo

No response received.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG) / Mid-Region Metropolitan Planning Organization (MRMPO)

MRMPO has no adverse comments.

For informational purposes:

- Coors Blvd. is functionally classified currently as a Principal Arterial, and in the LRRS as a Regional Principal Arterial in the project area.
- Bosque Plaza Ln NW is identified in the LRBS to include a proposed Paved Trail in the project area (see below image).
- Coors Blvd. NW is an NMDOT limited access facility. Please contact Dave Pennella at 724-3621 or dpennella@mrcog-nm.gov with any questions about access control.
- Coors Blvd. NW is an Intelligent Transportation System (ITS) Priority Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

PUBLIC SERVICE COMPANY OF NEW MEXICO

No response received.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

Type of Development (Residential/Commercial): Commercial (O-Reilly Auto Parts)

Possible Impacted NMDOT roadway(s): NM 45 (Coors Blvd.)

Department Comments:

All access shall be gained from adjacent side access Bosque Plaza Lane NW (Private Rd). In reviewing the plan set the proposed western access is negatively off set from opposing access the street. Recommend squaring up the access points. The NMDOT is requiring the owner complete the State Access Management Manual's Site Threshold Assessment (STH) and schedule an appointment with Margaret Haynes 505-288-2086 or margaret.haynes@state.nm.us to discuss this development's potential impacts on NM 45 (Coors Blvd.).

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No response received.

NM GAS COMPANY

No response received.

PETROGLYPH NATIONAL MONUMENT

No response received.

AVIATION DEPARTMENT

No response received.

KIRTLAND AIR FORCE BASE

No response received.

ATTACHMENTS

PHOTOS



Coors at Bosque Plaza



Project site



Eastward view of mountains. Guardian Storage in construction



South of site

ZONING

Please refer to §14-16-2-5(E)
of the IDO for the NR-SU zone

APPLICATION INFORMATION



Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, NM 87124
505-980-3560
jeffwooten.pe@gmail.com

October 31, 2018

Mr. Derek Bohannon
Chair, Council District 5
Environmental Planning Commission
City of Albuquerque
600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102

RE: O'Reilly Auto Parts; 6380 Coors Blvd NW; Tract 7-A, Bosque Plaza
Major Amendment to Site Plan for Subdivision
Major Amendment to Site Plan for Building Permit

Dear Mr. Bohannon:

Wooten Engineering, on behalf of Hutton Ex Albuquerque Coors LLC, hereby request approval of a Major Amendment to the Site Plan for Subdivision as approved on October 4, 2006 and the Site Plan for Building Permit as approved by the DRB and signed by Kym Dicome on March 15, 2018. The O'Reilly Auto Parts development is to be located on the existing Lot 7-A, Bosque Plaza per the enclosed plans. The site is currently zoned MX-L (previously zoned C-1-SC). Per the IDO, the following use is allowed: "*General Retail, Small.*" The current approved site plan is in compliance with the current approved Site Plan for Subdivision. We are not requesting a zone change.

For the Major Amendments to both the Site Plan for Subdivision and Site Plan for Building Permit, we are requesting to remove the pedestrian access (stairway) and retaining wall along the west side of the property connecting to Coors Blvd as reflected in the attached revised plans. In our recent discussions with City Staff, we have determined that the site already has a safe access point meeting the requirements of the Site Plan for Subdivision connecting into Bosque Plaza Lane and we feel the secondary stairway access to Coors Blvd is unsafe and unnecessary. We also feel that the stairway would be used mainly by skate boarders and others as a play area.

We met with representatives of the Taylor Ranch Neighborhood Association (TRNA) on October 30, 2018 prior to our submittal and they were in agreement with the removal of the pedestrian access point to Coors Blvd. As part of this amendment request, they requested that we modify the two commercial style windows on the front elevation facing Coors to match the faux windows provided elsewhere. Therefore, we are also requesting these two window changes (as provided in the attached amended plans) be included as part of our Major Amendment application to the Site Plan for Building Permit.

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

Respectfully submitted,

WOOTEN ENGINEERING

A handwritten signature in black ink, consisting of stylized initials 'JTW' followed by a long horizontal flourish.

Jeffrey T. Wooten, P.E.
Owner



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Hutton Ex Albuquerque Coors LLC		Phone: (423) 779-4384
Address: 736 Cherry Street		Email: rduncan@hutton.build
City: Chattanooga	State: TN	Zip: 37402
Professional/Agent (if any): Jeffrey T. Wooten, P.E.; Wooten Engineering		Phone: (505) 980-3560
Address: 1005 21st St SE, Suite 13		Email: jeffwooten.pe@gmail.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest in Site: Owner	List all owners: Jim W. Shull & Christen Shull	

BRIEF DESCRIPTION OF REQUEST

Major Amendment to the Bosque Plaza Site Plan for Subdivision. We are Requesting to move the Pedestrian Connection for Lot 7-A from Coors Blvd to Bosque Plaza Drive.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Lot 7-A	Block: N/A	Unit: N/A
Subdivision/Addition: Bosque Plaza	MRGCD Map No.: N/A	UPC Code: 101208240349610209
Zone Atlas Page(s): E-12-Z	Existing Zoning: C-1 (SC)	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: No Change	Total Area of Site (acres): 0.7768 Acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 6380 Coors Blvd NW	Between: Bosque Plaza NW	and: La Orilla NW
---	--------------------------	-------------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1002397, 1004167

Signature:	Date: 10/31/2018
Printed Name: Jeffrey T. Wooten, P.E.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
SI-2018-00218		\$460.00
.		
.		
Meeting/Hearing Date: Dec. 13, 2018		Fee Total: \$460.00
Staff Signature:	Date: 10-31-18	Project # PR-2018-001751

FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL SITE PLAN – EPC AND VARIANCE – EPC APPLICATIONS

need end

- Interpreter Needed for Hearing? if yes, indicate language: _____
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement
- Signed Traffic Impact Study (TIS) Form
- Completed Site Plan Checklist

SITE PLAN – EPC

MASTER DEVELOPMENT PLAN

MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

see note

- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or 14-16-6-6(F)(3), as applicable
- Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
- Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)
Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.
- Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

VARIANCE – EPC

In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(M)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

<p>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</p>	
<p>Signature: </p>	<p>Date: 10/31/2018</p>
<p>Printed Name: Jeffrey T. Woodruff, P.E.</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: DR-2018-001751</p>	<p>Case Numbers: SI-2018-00218</p>
<p>Staff Signature: </p>	
<p>Date: 10-31-18</p>	



Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, NM 87124
505-980-3560
jeffwooten.pe@gmail.com

September 18, 2018

Mr. Derek Bohannon
~~Ms. Karen Hudson~~, Chair
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Lot 7-A, Bosque Plaza; Zone Atlas Page E-12-Z

Dear ~~Chairwoman Hudson~~: *Chairman Bohannon*:

The purpose of this letter is to authorize Wooten Engineering to act as agent on behalf of Hutton Ex Albuquerque Coors LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Todd Kimling

Print Name



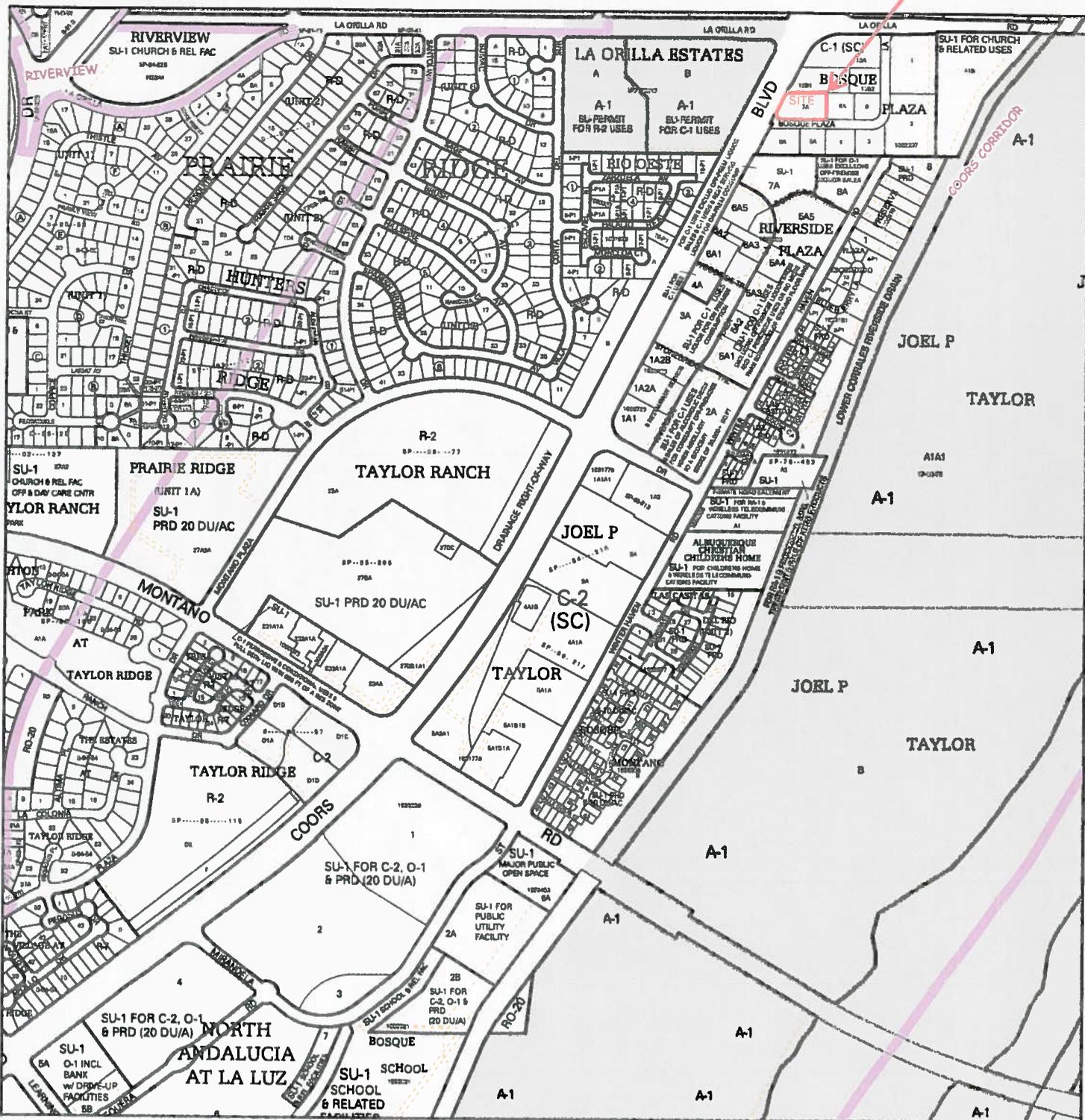
Signature

V.P. DEVELOPMENT

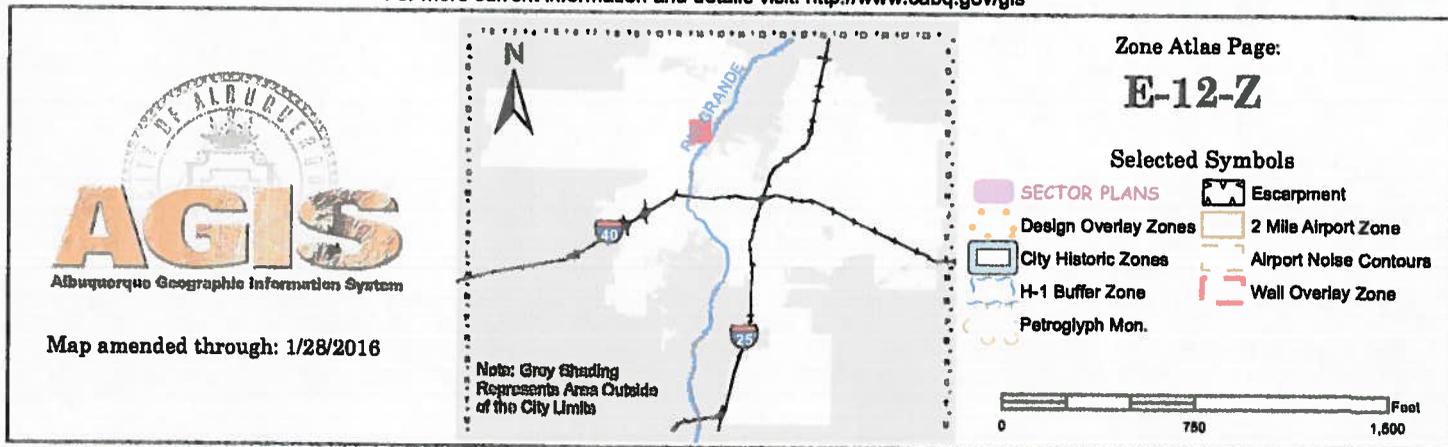
Title

9/18/18

Date



For more current information and details visit: <http://www.cabq.gov/gis>



PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 17-81 Date: 6.13.2017 Time: 1:00 PM

Address: 6380 COOPS BLVD. NW

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

- Planning: [] Kym Dicome [] Other:
Code Enforcement: [] Ben McIntosh [] Other:
Fire Marshall: [] Antonio Chinchilla [] Eric Gonzales
Transportation: []

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- [] Zone Map Amendment [] EPC Approval [] City Council Approval
[] Sector Dev. Plan Amendment [] EPC Approval [] City Council Approval
[] Site Dev. Plan for Subdivision [] EPC Approval [] DRB Approval [] Admin Approval
[X] Site Dev. Plan for Bldg. Permit [X] EPC Approval [] DRB Approval [] Admin Approval
[] Other

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: C-1 (90)
Proposed Use/Zone:
Applicable Plans: COOPS CORRIDOR PLAN
Applicable Design Regulations: SPS / CCP
Previously approved site plans/project #: 1004147 1004167 (10EPC-40071)
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)
1004493, 1001888, 1002247 ZMS
Handouts Given: 1002397. EPC/DRB.
[] Zone Map Amendment Process [] R-270-1980 [] AA Process [] EPC Schedule

Additional Notes:

EXISTING SITE PLAN (SPS) - MUST COMPLY W/ DESIGN REGULATIONS/REQUIREMENTS/GUIDELINES OF THE PLAN.
SDP FOR BP THRU EPC. WHICH MUST INCLUDE VIEW PRESERVATION ANALYSIS/EXHIBIT PER CCP
PLAN 20 - MARKED UP SITE PLAN + COPY GIVEN TO AGENT.
AUTO PARTS + SUPPLY STORE ALLOWED AS PERMISSIVE UNDER C.1 (14.16.2.16 (A)(B)(6))

***Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

TRANSPORTATION COMPACT?

ADA 18' W/ OUT BUMPERS (2' OFF OVER HANG)

BILLBOARD?

SIGNAGE PER SPS DESIGN STD.

NEIGHBORHOOD INFORMATION



Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, NM 87124
505-980-3560
jeffwooten.pe@gmail.com

October 31, 2018

Ms. Jolene Wolfley
Taylor Ranch Neighborhood Association
7216 Carson Trail NW
Albuquerque, NM 87120

**RE: Major Amendment Requests to Site Development Plan for Subdivision and Site Plan for Building Permit
Lot 7-A, Bosque Plaza
6380 Coors Blvd NW, NEC of Coors Blvd NW and Bosque Plaza NW
Zone Atlas Page E-12-Z**

Dear Ms. Wolfley:

On behalf of Hutton Ex Albuquerque Coors, LLC, we are attaching for your use/file our letter of request to the EPC chair dated October 31, 2018. This request is for approval of a Major Amendment to both the Site Plan for Subdivision and Site Plan for Building Permit previously approved for a new O'Reilly Auto Parts store. The property is bounded by Panda Express to the north, Dairy Queen and dental offices to the south, vacant commercial property to the east, and Coors Blvd to the west.

More specifically, we are requesting to remove the stairway and retaining wall along the west side of the property and along Coors Blvd.

ANYONE MAY REQUEST AND THE CITY MAY REQUIRE AN APPLICANT TO ATTEND A CITY-SPONSORED FACILITATED MEETING WITH NEIGHBORHOOD ASSOCIATIONS, BASED ON THE COMPLEXITY AND POTENTIAL IMPACTS OF A PROPOSED PROJECT (IDO SECTION 14-16-6-4(D)). VISIT [HTTPS://WWW.CABQ.GOV/PLANNING/URBAN-DESIGN-DEVELOPMENT/FACILITATED-MEETINGS-FOR-PROPOSED-DEVELOPMENT/](https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/) TO VIEW AND DOWNLOAD FACILITATED MEETINGS CRITERIA. IF YOU WISH TO REQUEST A FACILITATED MEETING REGARDING THIS PROJECT, CONTACT THE PLANNING DEPARTMENT AT DEVHELP@CABQ.GOV OR (505) 924-3955.

Should you have any questions or require additional information, please feel free to contact me at 505-980-3560 or at jeffwooten.pe@gmail.com.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

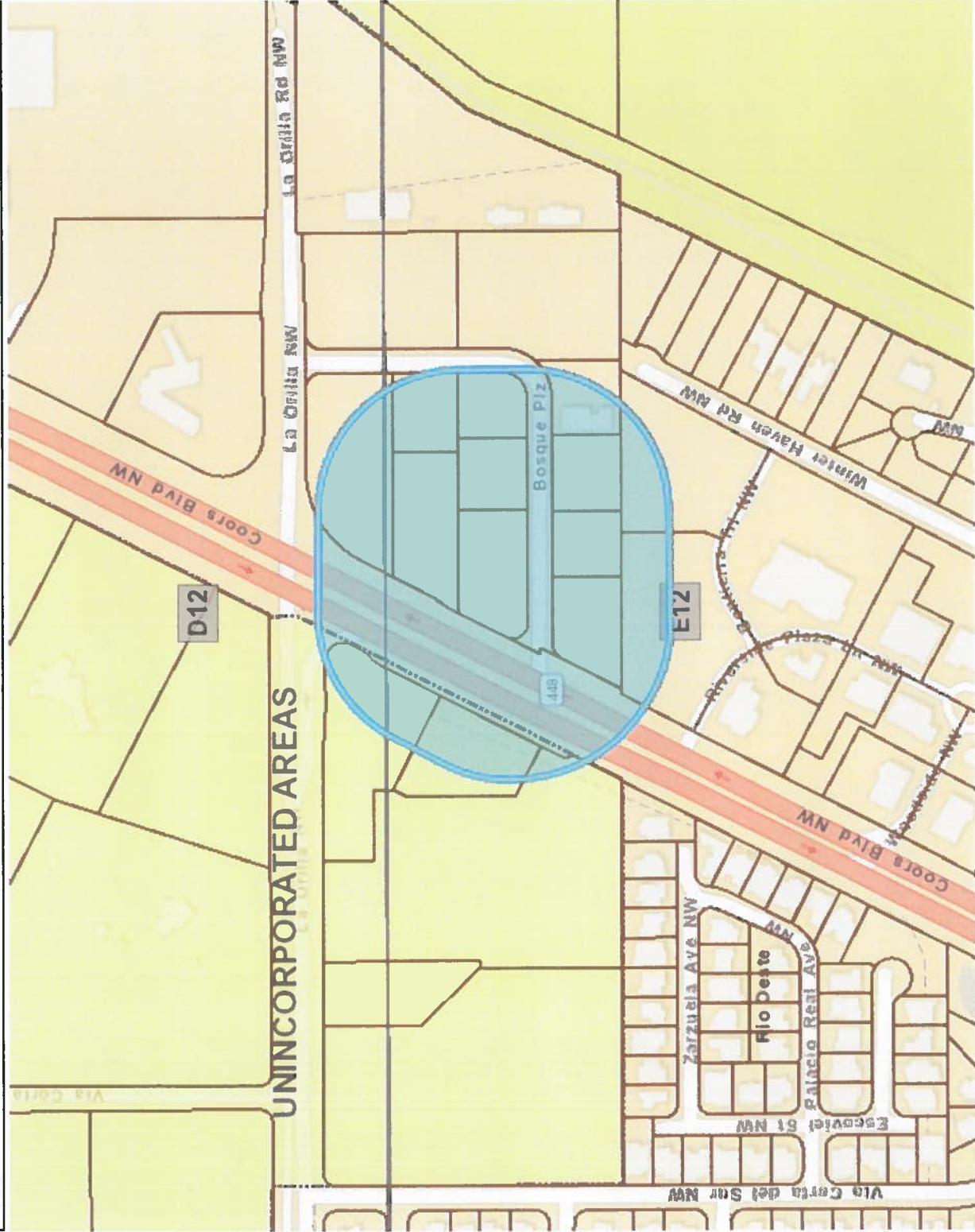


Coors & La Orilla



Legend

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



Notes

Buffer: 288ft.
ROW: Coors Blvd. NW 188ft.



1 : 3,606

WGS_1984_Web_Mercator_Auxiliary_Sphere
9/18/2018 © City of Albuquerque

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

BOSQUE PLAZA OWNERS ASSOCIATION
5445 EDITH BLVD NE SUITE F
ALBUQUERQUE NM 87107-4147

SHULL JIM W JR & CHRISTEN
8020 RIO GRANDE BLVD NW
LOS RANCHOS NM 87114-1217

BERNALILLO COUNTY % COUNTY
MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102

WAMAC LLC C/O ABRA ATTN: TAX
3038 SIDCO DR
NASHVILLE TN 37204-4506

DEL CARMEN ENTERPRISES LLC
7009 PROSPECT AVE NE
ALBUQUERQUE NM 87110

CWD ENTERPRISES LLC
13015 DESERT MOON PL NE
ALBUQUERQUE NM 87111

SHULL JIM W JR & CHRISTEN
8020 RIO GRANDE BLVD NW
LOS RANCHOS NM 87114-1217

LA ORILLA GROUP LLC
6509 DAWN VIEW DR NE
ALBUQUERQUE NM 87111

CFT NV DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD CA 91770-3711

BOSQUE PLAZA REALTY PARTNERS LLC
1224 CAMINO DE CRUZ BLANCA
SANTA FE NM 87505-0380

TWD ORTHO LLC
3710 BOSQUE PLAZA LN NW
ALBUQUERQUE NM 87120-2730

DEL CARMEN ENTERPRISES LLC
7009 PROSPECT AVE NE
ALBUQUERQUE NM 87110

HUTTON EX ALBUQUERQUE COORS
LLC
736 CHERRY ST
CHATTANOOGA TN 37402-1909

MARCH ACM LLC
6236 WHITEMAN DR NW
ALBUQUERQUE NM 87120

BERNALILLO COUNTY % COUNTY
MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102

BERNALILLO COUNTY % COUNTY
MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102



Wooten Engineering
1005 21st St SE, Suite 13
Rio Rancho, NM 87124
505-980-3560
jeffwooten.pe@gmail.com

October 31, 2018

Bosque Plaza Owners Association
5445 Edith Blvd NE, Suite F
Albuquerque, NM 87107-4147

**RE: Major Amendment Requests to Site Development Plan for Subdivision and Site Plan for Building Permit
Lot 7-A, Bosque Plaza
6380 Coors Blvd NW, NEC of Coors Blvd NW and Bosque Plaza NW
Zone Atlas Page E-12-Z**

Dear Bosque Plaza Owners Association:

On behalf of Hutton Ex Albuquerque Coors, LLC, we are attaching for your use/file our letter of request to the EPC chair dated October 31, 2018. This request is for approval of a Major Amendment to both the Site Plan for Subdivision and Site Plan for Building Permit previously approved for a new O'Reilly Auto Parts store. The property is bounded by Panda Express to the north, Dairy Queen and dental offices to the south, vacant commercial property to the east, and Coors Blvd to the west.

More specifically, we are requesting to remove the stairway and retaining wall along the west side of the property and along Coors Blvd.

Should you have any questions or require additional information, please feel free to contact me at 505-980-3560 or at jeffwooten.pe@gmail.com.

Respectfully submitted,

WOOTEN ENGINEERING

Jeffrey T. Wooten, P.E.
Owner

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

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

ALBUQUERQUE, NM 87110

Certified Mail Fee \$3.45 0124 17

Extra Services & Fees (check one, add fee) \$0.00
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Restricted Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postmark Here

Postage \$0.50 10/30/2018

Total Postage and Fees \$3.95

Sent to
 Del Carmen Enterprises, LLC
 709 Avenida de los Arbores
 Albuquerque, NM 87102

City, State, ZIP+4®
 Albuquerque, NM 87110

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

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

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

ALBUQUERQUE, NM 87111

Certified Mail Fee \$3.45 0124 17

Extra Services & Fees (check one, add fee) \$0.00
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Restricted Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postmark Here

Postage \$0.50 10/30/2018

Total Postage and Fees \$3.95

Sent to
 LVP Enterprises, LLC
 1305 Ross Wood Ct NE
 Albany, NM 87111

City, State, ZIP+4®
 Albany, NM 87111

PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

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

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

ALBUQUERQUE, NM 87120

Certified Mail Fee \$3.45 0124 17

Extra Services & Fees (check one, add fee) \$0.00
 Return Receipt (hardcopy) \$0.00
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 5710 Rosyke Plaza NW
 Albuquerque, NM 87120

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 6504 Dawn View Dr NE
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 Albany, NM 87111

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Total Postage and Fees \$3.95

Sent to
 March AM, LLC
 9234 Midway Dr NW
 Albuquerque, NM 87120

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 Albuquerque, NM 87120

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 Certified Mail Restricted Delivery \$0.00
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 Adult Signature Restricted Delivery \$0.00

Postmark Here

Postage \$0.50 10/30/2018

Total Postage and Fees \$3.95

Sent to
 Del Carmen Enterprises, LLC
 709 Avenida de los Arbores
 Albuquerque, NM 87102

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 Albuquerque, NM 87110

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ALBUQUERQUE, NM 87102

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Postmark
 Date

10/30/2018

Send To
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 Civic Plaza NW
 ALBU, NM 87102

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Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee)
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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50

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SHVITA 757 707 87305

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 Date

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Send To
 Bojone Plaza Realty Partners LLC
 1224 Camino De Cora Plaza
 Santa Fe, NM 87505-0380

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Extra Services & Fees (check box, add fee)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50

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Postmark
 Date

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Send To
 Mrs. W. Skull Jr. and Christen
 8020 Redmond Blvd. NW
 Los Ranchos, NM 87114-1217

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 Return Receipt (electronic) \$0.00
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 Adult Signature Required \$0.00
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Postmark
 Date

10/30/2018

Send To
 Hutton FX Automotive Loans, LLC
 700 Cherry Street
 Chattanooga, Tennessee 37402-1929

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 Return Receipt (electronic) \$0.00
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 Adult Signature Required \$0.00
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Postage \$0.50

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ALBUQUERQUE, NM 87107

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 Date

10/30/2018

Send To
 Vianna LLC c/o Alex Attia Tax
 3088 Silver Dr
 Nashville, TN 37204-4506

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Official Use

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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50

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Postmark
 Date

10/30/2018

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 5746 White Bluff NE Suite F
 Albuquerque, NM 87107-4147

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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$3.95

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Postmark
 Date

10/30/2018

Send To
 Brigham Young Officers Association
 5746 White Bluff NE Suite F
 Albuquerque, NM 87107-4147

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Official Use

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Extra Services & Fees (check box, add fee)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
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Postage \$0.50

Total Postage and Fees \$3.95

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ALBUQUERQUE, NM 87114

Certified Mail Fee	\$3.45	0124
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<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	\$0.50	10/30/2018
Total Postage and Fees	\$3.95	

Sent To: Harry Hendriksen
 Street and Apt. No., or PO Box No.: 10592 Rio Del Sol Ct NW
 City, State, ZIP+4®: Albuquerque, NM 87114

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ALBUQUERQUE, NM 87120

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<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	\$0.50	10/30/2018
Total Postage and Fees	\$3.95	

Sent To: Jolene Wolley
 Street and Apt. No., or PO Box No.: 726 Carson Trail NW
 City, State, ZIP+4®: ABQ, NM, 87120

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ALBUQUERQUE, NM 87120

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<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	\$0.50	10/30/2018
Total Postage and Fees	\$3.95	

Sent To: Rene Horvath
 Street and Apt. No., or PO Box No.: 5515 Palomine Dr NW
 City, State, ZIP+4®: ABQ, NM 87120

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ALBUQUERQUE, NM 87120

Certified Mail Fee	\$3.45	0124
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	17
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<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	\$0.50	10/30/2018
Total Postage and Fees	\$3.95	

Sent To: Rene Horvath
 Street and Apt. No., or PO Box No.: 5515 Palomine Dr NW
 City, State, ZIP+4®: ABQ, NM 87120

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