



**Environmental
Planning
Commission**

**Agenda Number: 06
Project Number: 1003275
Case #: 16EPC-40055
January 12, 2017**

Staff Report

Agent	Modulus Architects
Applicant	Palo Alto Inc.
Request	Site Development Plan for Building Permit
Legal Description	Tract C-3, Plat of Tracts A-1 Thru A-3 and C-1 Thru C-3, Heritage Marketplace
Location	On Unser Boulevard between Ladera Drive and Interstate 40
Size	Approximately 1.13 acres
Existing Zoning	SU-2/SU-1 for Planned Office Park and Commercial Development to Include Full Service Alcohol Sales with a Sit Down Restaurant
Proposed Zoning	No change

Staff Recommendation
APPROVAL of Case # 16EPC-40055 based on the Findings beginning on Page # 10, and subject to the Conditions of Approval beginning on Page # 12.

**Staff Planner
Cheryl Somerfeldt, Planner**

Summary of Analysis

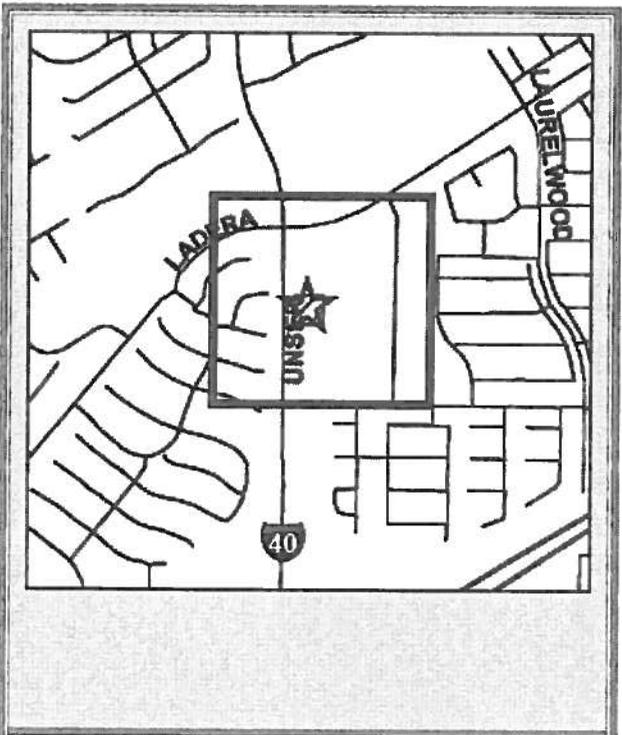
This is a request for a Site Development Plan for Building Permit for an approximately 1.13 acre site located on Unser Boulevard between Ladera Drive and Interstate 40. The subject site is zoned SU-2/SU-1 Planned Office Park and Commercial Development to Include Full Service Alcohol Sales with a Sit Down Restaurant.

The applicant is proposing to construct a 4,000 sf building divided into a 2,160 sf restaurant with a drive up service window and a 1,840 sf retail store.

The requested Site Development Plan for Building Permit meets the requirements of the design standards contained within the approved Heritage Marketplace Site Development Plan for Subdivision. (13EPC-40148, see attached).

A facilitated meeting was held on December 28, 2016 (see attached).

Staff is recommending approval subject to the findings and conditions contained within the staff report.



City Departments and other interested agencies reviewed this application from 12/05/2016 to 12/20/2016
 Agency comments used in the preparation of this report begin on Page # 16.



Project #1003275



1: 5,364

Legend

Municipal Limits

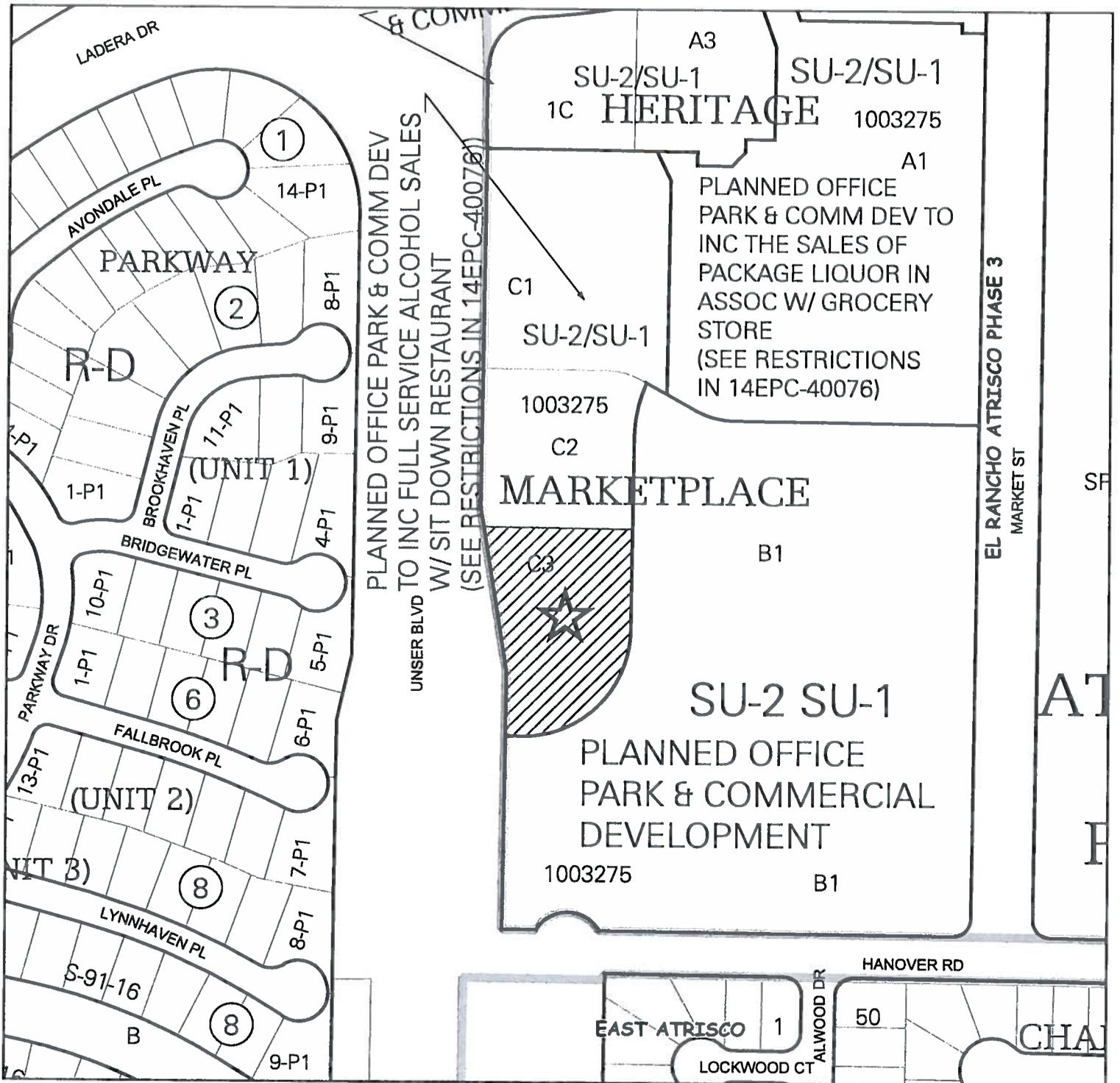
-  Corrales
-  Edgewood
-  Los Ranchos
-  Rio Rancho
-  Tijeras
-  UNINCORPORATED
-  World Street Map

Notes

0.1 0 0.06 0.1 Miles

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

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES



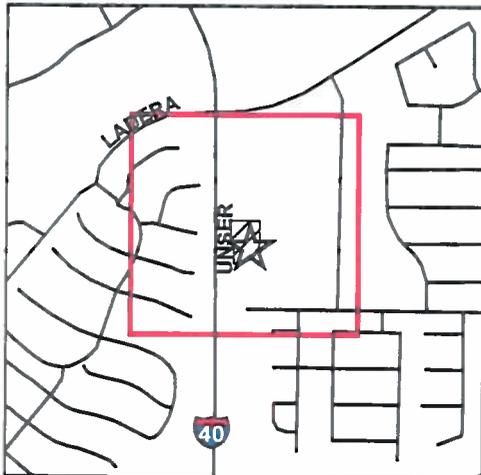
ZONING MAP

Note: Grey shading indicates County.



1 inch = 190 feet

Project Number:
1003275
Hearing Date:
01/12/2017
Zone Map Page: H-09
Additional Case Numbers:
16EPC-40073



LAND USE MAP

Note: Grey shading indicates County.

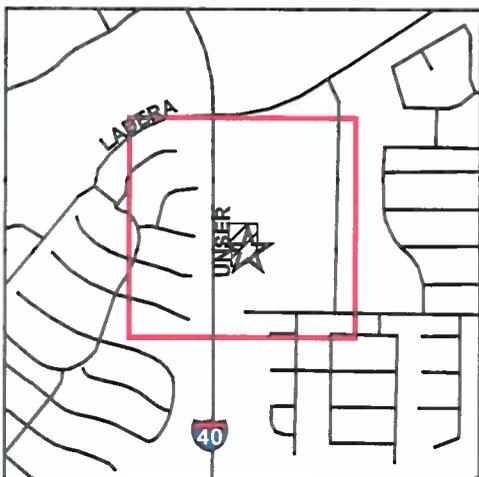
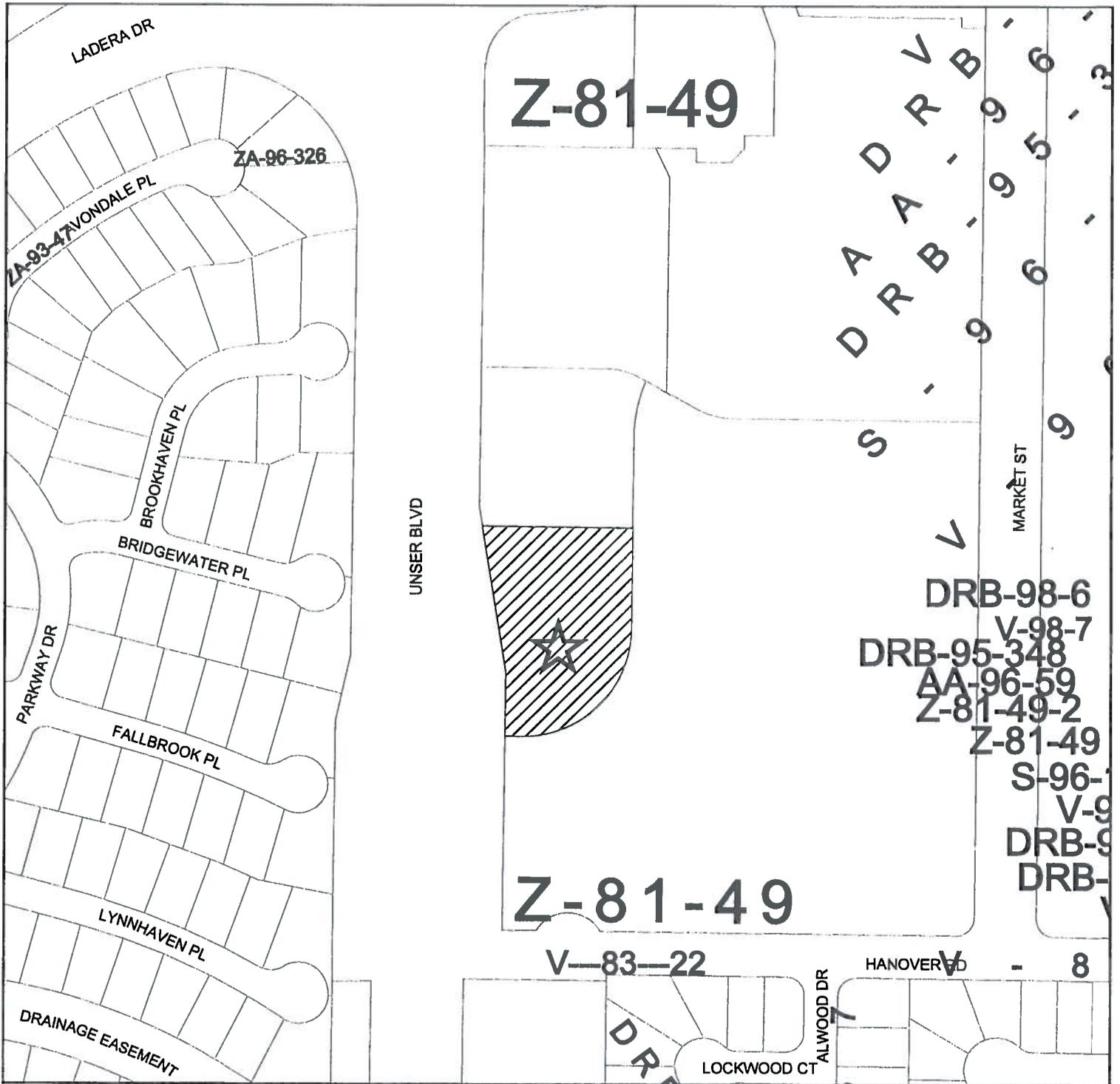
KEY to Land Use Abbreviations

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



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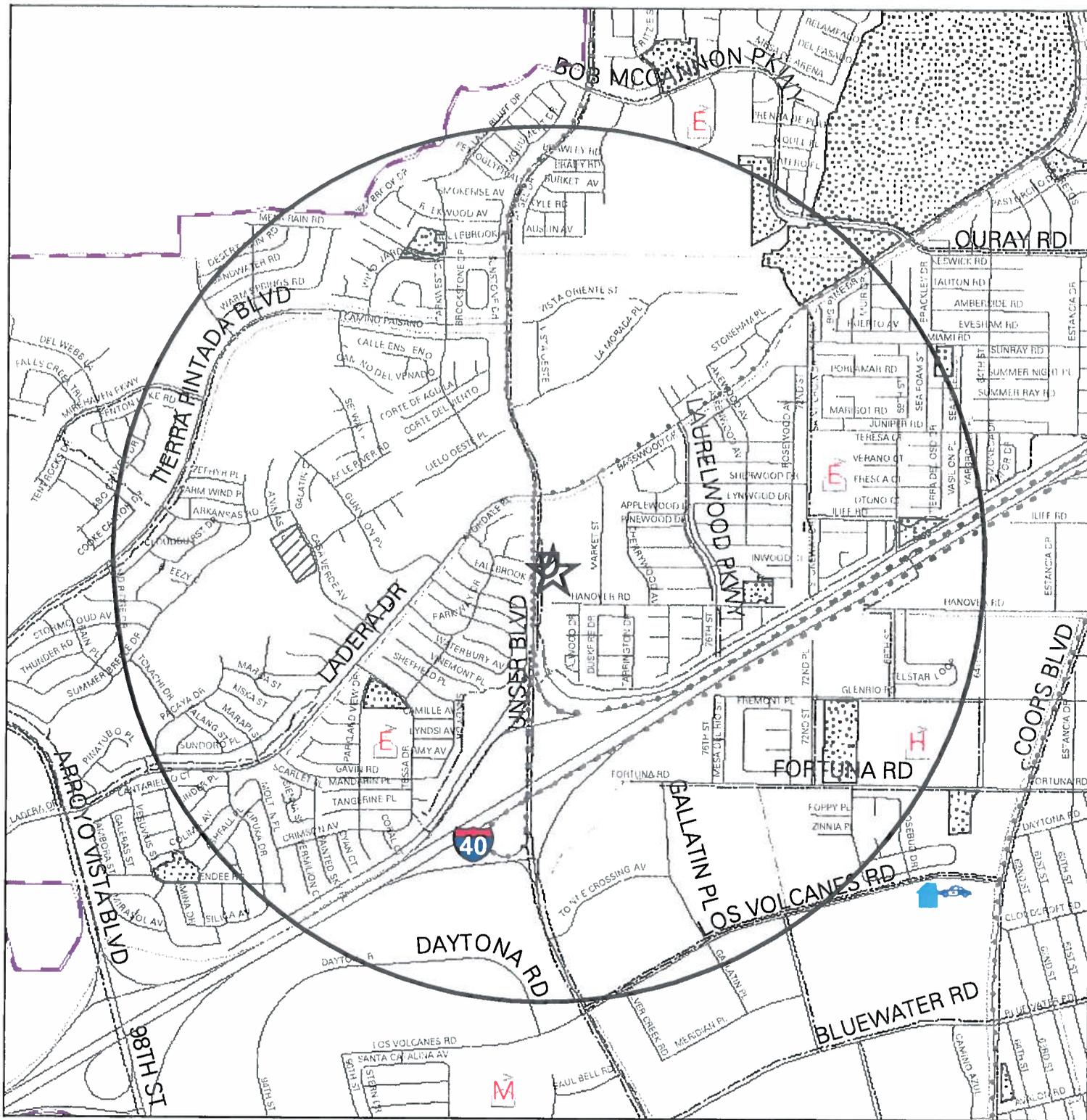
HISTORY MAP

Note: Grey shading indicates County.



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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| COMMUNITY CENTER | FIRE | Public Schools | Landfill Buffer (1000 feet) |
| MULTI-SERVICE CENTER | POLICE | Proposed Bike Facilities | Landfills 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: 1003275



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-2, SU-1 for Planned Office Park and Commercial Development to Include Full Service Alcohol Sales with a Sit Down Restaurant	Developing Urban, Westside Strategic Plan, El Rancho Atrisco Phase III, Heritage Marketplace Site Development Plan for Subdivision	Vacant
North	Same	Same	Vacant
South	Same	Same	Vacant
East	SU-1 Planned Office Park & Commercial Development to include the Sales of Package Liquor in Association with a Grocery Store	Same	Commercial Retail
West	Residential and Related Uses Zone (R-D)	Developing Urban, Westside Strategic Plan, El Rancho Atrisco Phase III	Residential

II. INTRODUCTION

Proposal

This is a request for a Site Development Plan for Building Permit for an approximately 1.13 acre site located on Unser Boulevard between Ladera Drive and Interstate 40. The subject site is zoned SU-2/SU-1 for Planned Office Park and Commercial Development to Include Full Service Alcohol Sales with a Sit Down Restaurant. The applicant is proposing to construct an approximately 4,000 square foot restaurant and retail building with a drive-up service window on the subject site. The subject site is located within the boundaries of the Heritage Marketplace Site Development Plan for Subdivision boundary, therefore the requested Site Development Plan for Building Permit must conform to the EPC approved Heritage Marketplace Site Development Plan for Subdivision design standards. (13EPC-40148, see attached)

EPC Role

The EPC is hearing this case because of the SU-1 zone designation which requires the site plan review and approval. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) then City Council 14-16-4-4-(A)(2). The request is considered a quasi-judicial matter.

History/Background

In 1981, The El Rancho Atrisco Phase III Sector Plan zoned 25 acres of which the subject site is part SU-2/SU-1 Planned Office Park and Commercial Development, but capped the commercial development at no more than 50 percent (see attached).

In November of 1996, a fuel service station with a convenience store acquired a building permit 9512177 and was constructed on a 0.85 acre site at the corner of Unser Boulevard and Ladera Drive.

In a letter dated October 18, 2012 (see attached), the City Code Compliance Manager confirmed that activities allowed on the site must correspond to those enumerated in the C-1 Neighborhood Commercial zone uses, and that the area within which the subject site is located may be developed with commercial uses pursuant to the C-1 zone.

A construction project on Unser Boulevard north of I-40 widened the roadway from four to six lanes for through traffic and separate left-turn lanes at major intersections including the Ladera Drive and Unser Boulevard intersection. The construction project was completed mid-2013.

In February of 2014, the Heritage Marketplace Site Development Plan for Subdivision (13EPC-40148, see attached) was approved by the EPC for the platted 20 acre site. This Site Plan for Subdivision states that a "A maximum of 50 percent (12.5 acres) of the original 25-acre site as referenced on Sheet 5 of the El Rancho Atrisco Phase III Sector Development Plan is eligible for development with retail and service-type uses consistent with those of the C-1 zone." (see attached). Since the existing gas station consists of .85 acres, an additional 11.65 acres may be developed with commercial uses pursuant to the C-1 zone. The Heritage Marketplace Site Development Plan for Subdivision was signed off on by the DRB in November of 2014. Although the applicant had originally asked for delegation of the Site Development Plan for Building Permit to the DRB, the EPC chose to have the Site Development Plan for Building Permit return to the EPC for review.

In December of 2014, the EPC approved a Zone Map Amendment and Site Development Plan for Building Permit on a 6 acre pad to the northeast of the subject site (14EPC-40076, 77, 78 and 79) for a 41,000 square foot full service Grocery Store (with alcohol sales for off-premise consumption), and a Fuel Station with 6 pumps and a 700 square foot convenience store. In May 2015, Building Permits 201493228 and 201591272 allowed for the construction of a new Walmart market and fuel station. A monument sign for the primary entrance to the Heritage Marketplace subject to the Site Development Plan for Subdivision design standards was constructed on the subject site as part of this Walmart development.

On December 10, 2015 the EPC voted to deny a proposed Site Development Plan for Building Permit (15EPC-40068) to allow a multi-family development. An appeal was filed by the applicant on January 27, 2016 that was ultimately upheld by the Albuquerque City Council on April 8, 2016.

In November of 2016, the EPC approved a Site Development Plan for Building Permit (16EPC-40055) for an approximately 2,000 square foot fast food restaurant with a drive-up service window (Taco Bell) on the 1.1 acre pad to the north of the subject site (tract C-2).

Context

The subject site is vacant land with the western edge fronting Unser Boulevard, a Regional Principal Arterial and Express Transit Corridor. The adjacent pads to the north, east and south are also currently vacant. To the northeast of the subject site, a grocery store (Walmart) with an adjacent fueling station was constructed in 2015 as part of the Heritage Marketplace. The corner of Unser Boulevard and Ladera Drive is occupied by an additional convenience store with gasoline pumps, constructed in 1996 *prior* to the Heritage Marketplace Site Development Plan for Subdivision.

To the east of the vacant parcels across Market Street is a multi-family apartment complex and farther to the east and south are single family neighborhoods, both part of the Laurelwood Neighborhood Association. Farther to the west across Unser Boulevard is a single family residential development, part of the Parkway Neighborhood Association.

Transportation System

The Long Range Roadway System map, produced by the Mid-Region Council of Governments (MRCOG) identifies the functional classifications of roadways. Unser Boulevard is identified as a *Principal Arterial* and Ladera Drive is identified as a *Minor Arterial*.

Comprehensive Plan Corridor Designation

The Comprehensive Plan currently designates Unser Boulevard as an *Express Transit Corridor*, which is “dedicated to developing higher speeds with fewer interruptions to travel for the car and transit vehicles.”

Trails/Bikeways

A paved multi-use trail is developed along Unser Boulevard with connections to a trail along I-40.

Transit

The 94 Unser Express and 92 Taylor Ranch Express bus routes pass the site. The Number 94 has a stop on Unser Boulevard just south of Ladera Drive, and the 92 has stop along Ladera Drive just west of Laurelwood Parkway.

Public Facilities/Community Services

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

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The El Rancho Atrisco Phase III Sector Plan, adopted in 1981, zoned the subject site SU-1 Planned Office Park and Commercial Development. Per the plan, commercial development is capped at no more than 50% of the original 25 acres of which the subject site is part.

In a letter dated October 18, 2012 (see attached), the City Zoning Manager confirmed the existing SU-1 zoning, regulated by the C-1 standards of the Zoning Code (§14-16-2-16(A)(7)). Thus the northern half of the property can be developed with retail and service-type uses consistent with the C-1 Zone, and the southern half of the property with residential and/or office uses per C-1 Zone standards. The Heritage Marketplace Site Development Plan for Subdivision references the C-2, O-1 and R-3 zones for development standards. Site development must also meet the requirements of Zoning Code §14-16-3-18(C) and §14-16-3-18(D), General Building and Site Design Regulations for Non-Residential Development.

The subject site may be developed with commercial uses pursuant to the C-1 zone. The proposed restaurant with a drive-up service window and retail use on the subject site is permitted under the existing zoning.

Definitions

SU-1 Special Use Zone (§14-16-2-22): This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

Site Development Plan for Subdivision (§14-16-1-5): An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies the site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio

Site Development Plan for Building Permits (§14-16-1-5): In addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated Developing Urban by the Comprehensive Plan. The Developing Urban Area includes most of the City perimeter, surrounding places established with urban development. Applicable policies include:

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

The requested action generally furthers Policy II.B.5.d. The proposed new development would be suitable in terms of its location and intensity as it is appropriately located within an existing subdivision shopping center site zoned SU-1 for C-1 uses. The subject site is not considered a scenic or natural environment, and is subject to the Heritage Marketplace design standards,

which were established to respect neighborhood values and conditions of the area. Expression of concern was received from local Neighborhood Associations over multiple drive-through restaurants so close to each other and within the same subdivision. Although the tenant Starbucks meets neighborhood expectations, there is a large concern over the effect of drive-through service windows on existing traffic.

The Heritage Neighborhood Marketplace Traffic Impact Study (see attached) shows that two drive-up service establishments were included in the trip generation data (page 5 of the report). Since the Taco Bell drive-through has been approved for Tract C-2, this project would place the two proposed drive-through restaurants facing Unser Boulevard.

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

The request furthers Policy II.B.5.e because the subject site is contiguous to existing urban facilities and services. The site has access to a full range of existing urban services, including roads, electricity, transit and water and sewer. The integrity of the existing neighborhoods will be ensured because the proposed Site Development Plan for Building Permit is required to adhere to the Heritage Marketplace Site Development Plan for Subdivision design standards as approved by the Environmental Planning Commission.

Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request generally furthers Policy II.B.5.i. New development will add to the services available to area residents and provide job opportunities. The Heritage Marketplace Site Development Plan for Subdivision provides design standards that limit lighting near residential development and includes other standards to increase the design quality for the adjacent neighborhoods. Traffic will access the site from Unser Boulevard and Ladera Drive away from residential areas. Additional access points on Market Street may impact the existing multi-family development, but are separated from the development by an 86 foot wide street. The neighborhoods are concerned that drive-through service windows will increase local traffic and put additional pressure on existing access points and intersections.

West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2011 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhoods. The subject site is within the Ladera Community. The Ladera Community includes the area between the river on the east, roughly aligned with Western Trails on the north, with Unser Boulevard and the National Monument on the west, and with the I-40 corridor on the south. Relevant goals/policies include the following:

Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce

trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

The request furthers policy 3.23 because the site is within a designated Neighborhood Center. A limited number of businesses along with chain franchises are located approximately one-quarter mile north of Ladera Drive on the east side of Unser Boulevard, however the majority of commercial shopping in the area occurs on Coors Boulevard. The proposed project would increase services and retail businesses west of the Ladera Golf Course in a designated Neighborhood Center, increasing options for surrounding residents. This project will be subject to the design standards of the approved Heritage Marketplace Site Development Plan for Subdivision.

Policy 3.24: The area just west of Coors and north of I-40 up to a point of about 1000 feet south of Ladera Drive should be designated and developed as the Community Activity Center for Ladera.

The request furthers Policy 3.24 because the proposed commercial service and retail development will be located within the Unser / Ladera Neighborhood Center as shown on page 30 of the West Side Strategic Plan.

El Rancho Atrisco Phase III Sector Plan (Rank III)

The subject site for the request is within the boundaries of the adopted El Rancho Atrisco Phase III Sector Plan, first adopted in 1981. The Plan generally encompasses properties between Unser Boulevard on the west, Atrisco Road on the east, Hanover Road on the south and the Ladera Channel on the north. The Rank III Plan does not provide goals or policies but rather a land use plan adopted that includes the subject site and other properties within the Sector Plan boundaries.

The request furthers the intent of El Rancho Atrisco Phase III Sector Plan because the proposed development complies with the intent of the land use plan contained within the El Rancho Atrisco Phase III Sector Plan.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

This is a request for a Site Development Plan for Building Permit for an approximately 1.13 acre site located on Unser Boulevard between Ladera Drive and Interstate 40. The applicant is proposing to construct an approximately 4,000 square foot building divided into a 2,160 restaurant with a drive-up service window and an 1,840 square foot retail store on the subject site.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals, policies, and requirements of the Comprehensive Plan, West Side Strategic Plan, the El Rancho Atrisco Phase III Sector Development Plan, the Heritage Marketplace Site Development Plan for Subdivision, and the Zoning Code.

Site Plan Layout / Configuration

The proposed 4,000 square foot commercial drive up service restaurant and retail store on the subject site is located along the northern edge of the subject site and is centered between Unser Boulevard, an NMDOT controlled right-of-way, and an existing internal private drive. The existing internal private drive loops around the south and east of the subject site where two points of access are proposed with the more northern access point leading to the proposed drive-up service window. The front entrances for the project businesses face southward toward the existing internal private drive. The floor area ratio (FAR) for the proposed subject development is 0.08. The building height for the proposed subject development is 23'-6". A total of 39 parking spaces are proposed for the subject site. A screened refuse container is located toward the northeast corner of the site.

Public Outdoor Space

The applicant is proposing a 486 square foot outdoor covered patio. The Heritage Marketplace Site Development Plan for Subdivision design standards require a minimum outdoor patio area of 200 square foot for free standing restaurants up to 4,000 sf. The shade structure has been architecturally integrated with the modern building architecture. Therefore, the project has met the minimum requirements.

Vehicular Access, Circulation and Parking

Vehicles can access the subject site via an internal private drive within the Heritage Marketplace Site Development Plan for Subdivision area. Two points of ingress/egress are proposed. The northern point of ingress leads directly to either the parking lot area or the drive-up service window. The drive-up service window begins at the north end of the proposed commercial building, runs along the western façade, and then leads vehicles to the second point of egress leading out of the subject site. The proposed drive-up service window aisle will be screened using a mixture of site grading, a retaining wall, and landscaping.

The applicant is proposing a total of 39 parking spaces which meets the required parking spaces per Section 14-16-3-1 of the Zoning Code (Off-Street Parking Regulations). The building is divided into a restaurant and a retail store, requiring 1 parking space per 4 indoor/outdoor restaurant seats and 1 parking space per 200 square feet of retail space. The project proposes 116 indoor/outdoor restaurant seats and provides the required 29 spaces. The project also proposes a 1,840 square foot retail space and provides the required 10 spaces for this use. Per the Zoning Code, 3 disabled parking spaces are required and 4 are provided; and 2 motorcycle parking spaces are required and 2 are provided. Per the Heritage Marketplace Site Development Plan for Subdivision Design Standards 2.C.7, "secure bicycle storage racks shall be located near building entrances", and a bicycle rack has been provided near the restaurant entrance.

In addition, the design standards of the Heritage Marketplace Site Development Plan for Subdivision requires that all parking meet the requirements of Section 14-16-3-1 of the Zoning Code, that parking areas be broken up into a series of smaller areas, and that pedestrian connections to buildings be provided. The applicant has complied with these requirements.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrians and bicyclists can access the subject site from the Unser Boulevard Trail directly to the main building entrance via a concrete stairway. This access point consists of a stairway due to the grade change between Unser Boulevard and the parking lot. An 8' wide ADA accessible crossing is proposed at the northeast corner of the site via the sidewalk that borders the private driveway into the Heritage Marketplace.

The 94 Unser Express and 92 Taylor Ranch Express bus routes pass the site. The Number 94 has a stop on Unser Boulevard, just south of Ladera Drive and the 92 has stop along Ladera Drive just west of Laurelwood Parkway.

Walls/Fences

The applicant is proposing to provide a retaining wall which varies in height from 0' to 3' along the west edge of the drive-up service window queueing lane parallel to Unser. In addition, there is a slight slope downward of 2' to 3' between Unser Boulevard and the retaining wall, which meets the screening requirements of the Heritage Marketplace Site Development Plan for Subdivision design standards.

Lighting and Security

Five 25' tall free standing light poles are proposed to surround the parking lot areas. Each type of lighting is proposed to be shielded and meet the requirements of Section 14-16-3-9 of the Zoning Code (Area Lighting Regulations) as well as the design standard requirements of the Heritage Marketplace Site Development Plan for Subdivision.

Landscaping

All required notations regarding maintenance responsibilities, water conservation, and irrigation systems to be used are included on the landscape plan. However, the applicant must add a note referencing the City of Albuquerque's Water Conservation and Pollen Ordinance. The landscaping plan provides a plant schedule and contains mostly low to medium water usage tree and plant species. However it is recommended to revise some of the trees to more drought tolerant species, and to revise *Chilopsis linearis* to be counted as a parking lot tree. The Heritage Marketplace Site Plan for Subdivision Design Standard 2.C.5 states "Sidewalk connections linking public sidewalks to buildings shall be shaded with trees spaced at 25 feet on center". The landscaping plan shows trees spaced approximately 35' on center. Conditions of approval have been added to address the landscape requirements.

The total required landscape net lot area coverage for the site is 6,725 square feet and the applicant is proposing 11,255 square feet which exceeds the requirement. In addition, 75% of the net lot area must include live plant coverage which equates to 3,377 sf and the applicant is proposing 6,526 square feet of live plant coverage which also exceeds the minimum requirements of the Zoning Code and the design standards of the Heritage Marketplace Site Development Plan for Subdivision.

Grading, Drainage, Utility Plans

Following a series of onsite improvements, the subject site will generally drain from west to east with a retaining wall on the western side of the building pad on the edge of the drive-up service window lane. Storm water will be accommodated in a series of inlets on the site and diverted into the existing infrastructure adjacent to the site. In addition to these improvements, the subject site will be required to conform to the originally approved Heritage Marketplace Site Development Plan for Subdivision Grading and Drainage Plan.

Architecture

The applicant is proposing a modern architectural style for the commercial retail building on the subject site and has included adequate articulation and massing features along each façade. Building finishes include stucco in earth colors such as Nomadic Desert, Portobello, Light Tan, etc. and metal panel systems in black and silver. Overall, the proposed buildings meet the intent of the design standards contained within the Heritage Marketplace Site Development Plan for Subdivision by including a variety of structural forms, varied massing elements and a cohesive color palette.

Signage

The Heritage Marketplace Site Development Plan for Subdivision design standards permits up to three wall mounted signs per commercial building façade per business, not to exceed 6% of each facade. The applicant is proposing building mounted signage along the southern, eastern, western, and northern building facades, each composing 6% of the elevation.

The Heritage Marketplace Site Development Plan for Subdivision design standards permitted two monument signs for the subdivision with Sign A at the primary entrance (Unser Boulevard) on pad site A which is located at the southwest corner of the subject site. This monument sign was constructed with the Wal-mart store and is 12 feet high and 75 square foot in area with space for the Wal-mart sign and four other tenants and a split-face block base. The height and square footage comply with the requirements of the Heritage Marketplace Site Development Plan for Subdivision design standards and the Zoning Code.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Commenting agencies reviewed this request from December 7, 2016 to December 21, 2016. The applicant has demonstrated that they have addressed the most significant portions of these comments. Any additional outstanding items have been addressed as conditions of approval for the requested action.

Neighborhood/Public

The Laurelwood Neighborhood Association, Parkway Neighborhood Association and the Westside Coalition of Neighborhood Associations as well as property owner within 100 feet of the subject site were all notified as required.

The project was recommended for facilitation, and a facilitated meeting was held on Wednesday December 28, 2016. The meeting was attended by representatives from three neighborhood associations in the area: the Laurelwood Neighborhood Association, the SR Marmon Neighborhood Association, and the Avalon Neighborhood Association. The majority of the comments centered on the intensity of traffic exiting the site especially for those turning west onto Ladera Drive from the Market Street intersection (which does not have a traffic signal) toward the Unser Boulevard intersection. There was also concern over the safe movement of pedestrians around the proposed restaurant and marketplace. The final consensus was that although the tenant Starbucks meets neighborhood expectations, there is a large concern over the effect of the drive-through service window on existing traffic flows.

Following discussions with Traffic Engineering and agency comments from NMDOT, it appears that the infrastructure required in the Heritage Marketplace Traffic Impact Study (see attached) has been implemented.

V. CONCLUSION

This is a request for a Site Development Plan for Building Permit for an approximately 1.13 acre site located on Unser Boulevard between Ladera Drive and Interstate 40. The subject site is zoned SU-2/SU-1 for Planned Office Park and Commercial Development to Include Full Service Alcohol Sales with a Sit Down Restaurant.

In October 2012 the City Code Compliance Manager confirmed that activities allowed on the site must correspond to those enumerated in the C-1 Neighborhood Commercial zone uses, and that the area within which the subject site is located may be developed with commercial uses pursuant to the C-1 zone. Therefore, the proposed restaurant with a drive-up service window and retail use on the subject site is permissive. The applicant is proposing to construct a 4,000 square foot building divided into two uses on the subject site (a restaurant with a drive-up service window and a retail store).

Planning Staff has reviewed the attached site development plan for conformance with applicable requirements of the Heritage Marketplace Site Development Plan for Subdivision and the Zoning Code. Following this review, Planning Staff has concluded that the requested Site Development Plan for Building Permit meets the requirements of the design standards contained within Heritage Marketplace Site Development Plan for Subdivision. Staff is recommending approval subject to the findings and conditions contained within the staff report.

FINDINGS - 16EPC-40055 – January 12, 2017 Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Tract C-3, Plat of Tracts A-1 Thru A-3 and C-1 Thru C-3, Heritage Marketplace located on Unser Boulevard NW between Ladera Drive NW and I-40 and containing approximately 1.13 acres.
2. The applicant is proposing to construct a 4,000 sf building divided into a 2,160 square foot restaurant with a drive up service window and a 1,840 square foot retail store.
3. In October of 2012, the City Code Compliance Manager confirmed that uses allowed on the site must correspond to those enumerated in the C-1 Neighborhood Commercial Zone, and that the area within which the subject site is located may be developed with commercial uses pursuant to the C-1 zone. Therefore, the proposed restaurant with a drive-up service window and retail building on the subject site is permissive.
4. The subject site is located within the Heritage Marketplace Site Development Plan for Subdivision (13EPC-40148), and is subject to the approved design standards.
5. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, El Rancho Atrisco Phase III, Heritage Marketplace Site Development Plan for Subdivision and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The proposed Site Development Plan for Building Permit furthers the following Comprehensive Plan policies:
 - A. Policy II.B.5.d.: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The requested action generally furthers Policy II.B.5.d. The proposed new development would be suitable in terms of its location and intensity as it is appropriately located within an existing subdivision shopping center site zoned SU-1 for C-1 uses. The subject site is not considered a scenic or natural environment, and is subject to the Heritage Marketplace design standards, which were established to respect neighborhood values and conditions of the area. Expression of concern was received from local Neighborhood Associations over multiple drive-through restaurants so close to each other and within the same subdivision. Although the tenant Starbucks meets neighborhood expectations, there is a large concern over the effect of drive-through service windows on existing traffic.

The Heritage Neighborhood Marketplace Traffic Impact Study (see attached) shows that two drive-up service establishments were included in the trip generation data (page 5 of the report). Since the Taco Bell drive-through has been approved for Tract C-2, this project would place the two proposed drive-through restaurants facing Unser Boulevard.

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

The request furthers Policy II.B.5.e because the subject site is contiguous to existing urban facilities and services. The site has access to a full range of existing urban services, including roads, electricity, transit and water and sewer. The integrity of the existing neighborhoods will be ensured because the proposed Site Development Plan for Building Permit is required to adhere to the Heritage Marketplace Site Development Plan for Subdivision design standards as approved by the Environmental Planning Commission.

- C. Policy II.B.5.i.: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The request generally furthers Policy II.B.5.i. New development will add to the services available to area residents and provide job opportunities. The Heritage Marketplace Site Development Plan for Subdivision provides design standards that limit lighting near residential development and includes other standards to increase the design quality for the adjacent neighborhoods. Traffic will access the site from Unser Boulevard and Ladera Drive away from residential areas. Additional access points on Market Street may impact the existing multi-family development, but are separated from the development by an 86 foot wide street. The neighborhoods are concerned that drive-through service windows will increase local traffic and put additional pressure on existing access points and intersections.

7. The proposed Site Development Plan for Building Permit furthers the following West Side Strategic Plan policies:

- A. Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

The request furthers policy 3.23 because the site is within a designated Neighborhood Center. A limited number of businesses along with chain franchises are located approximately one-quarter mile north of Ladera Drive on the east side of Unser Boulevard, however the majority of commercial shopping in the area occurs on Coors Boulevard. The proposed project would increase services and retail businesses west of the Ladera Golf Course in a designated Neighborhood Center, increasing options for surrounding residents. This project will be subject to the design standards of the approved Heritage Marketplace Site Development Plan for Subdivision.

- B. Policy 3.24: The area just west of Coors and north of I-40 up to a point about 1000 feet south of Ladera Drive should be designated and developed as the Community Activity Center for Ladera.

The request furthers Policy 3.24 because the proposed commercial service and retail development will be located within the Unser / Ladera Neighborhood Center as shown on page 30 of the West Side Strategic Plan.

8. The proposed Site Development Plan for Building Permit furthers the following portions of El Rancho Atrisco Phase III Sector Plan:
- A. The subject site for the request is within the boundaries of the adopted El Rancho Atrisco Phase III Sector Plan, first adopted in 1981. The Plan generally encompasses properties between Unser Boulevard on the west, Atrisco Rd. on the east, Hanover Rd. on the south and the Ladera Channel on the north. The Rank III Plan does not provide goals or policies but rather a land use plan adopted that includes the subject site and other properties within the Sector Plan boundaries.
- The request furthers the intent of El Rancho Atrisco Phase III Sector Plan because the proposed development complies with the intent of the land use plan contained within the El Rancho Atrisco Phase III Sector Plan.*
9. The Laurelwood Neighborhood Association, Parkway Neighborhood Association and the Westside Coalition of Neighborhood Associations as well as property owners within 100 feet of the subject site were all notified as required.
10. The project was recommended for facilitation, and a facilitated meeting was held on Wednesday December 28, 2016. A Facilitated Meeting Report has been made a part of the record for this case. The facilitated meeting participants expressed a concern with potential traffic generated by the drive-through service window and an interest in maintaining the safe movement of vehicles and pedestrians around the proposed restaurant and marketplace.
11. Conditions of approval are needed for clarification and to create compliance with the design standards.

RECOMMENDATION – 16EPC-40055 – November 10, 2016

APPROVAL of 16EPC-40055, a request for Site Development Plan for Building Permit, for Tract C-3, Plat of Tracts A-1 Thru A-3 and C-1 Thru C-3, Heritage Marketplace, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 16EPC-40055 – January 12, 2017 - Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The request shall comply with the design standards in the site development plan for subdivision for Heritage Marketplace.
4. Site Plan (BP1):
 - A. The refuse enclosure shall be moved (to the east property line) so that the refuse driver can service the dumpster off of the private access road rather than at the entrance to the drive-up service window queuing area.
 - B. The square footage for each use (restaurant and retail) shall be shown on the floor plan.
 - C. A signature block shall be added.
 - D. The pedestrian crossing at the northeast corner of the site shall be of textured colored concrete as required by design standard B.2. Add keyed note.
 - E. Keyed Note 18, “stripping” shall be revised to “striping”.
 - F. The shaded patio area shall be dimensioned and clearly indicated.
5. Landscaping Plan (LS1):
 - A. A note shall be added to the Landscape Plan stating that the plan shall conform to the requirements of the City of Albuquerque’s Water Conservation and Pollen Ordinance.
 - B. *Chilopsis linearis* shall be moved to be under the section “Trees” in the landscape legend.
 - C. Trees shall be added in the planter bordering the private drive adjacent to the sidewalk to be spaced 25’ feet on center as required by design standard C.5 in accordance with section 14-16-3-1 of the Zoning Code.
 - D. One additional tree shall be added to the northwest portion of the site in the landscape planter bordering Unser Boulevard per design standard 3.2.
 - E. A note shall be added “Landscape beds shall be depressed below grade.”

- F. At least three curb notches shall be added into the landscape planters at appropriate locations and shown on the Landscape Plan and Grading Plan.
 - G. A curb notch detail shall be provided.
 - H. Water conserving species shall be used:
 - a. Tree #1 shall be revised from Fraxinus sp. to Quercus sp.
 - b. Tree #2 shall be revised from Pinus nigra to Pinus eldarica.
 - c. Tree #6 shall be revised from Cercis reniformis to Cercis canadensis var mexicana.
 - d. Remove Tree #4 from the legend and replace on the plan with Tree #6.
6. Signage (A4.1):
- A. The following notes shall be added:
 - e. Per design standard 5.13 "All Wall-mounted signs shall be individual type lettering."
 - f. Per design standard 5.14 "Wall mounted signs shall not project more than 1 foot."
7. Elevations (A4.0):
- A. Per design standard E.1, the primary building finish material shall be stucco or integral color split face block. Per design standard E.2, revise metal paneling or siding to be approved material, except for accents such as the awning.
 - B. A note shall be added per design standards 7.3 and 9.7 "Roof-mounted mechanical equipment shall be visually screened."
 - C. A note shall be added per design standard 4.D.10 "Glazing shall be non-reflective."
 - D. Remove "(Final Color by Arch)" under Exterior Materials F-3.
8. Detail Sheets:
- A. A bench is not currently shown on the site plan and shall be removed from the detail sheet Detail 10 Sheet A1.2.
 - B. A color shall be specified for the retaining wall Detail 12 Sheet A1.3.
9. Conditions of Approval from the City Engineer:
- A. 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).
 - B. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements including the Development Process Manual and current ADA criteria.
- The following comments need to be addressed prior to DRB:*
- C. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."

- D. ADA truncated domes (detectable warning surfaces) should extend the full width of the ADA ramp.
 - E. Please dimension the sidewalk fronting the development.
 - F. Pedestrian paths cross slopes cannot exceed 2%.
 - G. The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
10. Conditions of Approval from Albuquerque / Bernalillo County Water Utility Authority:
- A. A request for an availability statement must be submitted. The submittal shall include an approved Fire Plan from the City's Fire Marshall's office.
11. Conditions of Approval from Public Service Company of New Mexico:
- A. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
 - B. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107 Phone: (505) 241-3697
 - C. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
12. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.



Cheryl Somerfeldt
Planner

Notice of Decision cc list:

Angela Williamson, Modulus Architects, 100 Sun Ave, Suite 305, Albuquerque, NM 87109
ABQ Heritage Marketplace, LLC, 2850 E. Camelback Road, Suite 180, Phoenix, AZ 85016
Candelaria Patterson, 7608 Elderwood Drive NW, Albuquerque, NM 87120
Gregie Duran, 7525 Maplewood Drive NW, Albuquerque, NM 87120
Ruben Aleman, 8005 Fallbrook NW, Albuquerque, NM 87120
Mary Loughran, 8015 Fallbrook NW, Albuquerque, NM 87120
Harry Hendriksen, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114
Rene Horvath, 5515 Palomino Drive NW, Albuquerque, NM 87120

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

- 1) Relocate the enclosure. It cannot be placed in the drive-up service window queuing area. Move the enclosure to east side of the property, so the refuse driver can service the dumpster off of the access road.
- 2) Measurement required from back wall to back bollard. Must be 12".
- 3) Pin holes must also be to the site plan, both for open and closed gates.
- 4) 6" concrete slab is the minimum for the slab in the enclosure, so that must change from 4" to 6". Must note 1/8th slope in the enclosure.

Office of Neighborhood Coordination (ONC)

- 1) Laurelwood Neighborhood Association, Parkway Neighborhood Association, and Westside Coalition of Neighborhood Association's
- 2) Forwarded to Tyson Hummell for facilitation on December 8, 2016
- 3) Assigned to Jessie Lawrence on December 9, 2016
- 4) Facilitated meeting will be held on Wednesday December 28, 2016 at 6:00pm in the Conference Room at Southwest Mesa Clinic, 301 Unser Boulevard NW

Long Range Planning

- 1) Show treatment in trail crossing at driveway.
- 2) Provide ADA access from the public ROW to the front door.
- 3) Move the bike rack closer to front of building, closer to Unser trail.
- 4) The pedestrian crossing on the northeast corner of the site near the dumpster enclosure and entrance to the drive-up service window lane creates conflicts between pedestrians and vehicles.

Metropolitan Redevelopment Agency

No adverse comments.

CITY ENGINEER

Transportation Development

Transportation Development Conditions:

- 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.

The following comments need to be addressed prior to DRB:

- 1) The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."
- 2) ADA truncated domes (detectable warning surfaces) should extend the full width of the ADA ramp.
- 3) Please dimension the sidewalk fronting the development.
- 4) Pedestrian paths cross slopes cannot exceed 2%.
- 5) The ADA access aisles shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

Hydrology Development

No comments received.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

This site fronts onto Unser Boulevard, which is a Regional Principal Arterial per MRCOG's 2040 Long Range Roadway System Map, under the jurisdiction of NMDOT. Refer to NMDOT comments for more information.

Traffic Engineering Operations

No comments received.

WATER UTILITY AUTHORITY

Utility Services

ABCWUA Comment:

- 1) Availabilities 141209 and 141208 were issued February 3, 2015. These availabilities focused on different portions of the property and have since expired.
- 2) Once service is desired, submit a new request for an availability statement at the link below. The submittal shall include an approved Fire 1 Plan from the City fire marshal's office. (http://www.abcwua.org/Availability_Statements.aspx)
- 3) Based on proposed utility configurations, it appears that a mini work order is sufficient. Ultimately, the availability statement will provide the conditions for service.

PARKS AND RECREATION

Planning and Design

Reviewed, no adverse comments.

Open Space Division

No comments received.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

No comments received.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No comments received.

FIRE DEPARTMENT/Planning

No comments received.

TRANSIT DEPARTMENT

This property is on the Unser Boulevard Express Corridor, commuter routes 92 and 94. There is a northbound stop approximately 800 feet south of Ladera and a south bound stop approximately 500 feet south of Ladera. This proposal does not affect stop locations or operations. There are no objections.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

NM Department of Transportation

NMDOT has already issued access permit no. 3-4047 for the ABQ Heritage Marketplace, LLC.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impact to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

For informational purposes, Unser Blvd NW is functionally classified as a Principal Arterial in the project area. MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

- 1) It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
- 2) Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



View of the subject site looking north, including the monument sign, and the Unser Boulevard Trail.



View of the subject site looking northwest, including the monument sign, and the Unser Boulevard Trail.



View of the subject site looking east.



View of the subject site looking west.



View of the subject site looking southwest, including the monument sign.



View of the subject site looking south, including the monument sign, and the grade change from the Unser Boulevard Trail.

HISTORY

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

February 18, 2014

Western Albuquerque Land Holdings
1130 Lanes End NW
Albuquerque, NM 87114

Project# 1003275
13EPC-40148 Site Development Plan for
Subdivision

LEGAL DESCRIPTION:

For all or a portion of lot 1-A-1, El Rancho Atrisco Phase III, located on Unser Blvd NW between Hanover Rd NW and Ladera Dr NW containing approximately 19.98 acres.

Staff Planner: Chris Glore

PO Box 1293

Albuquerque

On February 13, 2014, the Environmental Planning Commission (EPC), voted to APPROVE Project 1003275, 13EPC-40148, a request for a Site Development Plan for Subdivision, based on the following Findings and Conditions:

New Mexico 87103

FINDINGS:

www.cabq.gov

1. This is a request for a Site Development Plan for Subdivision for Tract 1-A-1, Plat of Tracts 1-A-1 and I-B-1, El Rancho Atrisco Phase 3, containing approximately 19.98 acres located at the SE Corner of Unser Blvd. NW and Ladera Dr. NW.
2. The request involves design and development standards for Heritage Marketplace development, a mixed commercial, office and residential project. The applicant proposes to re-subdivide the property into two tracts, of which Tract A would be developed with office and/or multi-family residential uses and Tract B with commercial uses.
3. The subject site is located in the Developing Urban Area of the Comprehensive Plan, the Unser/Ladera Neighborhood Center of the West Side Strategic Plan, and the El Rancho Atrisco Phase III Sector Plan. The proposal must comply with the Zoning Regulations and General Regulations of the Zoning Code.

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4. The Albuquerque/Bernalillo County Comprehensive Plan, the West Side Strategic Plan, and the El Rancho Atrisco Phase III Sector Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The Site Development Plan for Subdivision request furthers the following Comprehensive Plan policies:

Policy II.B.5.a: Full range of urban land uses. The request would provide urban-scale commercial and office/residential uses within an area with a range of residential density and few commercial uses. The subject property is adjacent to two arterial streets and has good access to the multi-modal transportation system.

Policy II.B.5.d: Development respects neighborhood values, environmental conditions, and scenic resources. The area is currently under-served by neighborhood commercial and service businesses. The SPS design standards would reflect design theme consistent and complimentary to the surrounding development.

Policy II.B.5.e: New growth shall be in areas contiguous to existing or programmed urban facilities and services and neighborhood integrity assured. Urban facilities and services consist of fully developed arterial roadways on two sides of the property, and the full range of utilities within surrounding streets. Project traffic would not need to travel through surrounding neighborhoods.

Policy II.B.5.h: Higher density housing is most appropriate with excellent access to major streets; mixed density pattern; similar or higher density development; and transition. The subject site is within the designated Unser/Ladera Neighborhood Center of the WSSP. The site is surrounded by residential land uses and existing infrastructure is in place. A mixed residential density exists in the surrounding area.

Policy II.B.5.j: Commercial development in centers with pedestrian and bicycle access; intersections of arterial streets and transit. The SPS commercial development would be at the intersection of two arterial streets and within an area of residential development.

Policy II.B.5.l: Quality and innovation in design. The SPS design requirements include the Zoning Code General Building and Site Design Regulations for Non-Residential Uses.

Policy II.B.5.m: Design improves the quality of the visual environment. The SPS would regulate building architecture, lighting, landscaping and signage in compliance with the Zoning Code.

Policy II.B.7.b: Net densities above 30 dwelling units per acre within Major Activity Centers. The site is designated Unser/Ladera Neighborhood Center per the WSSP. The SPS proposes maximum residential density of 30 dwelling units per acre.

Policy II.B.7.f: Intense uses in Activity Centers located away from low-density residential and buffered by a transition area. The subject site is bordered by two arterial roads, and multi-family residential and/or office uses would buffer adjacent lower intensity uses.

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Policy II.B.7.i: Multi-unit housing appropriate in Neighborhood, Community and Major Activity Centers. The SPS would allow multi-family residential development in a designated Neighborhood Center.

Policy II.C.1.b: Balanced land use/transportation system of housing, employment and services. The request would add commercial, services and housing within an area under-served by commercial and service uses.

Noise Goal: Protect the public health and welfare and quality of life. The multi-family residential and neighborhood-serving commercial uses would not operate at a level of intensity disturbing to surrounding residents.

Policy II.D.4.c: Dwelling units close to Major Transit and Enhanced Transit streets. Unser Blvd. is a designated Express Transit Corridor. The request would allow additional dwelling units along the Transit Corridor.

Policy II.D.6.a: New jobs created convenient to areas of need. The City's west side is deficient in jobs relative to housing. The proposed commercial and office uses would provide jobs on the west side.

6. The Site Development Plan for Subdivision request partially furthers the following Comprehensive Plan policies:

Policy II.B.5.i: Employment and service uses located to complement residential areas and minimize adverse effects of noise, lighting, pollution, and traffic. The SPS would be consistent with the intended land uses of a Neighborhood Center. Commercial and office development would be convenient to surrounding residents. A Traffic Impact Study is under review by the NMDOT. Traffic generated by the developments would potentially impact single-family residential from vehicular access at Hanover Rd.

Policy II.B.5.k: Minimize harmful effects of traffic; livability and safety of residential neighborhoods. Unser Blvd. is a Principal Urban Arterial. The SPS proposes multi-direction access to Unser Blvd. which is under State jurisdiction. The proposed access is a concern of City staff, MRCOG and the NMDOT and a concern of the neighborhood.

Policy II.D.4.a: Street design, transit service, and development form consistent with Corridors and Activity Centers. The site is within a Neighborhood Center. Unser Blvd. is a designated Express Transit Corridor. The SPS design standards would be consistent with the Comprehensive Plan Development Form details. The SPS does not propose internal connecting sidewalks leading to public gathering spaces.

7. The Site Development Plan for Subdivision request furthers the following goals and policies of the West Side Strategic Plan:

Policy 1.1: Develop higher density in Community and Neighborhood Centers, surrounded by lower density.

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Policy 3.8: The highest density in the Community and Neighborhood Centers. Multifamily housing and employment facilities are appropriate with commercial services.

Policy 3.16: Multifamily development and commercial or employment uses are appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated.

Policy 4.6.f: Locate multiple-family residential within Community and Neighborhood Centers and allow higher density so they serve as transit hubs.

Policy 4.10: Promote and establish land uses and urban patterns whose design support bicycle and pedestrian travel, and public transportation.

Higher density residential and commercial development on the site would be within a designated Neighborhood Center. The SPS proposes a mix of commercial, office and multi-family residential development up to 30 dwelling units per acre. The development would be adjacent to Arterial roadways (Unser Blvd. and Ladera Dr.), a regional trail and two ABQ Ride express transit lines

Policy 1.9: In the Established and Developing Urban areas neighborhood and community centers may be developed at appropriate locations.

Policy 1.16: Neighborhood Centers on collector and arterial streets. Primary access by auto, with pedestrian and bicycle connections to adjacent neighborhoods.

The site is within a Neighborhood Center and would be accessed from a Collector street (Market St.) and Arterial streets (Unser Blvd. and Ladera Dr.) The development would provide sidewalk connections to the Unser Blvd. trail and to surrounding single family residential neighborhoods.

Policy 1.17: Encourage public services, parks, retail and commercial services in Activity Centers. There are no public facilities proposed. Retail and service uses and offices would be on a site within a Neighborhood Center.

Policy 3.23: Location of commercial services, multifamily development, and public facilities to reduce trips to Coors Boulevard and provide easier access. The development would increase retail and service businesses and would allow multi-family residential development on property in a Neighborhood Center west of Coors Blvd.

Policy 6.23: Require trail access to the regional trail network, through the Community Centers, Employment Centers, Neighborhood Centers, and parks and open space. The SPS would require buildings to be linked via sidewalk to the Unser Blvd. trail and to existing sidewalks.

8. The Site Development Plan for Subdivision request **partially furthers** the following goals and policies of the West Side Strategic Plan:

Policy 1.15: Neighborhood Centers shall contain scale accommodating to pedestrians and bicyclists, including outdoor seating. Shared parking is proposed. The SPS does not commit to outdoor spaces for gathering aside from restaurant outdoor space.

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Policy 1.5: Community and Neighborhood Centers shall provide pedestrian/bicycle access to key activity areas. The SPS design standards require linking building entrances to the Unser Blvd. trail, however, there is not sufficient detail regarding access within parking lots and between buildings.

Policy 4.6.g: Commercial developments accessible by transit locate buildings adjacent to street frontages and parking to the rear or sides. The development would provide shopping and housing options for potential transit users. The location of buildings relative to street frontage and parking lots is not addressed by the SPS.

Policy 4.6.h: Limit parking spaces to 10% above Code requirements and provide safe, attractive, and efficient routes to streets and transit. The SPS references the Zoning Code for parking minimums and does not impose maximum parking. Through-site access is not addressed in the SPS.

Policy 6.25: Internal bicycle/pedestrian trails link to the primary trails network. Demonstrate connectivity of trails. The SPS design standards do not provide detail as to how internal pedestrian access would be accomplished.

9. The SPS proposed land uses are consistent with the El Rancho Atrisco Phase III Sector Plan designation for the subject site of Planned Office Park and Commercial Development – Not More Than 50% To Be Developed Commercially. Proposed uses including residential are consistent with the C-1 Zone.
10. At the Facilitated Meeting on January 28, 2014 Neighborhood Association members expressed concerns regarding the proposed vehicle access on Unser Blvd., potential multi-family residential development, and pedestrian and bicycle access.
11. The applicant requests delegation of approval authority Site Development Plan for Building Permit applications to the DRB.

CONDITIONS OF APPROVAL:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The Site Development Plan shall comply with the General Regulations of the Zoning Code and all other applicable design regulations, except as specifically approved by the EPC.

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4. Future development on the site will require EPC review of a Site Development Plan for Building Permit.
5. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
6. The section of Unser Blvd referenced in the SPS is under the jurisdiction of the New Mexico Department of Transportation (NMDOT). Prior to DRB approval of any Site Development Plan for Building Permit, NMDOT shall have determined whether or not the requested access points on Unser Blvd. will be allowed, and if allowed the access request shall have been approved through the MRCOG Transportation Coordinating Committee process.
7. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
8. New median cuts must be requested in writing to the Traffic Engineer, Development & Review Services. The construction of appropriate left turn lanes must be included with any new median cuts.
9. Access points must meet DPM's minimum distances from intersections. Proposed access 'H' must provide minimum of 100 ft. setback and proposed access 'G' must be a minimum of 200 ft. setback from projected intersecting flow lines.
10. Concurrent Platting Action required at Development Review Board (DRB).
11. A cross access easement and shared parking agreement shall be part of the platting process.
12. The text "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area" shall be added to Design Standards, Section 3 Landscape and Section 5 Signage, to demonstrate that the signs and landscaping will not interfere with the sight distance of the entrances.
13. Revise Site Plan sheet 1, under Building Heights and Setbacks, to delete the first two sentences and replace with the following: "Maximum building heights for all buildings shall be per the SU-1 zone."
14. Revise Design Standards sheet 2, under Architecture, to delete 4.C.2 in its entirety and replace the first sentence of 4.C.1 with the following: "Maximum building heights for all buildings shall be per the SU-1 zone."
15. The design of access to Unser Blvd. shall demonstrate consistency with AASHTO guidelines for bicycle safety.

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February 13, 2014

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APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **FEBRUARY 28, 2014**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

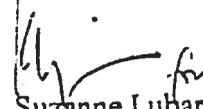
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

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

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

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

Sincerely,



Suzanne Lubar
Planning Director

OFFICIAL NOTICE OF DECISION

Project #1003275

February 13, 2014

Page 8 of 8

SL/CG/mc

cc: Steve Collins, 7517 Vista Alegre NW, Albuquerque NM 87120
Sharise McCannon, 2808 El Tesoro Escondido NW, Albuquerque NM 87120
Mary Loughran, 8015 Fallbrook NW, Albuquerque NM 87120
James Larkin, 7304 Inwood NW, Albuquerque NM 87120
John Vrabec, 7721 Pinewood Dr. NW, Albuquerque NM 87120
Thomas Borst, 1908 Selway Pl. NW, Albuquerque NM 87120
Jason Stone, 1136 Makian Pl. NW, Albuquerque NM 87120
Candelaria Patterson, 7608 Elderwood NW, Albuquerque NM 87120
Harry Hendrickson, 10592 Rio del Sol Ct. NW, Albuquerque NM 87120
Jerry Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120

FOURTH COUNCIL

COUNCIL BILL NO. R-473 ENACTMENT NO. 170-1981

SPONSORED BY:

CITY COUNCIL APPROVAL

ERA III SECTOR PLAN ADOPTION

RESOLUTION

1
2 ADOPTING THE SECTOR DEVELOPMENT PLAN (SD-81-1) FOR THE LAND
3 DESCRIBED IN THE SUMMARY PLAT OF EL RANCHO ATRISCO, PHASE III,
4 CONTAINING APPROXIMATELY 348 ACRES.

5 WHEREAS, the Council, the Governing Body of the City of
6 Albuquerque has the authority to adopt master plans for physical
7 development or areas within the planning and platting jurisdiction
8 of the City as authorized by New Mexico Statutes, Section 3-19-5,
9 and by the City Charter as allowed under home rule provisions of the
10 Constitution of New Mexico; and

11 WHEREAS, a Sector Development Plan has been prepared ~~for~~ the
12 land described in the Summary Plat of El Rancho Atrisco, Phase III;
13 and

14 WHEREAS, the Environmental Planning Commission in its
15 advisory role on all matters related to planning, zoning, and
16 environmental protection, conducted public hearings on April 16,
17 1981 and June 18, 1981, recommended the adoption of the El Rancho
18 Atrisco, Phase III, Sector Development Plan subject to certain
19 findings; and

20 WHEREAS, the City Council has the sole authority to adopt
21 Sector Development Plans containing zone changes other than R-D.

22 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
23 ALBUQUERQUE:

24 Section 1. The El Rancho Atrisco, Phase III, Sector
25 Development Plan, as amended by the Council, is hereby adopted as a
26 guide to the partial implementation of the Albuquerque/Bernalillo

Underscored Material - New
[Bracketed Material] - Deletion

1 County Comprehensive Plan subject to the findings of the Environmental
2 Planning Commission which are incorporated by reference herein and
3 amended as follows:

4 1 Delete finding number two.

5 2 Amend finding number 3g to read as follows:

6 "Ladera Drive between 72nd and Ouray should be in a paving
7 district and the developer will improve the paving to Ladera Drive
8 between 72nd and Unser pursuant to standard City policies."

9 3 Delete finding number 3i."

10 Section 2. All development and improvement activities in the area
11 shall be guided by the Sector Development Plan.

12 Section 3. The Official Zone Map, adopted by 7-14-46.C R.O. 1974
13 is hereby amended to reflect the zoning as shown on Sheet 5, Land Use
14 and Transportation Map, El Rancho Atrisco, Phase III.

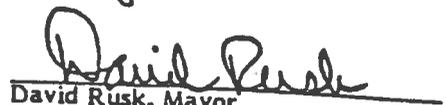
15 PASSED AND ADOPTED THIS 3rd day of August, 1981.

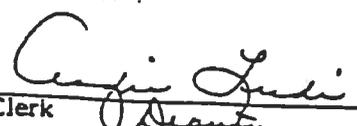
17 BY A VOTE OF 7 FOR AND 0 AGAINST

18 Yes: 7
19 Excused: Hill, Hoover

21 
22 Marion M. Cottrell, President
23 City Council

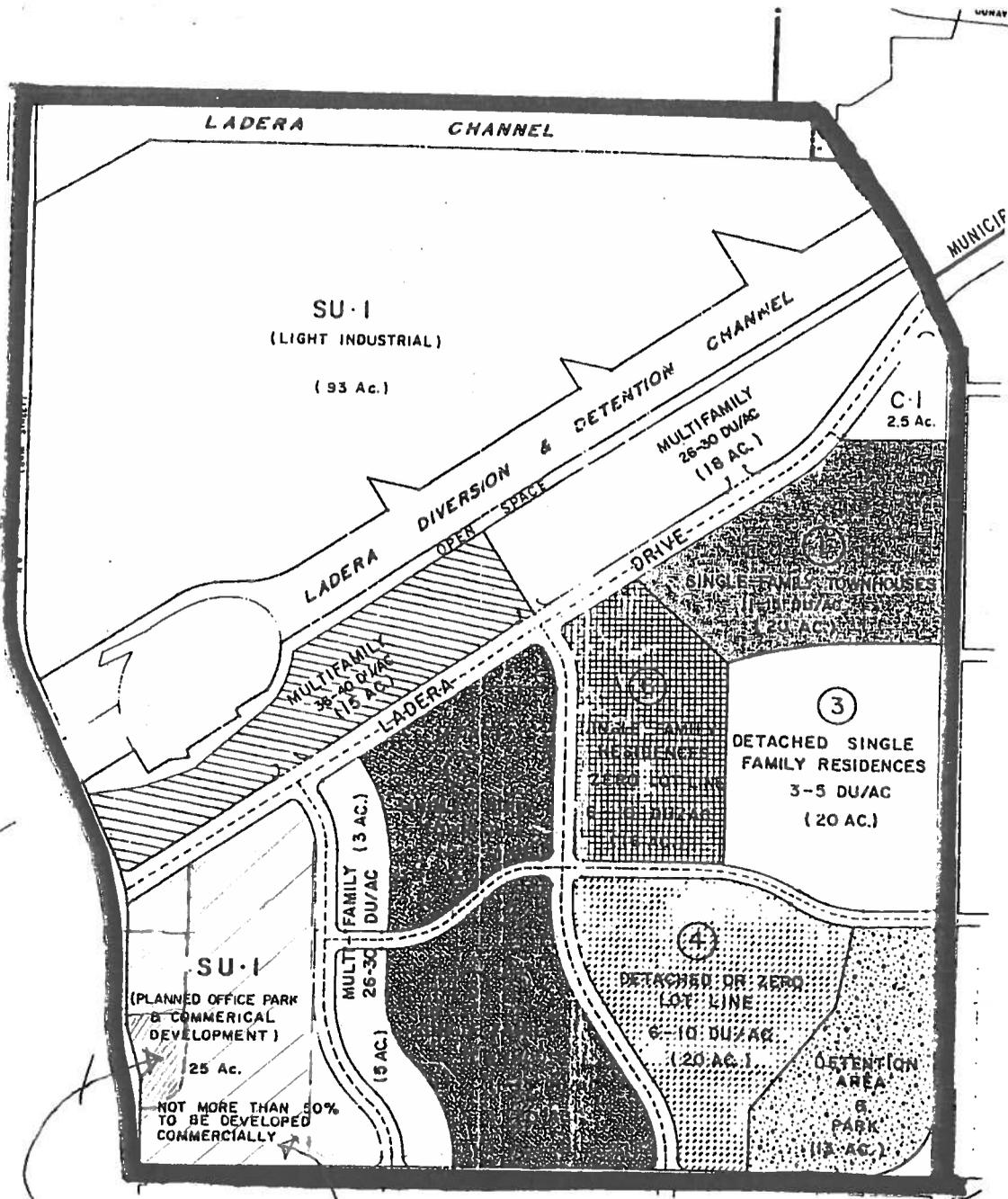
24 APPROVED this 11th day of August, 1981.

26 
27 David Rusk, Mayor
28 City of Albuquerque

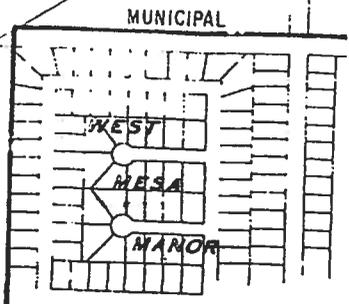
30 ATTEST:
31 
32 City Clerk
33 Deputy

Underscored Material - New
Key del - J. :td.

LANDS OF WESTLAND DEVELOPMENT COMPANY INC



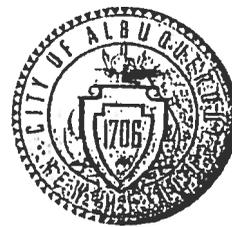
SUBJECT SITE HERITAGE MARKETPLACE SITE PLAN



ZONING

Please refer to the Zoning Code for specifics of the SU-2 zone, the SU-1 zone, and the C-1 zone.

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

October 18, 2012

James K. Strozier, AICP
Consensus Planning
302 Eighth St. NW
Albuquerque, New Mexico 87102

Re: Lot 1A1, El Rancho Atrisco Phase 3

Dear Mr. Strozier:

This letter will verify that according to the map on file in this office on this date, the referenced property, legally described as Lot 1A1, El Rancho Atrisco Phase 3, Albuquerque, Bernalillo County, New Mexico is zoned SU-1 for Planned Office Park and Commercial Development with not more than 50% to be developed commercially.

Development of the property can only occur through an approved site development plan as regulated by Section 14-16-2-22 of the Comprehensive City Zoning Code. Activities allowed on the site must correspond to those enumerated in the C-1 Neighborhood Commercial zone and office uses.

The maximum percentage of the original 25-acre site as referenced on Sheet 5 of the El Rancho Atrisco Phase III Sector Development Plan that is eligible for development with retail and service-type uses consistent with those of the C-1 zone is 50 percent (12.5 acres). The existing gas station and convenience store located on Lot 1C toward the northwest corner of the original 25-acre site is considered "commercial development". Because this lot encompasses approximately .85 acres, the outstanding area – roughly 11.65 acres – may be developed with commercial uses pursuant to the C-1 zone.

The remaining area of the property can be developed with office or residential uses, or a combination thereof. Residential development on this portion would be regulated by Section 14-16-2-16(A)(7) of the Comprehensive City Zoning Code.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have additional questions regarding this matter, please feel free to contact me at (505) 924-3454 or bnwilliams@cabq.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Brennon Williams". The signature is written in a cursive style with a large initial "B" and "W".

Brennon Williams
Code Compliance Manager
Code Enforcement Division
Planning Department

APPLICATION INFORMATION

EPC - Frontera Development

Dec. 1, 2016

City of Albuquerque



**DEVELOPMENT/ PLAN
REVIEW APPLICATION**
Updated 4/16/15

Supplemental Form (SF)

<p>SUBDIVISION</p> <p><input type="checkbox"/> Major subdivision action</p> <p><input type="checkbox"/> Minor subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p><input type="checkbox"/> for Subdivision</p> <p><input checked="" type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> Administrative Approval (DRT, URT, etc.)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE (Form D)</p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p>S</p> <p>V</p> <p>P</p> <p>D</p> <p>L</p>	<p>Z</p> <p>A</p>	<p>ZONING & PLANNING</p> <p><input type="checkbox"/> Annexation</p> <p><input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p><input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p><input type="checkbox"/> Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Angela Williamson, Modulus Architects PHONE: (505) 338-1499

ADDRESS: 100 Sun Live, Ste. 305 FAX: (505) 338-1498

CITY: Albuquerque STATE NM. ZIP 87109 E-MAIL: awilliamson@modulusarchitects.com

APPLICANT: ABC Heritage Marketplace, LLC PHONE: _____

ADDRESS: 2850 E. Camelback Rd. Ste. 180 FAX: _____

CITY: Phoenix STATE AZ. ZIP 85016 E-MAIL: jay@frontera-development.com

Proprietary interest in site: owner/developer List all owners: _____

DESCRIPTION OF REQUEST: Site Development Plan for Building Permit

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tract C-3 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Heritage Marketplace

Existing Zoning: S-U2 Proposed zoning: S-U2 MRGCD Map No _____

Zone Atlas page(s): H-09-Z UPC Code: 100905949401240109

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX_Z, V, S, etc.): _____

Project No. 1003275 / DRB 15-70089

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? Yes No

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.129 acres

LOCATION OF PROPERTY BY STREETS: On or Near:

Between: Unser Blvd. NW and Ladera Drive NW

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

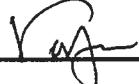
SIGNATURE Angela Williamson, Agents DATE _____

(Print Name) Angela Williamson, Modulus Architects Applicant Agent

FOR OFFICIAL USE ONLY

Revised: 11/2014

<p><input type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input type="checkbox"/> F.H.D.P. density bonus</p> <p><input type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>16EPC - 40073</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Hearing date <u>January 12 2017</u></p>	<p>Action</p> <p><u>SEP</u></p> <p><u>ADV</u></p> <p><u>CNF</u></p> <p>_____</p> <p>_____</p>	<p>S.F.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Total</p>	<p>Fees</p> <p><u>\$ 385.00</u></p> <p><u>\$ 75.00</u></p> <p><u>\$ 50.00</u></p> <p>_____</p> <p>_____</p> <p><u>\$ 510.00</u></p>
--	---	---	--	---


12-1-16
Project # 1003275

Staff signature & Date

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
 - IP MASTER DEVELOPMENT PLAN (EPC11)**
 - ___ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ___ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies.**
 - ___ For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - ___ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ___ Sign Posting Agreement
 - ___ Traffic Impact Study (TIS) form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
- SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval**
- Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 20 copies**
- Site Plans and related drawings reduced to 8.5" x 11" format (1 copy)**
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)**
- Letter briefly describing, explaining, and justifying the request**
- Letter of authorization from the property owner if application is submitted by an agent**
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts**
- Sign Posting Agreement**
- Completed Site Plan for Subdivision and/or Building Permit Checklist**
- Traffic Impact Study (TIS) form with required signature**
- Fee (see schedule)**
- List any original and/or related file numbers on the cover application**

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- ___ Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 - ___ Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 - ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
 - ___ Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
 - ___ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
 - ___ Registered engineer or architect's stamp on the Site Development Plans
 - ___ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

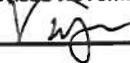
- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
 - ___ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ___ Traffic Impact Study (TIS) form with required signature
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.


Angela Williamson
 Applicant name (print)
Angela Williamson
 Applicant signature / date

Form revised November 2010

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 EPC - 40073

 12-1-16
 Planner signature / date
 Project #: 1003275

ABQ Heritage Marketplace, LLC

2850 E. Camelback Road, Suite 180, Phoenix, AZ 85016 Phone (480) 315-9600 Fax (480) 315-9607

City of Albuquerque
Planning & Development Services
Plaza del Sol, 600 Second NW, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, N.M. 87103
Telephone: (505) 924-3860
Email: kdicome@cabq.gov

Re: Agent Authorization for ABQ Heritage Marketplace, LLC – Site Development Plan for Building Permit, Heritage Marketplace - Tract C-3

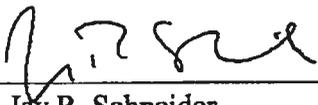
Ms. Kym Dicome,

ABQ Heritage Marketplace, LLC hereby authorizes Modulus Architects to perform as the Agent of Record with the City of Albuquerque. It is our intention to file for a Site Development Plan for Building Permit for the property located at the Heritage Marketplace, Tract C-3.

This authorization is valid until further written notice from Angela Williamson, Principal at Modulus Architects (Agent) or ABQ Heritage Marketplace, LLC. Please direct all correspondence and communication to our Agent for the purpose of this request for EPC/ DRB approval.

Sincerely,

ABQ Heritage Marketplace, LLC.
By: FD Heritage Marketplace, LLC
It's: Manager



By: Jay R. Schneider
It's: Manager

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Modulus Architects DATE OF REQUEST: 11/28/16 ZONE ATLAS PAGE(S): H-09-2

CURRENT:

ZONING S-42
PARCEL SIZE (AC/SQ. FT.) 1.129 Acres

LEGAL DESCRIPTION:

LOT OR TRACT # C-3 BLOCK # _____
SUBDIVISION NAME Heritage Marketplace

REQUESTED CITY ACTION(S):

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

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*Includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 1 building
BUILDING SIZE: 4,000 (sq. ft.)
- Starbucks
- Shell

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

APPLICANT OR REPRESENTATIVE Modulus Architects
Angela Williamson, Agent DATE 11/28/16

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

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

Notes: TIS Has Been Prepared For Heritage Marketplace

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

[Signature]
TRAFFIC ENGINEER

11/29/2016
DATE

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

TIS -SUBMITTED 1/1
-FINALIZED 1/1

TRAFFIC ENGINEER _____

DATE _____



City of Albuquerque
Environmental Planning Commission
Mrs. Karen Hudson, Chair
Plaza del Sol, 600 Second NW
Albuquerque, New Mexico 87102
Telephone: (505) 924-3860

November 28, 2016

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR HERITAGE MARKETPLACE – TRACT C-3 –
1740 UNSER BLVD. NW**

Ms. Hudson and members of the Environmental Planning Commission,

Modulus Architects, Inc., hereafter referred to as "Agent" for the purpose of this request, represents ABQ Heritage Marketplace, LLC., hereafter referred to as "Applicant". We, "Agent" are requesting approval of a Site Development Plan for Building Permit for Tract C-3, Heritage Marketplace. The parcel is 1.129 acres in size and zoned for SU-2.

The purpose of the Site Development Plan for Building Permit is to allow for commercial development & construction of this parcel. The "Applicant" is proposing to build an approximately +/- 4,000 building with two tenants. Our team is very dedicated to ensuring this project is developed with the highest regard for its customers and its neighbors. We believe our site is acceptable and furthers the policies and approvals in place from the previously approved Site Development Plan for Subdivision and Design Standards for Heritage Marketplace– Project 1003275, 14EPC-40078, 15DERB-70052.

The proposed building elevations and site design demonstrate our commitment to high quality design and meet the design standards set forth by the Environmental Planning Commissions approval of the Heritage Marketplace design standards as well as previous approvals that are specific to the plan area and will serve as a continuity of development and the intended goals and policies of concurrent governing plans and policies.

The proposed use is identified as food service/ retail, for further clarification we offer the following:

- The primary use for this site will be a 4,000 SF Starbucks with a drive thru occupying a portion of the building with a possible retail tenant not yet identified.
- The primary site access is off of an existing private drive on the west of the site located which connects to a private drive.
- Utilities are currently present to the site.
- Building finishes will include masonry and stucco with metal paneling which will be highlighted by the tower element and trim elements. This will also include a covered outdoor seating area with canopy that will tie into the overall architecture of the building while providing relief of the building elevations.
- The proposed site will be fully landscape matching the overall development, the

species and spacing will remain the same matching the currently approved Site plan.

- Drive thru will be screened using a mixture of landscaping and site grading.

We are excited to work with you in development of this project and feel it will be an excellent addition to the neighborhood. We have shown through a preponderance of documentation in our submittal and design of this project. It is our intention to develop this property with thoughtful intent. We respectfully request that the EPC support this important development project.

Sincerely,



Angela Williamson, Principal Partner (Agent)

Modulus Architects, Inc.

100 Sun Ave NW, Suite 305

Albuquerque, New Mexico 87109

Main: (505) 348-1499

Abenson@modulusarchitects.com



ADDITIONAL STAFF INFORMATION

EXERPT FROM
HERITAGE NEIGHBORHOOD MARKETPLACE
TRAFFIC IMPACT STUDY (TIS)

EXISTING TRAFFIC VOLUMES

2011 Average Weekday Traffic Volumes (AWDT) for major streets in the site plan area are shown on Page A-5 in the Appendix.

AM and PM Peak Hour turning movement counts were obtained by field traffic counts taken recently for the following intersections:

*Ouray Rd. / Unser Blvd.
Tierra Pintada / Unser Blvd.
Ladera Dr. / Unser Blvd.
I-40 N. Ramp / Unser Blvd.
Ladera Dr. / Ouray Rd.
I-40 S. Ramp / Unser Blvd.
Ladera Dr. / Market St.*

The counts are included on Appendix Pages A-117 thru A-125.

EXISTING TRANSIT SERVICE

This area currently is serviced by City Bus Route 162 (Ventana Ranch / Unser Route) which services this area at approximate one hour intervals from 5:30 am to 8:30 am and from 4:45 pm to 6:45 pm on weekdays. No other bus service is available at this time.

PROPOSED DEVELOPMENT

The subject area of land discussed in this report is comprised of approximately 20 acres. See the conceptual site development plan for subdivision purposes on Page A-3 in the Appendix of this report to acquire more detailed information about the proposed development. This site plan is conceptual at this point in time and is subject to some changes as progress takes place in the design process. The plan should, however, provide a reliable basis upon which to analyze the impact of the development on the adjacent transportation system and provide guidelines for mitigating the impact and establishing access criteria.

There are two proposed access points (driveways) along Unser Blvd. for the new site (See Site Map on Page A-3 of Appendix). The driveway on Unser Blvd., Driveway "D", is intended to be a right-in, right-out, left-in only driveway and Driveway "C" is intended to be a right-in, right-out only driveway. Other access is proposed on Ladera Dr. and Market St. Implementation of the driveway on Unser Blvd., Driveways "C" and "D" will be required to be approved by the Transportation Coordinating Committee (T.C.C.) at the Mid-Region Council of Governments (M.R.C.O.G.) and the State Access Control Committee of the New Mexico Department of Transportation.

TRIP GENERATION

Projected trips were calculated from data in the Institute of Transportation Engineers Trip Generation report (9th Edition). Trips for the development were determined based on land uses defined on the Preliminary Site Plan on Page A-3 in the Appendix of this report.

The resulting number of trips generated for the proposed development (100%) are summarized in the following table:

Ladera / Unser (September, 2013 Plan)

Trip Generation Data (ITE Trip Generation Manual - 9th Edition)

COMMENT	USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.	
	DESCRIPTION	GROSS	ENTER	EXIT	ENTER	EXIT
Summary Sheet						
Tract No.	Supermarket (850)	4,270	91	56	213	204
Pad A	Fast Food Restaurant w/ Drive-Thru Window (934)	1,984	93	89	68	63
Pad B	High Turnover (Sit-Down) Restaurant (932)	674	32	26	31	21
Pad C	High Turnover (Sit-Down) Restaurant (932)	1,017	48	39	47	32
Pad D	Fast Food Restaurant w/ Drive-Thru Window (934)	1,984	93	89	68	63
Pad E	Shopping Center (820)	2,386	36	22	98	106
Multi-Family	Apartment (220)	1,760	27	109	108	58
Total Primary Trips		14,075	420	430	633	547
Retail Commercial Trips		12,315	393	321	525	489
<i>Pass-by Trips</i>		3,695	118	96	158	147
Net Retail Commercial Primary Trips		8,620	275	225	367	342
Residential Trips		1,984	27	109	108	58
Net New Primary Trips to Transportation System		10,604	302	334	475	400
<i>Pass-by Trips</i>		3,695	118	96	158	147

The Implementation Year Analysis (2018) for this study assumed a development of 100% of the project to be implemented. See Appendix Pages A-6 thru A-13 for more detailed information regarding trip generation rates (including Trip Generation Worksheets).

A 30% adjustment was made to the trip generation rates for AM and PM Peak Hour Pass-by Trips for trips generated by this project.

It should be noted that Levels of Service (LOS) for unsignalized intersections cannot be compared directly with Levels of Service for signalized intersections. LOS for unsignalized intersections is based on reserve capacity, which is converted to generalized levels of delay; LOS for signalized intersections is based on actual delay in seconds.

LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

<u>Average Delay</u> <u>(secs)</u>	<u>Level-of-Service</u>
≤ 10	A
> 10 and ≤ 20	B
> 20 and ≤ 35	C
> 35 and ≤ 55	D
> 55 and ≤ 80	E
> 80	F

LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

<u>Average Delay</u> <u>(secs)</u>	<u>Level-of-Service</u>
≤ 10	A
> 10 and ≤ 15	B
> 15 and ≤ 25	C
> 25 and ≤ 35	D
> 35 and ≤ 50	E
> 50	F

Generally speaking, a Level-of-Service D or better is an acceptable parameter for design purposes.

CONCLUSIONS

The proposed site plan for the Heritage Neighborhood Marketplace Commercial Development consisting of commercial / residential type of development will present moderate impact to the adjacent transportation system. There are existing (i.e., NO BUILD condition) capacity shortfalls at the intersections of I-40 EB Ramp / Unser Blvd. and the I-40 WB Ramp / Unser Blvd. This project will contribute additional traffic to both of those intersections. However, the impact to the adjacent transportation system can be mitigated by implementation of the following recommendations:

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter -- you will need to get an updated letter from our office.

November 28, 2016

Angela Williamson
Modulus Architects
100 Sun Ave. Suite 305
Albuquerque, NM 87109
Phone: 505-338-1499
E-mail: awilliamson@modulusarchitects.com

Dear Angela:

Thank you for your inquiry of **November 28, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) TRACT C-3, PLAT OF TRACTS A-1 THRU A-3 AND C-1 THRU C-3, HERITAGE MARKETPLACE (BEING A REPLAT OF TRACTS A AND C, HERITAGE MARKETPLACE) LOCATED ON UNSER BLVD. BETWEEN LADERA DR. AND HANOVER RD. zone map H-09.**

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

LAURELWOOD N.A. (LWD) "R"

***Candelaria Patterson** e-mail: candypatt@aol.com
7608 Elderwood Dr. NW/87120 321-1761 (c)
Gregie Duran e-mail: voyager4969@outlook.com
7525 Maplewood Dr. NW/87120 269-6233 (c)

PARKWAY N.A. (PKW) "R"

***Ruben Aleman** e-mail: m_raleman@yahoo.com
8005 Fallbrook NW/87120 385-2189 (c)
Mary Loughran e-mail: marykloughran@comcast.net
8015 Fallbrook NW/87120 836-7841 (h)

WESTSIDE COALITION OF N.A.'S

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) e-mail: hlhen@comcast.net
Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h) e-mail: aboard10@juno.com

Please note that according to *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing **(PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.)** If you have any questions about the information provided please contact me at (505) 924-3902 or via an e-mail message at vquevedo@cabq.gov.

Sincerely,

Vicente M. Zuevedo

Vicente M. Quevedo

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

**LETTERS MUST BE SENT TO
BOTH CONTACTS OF EACH
NA/HOA FOR THIS
PLANNING SUBMITTAL.**



November 29, 2016

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR TRACT C-3 OF HERITAGE MARKETPLACE –
1740 UNSER BLVD. NW**

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents ABQ Heritage Marketplace, LLC., hereafter referred to as “Applicant”. We, “Agent” are requesting approval of a Site Development Plan for Building Permit for Tract C-3 located with the Heritage Marketplace.

The purpose of the Site Development Plan for Building Permit is to allow for commercial development & construction of this parcel. The “Applicant” is proposing to construct a restaurant/retail pad building intended for Starbucks that is approximately 4,000 SF.

The proposed site plan demonstrates our commitment to high quality design and our adherence to the Heritage Marketplace design standards that are specific to the plan area and will serve as a continuity of development and the intended goals and policies of the approved Environmental Planning Commission Site Plan for Subdivision and design standards previously approved.

If you have any questions about this project, please do not hesitate to contact me at (505) 338-1499 or at: awilliamson@modulusarchitects.com

EPC HEARING DATE: January 17, 2016

LOCATION: Plaza del Sol Building, 600 Second St. NW – Albuquerque, NM. 87102

Sincerely,

Angela Williamson, Principal Partner (Agent)

Modulus Architects, Inc.

100 Sun Ave NW, Suite 305

Albuquerque, New Mexico 87109

Main: (505) 348-1499

awilliamson@modulusarchitects.com

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Rene Horvath
 Westside Coalition of N.A.'s
 5515 Palomino Drive NW
 Albuquerque, NM. 87120

11/29/2016

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Postage \$0.47

Harry Hendriksen
 Westside Coalition of N.A.'s
 10592 Rio Del Sole Ct. NW
 Albuquerque, NM. 87114

11/29/2016

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Ruben Aleman
 Parkway Neighborhood Assoc.
 8005 Fallbrook NW
 Albuquerque, NM. 87120

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Mary Loughran
 Parkway Neighborhood Assoc.
 8015 Fallbrook NW
 Albuquerque, NM. 87120

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Gregie Duran
 Laurelwood Neighborhood Assoc.
 7525 Maplewood Drive NW
 Albuquerque, NM. 87120

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Candelaria Patterson
 Laurelwood Neighborhood Assoc.
 7608 Elderwood Dr. NW
 Albuquerque, NM. 87120

11/29/2016

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FACILITATED MEETING REPORT AMENDMENT #2

Project 1003215

Date Submitted: January 3, 2017
Original Submission: December 31, 2017
Submitted By: Philip Crump
Facilitator: Philip Crump
Co-facilitator: David Gold
Meeting Date and Time: December 29, 2016 6-8 pm

CHANGE

Application hearing details:

3. Resident Participation at Hearing:

a. Written comments must be received by (Oct. 26, 2016) and may be sent to: Vicente Quevedo 505-924-3357, vquevedo@cabq.gov, 600 2nd St., 3rd floor, Albuquerque,

To

a. In order to be included in the staff report, written comments must be received by January 4, 2017 and may be sent to: Cheryl Somerfeldt 505-924-3357, csomerfeldt@cabq.gov, 600 2nd St., 3rd floor, Albuquerque, NM, 87102. Otherwise, any written comments sent prior to 48 hours before the EPC hearing (January 10, 2017) will be submitted for consideration

FACILITATED MEETING REPORT AMENDMENT

Project 1003215

Date Submitted: January 3, 2017
Original Submission: December 31, 2017
Submitted By: Philip Crump
Facilitator: Philip Crump
Co-facilitator: David Gold
Meeting Date and Time: December 29, 2016 6-8 pm

CHANGE

Background/Meeting summary:

(Paragraph 2) The agent, Angela Williamson is a local architect.

To

The agent, Angela Williamson, is a principal in local architectural firm Modulus Architects Inc.; the architect is Stephen Dunbar, another principal in the firm.

Meeting specifics (*Neighborhood comments are in Italics*):

1. Overview of application

- i. There is a mix of intensities, which are traffic generators. A drive-through is a traffic generator. An insurance office is not.*

To

- i. Some businesses would be traffic generators. A drive-through is an inherent traffic generator. An insurance office is not.*

2) Access and vehicular traffic flow

- a. Traffic was calculated for 2 sit downs, 2 restaurants and other uses.

To

- a. Traffic was calculated for two sit-down restaurants and two drive-through establishments, and other businesses.

2) g. Traffic generation:

- i. We'll get people from all over the place. We have Starbucks on Bluff.*

To

- i. We'll get people from all over the place. We have Starbucks in West Bluff.*

6) Other issues

- a. What is the minimum requirement for lot size in the zoning.*

1. There is no minimum for SU-2. The whole center is zoned SU-2. For other zoning there is a minimum. The zoning was changed back in 2014. The zone change to C-2 allowed the high density residential nearby.

To

1. There is no minimum for SU-2. The whole center is zoned SU-2 for SU-1 Special Uses. For other zoning there is a minimum. The zoning was changed back in 2014.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT 1003215 MEETING REPORT

Project #: 1003215 16EPC-40073 Site Development Plan for Building Permit
Property Description/Address: Tract C-3, Heritage Marketplace, located on Unser Blvd. between Ladera and Hanover
Hearing Date: January 12, 2017
Staff Planner: Cheryl Somerfeldt
Date Submitted: December 29, 2016
Submitted By: Philip Crump
Meeting Date/Time: December 28, 2016, 6:00-8:00 PM
Meeting Location: Southwestern Medical Center
Facilitator: Philip Crump
Co-facilitator: David Gold

Parties:

- **Applicant**
 - ABQ Heritage Marketplace/Frontera Development
- **Agent**
 - Angela Williamson / Modulus Architects
- **Neighborhood Associations/Interested Parties:**
 - Laurelwood Association
 - SR Marmon Association
 - Avalon Association

Background/Meeting summary:

Modulus Architects Inc., agent for ABQ Heritage Marketplace, LLC, requests the above action for all or a portion of Tract C-3, Heritage Marketplace, zoned SU-2, located on Unser Blvd., between Ladera and Hanover, containing approximately 1.129 acre.

The agent, Angela Williamson is a local architect. The consultants and architects that work for her firm are local as well. She said that they want the Starbucks to fit into neighborhood. They went through the design standards and want to marry them to Starbucks' desires. There are constraints on the site due to the design standards.

The proposed building will include a Starbucks, with a drive-through window on the west side of the building and another tenant (not a restaurant) occupying the east portion of the building.

The meeting was attended by representatives of three neighborhood associations. They expressed concerns regarding the project itself as well as issues regarding Heritage Marketplace itself. By the end of the meeting, the agent agreed to provide some additional information to the attendees. Some of the attendees also expressed appreciation for the agent and the discussion which helped them understand how some of the decisions were made and how some concerns are beyond the purview of this particular project. One final comment was that "Starbucks would be just fine—without the drive-through."

Outcome:

Areas of agreement—

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT 1003215 MEETING REPORT

- Cut-through traffic is a problem that cannot easily be remedied and will only increase when permitted apartments are built adjacent to Market Street.
- The “failed” intersection at Ladera and Market Street creates a problem and safety concerns for exiting the marketplace.

Unresolved issues and concerns—

- The agent agreed to provide additional information as listed at the end of the document.

Meeting specifics (*Neighborhood comments are in Italics*):

- 1) Overview of application
 - a. The building (4000 sq. ft.) has two tenants.
 - i. Starbucks (1800 sq. ft.) is on the west side of the building, with a 600 sq. ft. outdoor patio.
 - ii. The other tenant has not yet signed the lease, so is not yet publicly identified.
 - iii. There will be two front doors facing south.
 - iv. The drive-through is at the farthest part of the building, on the west.
 1. This minimizes stacking on drive-through. Code requires at least 6 cars stacking; the current plan can stack 8.
 - b. This site is in a hole; there is 4-5’ of grade difference to Unser.
 - i. It does not share an entrance with Taco Bell due to the grade variation.
 - c. *Neighborhood impact: If we don’t have Starbucks something else will come in. A different clientele goes to Starbucks.*
 - i. *I’m looking forward to meeting people there on weekends. I’d like to walk there and have coffee and read the paper. This will make things more connected in the neighborhood.*
 - a. *Something will go there. This has no late night loud music. I get the traffic issues. But the City won’t change it from a commercial site.*
 - b. *Something better or worse could come.*
 - c. *There is a mix of intensities, which are traffic generators. A drive-through is a traffic generator. An insurance office is not.*
- 2) Access and vehicular traffic flow
 - a. Traffic was calculated for 2 sit downs, 2 restaurants and other uses.
 - i. The developer was required to build extra deceleration lanes to meet traffic standards.
 - ii. You can’t have people stuck. You want free flow into the site. Starbucks and Taco Bell each have their own entrance.
 1. We’re trying to have circulation internal only to their site. We tucked the building into a corner, to allow the most room for stacking and parking to minimize all impacts.
 - b. *We are dealing with intensity--There are seven additional pad sites. Two gas stations back to back. 3 drive-throughs, 230 apartments, and a strip mall in the area. It is all very intense.*
 - c. The primary entrance, shared with Taco Bell, is from the east side of Unser
 - i. The Unser entrance includes a deceleration lane, with right/left in and right out only.
 - d. *Concern: For people going south on Unser, the only way in is left on Unser. We have a concern with traffic exiting the site.*
 - i. *It will take a long time to exit on Market St., onto Ladera to get back onto southbound Unser.*

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT 1003215 MEETING REPORT

1. *The traffic study shows Market at Ladera is a failed intersection and hard to negotiate. We just saw major accident there.*
 - a. The traffic study for the site is already approved. A drive-through at this location was anticipated.
 2. *It's a safety concern--How many fatalities must there be to have the city put a light there? Once you get a school here there will be more.*
 - a. It was acknowledged that we need to fix Ladera and Market.
 - b. I get stuck at the same light where I live. We follow city standards. My client says we followed city standards to the "T".
 3. *These concerns were presented and ignored. What will it take? We need to get everyone to the table. Maybe the argument is not good enough to change.*
- e. Eliminating the Drive-through
- i. From traffic point of view, many people want a drive-through. I get the traffic issue. I will bypass other the Starbucks because I don't have time to go through. Starbucks wants a drive-through.
 1. *They say a drive-through has been approved. They closed the one on Rio Grande.*
 2. We provided a lot of parking, to encourage sit-downs. Many restaurants want a drive-through.
 - ii. *This is not a convenience because once you get off Unser you will have to navigate through.*
 1. Visibility from Unser is what they wanted.
 2. The 280 apartments nearby are low income. They will not be able to afford coffee at Starbucks. This is made for commuters.
- f. Cut-through traffic
- i. *Those folks who live on Market Street cut in right across from Market Street. There are 260 or 280 dwellings. There is a 230 unit apartment being built nearby.*
 1. *People at the apartments will be using the same exit. It's too intense.*
 2. Most retailers want access off of Unser. That backs traffic up onto Unser. The goal was to pull traffic off of Ladera and commuter streets, but that allows people to use this as a short cut.
- g. Traffic generation:
- i. *We'll get people from all over the place. We have Starbucks on Bluff. Those people from there, will now come here if it is a closer point. Traffic will now move over. They forgot about the people that live in the area.*
 - ii. *We know people will not come from afar. People from Park West will come down from the west, bringing southbound morning traffic.*
 - iii. *This draws traffic from Unser. Walmart trucks are using Laurelwood Street, which is a local road. They are having trouble getting into the site. We talked to Walmart about this.*
 1. Starbucks is a neighborhood amenity. The traffic is already there; it doesn't create new traffic. This is considered in the traffic study. Most people are already on the roads. Going home, you're already on Unser.
- 3) Stacking and parking
- a. The City requires room for stacking 6 cars for a drive-through; we've provided 8. In fact, up to 15 can stack back to the south entrance.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT 1003215 MEETING REPORT

- i. Stacking traffic will not end up on Unser. It would take 15 cars before the stacking leaves our parcel since it would first have to wrap around the building. There is still plenty of room.
 - b. *How many parking spaces are there?*
 - i. 20 are required. We're providing 50. We may need to move the bike racks which will reduce the number slightly.
- 4) Pedestrian traffic and outdoor design
 - a. *We're concerned about pedestrian traffic. This is supposed to be a pedestrian friendly development. Is that all side walk around perimeter? Is there continuity through the site?*
 - i. The sidewalk is shown wrapping around the site, with crosswalks into the site.
 - ii. The design standards require ADA accessibility to the sidewalks and bike trail.
 - iii. #8 keynote is ADA accessibility ramps. There is a retaining wall and landscaping as well.
 - b. *What do you have for trail users?*
 - i. Our building is 4-5' below the trail. We are separated from walkers. You'll barely be able to see the walkers.
 - ii. On the west side of the site there will be steps for pedestrians.
 - c. *Is there a physical barrier between pad site A and B [i.e., Taco Bell and Starbucks]; Will it connect to Taco Bell.?*
 - i. No, there is grade separation instead. We will have steps opposite the patio to get on the multipurpose path.
 - 1. The patio will be where it is not facing cars. We're trying to make it pleasing for patio. You're not looking at the back of the building.
 - ii. *What will the patio look like?*
 - 1. The design standard requires patterned concrete. That is shown by the crosshatch. There is also a walking path through the patio.
 - 2. You won't be eye to eye with cars. It will be in a hole.
 - d. *Is there landscaping?*
 - i. There is tons of landscaping everywhere. **I can send you a landscaping plan.** There is landscaping all around the perimeter.
- 5) Signage
 - i. *Will there be a monument sign?*
 - 1. No, just building-mounted, no new monument sign. There are three wall mounted signs?
 - a. *Why so many?*
 - i. The standard allows 6% wall coverage. We have one sign per each façade. We are following design standards.
- 6) Other issues
 - a. *What about trash?*
 - i. The City asked us to move the trash enclosure. We don't know where yet. You won't see it from the road. We don't know what their issue was.
 - b. *Is there a conference room [for community use]?*
 - i. None is planned.
 - ii. *At the Pueblo we can buy \$20 of product and use the conference room.*
 - 1. **I will ask for a conference room, glass enclosure.**
 - iii. As for interior layout, the EPC needs only the square footage of the building . The

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT 1003215 MEETING REPORT

interior layout is not relevant to their discussion.

- c. *What is the minimum requirement for lot size in the zoning.*
 - i. There is no minimum for SU-2. The whole center is zoned SU-2. For other zoning there is a minimum. The zoning was changed back in 2014. The zone change to C-2 allowed the high density residential nearby.
- a. *What are the hours for Starbucks? Drive-through and coffee shop? Also will the lights be left on?*
 - a. **I will find out.**

7) Concerns related to changes in the Heritage Marketplace Design Standards {Note—changes were indicated by “clouded” notes in the design standards, per standard notation}

- a. The crossed out design standards are changes.
 - i. They were changed in 2015.
 - ii. *The Development Review Board made changes in 2015. It's very back door. They don't notify neighbors. They use executive orders.*
 - iii. Jack Cloud is the last person to sign. He is the head of DRB. 4/2015 was when he signed. He is last one to sign. This is now the standards of record. It went to the EPC in 2014. Within 14 months they made changes.
 - iv. *Someone didn't like the rules so DRB got together and changed it.*
 - v. Consensus Planning created this document. The City gave us this document to use.
 - vi. *The community was not aware. This process is not noticed. This creates a lot of mistrust. The changes may be valid, but we don't know.*
 - 1. It creates difficulties for me too. I received multiple versions of the design standards.
 - a. *This never dawned on us, that these were previously approved changes. We thought it was Starbucks.*
 - b. When I got your questions, I had to look too. {A list of neighborhood questions is appended to this report.}
 - vii. *Back when zoning changes were happening with Heritage Marketplace. There are people in Laurelwood who feel the presentation wasn't transparent. That's why there are such strong feelings about this.*
 - 1. I did not work with the developer on that. They are guessing at the beginning what will be there as nothing is leased.
 - viii. *The major face greater than 100' shall be break up the building mass question. What changes are being recommended?*
 - 1. None. This was already approved.
 - ix. *Split-face block block question—why not use stucco?*
 - 1. We didn't request that. You can use stucco.
 - x. *Awnings are permitted question? Crossed out, provided area does not exceed....*
 - 1. Not our request. It was already changed.
 - xi. *The light pole size increase from 25' to 28'? Would Starbucks be willing to use a lower light pole than 28'?*
 - 1. It was used in by Walmart so they could have fewer poles.
 - 2. *Could you address that? We would prefer 25'*
 - a. **I've never seen greater than 25' used by Starbucks. I will ask.**

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT 1003215 MEETING REPORT

Next steps:

The agent agreed to provide the following—

1. A copy of the landscape plan
2. The hours that the Starbucks will be open
3. A request to Starbucks to provide a glass-enclosed conference space
4. The proposed height of the exterior light standards

Application Hearing Details: EPC Hearing is scheduled for January 12, 2017

1. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
2. Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:
 - a. Written comments must be received by (Oct. 26, 2016) and may be sent to: Vicente Quevedo 505-924-3357, vquevedo@cabq.gov, 600 2nd St., 3rd floor, Albuquerque, NM, 87102 OR
 - b. Karen Hudson, Chair, EPC, c/o Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Attendees and Affiliations:

Angela Williamson	Modulus Architects, agent
Deborah Duran	Laurelwood NA
Candy Patterson	“
Frank Comfort	“
Gregie Duran	“
Frances Lujan	“
E Ward	SR Marmon NA
Lucy Achondo	Avalon NA

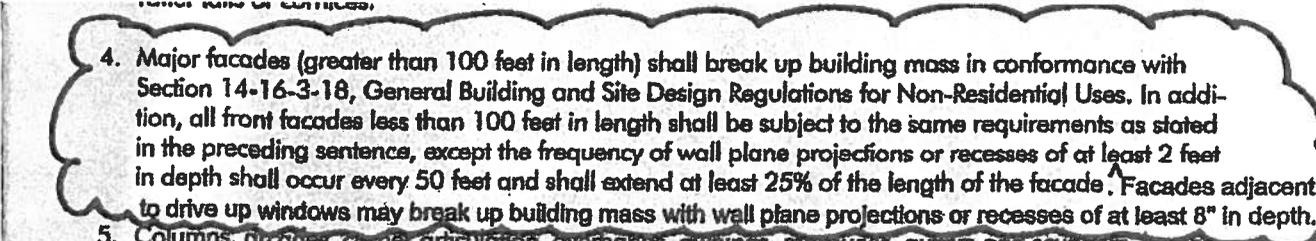
CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT 1003215 MEETING REPORT

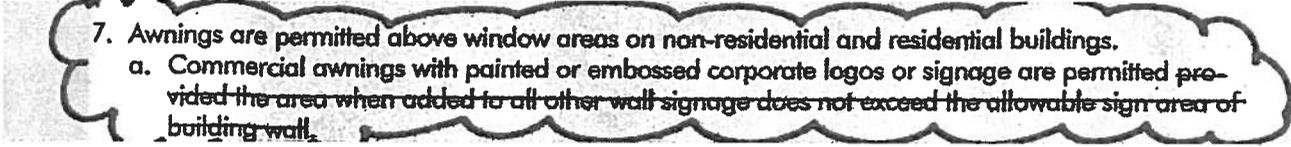
Questions regarding the Starbucks proposal - December 28th facilitated meeting:

- 1) What will the building look like? Where are the elevations?
- 2) How will cars enter and exit the drive up window area? How many cars will the drive up window lane hold? How many cars can be stacked up around the building without spilling out onto the local street. What is being done to make sure this does not happen?
- 3) How big is the monument sign? How many items will be listed on that sign? How many signs are being planned along Unser Blvd.? How many other signs are being planned internally? Unser should not be littered with a lot of signs. The same goes for the internal commercial area.
- 4) There are a lot of fast food drive up establishments being planned for the Heritage Market place. There is also a more recent proposal for a Burger king. Why so many drive up fast food establishments within one commercial area? Why did the Planning department allow 2 gasoline stations to be built adjacent to each other, and now allow 3 fast food drive up establishments to be built onto one commercial site that has access constraints? All these uses are all high traffic generators. What kind of planning is this?
- 5) Who is the Planner for this project?
- 6) There is are several requests to change some of the design guideline items. Please explain these requests and the reason for the requests.

I. Explain the following requests:

- 
4. Major facades (greater than 100 feet in length) shall break up building mass in conformance with Section 14-16-3-18, General Building and Site Design Regulations for Non-Residential Uses. In addition, all front facades less than 100 feet in length shall be subject to the same requirements as stated in the preceding sentence, except the frequency of wall plane projections or recesses of at least 2 feet in depth shall occur every 50 feet and shall extend at least 25% of the length of the facade. Facades adjacent to drive up windows may break up building mass with wall plane projections or recesses of at least 8" in depth.
5. Columns, arches, corner articulation, overhangs, awnings, marquees, awners and scuppers, breeze

What changes are being recommended here? We want each building facade to look nice from the street. We don't want blank walls, or utilities boxes, to be shown from the street.

- 
7. Awnings are permitted above window areas on non-residential and residential buildings.
- a. Commercial awnings with painted or embossed corporate logos or signage are permitted provided the area when added to all other wall signage does not exceed the allowable sign area of building wall.

Why did you cross out this sentence? We don't want too much signage on the building.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT 1003215 MEETING REPORT

or integral color split face block . or
1. The primary building finish material shall be stucco. Manufactured stone and brick veneer shall be used as an accent feature and be a consistent color style and typical throughout Heritage Marketplace. The stone veneer shall not comprise more than 20% of the exterior construction.

What is integral color split face block? Why not use stucco?

It appears you want 3 wall mounted signs rather than one wall sign, on the facade. Why do you need so

WALL-MOUNTED SIGNS - COMMERCIAL and RESIDENTIAL
11. One wall-mounted sign shall be permitted per commercial facade, per business. The sign area shall not exceed 6 percent of each building facade.

Three
many signs on the building?

13. All wall-mounted signs on commercial buildings shall be individual type lettering. The following types of letters are acceptable:

- Type 1: Opaque lettering indirectly illuminated by goose neck type lighting;
- Type 2: Channel letters internally illuminated with letter sides to match letter face colors;
- Type 3: Same as 2 except halo lit; and
- Type 4: halo lit letters cut out of solid metal background spaced off the face of the building.

Can type signs are prohibited. Any logos associated with a specific tenant shall be non-illuminated.

Why did you cross out this sentence regarding the non- illuminated - logo signage?

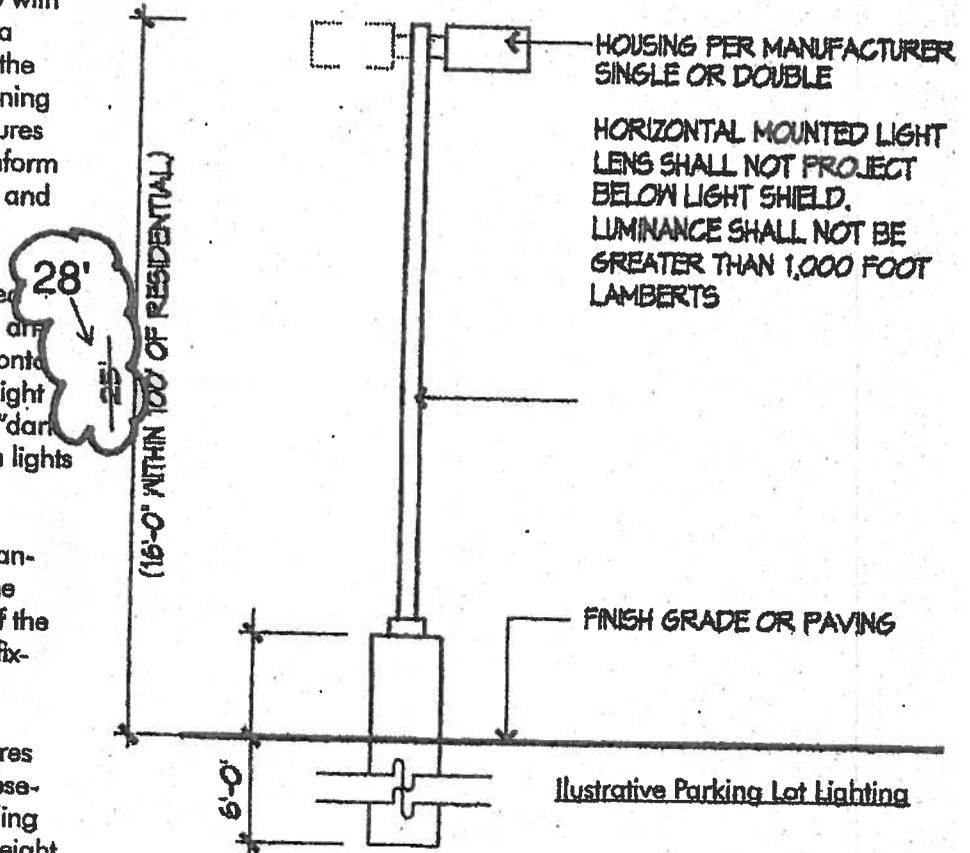
How many illuminated logo signs are you proposing?

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT 1003215 MEETING REPORT

8 LIGHTING

1. All lighting shall comply with Section 14-16-3-9, Area Lighting Regulations of the Comprehensive City Zoning Code. Placement of fixtures and standards shall conform to state and local safety and illumination standards.
2. All lights shall be shielded source with glare cut off angles to prevent spillage onto adjoining properties or light pollution of the existing "dark sky". Cobra and sodium lights are prohibited.
3. Individual site lighting standards shall blend with the architectural character of the buildings and other site fixtures.
4. The location of light fixtures shall be identified on subsequent Site Plans for Building Permits. The maximum height for pedestrian scale lights shall be 16 feet. The maximum height for parking lot lights shall be a maximum of 25 feet.



Why do you want to increase the size of the light pole from 25 ft. to 28 ft? Is it necessary to do that? What are the hours for Starbucks? Will most of the lights be turned off when they close?

Somerfeldt, Cheryl

Subject: FW: Your Message re 12/28 Facilitated Meeting

Name: Anthony Elsworth

Email: elsworth.tx@gmail.com

Website:

Comment: Regarding the December 28, 2016 facilitated meeting about the proposed Starbucks drive-through in the Heritage Marketplace development (near Unser and Ladera in Albuquerque, CABQ project 1003275), I did not see space on the project plans for outdoor seating. Many of the residents in the area have dogs and/or would otherwise appreciate even a small outdoor area to sit down after a purchase (I am viewing the attachment on my phone and may have missed such an area on the plan if it is already in place). The focus on the drive-through seems to neglect the fact that there are a large number of homes in the area, including my own, that are well within walking distance. This should be encouraged and the present plan does not seem to do this. I will be out of town and miss the facilitated meeting, so I attempted to leave my comments on your voice mail, which was full. Please acknowledge receipt of my comments for the December 28th facilitated meeting by email (elsworth.tx@gmail.com) or cell (505-264-7499). Thank you.

Time: December 28, 2016 at 8:21 pm

IP Address: 174.237.4.160

Contact Form URL: <https://lawrencemeetingresources.com/contact-me/>

Sent by an unverified visitor to your site.

Jessie Eaton Lawrence, JD, MUP, AICP

Attorney at Law and Mediator

Lawrence Meeting Resources

Physical Address: 128 Grant #214, Santa Fe, NM 87501

Mailing Address: PO Box 31854, Santa Fe, NM 87594

Phone: [505-603-4351](tel:505-603-4351)

Website: lawrencemeetingresources.com

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Hearing Date: Thursday, Jan. 12, 2017 **1003275**
Zone Atlas Page: H-09
Notification Radius: Neighborhood Associations
 100ft plus r.o.w

Cross Reference and Location: Between Unser Blvd. NW and Ladera Drive

Applicant: **ABQ Heritage Marketplace, LLC**
 2850 E. Cameback Rd. Ste. 180
 Phoenix, AZ 85016

Agent: **Angela Williamson, Modulus Architects**
 100 Sun Ave. Ste. 305
 Albuquerque, New Mexico 87109

Special Instructions:

**Notice must be mailed from the
City 15 days prior to the meeting.**

Date Mailed: 12/21/16

Signature:

1003275

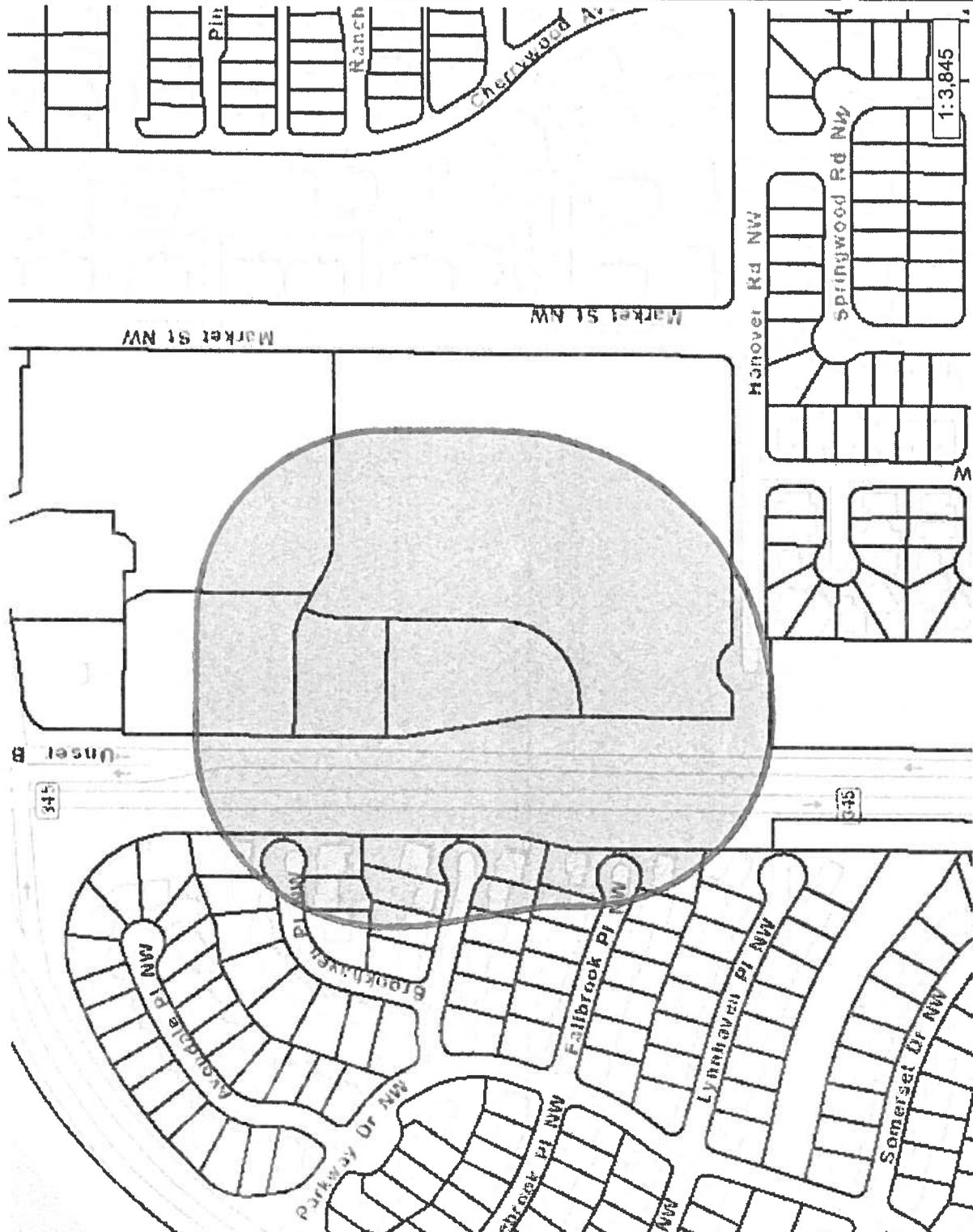


Legend

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

Notes

Buffer: 340ft.
Unser: 240ft.



0.1 0 0.04 0.1 Miles

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

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Albuquerque
12/12/2016

AGUILAR JESSICA M & MORENO MICHAEL A
8005 BRIDGEWATER PL NW
ALBUQUERQUE NM 87120-8001

ALEMAN RUBEN & MARIA M
8005 FALLBROOK PL NW
ALBUQUERQUE NM 87120-8016

ULIBARRI ANNA MARIE
8001 FALLBROOK AVE NW
ALBUQUERQUE NM 87120

COZBY CARINA
8004 FALLBROOK PL NW
ALBUQUERQUE NM 87120-8015

MURPHY LOIS
8009 BRIDGEWATER PL NW
ALBUQUERQUE NM 87120-8001

BROWN DANIEL A & LAURA L
8008 BRIDGEWATER PL NW
ALBUQUERQUE NM 87120-8001

SHAW TYLER P
8002 BRIDGEWATER PL NW
ALBUQUERQUE NM 87120

WALLACE CHRISTOPHER A
8001 LYNNHAVEN PL NW
ALBUQUERQUE NM 87120

ALVAREZ MELISSA D
1918 BROOKHAVEN PL NW
ALBUQUERQUE NM 87120

SOLIS ALBERTO V
8000 FALLBROOK PL NW
ALBUQUERQUE NM 87120

WYATT GARY J & KRISTIN
1927 BROOKHAVEN PL NW
ALBUQUERQUE NM 87120-8006

PETERSON TERRY L & JAN M
8001 BRIDGEWATER PL NW
ALBUQUERQUE NM 87120-8001

RIOS DAVID S & TERRI
8004 BRIDGEWATER PL NW
ALBUQUERQUE NM 87120-8001

SAIZ ROBIN J
1926 BROOKHAVEN PL NW
ALBUQUERQUE NM 87120-8005

DURAN ANGEL I
1922 BROOKHAVEN PL NW
ALBUQUERQUE NM 87120

RODOLPH JOE K & SYLVIA R
1931 BROOKHAVEN PL NW
ALBUQUERQUE NM 87120-8006

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

WESTERN ALBUQ LAND HOLDINGS LLC %
GARRETT DEV CORP/JEFF GARRETT
PO BOX 56790
ALBUQUERQUE NM 87187

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GARRETT DEV CORP/JEFF GARRETT
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ALBUQUERQUE NM 87187

Angela Williamson, Modulus Architects
100 Sun Ave. Ste. 305
Albuquerque, New Mexico 87109

ABQ Heritage Marketplace, LLC
2850 E. Cameback Rd. Ste. 180
Phoenix, AZ 85016

Laurel Wood N.A. (LWD) "R"
Candelaria Patterson
7608 Elderwood Dr. NW
Albuquerque, New Mexico 87120

Laurel Wood N.A. (LWD) "R"
Gregie Duran
7525 Maplewood Dr. NW
Albuquerque, New Mexico 87120

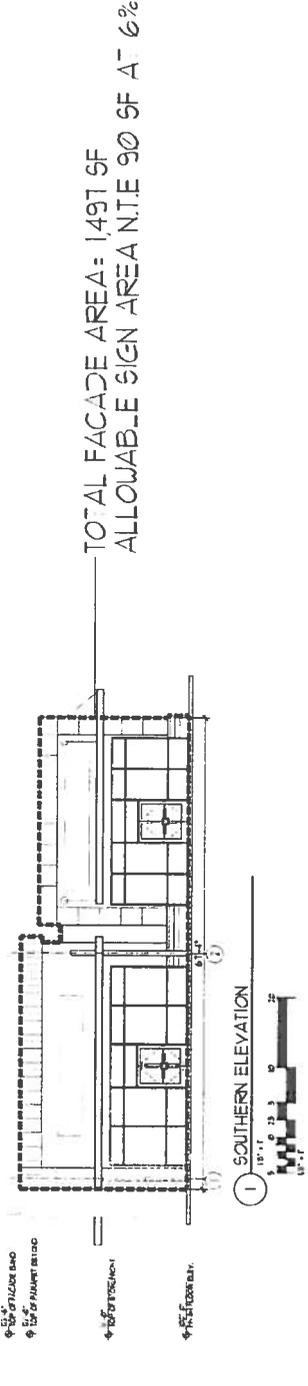
Parkway N.A. (PKW) "R"
Ruben Aleman
8005 Fallbrook NW
Albuquerque, New Mexico 87120

Parkway N.A. (PKW) "R"
Mary Loughran
8015 Fallbrook NW
Albuquerque, New Mexico 87120

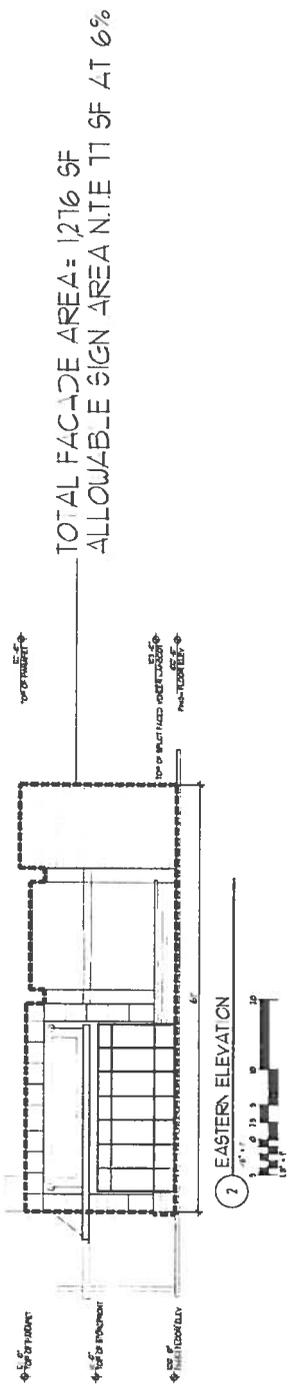
Westside Coalition of N.A.'S
Harry Hendriksen
10592 Rio Del Sole Ct. NW
Albuquerque, New Mexico 87114

Westside Coalition of N.A.'S
Rene Horvath
5515 Palomino Dr. NW
Albuquerque, New Mexico 87120

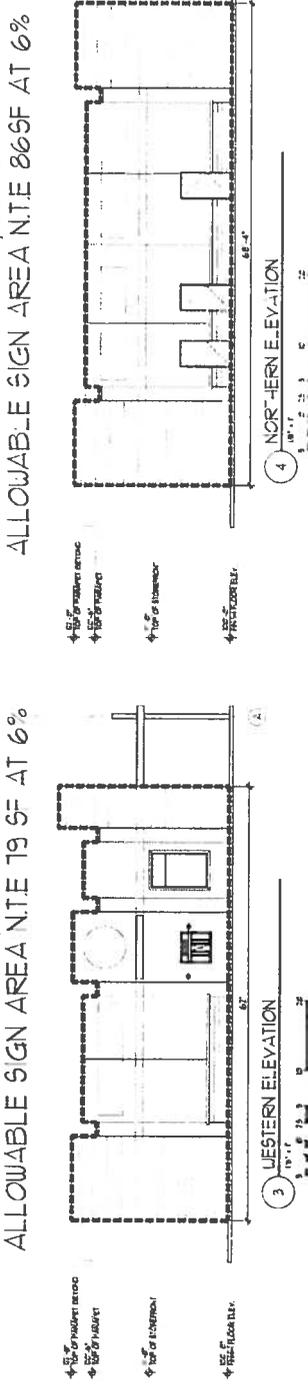
SITE PLAN REDUCTIONS



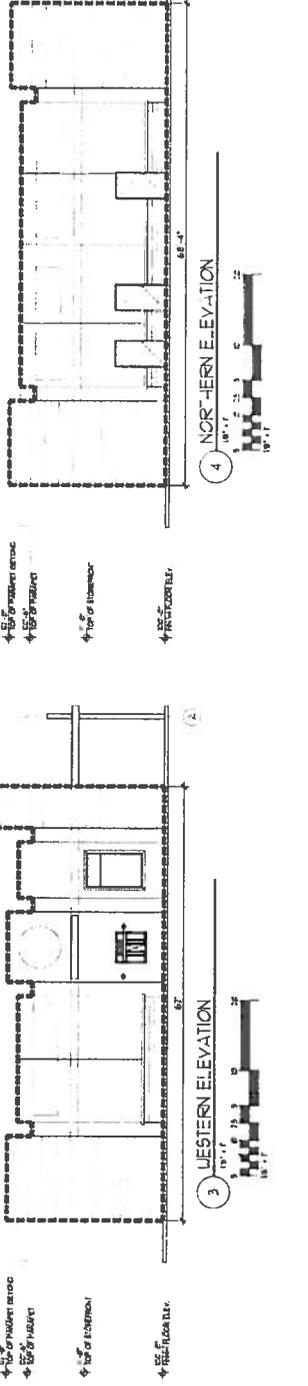
TOTAL FACADE AREA= 1497 SF
 ALLOWABLE SIGN AREA N.T.E 90 SF AT 6%



TOTAL FACADE AREA= 1276 SF
 ALLOWABLE SIGN AREA N.T.E 11 SF AT 6%



TOTAL FACADE AREA= 1309 SF
 ALLOWABLE SIGN AREA N.T.E 19 SF AT 6%



TOTAL FACADE AREA= 1428 SF
 ALLOWABLE SIGN AREA N.T.E 86 SF AT 6%

<p>REVISION</p> <table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>REASON</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REV	DATE	BY	REASON					<p>PROJECT NO. 1700 SHEET NO. 1700-1 PROJECT NAME: HERITAGE TARGET, ACE-PAD 1700 WEST BLYND RD ALBUQUERQUE, NM 87102</p> <p>DATE: 10/11/11 DRAWN BY: J. B. JONES CHECKED BY: J. B. JONES</p> <p>PROJECT NO. 1700 SHEET NO. 1700-1 PROJECT NAME: HERITAGE TARGET, ACE-PAD 1700 WEST BLYND RD ALBUQUERQUE, NM 87102</p>	<p>HERITAGE TARGET, ACE-PAD 1700 WEST BLYND RD ALBUQUERQUE, NM 87102</p> <p>DATE: 10/11/11 DRAWN BY: J. B. JONES CHECKED BY: J. B. JONES</p>	<p>PROJECT NO. 1700 SHEET NO. 1700-1 PROJECT NAME: HERITAGE TARGET, ACE-PAD 1700 WEST BLYND RD ALBUQUERQUE, NM 87102</p>	<p>PROJECT NO. 1700 SHEET NO. 1700-1 PROJECT NAME: HERITAGE TARGET, ACE-PAD 1700 WEST BLYND RD ALBUQUERQUE, NM 87102</p>	<p>PROJECT NO. 1700 SHEET NO. 1700-1 PROJECT NAME: HERITAGE TARGET, ACE-PAD 1700 WEST BLYND RD ALBUQUERQUE, NM 87102</p>	<p>PROJECT NO. 1700 SHEET NO. 1700-1 PROJECT NAME: HERITAGE TARGET, ACE-PAD 1700 WEST BLYND RD ALBUQUERQUE, NM 87102</p>	<p>PROJECT NO. 1700 SHEET NO. 1700-1 PROJECT NAME: HERITAGE TARGET, ACE-PAD 1700 WEST BLYND RD ALBUQUERQUE, NM 87102</p>	<p>PROJECT NO. 1700 SHEET NO. 1700-1 PROJECT NAME: HERITAGE TARGET, ACE-PAD 1700 WEST BLYND RD ALBUQUERQUE, NM 87102</p>	<p>PROJECT NO. 1700 SHEET NO. 1700-1 PROJECT NAME: HERITAGE TARGET, ACE-PAD 1700 WEST BLYND RD ALBUQUERQUE, NM 87102</p>	<p>PROJECT NO. 1700 SHEET NO. 1700-1 PROJECT NAME: HERITAGE TARGET, ACE-PAD 1700 WEST BLYND RD ALBUQUERQUE, NM 87102</p>
REV	DATE	BY	REASON															

MODULUS ARCHITECTS

100 SUN AVE. N.W. SUITE 905
 ALBUQUERQUE, NEW MEXICO 87109
 PHONE (505) 338-1499 FAX (505) 338-1498



REV	DATE	BY	REVISION

MODULUS ARCHITECTS

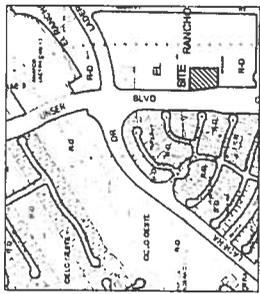
100 SUN AVENUE N.E., Ste 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



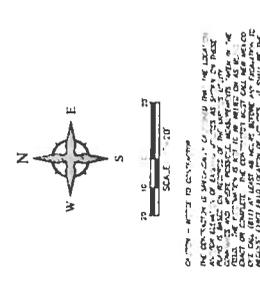
Conceptual
Plan

PROJECT	Conceptual Utility Plan
DATE	11/29/2016
CLIENT	Wooten Engineering
LOCATION	1720 UNASER BLVD NW ALBUQUERQUE, NEW MEXICO 87120
TRACT	HERITAGE MARKET PLACE - TRACT C-3

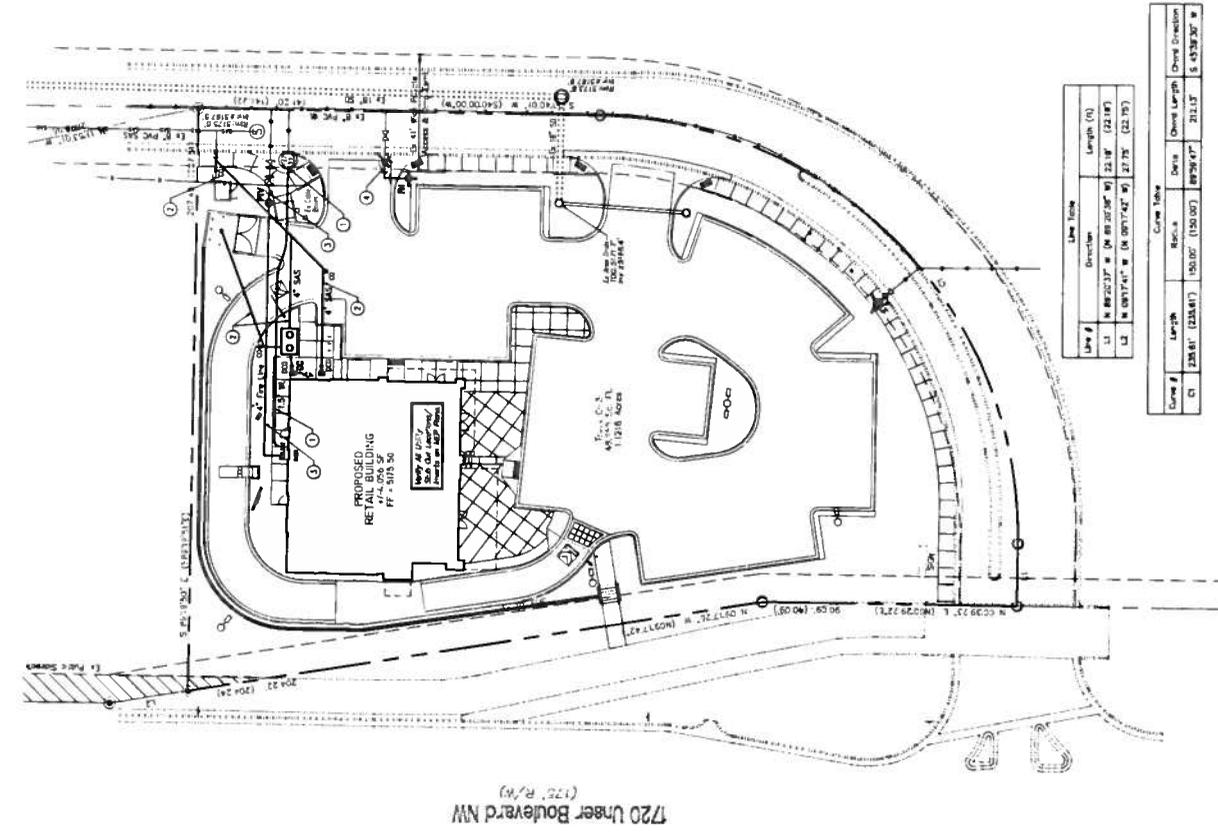
AS NOTED	C1.2
DATE	11/29/2016
BY	



- GENERAL NOTES**
- THE CONCEPTUAL PLAN IS FOR THE CONCEPTUAL DEVELOPMENT OF A RETAIL BUILDING. THE CONCEPTUAL PLAN IS NOT A FINAL DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. THE CONCEPTUAL PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO. THE CONCEPTUAL PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF ALBUQUERQUE AND THE STATE OF NEW MEXICO.
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- UTILITY KEYED NOTES**
- CONVERT TO METRIC IF NEEDED. SCALE THE LINE AND STATION TO MATCH THE MAP. THE SCALE IS 1" = 10'.
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Line #	Line Type	Direction	Length (ft)
1		N 88°20'37" W (N 88°20'36" W)	22.18' (22.18')
2		N 09°17'41" W (N 09°17'42" W)	27.75' (27.75')

Curve #	Length	Bearing	Delta	Delta Direction	Delta Length
C1	226.61' (226.61')	150.00° (150.00°)	89°59'41"	S 43°59'30" W	212.13'

