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

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

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
Hearing Date: December 13, 2018

Project #: 2018-001751 (1002397 & 1004167)

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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 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 is 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 Montaño 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.


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.

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 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.
   
e) Create walkable places that provide opportunities to live, work, learn, shop and play.
   
e) 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.
   
e) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
   
f) Encourage development that offers choice in transportation, work areas, and lifestyles.
   
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
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:
        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

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 Manuel’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
October 31, 2018

Mr. Derek Bohannan
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. Bohannan:

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

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.

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**APPLICATION INFORMATION**

**Applicant:** Hutton Ex Albuquerque Coors LLC  
**Address:** 738 Cherry Street  
**City:** Chattanooga  
**State:** TN  
**Zip:** 37402  
**Phone:** (423) 779-4384  
**Email:** rduncan@hutton.build

**Professional/Agent (if any):** Jeffrey T. Wooten, P.E.; Wooten Engineering  
**Address:** 1005 21st St SE, Suite 13  
**City:** Rio Rancho  
**State:** NM  
**Zip:** 87124  
**Phone:** (505) 880-3560  
**Email:** jeffwooten.pe@gmail.com

**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:** 101208240349810209  
- **Zone Atlas Pege(e):** 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, 1004187**

**FOR OFFICIAL USE ONLY**

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**Meeting/Hearing Date:** Dec. 13, 2018  
**Staff Signature:**  
**Date:** 10-31-18  
**Project #:** PR-2018-001751  
**Fee Total:** $4,400.00
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
  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
    ✔ 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
  ✔ 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 14-16-6-6(C)
  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.

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.

Signature: [Signature]
Printed Name: [Printed Name]
Date: 10/31/2018

☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number: 2R-2018-001751
Case Numbers: SE-2018 00218

Staff Signature: [Signature]
Date: 10-31-18

Effective 5/17/18
September 18, 2018

Mr. Derek Bohanan
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 Bohanan:

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.

_____________________________
Print Name

_____________________________
Signature

_____________________________
V.P. DEVELOPMENT
Title

_____________________________
Date
PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 17-81 Date: 6.13.2017 Time: 1:00 PM
Address: 6380 Coors 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
   ☐ Site Dev. Plan for Bldg. Permit ☐ EPC Approval ☐ DRB Approval ☐ Admin Approval
   ☐ Other ____________________________

3. SUMMARY OF PRT DISCUSSION:
   Current Zoning: C-1 (GO)
   Proposed Use/Zone: ____________________________
   Applicable Plans: COPE CORRIDOR PLAN
   Applicable Design Regulations: ______________
   Previously approved site plans/project #s: 1004167 1004167 (16 EPC-4007-
   Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)
   1004169, 1001988, 100926- ZHR
   Handouts Given: 1002307. EPC/DRB.
   ☐ Zone Map Amendment Process ☐ R-270-1980 ☐ AA Process ☐ EPC Schedule

Additional Notes:

EXISTING SITE PLAN (GPD) - MUST COMPLY W/ DESIGN
REGULATIONS/REQUIREMENTS/GUIDELINES OF THE PLAN.
GDP FOR BP THROUGH EPC. WHICH MUST INCLUDE VIEW
PRESERVATION ANALYSIS/EXHIBIT PER CCP
JAN. 30 - MARKED UP SITE PLAN + COPY GIVEN TO AGENT.
AUTO PARTS + SUPPLY STORE ALLOWED AS PERMISSIVE
UNDER C-1 (14.16.2.16 CAYB/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 #A#)

BILLBOARD?

SIGNAGE: PER GRS DESIGN STD.
NEIGHBORHOOD INFORMATION
October 31, 2018

Ms. Jolene Woffley
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. Woffley:

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/ 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

[Signature]

Jeffrey T. Wooten, P.E.
Owner
<table>
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<tr>
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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
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Respectfully submitted,

WOOTEN ENGINEERING

[Signature]

Jeffrey T. Wooten, P.E.
Owner
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For delivery information, visit our website at [www.usps.com](http://www.usps.com).