Environmental Planning Commission

Agenda Number: 07
Project Number:1004167
Case #: 16EPC- 40071
January 12, 2017

Staff Report

Agent	Consensus Planning
Applicant	Guardian Storage / Paul Hedeges
Request	**Amend Site Development Plan for Subdivision**
Legal Description	Lots 1-4, 5A, 6A, 7A, 8A, 9, 10A, 10B1, 10B2, Bosque Plaza Subdivision
Location	Coors Blvd between La Orilla road and Riverside Plaza Lane
Size	12 acres
Existing Zoning	C-1 SC
Proposed Zoning	C-1 SC

Staff Recommendation

APPROVAL of Case 16 EPC 40071 based on the Findings beginning on Page 10, and subject to the Conditions of Approval beginning on Page 13.

Staff Planner
Maggie Gould, Planner

Summary of Analysis

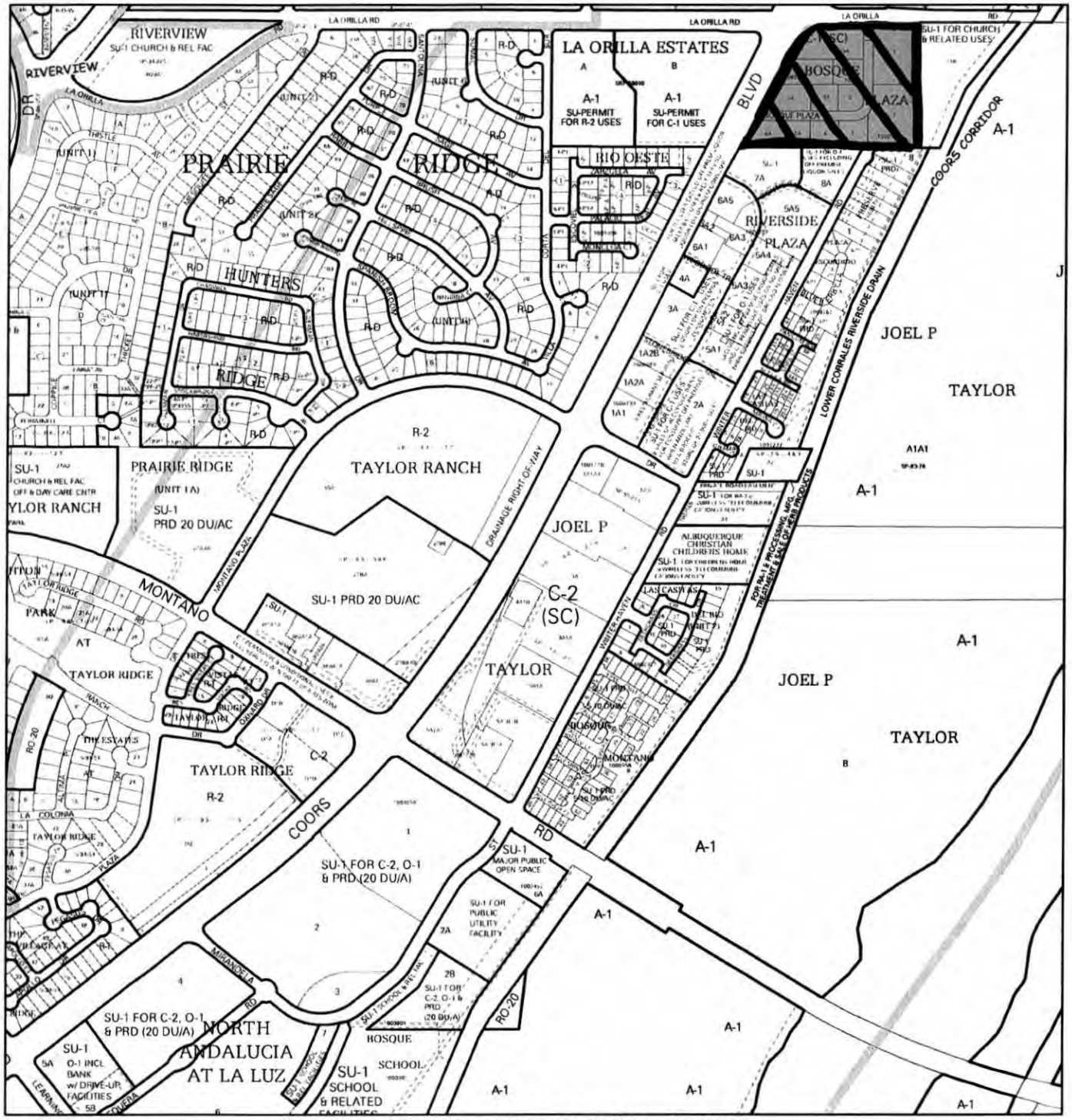
This is a request to amend the existing Site Development Plan for Subdivision for Bosque Plaza, an existing Shopping Center site zoned C-1 (SC). The request clarifies that indoor storage is an allowed conditional use under the existing zoning, subject to ZHE approval, adds additional design requirements for large buildings on a lot 1 and provides a conceptual landscape plan.
The request is generally consistent with the Comprehensive Plan, West Side Strategic Plan and the Coors Corridor Plan. The Rio Oeste Homeowners Association, Alban Hills and Taylor Ranch Neighborhood Associations and the West Coalition of Neighborhoods were notified.

A facilitated meeting occurred on December 29. Attendees expressed concern about drainage, building size and site access.

Staff has not received any public comment as of this writing.

Staff recommends approval based on the findings and conditions in the staff report.

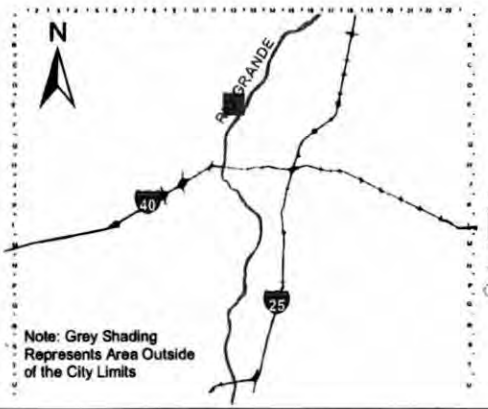
City Departments and other interested agencies reviewed this application from 12/05/2016 to 12/21/2016
Agency comments used in the preparation of this report begin on Page 14.



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

Albuquerque Geographic Information System

Map amended through: 1/28/2016



Note: Grey Shading Represents Area Outside of the City Limits

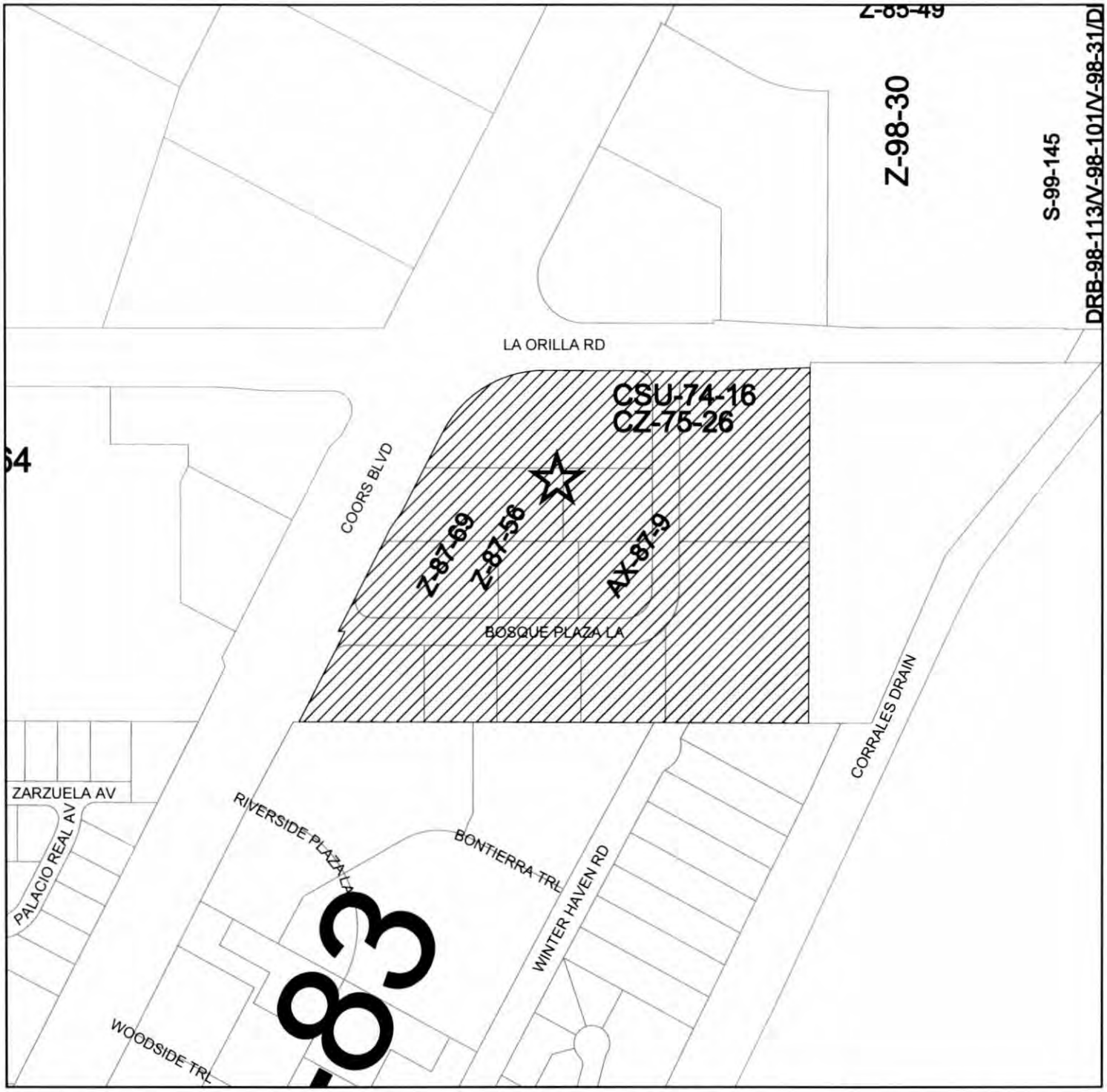
Zone Atlas Page:

E-12-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



HISTORY MAP

Note: Grey shading indicates County.

1 inch = 250 feet

Project Number:
1004167
Hearing Date:
01/12/2017
Zone Map Page: E-12
Additional Case Numbers:
16EPC-40071

LAND USE MAP

Note: Grey shading indicates County.

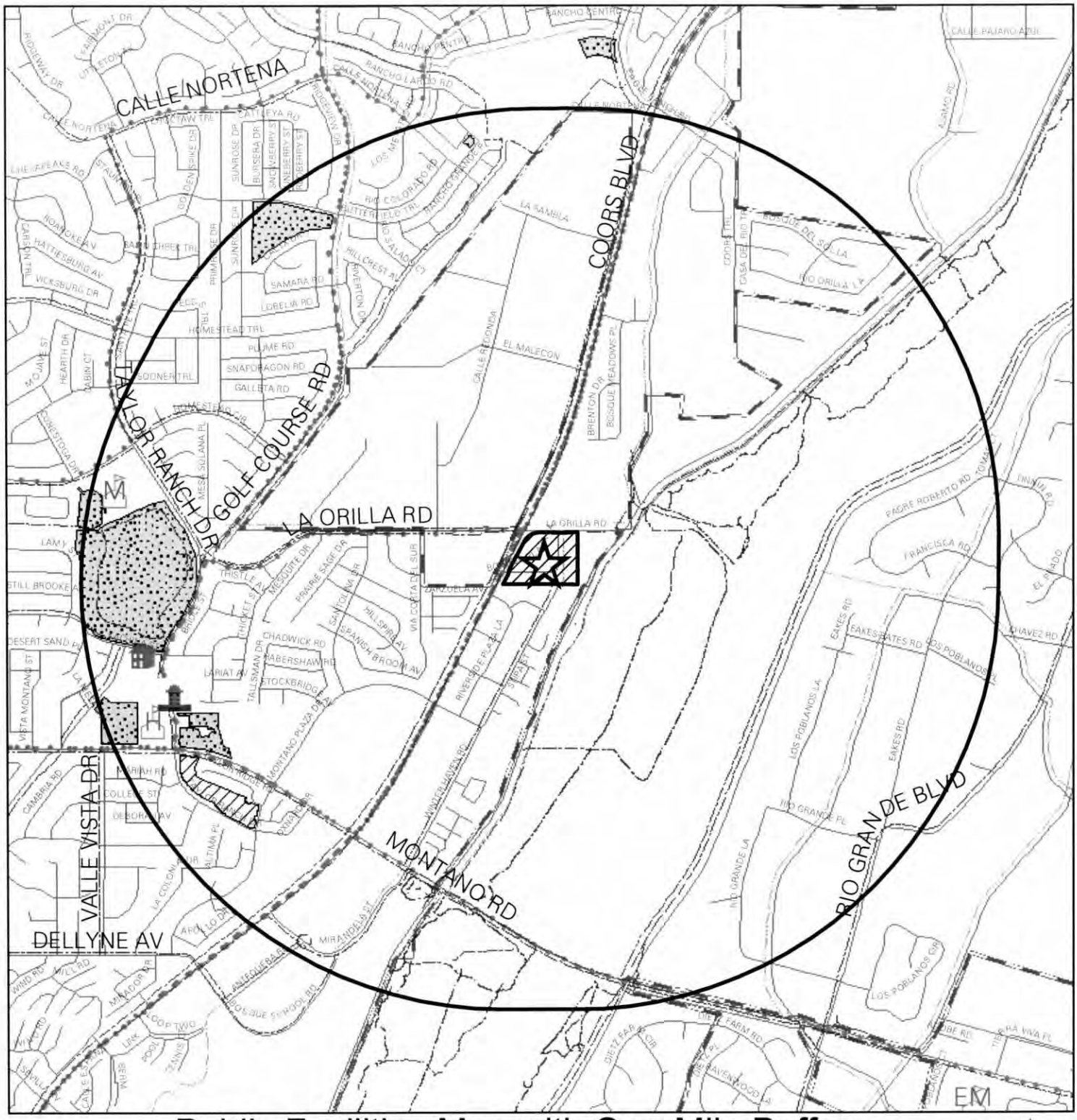
KEY to Land Use Abbreviations

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

AGIS

1 inch = 250 feet

Project Number: 1004167
Hearing Date: 01/12/2017
Zone Map Page: E-12
Additional Case Numbers: 16EPC-40071

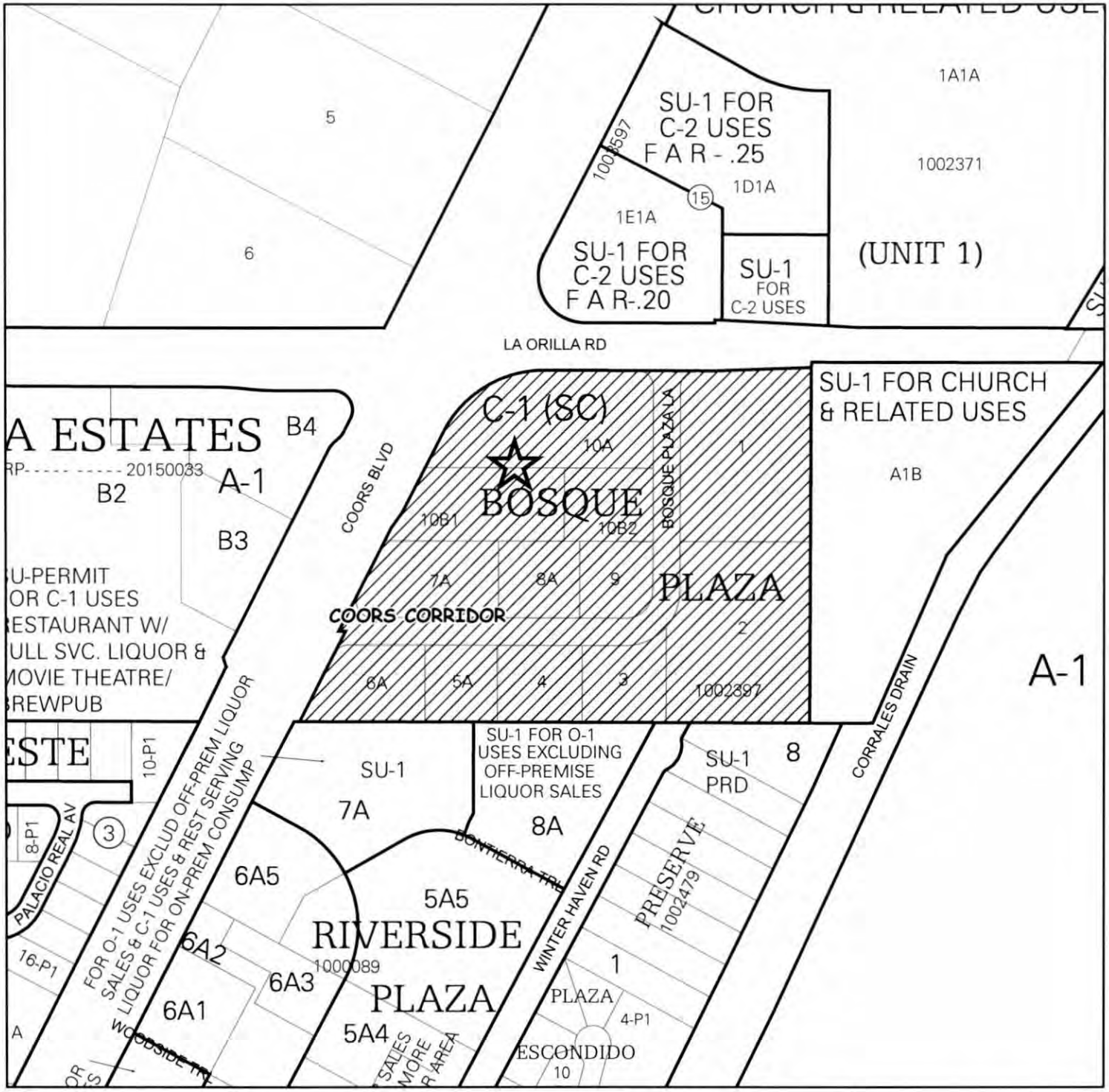


Public Facilities Map with One-Mile Buffer

- COMMUNITY CENTER
- MULTI-SERVICE CENTER
- SENIOR CENTER
- LIBRARY
- MUSEUM
- FIRE
- POLICE
- SHERIFF
- SOLID WASTE
- Public Schools
- Proposed Bike Facilities
- ABQ Bike Facilities
- ABQ Ride Routes
- Albuquerque City Limits
- Landfill Buffer (1000 feet)
- Landfills designated by EHD
- Developed County Park
- Undeveloped County Park
- Developed City Park
- Undeveloped City Park

Project Number: 1004167

0 0.5 1 Miles



ZONING MAP

Note: Grey shading indicates County.

1 inch = 250 feet

Project Number: 1004167
Hearing Date: 01/12/2017
Zone Map Page: E-12
Additional Case Numbers: 16EPC-40071

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	C-1 (SC)	Developing Urban, West Side Strategic Plan , Coors Corridor	Commercial /Vacant
North	SU-1 C-2 Uses	same	Commercial
South	SU-1 for O-1 uses excluding off premise liquor sales	same	Commercial
East	SU-1 for Church and related uses	same	Institutional
West	A-1	same	Residential/Coors Boulevard

II. INTRODUCTION

Proposal

The applicant proposes to amend the existing Site Development Plan for Subdivision to add a conceptual landscape plan that demonstrates the adopted landscaping standards, recognize indoor storage as a conditional use under the existing zoning and allow an FAR of 1 for indoor storage buildings on lot 1 and add additional architectural requirements to address large buildings for lot 1. The amendment would also require ground floor retail use for the large building on lot 1.

EPC Role

The EPC is reviewing this case because they originally approved the Site Development Plan for Subdivision. The case is a quasi-judicial matter. The SC, Shopping Center Regulations §14-16-3-2(C) require the same approval process as an SU-1 zoned site. This request is heard by the EPC because of this provision in the SC regulations.

History/Background

Bosque Plaza was annexed into the City in 1987(AX-87-9 and Z-87-56) as an approximately 12 acre parcel in two tracts, A and B, and zoned C-1 with a Shopping Center Designation. The site was platted into nine lots in 1987 and remained vacant until 2004 when lot 10-A was re-platted into 3 lots and the Village Inn was built on lot 10-A (project 1002397). A Site Development Plan for Subdivision was approved in 2006, after approximately one year of discussion between the applicant and interested parties. Discussion centered on the design standards that established design requirements and access points for lots in the Shopping Center. The Site Development Plan for Subdivision was required because the site meets the definition of a Shopping Center.

The applicant applied for a conditional use to allow storage of household goods, office records as stated in the C-1 conditional uses §14-16-2-16(B)(21). The request was heard by the Zoning Hearing Examiner (ZHE) in February of 2016 and was approved in March of 2016(15-ZHE-80293). The approval was subsequently appealed and heard by the Board of Appeals (BOA) on April 26th, 2016 (16 BOA- 20003). The BOA found that the ZHE had not addressed the criteria for the conditional use and reversed the decision of the ZHE, removing the conditional use approval from the site.

The applicant appealed the BOA decision in May of 2016. The Land Use Hearing Officer (LUHO) heard the case in June of 2016 and recommended that the decision of the BOA stand because the proposed building did not fit with the neighborhood and therefore was injurious to the community.

In August of 2016 the City Council heard the appeal (AC-16-7) and voted to remand the case to the ZHE. The findings directed the applicant to seek an amendment to the existing Site Development Plan for Subdivision (SPS) and directed the ZHE to defer consideration of the conditional use until any relevant amendments to the SPS were heard by the EPC. This request fulfills the condition of the remand. The City Council issued these findings on September 15 of 2016 and also specified that if the applicant did not submit a request to the EPC within 90 days of the issuance of the findings, the ZHE would proceed with a rehearing of the case. This request was received within the 90 day timeline.

In May of 2016 the EPC heard a request to amend the SPS to allow approval of future projects administratively. The EPC denied the request stating that subject is close to the Rio Grande Bosque, a sensitive area and the EPC process allows for greater scrutiny needed to ensure that development is appropriate.

Context

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

Transportation System

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

The LRRS designates Coors Boulevard as a Principal Arterial.

The LRRS designates La Orilla as a Local street.

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

Comprehensive Plan Corridor Designation

Coors Boulevard is a Major Transit Corridor.

Trails/Bikeways

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

Transit

Northbound, both routes stop about 270 feet north of La Orilla; the southbound stop is about 370 feet south of Sequoia. Transit has no objections.

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 site is zoned C-1 (SC). The C-1 zone provides suitable sites for office, service, institutional and limited commercial uses to satisfy the day to day needs of residential areas. However, unlike the SU-1 zone, the EPC does not have discretion over height and parking. Height and parking are regulated by the underlying zoning, sector development and approved Site Development Plans.

The shopping center requirements in 14-16-3-2 require that shopping centers develop in accordance with an approved site development plan. The Planning Commission can require additional landscape buffers in unusual circumstances, but the development of the site is governed by the underlying zoning, requirements of the zoning code, such as landscaping and off-street parking and any requirements of the approved site development plan.

The Site Development Plan for Subdivision does not change the underlying zoning on the site; the uses allowed in the C-1 zone are allowed on the site. Conditional uses require approval from the Zoning Hearing Examiner (ZHE). The indoor storage is a conditional use and requires ZHE approval.

§ 14-16-4-1-C-(17) states that "when only a site development plan is requested to be amended, the zoning classification is not open to amendment, whether in the original decision or on appeal.

Definitions (Zoning Code §14-16-1-5)

Shopping Center Site. A premises containing five or more acres; zoned P, C-1, C-2, C-3, M-1, M-2 or a combination thereof; but excluding premises used and proposed to be used only for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing.

Site Development Plan for Subdivision: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specified 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 Permit: 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 within the Developing Urban Area of the Comprehensive Plan with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:

Land Use

The subject site is located in an area that the Albuquerque/Bernalillo County Comprehensive Plan has designated Established Urban. The Comprehensive Plan goal of Developing and Established Urban Areas is "to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and life styles, while creating a visually pleasing built environment." Applicable policies include:

Policy II.B.5d: 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.

Policy II.B.5d is furthered because the proposed changes add additional design requirements for large buildings on lot 1 and require ground floor retail as part of the large building. These requirements will help a larger building be compatible with the existing development. The increased FAR will allow a larger building on lot one, but that building will be compatible with the existing development because of the additional design requirements.

Policy II.B.5e: 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.

Policy II.B.5e is furthered because the subject site has access to a full range of urban services including water and sewer, electrical service and roads and provision of emergency service.

Developed Landscape

Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request clearly illustrates a landscape design for the entire shopping center site. The proposed plants include native and low to medium water use plants that are generally successful in the area. Policy II.C.8d is furthered by this request.

West Side Strategic Plan (WSSP)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Taylor Ranch community, which consists of the area within the following boundaries: the Volcanic Escarpment on the west, Paseo del Norte on the north, the river on the east and the vicinity of Western Trail Road on the south.

Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

Policy 3.12 is furthered because the proposed changes will add design guidelines for larger buildings and clarify an additional use. These actions may encourage continued growth at the shopping center.

Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

Policy 3.15 is furthered because all future development will comply with the provisions of the Coors Corridor Plan and the approved Site Development Plan for Subdivision (SPS). The design standards in the SPS are comprehensive and provide guidance on signage, lighting, parking, pedestrian connections, and specify an architectural style with clear requirements for building elements. The additional design elements for large buildings on lot 1 add will help a larger blend with the existing development. The Coors Corridor plan requires buildings to meet the view plane to preserve views by limiting height. The underlying C-1 zone also limits height to 26 feet. All of these requirements ensure view protection even with the proposed changes.

Coors Corridor Plan (Rank 3)

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

The CCSDP contains overarching policies and specific design regulations for development in the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCSDP divides the Coors Corridor into four segments; the subject site is located in Segment 3 (Western Trail to Calabacillas Arroyo) and lies within a view preservation area (see p. 103). The following CCSDP policies and regulations apply:

Issue 3 land use and intensity of development: Intensity of development shall be compatible with the roadway function, existing zoning, or recommended land use, environmental concerns and design guidelines.
The request furthers issue 3 because the clarification of the conditional use is allowed in the existing zoning, the additional design requirements for large buildings will ensure that a large building on lot 1 is compatible with the existing design guidelines.

Issue 4 visual impressions and urban design overlay zone. Section b policy 2 building setback, height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site and to the adjacent or related building and structures.
The request furthers issue 4 because future development on the site is subject to the requirements of the approved Site Development Plan for Subdivision which contains comprehensive design guidelines that ensure that the style of the buildings is similar. The greater FAR may allow a greater mass of building but the building design will still be compliant with the applicable design standards. The additional design standards for large buildings on lot 1 will help a large building be compatible with the surrounding development.

Other Analysis

A Traffic Impact Analysis was not required because this request is an amendment to Site Development Plan for Subdivision and does not have a building associated with the request.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT)

Request

The applicant proposes to amend the approved Site Development Plan for Subdivision to add additional design standards and an increased FAR and a landscaping plan.

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

The applicant proposes 3 main changes to the approved Site Development Plan for Subdivision:

1. A conceptual landscaping plan that illustrates the design standards in the approved SPS.

The landscape plan converts the existing design standards into a landscape plan to show how they could be applied. Because each property will be developed separately and will return to EPC for approval, these standards may result in a final landscaping plan that differs from the conceptual plan.

2. Recognize that indoor storage is an allowed conditional use and provide an increased floor area ratio for that use.

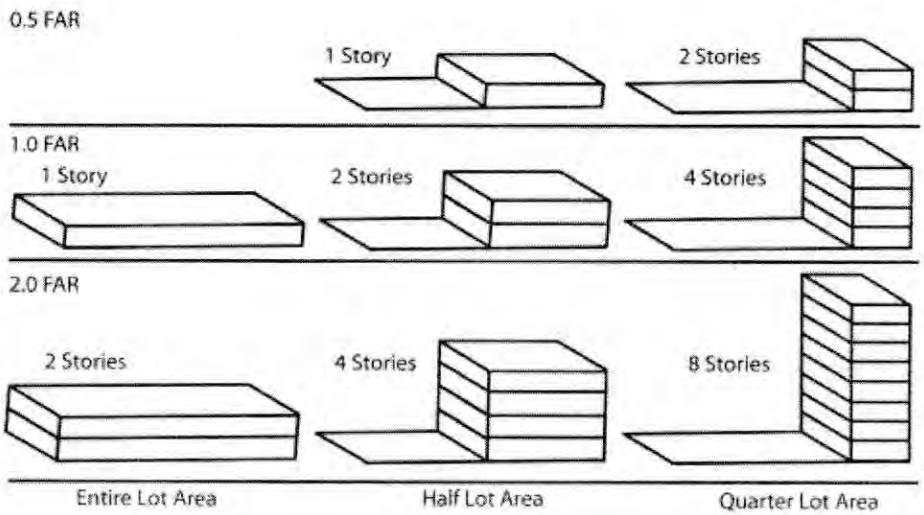
The applicant proposes a note on the SPS stating that indoor storage is an allowed conditional and requires approval from the Zoning Hearing Examiner in order to be developed on the site.

The FAR (Floor Area Ratio) is the relationship of the square footage of the site to the square footage of the building. FAR=Gross Building Area / Total Lot Area.

For example, a 10,000 square foot site with an FAR of .3 could be developed with up to 3,000 square feet of building or a one acre site could contain 13,068 square feet of building. A one acre site with an FAR of 1.5 could contain 65,340 square feet of building.

This graphic from the City of Seattle shows an example of the way 3 different FAR's could impact a site.

Exhibit 23.84A.012 A
Floor Area Ratio



The existing FAR on the site is .3 for retail uses and .4 for office uses. These FAR's are fairly low and require a large amount of space left open on each lot. This space is then landscaped or devoted to parking. The original staff report for the SPS does not discuss the reason for the FAR's; it is not clear if the intent of the FARs' was to keep the development at a very low density or if the FAR's were chosen for another reason. The existing development in the shopping center has built out at less than the existing FAR. The C-1 zone does not include a minimum or maximum FAR.

The applicant states that the existing FAR's are not reasonable for the indoor storage use because indoor storage requires significantly less parking than office or retail use, the indoor storage use does

not require the same outdoor space and amenities that retail or office would need and that the indoor storage buildings requires wide hallways, elevator, loading and unloading areas and require a large building to accommodate a large number storage units.

The parking requirement for office and retail uses is one space for each 200 square feet of building. The parking requirements for the self-storage building would 1 per 200 for any office space and 1 space per each 2,000 square feet of building for the storage units themselves pursuant to the requirements for a warehouse.

3. Add language regarding larger buildings on lot 1.

The applicant proposes additional design standards to integrate larger buildings into the site and address concerns raised by the Taylor Ranch Neighborhood Association. The additional design elements include brick coping along the parapet, a shade structure or portal at the entrance to buildings, brick wainscoting and a ground floor retail use of at least 1,000 square feet.

These additions would be required along with the existing design standards and would help a larger building match the scale and style of the existing development.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

There no significant agency comments. Comments from Solid Waste and NMDOT are applicable to future Site Development Plans for Building Permit.

Neighborhood/Public

The Rio Oeste Homeowners Association, Alban Hills and Taylor Ranch Neighborhood Associations and the West Coalition of Neighborhoods were notified. A facilitated meeting occurred on December 29. Attendees expressed concern regarding drainage, building size and access. The meeting report indicates that the attendees did not support or oppose the project, but would check back with their neighborhood associations.

Some residents also expressed concern about future vehicle access at Winterhaven Road , staff looked at the original Notice of Decision for the approval of the Site Development Plan for Subdivision and found that a condition of approval, condition 4, stated that "references to a Winterhaven Road connection shall be removed from the site plan". The site plan still contains references to the Winterhaven road connection as a vehicle connection. The section L, Pedestrian Plan, of the of the design standards needs to be updated so that item 5 no longer references the vehicle connection.

The applicant has met with the neighbors regarding the proposed changes in a private meeting.

Staff has not received any written comments as of this writing.

V. CONCLUSION

This is a request to amend the existing Site Development Plan for Subdivision for Bosque Plaza. The request clarifies the indoor storage is an allowed conditional use that requires approval from the ZHE, adds additional design requirements for large buildings on lot one and provides a conceptual landscape plan.

The request is generally consistent with the Comprehensive plan, West Side Strategic Plan and the Coors Corridor Plan.

Staff believes that the additional design requirements for large buildings on lot one make the additional FAR compatible with the surrounding development.

FINDINGS - (16EPC-40071) January 12, 2017- Amend Site Development Plan for Subdivision (SPS)

1. This is a request for an amendment to a Site Development Plan for Subdivision for Lots 1-4, 5A, 6A, 7A, 8A, 9, 10A, 10B1, 10B2, Bosque Plaza Subdivision, zoned C-1 (SC), Bosque Plaza Subdivision located (location) and containing approximately 12 acres.

2. The applicant proposes to amend the approved Site Development Plan for Subdivision to clarify indoor storage as a conditional use, add design requirements for larger buildings on lot 1, increase the FAR on lot 1 to and add a conceptual landscape plan.

3. The Site Development Plan for Subdivision was originally approved in 2006 (05-EPC-01237).

4. The ZHE approved a conditional use for indoor storage for lot 1 in March of 2016, this decision was appealed to the BOA in April of 2016. The BOA found that the ZHE had not addressed the conditional use criteria and reversed the ZHE decision. The BOA decision was appealed to City Council in August of 2016. City Council chose to remand the case to the ZHE, requiring that any relevant amendments to the SPS occur prior to the ZHE rehearing the case.

5. The site is subject to the requirements of the approved Site Development Plan for Subdivision with design standards and the requirements of §14-16-3-2, Shopping Center Regulations. Future Site Development Plans for Building Permit on the site will be reviewed by the EPC.

6. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

7. 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." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, and other applicable Plans.

8. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The following policies are applicable:

A. Policy II.B.5d: 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.

Policy II.B.5d is furthered because the proposed changes add additional design requirements for large buildings on lot 1 and require ground floor retail as part of the large building. These requirements will help a larger building be compatible with the existing development. The increased FAR will allow a larger building on lot one, but that building will be compatible with the existing development because of the additional design requirements.

B. Policy II.B.5e: 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.

Policy II.B.5e is furthered because the subject site has access to a full range of urban services including water and sewer, electrical service and roads and provision of emergency service.

Developed Landscape

A. Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request clearly illustrates a landscape design for the entire shopping center site. The proposed plants include native and low to medium water use plants that are generally successful in the area. Policy II.C.8d is furthered by this request.

9. The subject site is within the boundaries of the West Side Strategic Plan. The following policies are applicable to the request:

A. Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City and efficient location for receiving City services.

Policy 3.12 is furthered because the proposed changes will add design guidelines for larger buildings and clarify an additional use. These actions may encourage continued growth at the shopping center.

B. Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.

Policy 3.15 is furthered because all future development will comply with the provisions of the Coors Corridor Plan and the approved Site Development Plan for Subdivision (SPS). The design standards in the SPS are comprehensive and provide guidance on signage, lighting, parking, pedestrian connections, and specify an architectural style with clear requirements for building elements. The additional design elements for large buildings on lot 1 add will help a larger blend with the existing development. The Coors Corridor plan requires buildings to meet the view plane to preserve views by limiting height. The underlying C-1 zone also limits height to 26 feet. All of these requirements ensure view protection even with the proposed changes.

10. The subject site is within section 3 of the Coors Corridor Plan. The following policies are applicable to the request :

A. Issue 3 land use and intensity of development: Intensity of development shall be compatible with the roadway function, existing zoning, or recommended land use, environmental concerns and design guidelines.
The request furthers issue 3 because the clarification of the conditional use is allowed in the existing zoning; the additional design requirements for large buildings will ensure that a large building on lot 1 is compatible with the existing design guidelines.

B. Issue 4 visual impressions and urban design overlay zone. Section b policy 2 building setback, height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site and to the adjacent or related building and structures.
The request furthers issue 4 because future development on the site is subject to the requirements of the approved Site Development Plan for Subdivision which contains comprehensive design guidelines that ensure that the style of the buildings is similar. The greater FAR may allow a greater mass of building but the building design will still be compliant with the applicable design standards. The additional design standards for large buildings on lot 1 will help a large building be compatible with the surrounding development.

11. The Rio Oeste Homeowners Association, Alban Hills and Taylor Ranch Neighborhood Associations and the West Coalition of Neighborhoods were notified. A facilitated meeting was offered. Property owners within 100 feet of the site were notified. Staff has not received any written comments as of this writing.

RECOMMENDATION – 16 EPC 40071 January 12, 2017

APPROVAL of 16EPC-40071, a request for an amendment to a Site Development Plan for Subdivision, for Lots 1-4, 5A, 6A, 7A, 8A, 9, 10A, 10B1, 10B2, Bosque Plaza Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - (16 EPC 40071 January 12, 2017 Amend Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. Based on the conditions in the 2006 Notice of Decision, the applicant will remove references on the site plan and in the design standards to the vehicle connection at Winterhaven Road.

4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

Maggie Gould MG
Planner

Notice of Decision cc list:

Consensus Planning

Guardian Storage

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Office of Neighborhood Coordination

Forwarded to Tyson Hummell for facilitation from ONC on 12/8/16 – VQ

Assigned to Philip Crump – 12/9/16

Long Range Planning

No comment

Metropolitan Redevelopment Agency

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.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Reviewed, but there are no addition comments. Comments issued when the case was heard earlier this year still apply.

Traffic Engineering Operations

NM DOT

NMDOT is requesting a meeting to summarize the proposed developments. Please conact Margaret Haynes to set up a meeting. <Margaret.Haynes@state.nm.us>

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

1)Provide site plan that shows refuse enclosure. Also site plan must show entry and exit for refuse vehicle to and from property.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Northbound, both routes stop about 270 feet north of La Orilla; the southbound stop is about 370 feet south of Sequoia. No objections.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

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

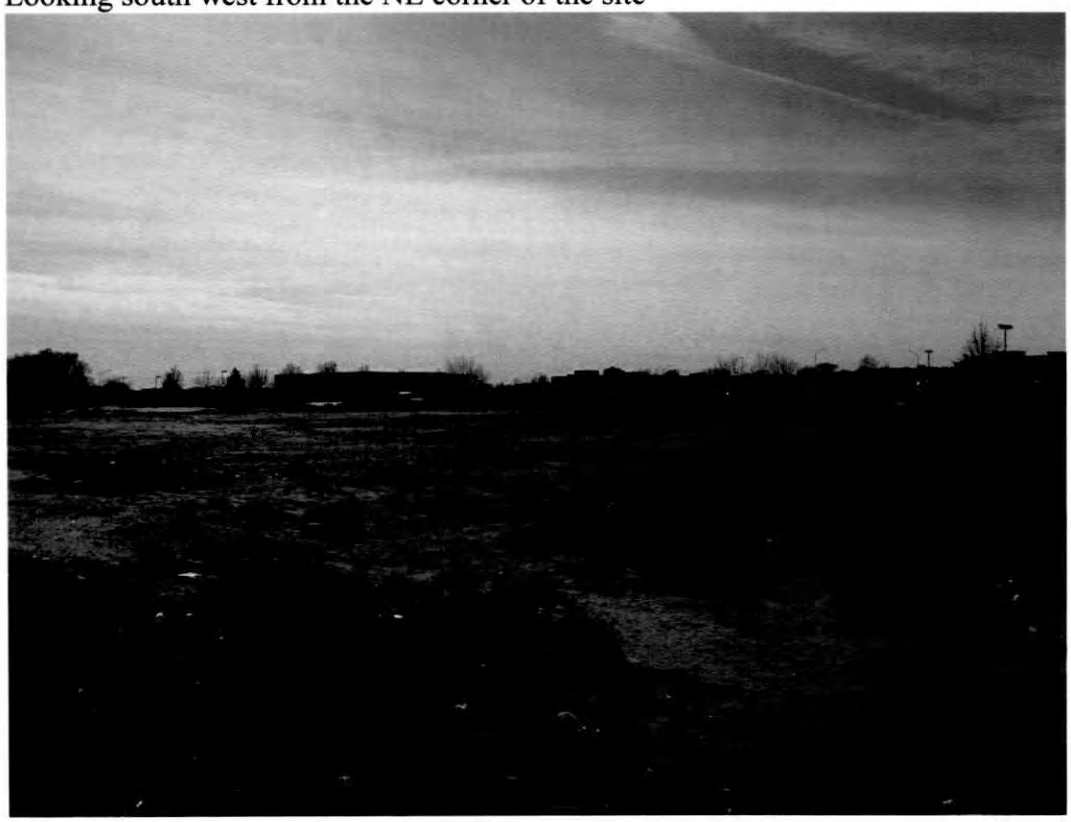
MID-REGION COUNCIL OF GOVERNMENTS

MRMPO requests that pedestrian access be maintained between Winter Haven Rd NW and Bosque Plaza Ln NW. The Long Range Bikeway System identifies a proposed paved trail between the two roads that connects to La Orilla Rd NW (see image).

For informational purposes:

- Coors Blvd NW is functionally classified as an Existing Principal Arterial.
- According to the Long Range Bikeway System, there is an existing bicycle lane on Coors Blvd NW. There is an existing paved trail on the north side of La Orilla Rd NW. There is a proposed paved trail between Winter Haven Rd NW and La Orilla Rd NW.

Looking south from the north edge of lot 1.
Looking south west from the NE corner of the site



Looking north along Coors Boulevard
Pedestrian connection and easement to Winterhaven road.

LA ORILLA RD
COORS BLVD
BOSQUE PLAZA LA
UN

HISTORY

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: July 21, 2006

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004167**
05EPC –01225 Site Development Plan-Subdivision

La Orilla Group LLC
5445 Edith NE, Suite F
Albuq., NM 87107

LEGAL DESCRIPTION: for all or a portion of Lots 1-9, 10A & 10B, **Bosque Plaza,** zoned C-1 (SC), located on the west side of COORS BLVD. NW, between SE CORNER of LA ORILLA and COORS BLVD. NW, containing approximately 11.46 acres. (E-12) Catalina Lehner, Staff Planner

On July 20, 2006 the Environmental Planning Commission voted to approve Project 1004167/*05EPC 01225*, a request for a Site Development Plan for Subdivision, for Lots 1-9, 10A and 10B of the Bosque Plaza Shopping Center, zoned C-1 (SC), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision with design standards for Lots 1-9, 10A and 10B of the Bosque Plaza Shopping Center, an approximately 12 acre site. This request includes creation of Lot 10-C and a corresponding new lot line.

2. The 11 Bosque Plaza lots are zoned C-1 (SC), a designation received upon annexation in 1987. The C-1 (SC) zoning ensures that subsequent requests for development on individual lots will come before the Environmental Planning Commission (EPC).

3. This site plan for subdivision replaces the 1987 approval (Z-87-69).

4. First presented at the August 18, 2005 EPC hearing, this request has been in the (EPC) process for a year. It has taken this amount of time to develop meaningful design standards.

5. This request was heard and then deferred for 60 days at the April 20, 2006 EPC hearing. The applicant was asked to obtain cooperation of the owners of Lots 2 and 3 to make the Winterhaven Road connection possible.

6. The site plan for subdivision *furthers* the following Comprehensive Plan policies:
   A. Policy II.B.5.e-Programmed facilities/neighborhood integrity. Urban services are already available.
   B. Policy II.B.5.l-Design quality/innovation. Architectural style and colors are limited to ensure their appropriateness to the Plan area.

7. The site plan for subdivision *partially furthers* the following Comprehensive Plan policies:
   A. Policy II.B.5.d-Neighborhood values/natural environmental conditions. Architectural style and colors are limited, but the number of drive-thru uses is not.
   B. Policy II.D.4.g-Transportation and transit. The site plan could do more to create safe and pleasant non-motorized travel conditions by limiting the number of drive-thru uses.
   C. Policy II.B.5.i-Employment/service use location. Bosque Plaza is located in a mostly commercial area, but residential uses have developed nearby.
   D. Policy II.B.5.j-Location of new commercial development. Bosque Plaza is not an area-wide shopping center, but could function as a neighborhood shopping center if it was better connected to the surrounding area.

8. The site plan for subdivision *partially furthers* the following West Side Strategic Plan (WSSP) policies:
   A. Policy 3.18-Development east of Coors/Bosque preservation. Architecture styles are limited and will blend with natural environmental conditions. Building elements, however, are unrestricted.
   B. Policy 4.6-Design guidelines sections/policies. The site plan will ensure Bosque view preservation by complying with CCSDP regulations, but potentially distracting building elements are unrestricted.
   C. Policy 4.10-Land use/vehicle alternatives. Separate vehicle and pedestrian entrances and pedestrian paths are included, but promoting single-occupancy vehicle alternatives is difficult without limiting the number of drive-thrus.

9. The site plan for subdivision *does not further* the intent of WSSP Policy 3.16-uses in Centers, and Policy 1.1-Community and Neighborhood Centers, though it *furthers* Policy 3.12-contiguous location for growth.

10. Regarding the Coors Corridor Sector Development Plan (CCSDP), the site plan for subdivision *furthers* the following policy: Policy 4.a.3-New development. Colors and architectural style are limited.

11. The site plan for subdivision *partially furthers* the following CCSDP policies:
   A. Policy 4.b.9.A.2-Site Lighting Regulation. It limits pole height but not exterior lighting.
   B. Policy 4.d.1-Signage Regulation. It meets basic requirements but does not provide for limitations that would further the intent of preserving the surrounding environment.

C. Policy 7-Access. Separate vehicle and pedestrian access is provided, but the pedestrian paths are proposed on drive aisles.

12. The submittal *complies* with the following CCSDP policies:
    A. Policy 4.b.2.A.1-Building Setback Regulation, because the 35 foot setback is required.
    B. Policy 4.b.4.A.2-Site Landscaping Regulation, because refuse enclosures and utility boxes will be screened.
    C. Policy 4.c.1-Views preservation, because the site plan specifies that buildings shall comply with CCSDP views preservation regulations.
    D. Design Guideline 2 of Policy 4.b.10-Architectural Details, because building colors are limited, but any color can be used for building elements.
    E. Design Guideline 3 of Policy 4.b.10-Architectural Details, because franchise architecture and corporate decorations are prohibited.
    F. Policy 4.b.2.B.1-Height and Bulk Regulation, because height is per the underlying zone and CCSDP views regulations.
    G. Policy 4.b.4.A.6-Site Landscaping Guideline, because it mentions refuse enclosures and fencing must be compatible with building architecture.
    H. Policy 4.b.4.B.2-Site Landscaping Regulation, because crushed rock, river rock or similar materials can be top dressing but not groundcovers.
    I. Policy 4.b.5.B.1-Off-Street Parking Regulation-Landscaping, because a minimum 20% of the parking areas shall be landscaped.
    J. Policy 4.b.5.B.2-Off-Street Parking Regulation, because at least one tree is provided for every 10 parking spaces and every 15 linear parking spaces.

13. Limiting the number of drive-thru uses is appropriate in Bosque Plaza because drive-thru uses promote auto-oriented sites, discourage pedestrians and generate traffic that could compromise Bosque protection at La Orilla Road.

14. A connection at Winterhaven Road is not needed because the recently widened Montano bridge can accommodate two turning lanes from southbound Coors to eastbound Montano, and the access control median at the Montano/Winterhaven intersection minimizes turning movement delays.

15. Connecting the Riverside Plaza and Bosque Plaza shopping centers will serve local traffic, promote pedestrianism, maintain the residential nature of Winterhaven Road and create synergy between commercial uses.

16. This connection will be provided between Riverside Plaza Lots 7A and 8A and between Bosque Plaza Lots 4 and 5.

17. The neighborhoods are opposed to a connection at Winterhaven Road. They support uniform architecture, limiting the number of drive-thru uses and connecting Bosque Plaza to the Riverside Plaza shopping center.

17. A note in the file re: #16.

CONDITIONS:

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 final DRB sign off, the applicant shall meet with the Development Review staff planner to ensure that conditions of approval are thoroughly addressed. Evidence of this meeting shall be provided to the DRB at the time of application.

3. A vehicular (and pedestrian) connection shall be provided between Lot 4 and Lot 5 to internally link the Bosque Plaza and Riverside Plaza shopping centers.

4. References to a Winterhaven Road connection shall be removed from the site plan.

5. CONDITIONS FROM THE CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
   Conditions of approval for the proposed Site Development Plan for Subdivision shall include:
   a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
   b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
   c. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
   d. Site plan shall comply and be designed per DPM Standards.
   e. Platting must be a concurrent DRB action.
   f. Construction of the bicycle lane along Coors Boulevard adjacent to the subject property, as designated on Long Range Bikeways System map.
   g. Construction of the fourth northbound travel lane on Coors Boulevard adjacent to the subject property consistent with the Coors Corridor Plan (see figure 6).

6. Drive thru uses shall be limited as follows: 2 fastfood restaurants and 1 financial institution. No other drive thru uses shall be allowed.

7. There shall be no cell phone towers.

8. Building signage shall be limited to 6% of the building facades to which it is applied.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **AUGUST 4, 2006** IN THE MANNER DESCRIBED BELOW. 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 I S 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.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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 MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

CMarone

Richard Dineen
Planning Director

cc: Jim Strozier, Consensus Planning, 302 Eighth St. NW, Albuq. NM 87102
Rene Horvath, Taylor Ranch NA, 5515 Palomino Dr. NW, Albuq. NM 87120
Jolene Wolfley, Taylor Ranch NA, 6804 Staghorn NW, Albuq., NM 87120
Ken Brudos, Alban Hills NA, 6441 Via Corta del Sur NW, Albuq., NM 87120
Cindi Caruso Mapel, Alban Hills NA, 6507 Calle Redonda NW, Albuq., 87120
Janet Laros, Coors Trail NA, 2924 River Willow Tr. NW, Albuq., NM 87120
Jim Timmons, Coors Trail NA, 2715 Pueblo Grande NW, Albuq., NM 87120
Alan Schwartz, c/o Las Terrazas NA, PO Box 66862, Albuq., NM 87193
Sharon Sharrett, 6250 Winterhaven Rd. NW, Albuq., NM 87120
Sandra Carnes, 6408 Winterhaven Rd. NW, Albuq., 87120
Bill Kraemer, 200 Lomas NW, #1111, Albuq. NM 87103

Notice of Decision
City Council
City of Albuquerque
September 13, 2016

AC-16-7 Matt Myers, agent for Guardian Storage, Appeals the Zoning Board of Appeal's (BOA's) decision to Grant the Appeal, thereby Reversing the Zoning Hearing Examiner's (ZHE's) Approval of a special exception to section 14-16-2-16(B)(21): a Conditional Use to allow storage of household goods, equipment or material reasonable to neighborhood function, in a C-1(SC) zone for all or a portion of Lot 1, Bosque Plaza, zoned C-1(SC), located on 3600 Bosque Plaza Lane NW

Decision

On August 15, 2016, by a vote of 6 FOR, 2 AGAINST, the City Council voted to remand this appeal to the Zoning Hearing Examiner for further proceedings.

Against: Peña, Sanchez
Excused: Harris

On September 7, 2016, by a vote of 9 FOR, 0 AGAINST, the City Council adopted the following findings in support of its decision for remand:

1. This is an appeal of a Conditional Use Permit (a "CUP") for an indoor storage facility in a C-1, Neighborhood Commercial Zone, on Lot-1 of the Bosque Plaza Site Development Plan for Subdivision (the "SDPS"), generally located at the southwest corner of Coors Blvd. and La Orilla Road.

2. In order to proceed to completion at this location, this indoor storage use would necessitate consideration of two separate applications by two separate entities in the City's administrative zoning process that exercise different authority under the Zoning Code:

    a. The City Environmental Planning Commission (the "EPC") would need to consider amendments to the SDPS by; and

    b. The Zoning Hearing Examiner (the "ZHE") would need to consider the conditional use permit.

3. The EPC and ZHE are each tasked with separate but related inquiries about the appropriateness of this proposed use at this location, but the Zoning Code does not give specific guidance on which entity should proceed first when interdependent applications are pending before each for separate determinations stemming from the same underlying facts.

4. The CUP was initially approved by the ZHE, but the ZHE was subsequently reversed by the Board of Appeals for Zoning Special Exceptions (the "BOA") based on findings that:

a. The ZHE erred in neglecting to enter findings on three criteria for indoor storage uses as prescribed by the C-1 zone: a) all activities are conducted within a completely enclosed building, the scale and style of which fits its location; b) individual storage cubicles, units, or facilities are not each directly accessible from outside of the enclosed building; and c) direct access to the premises from an arterial or collector street is available; and

b. The CUP is inconsistent with the underlying SDPS.

5. A request to amend the SDPS to potentially accommodate this CUP (i.e. eliminate inconsistencies or barriers to the indoor storage use), was initially submitted to the EPC, but it was deferred pending the outcome of this CUP and later withdrawn by the applicant. Had the EPC considered it, it could have evaluated the applicable policies, and heard from all the interested parties and planning staff and determined whether SDPS amendments would or would not be appropriate to accommodate this use. However, the question of whether SDPS amendments would even be appropriate has not been determined.

6. Site development plans like the SDPS at issue here reflect public land use policy for specific properties that resulted from of a public approval process through the EPC, but they are not static, and they may be amended from time to time to accommodate new or changed uses that may not have been contemplated at the time of initial approval. However, considering a final determination on this CUP without first addressing the SDPS and the land use policy it represents effectively circumvents that public process and is a disservice the community and property owners who rely on it for input and predictability.

7. Given the bifurcated zoning approval process, and because the underlying basis for the BOA's denial has not been tested by the EPC – i.e. that the current SDPS depicts the only appropriate, or most appropriate limitations on the property, and that any other scheme would be injurious[1], a remand to the ZHE with instructions that the EPC first consider site plan amendments through its public process will help resolve this appeal and will provide an avenue for due consideration of all the relevant factors prior to a final determination on the merits of this CUP and the land use(s) proposed.

8. Accordingly, this matter is remanded to the ZHE with the following instructions:

a. On remand the ZHE shall defer consideration of this matter until such time as any relevant SDPS amendments (if any) have been submitted to, and finally determined by the EPC, and any subsequent appeals of that action (if any) have been finalized;

b. Upon completion of subparagraph 7(a) above, unless otherwise withdrawn by the applicant, the ZHE shall rehear this CUP request and

give due consideration to, and enter appropriate findings as to both: 1) the general conditional use permit standard prescribed under Zoning Code § 14-16-4-2(C)(1); and 2) the specific conditional use permit requirements for this use as prescribed by the underlying zoning (Zoning Code § 14-16-2-16(B)(2);

c. If, however, the relevant application to amend the SDPS as contemplated by subparagraph (7)(a) above is not been submitted to the EPC within 90 days of the date of these findings, the ZHE shall immediately proceed with a rehearing of this matter giving due consideration to and entering appropriate findings as described in subparagraph (7)(b) above.

9. The Planning Director shall transmit a copy of these findings to the EPC.

IT IS THEREFORE ORDERED THAT THE APPEAL IS REMANDED TO THE ZONING HEARING EXAMINER

Attachments

1. Action Summary from the August 1, 2016 City Council Meeting
2. Action Summary from the August 15, 2016 City Council Meeting
3. Action Summary from the September 7, 2016 City Council Meeting

A person aggrieved by this decision may appeal the decision to the Second Judicial District Court by filing in the Court a notice of appeal within thirty (30) days from the date this decision is filed with the City Clerk.

Date: 9-19-16

Dan Lewis, President
City Council

Received by: R Valencia

Date: 9/20/16

City Clerk's Office

ZONING

Please refer to the Zoning Code for specifics of
The C-1 Zone and Shopping Center Regulations

APPLICATION INFORMATION

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- ___ Minor subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN
- X for Subdivision AMENDMENT
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ Administrative Approval (DRT, URT, etc.)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING
- ___ Annexation
- V ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P ___ 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
- D ___ Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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): CONSENSUS PLANNING PHONE: 505-764-9801
ADDRESS: 302 8TH ST NW FAX: —
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com
APPLICANT: GUARDIAN STORAGE / PAUL HEDGES PHONE: 505-450-6388
ADDRESS: 7501 HOLLY AVE NE FAX: —
CITY: ALBUQUERQUE STATE NM ZIP 87113 E-MAIL: pdhedges@hotmail.com
Proprietary interest in site: Contract Purchaser List all owners: LA ORILLA CORP, LLC

DESCRIPTION OF REQUEST: BOSQUE PLAZA SITE PLAN FOR SUBDIVISION AMENDMENT

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

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

Lot or Tract No. LOT 1 Block: — Unit: —
Subdiv/Addn/TBKA: BOSQUE PLAZA
Existing Zoning: C-1 (SC) Proposed zoning: — MRGCD Map No 30
Zone Atlas page(s): E-12 UPC Code: 101206246151916206

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004167

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 12 No. of proposed lots: 12 Total site area (acres): 11.46
LOCATION OF PROPERTY BY STREETS: On or Near: LA ORILLA AND COORS - SOUTHWEST CORNER
Between: ___ and ___
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ___

SIGNATURE ___ DATE 12/1/2016
(Print Name) James K. Strozier, AICP Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Revised: 11/2014

☐ INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
☐ All checklists are complete	16EPC - 40071	ASPS		$ 255.00
☐ All fees have been collected		ADV		$ 75.00
☐ All case #s are assigned		CMF		$ 50.00
☐ AGIS copy has been sent				$
☐ Case history #s are listed				$
☐ Site is within 1000ft of a landfill				$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date ~~December~~ January 12, 2017			$ 380.00

12-1-16
Staff signature & Date

Project # 1004167

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**
N/A 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
N/A 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.

James K. Strozier AICP
Applicant name (print)
12/1/2016
Applicant signature / date

Form revised **November 2010**

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
16EPC - - 40071
- -
- -

12-1-16
Planner signature / date

Project #: 1004167

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Guardian Storage **DATE OF REQUEST:** 2/18/16 **ZONE ATLAS PAGE(S):** E-12

CURRENT:

ZONING C-1 (SC)

PARCEL SIZE (AC/SQ. FT.) 11.46 acres

LEGAL DESCRIPTION:

LOT OR TRACT # 1-9, 10-A, 10-B, 10-C BLOCK # —

SUBDIVISION NAME Bosque Plaza

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [ ]: From_____ To_____

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [X]

SITE DEVELOPMENT PLAN:

SUBDIVISION* [ ] AMENDMENT [X]

BUILDING PERMIT [ ] ACCESS PERMIT [ ]

BUILDING PURPOSES [ ] OTHER [ ]

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [X]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

OF UNITS: —

BUILDING SIZE: — (sq. ft.)

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

APPLICANT OR REPRESENTATIVE Sol Perdomo DATE 2-18-16

(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 [X] BORDERLINE [ ]

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

Notes:

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

TRAFFIC ENGINEER

2.18.16
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** __/__/___ _____ _____

-FINALIZED __/__/___ TRAFFIC ENGINEER DATE

Revised January 20, 2011

February 19, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Chairman Hudson,

As owners of the property and the original applicant for the Site Plan for Subdivision, Consensus Planning, Inc. is hereby authorized to represent us in all matters regarding the Amendment to the Site Plan for Subdivision application, processing, and representation before the Environmental Planning Commission and Development Review Board for our property on La Orilla Road. This authorization shall include any subsequent action through DRB.

The property is legally described as Bosque Plaza Subdivision, Tract A, Lots 1-9, Lots 10-A, 10-B, and 10-C, Albuquerque, Bernalillo County, New Mexico.

Sincerely,

Jim Shull
La Orilla Group, LLC

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

December 1, 2016

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Bosque Plaza Site Plan for Subdivision Amendment

Dear Chairman Hudson,

This is a request for an amendment to an existing Site Plan for Subdivision for the property located at the southeast corner of Coors Boulevard and La Orilla Road. The property is legally described as Lots 1-9, 10A, 10B, and 10C, Bosque Plaza Subdivision. The site is zoned C-1 (Shopping Center) and therefore is guided by an approved Site Plan for Subdivision. The property also falls within the Coors Corridor Plan and is subject to special view and design regulations.

SITE

PROJECT DESCRIPTION AND CASE HISTORY

The property is located at the southeast corner of Coors Boulevard and La Orilla Road. The site has an existing Site Plan for Subdivision that was approved in October 2006. The 11.46 acre site has twelve lots, five of which are developed. The developed lots include Village Inn, Panda Express, Dairy Queen, and two offices. The site benefits from a significant grade change from Coors Boulevard toward the Rio Grande.

The site is surrounded by both vacant and developed properties. The Bosque Plaza Shopping Center (to the south) is only partially developed, but lots to the east, north, and west are mostly developed. The following is a breakdown of the surrounding zoning and land use:

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA, ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

Surrounding Zoning and Land Use		
North	SU-1 for C-2 Uses, R-2 Uses, and Church	Sagebrush Community Church and Sandia Federal Credit Union
East	SU-1 for Church and Related Uses	Church of Christ Riverside
South	SU-1 PRD, O-1, C-1, & R-1	Vacant, Commercial Shopping Center (Riverside Plaza), & single-family homes adjacent to the Bosque.
West	A-1 with a special-use permit for commercial and residential.	Flix Brewhouse (newly opened)

The following bullets outline the recent case history related to Lot 1 and the Bosque Plaza Site Plan for Subdivision.

- **December, 2015**: An application was submitted for a conditional use for indoor storage on Lot 1. The Zoning Hearing Examiner heard this case on February 16, 2016 and approved the request on March 2nd (see attached Notice of Decision-15ZHE-80293). The ZHE found that indoor storage is a low traffic generating use and will have minimal impact on the surrounding roads.

- **February, 2016**: Under a separate application, an amendment to the Bosque Plaza Site Plan for Subdivision was submitted to the Environmental Planning Commission (See Notice of Decision – 16EPC-40011). The EPC voted to defer the project until the ZHE appeal was resolved. The following month, a similar application was submitted, but removed all previous references to Indoor Storage. This application would allow for delegation of Lots 1, 2, 7, 8, 9, & 10B-2 to building permit, thus removing the need to go to the EPC and DRB. This request was denied by the EPC.

- **March, 2016**: The original ZHE decision was appealed by the Taylor Ranch Neighborhood Association and heard by the Board of Appeals on April 26, 2016 (See the attached Notice of Decision – 16BOA-20003). The Board of Appeals reversed the decision of the Zoning Hearing Examiner, therefore removing the conditional use approval for indoor storage on Lot 1. The Board of Appeals found that the ZHE erred in his findings and did not address how the applicant met the three criteria for the conditional use.

- **May, 2016**: The original applicant appealed the decision of the Board of Appeals and the case was heard by the City Council via the Land Use Hearing Officer (LUHO) on June 28, 2016. (See the attached Notice of Decision – AC 16-7). The LUHO recommended that the decision of the Board of Appeals be upheld on the grounds that the building's scale and size does not fit that of the neighborhood and that it is injurious to the community.

- **August, 2016**: The City Council decided to rehear the case and voted 6-2 in favor of remanding the appeal back to the Zoning Hearing Examiner

(See City Council Notice of Decision – AC-16-7). In their findings, the City Council recommended that the applicant should submit an amendment to the Site Plan for Subdivision to the Environmental Planning Commission before the hearing for the conditional use by the Zoning Hearing Examiner.

The site has had significant case history over the past year. The structure of this request is the result of input from City Staff, neighbors, and the specific remand direction from the City Council.

REQUEST

We would like to respectfully request approval of an amendment to the existing Bosque Plaza Site Plan for Subdivision. The proposed amendment accomplishes three goals:

1. **Add a Landscape Plan** – There are already detailed requirements concerning the landscape within Bosque Plaza, this plan converts those standards into a plan sheet.

2. **Recognize that Indoor Storage is an allowed conditional use and increases the Floor Area Ratio** (FAR) **for that specific use** - Indoor Storage does not require much parking and the building is proposed to be 2 stories in height, so it is appropriate to modify the FAR for Indoor Storage. The FAR restrictions on the plan for office and commercial uses are not appropriate for indoor storage.

3. **Add language that guides the architectural style for Lot 1 –** This language is being added to provide additional architectural guidance for larger, 2-story buildings. The proposed storage building on Lot 1 is proposed to be 2-stories tall (26 feet) and have a larger Floor Area Ratio (FAR) than what was originally anticipated for the area. The proposed language is a result of concerns brought up by the Taylor Ranch Neighborhood Association. Key architectural guideline elements are:

    - Brick coping along the top of the parapet;
    - Building entry highlighted with a shade canopy/portal (white);
    - Store front windows are permitted and shall have white trim;
    - Wainscoting is required and shall be brick; and
    - Primary façade color shall be light brown.

JUSTIFICATION

The proposed amendment will enhance the visual quality and business climate of the City of Albuquerque and the Coors Boulevard corridor. This amendment will accomplish this through the creation of a consistent landscape plan for the entire subdivision that will not only ensure a common landscaped theme, but connect each site to one another. Future development will adhere to this landscape plan and the other guidelines outlined in the Site Plan for Subdivision Design Guidelines. Street trees will act as a buffer between the heavily traveled Coors Boulevard and the subject area, creating a greater human scale environment.

Street trees will create a pleasing pedestrian environment that promotes walkability and will provide shade and relief from the heat on warm days.

The proposed amendment will also recognize indoor storage as an allowed conditional use per the C-1 uses in the zoning code and add language to Sheet 1 regarding the Floor Area Ratio items. As a C-1 (SC) site, the EPC does not have discretion to restrict uses permitted by the Zoning Code, but does have discretion over the Floor Area Ratio (FAR. The FAR amendment will add a ratio of 1.1 for Indoor Storage Uses. Currently, the FAR's for Retail (.3) and Office (.4) are not appropriate for an indoor storage use, which technically doesn't fall under either of those use categories. The rationale for a unique FAR restriction for Indoor Storage is due to the limited need for parking and the economies of scale associated with indoor storage units, elevator, climate control, etc. The small retail and office FAR is designed to accommodate the need for parking and outdoor space/amenities such as a patio or courtyard. Indoor Storage requires very little parking because customers park under the porte-cocheres, unload/load their storage unit, then leave. There is minimal need for parking or outdoor space/amenities due to the nature of indoor storage as a use. The economies of scale associated with indoor storage necessitate a larger building to accommodate over 500 storage units, 10' hallways, an elevator, and loading and unloading areas. Indoor Storage as a use is very different from both retail and office uses and should not be treated the same as it relates to FAR.

Additional architectural guidelines for larger, 2-story buildings (like Indoor Storage) assures that the design is consistent with the rest of the shopping center and the context of the surrounding area (scale and style). The current design guidelines for the Shopping Center require territorial architectural style elements, similar to Riverside Plaza, but guidelines need adjustment to properly regulate a larger building. The proposed architectural guidelines outline key elements of the territorial style, including brick coping, white portals, white trim, brick wainscoting, and light brown colors. These elements assure an architectural design that is consistent with the original intent of the Site Plan for Subdivision. With respect to scale and style, larger buildings are common along this stretch of Coors Boulevard. The Riverside Plaza to the south, the new Flix Cinemas to the west, and the Sagebrush Community Church to the north are all two stories or greater and are directly adjacent to the Bosque Plaza. By specifically outlining architectural guidelines for larger buildings, we are respecting the intent of the Bosque Plaza Site Plan and ensure that if developed, they will fit with the scale and style of the neighborhood.

The request is consistent with the health, safety, and general welfare of the City, nearby residents, property owners, and drivers along Coors Boulevard and La Orilla. The proposed changes to the Site Plan for Subdivision will recognize an allowable conditional use (Indoor Storage) that was not originally anticipated. The C-1 section of the Zoning Code provides for specific criteria for the evaluation of Indoor Storage, which can be met at this location.

Indoor Storage is a conditional use within the C-1 zone, and is defined as (14-16-2-16 (B)):

(21) Storage of household goods, office records, equipment or material reasonable to neighborhood function provided:

(a) All activities are conducted within a completely enclosed building, the scale and style of which fits its location;

(b) Individual storage cubicles, units, or facilities are not each directly accessible from outside the enclosed building; and

(c) Direct access to the premises from an arterial or collector street is available.

Additionally, the addition of the landscape plan will create a consistent landscape theme that will beautify the area. Allowing for the indoor storage use will not cause harm to the neighborhood. All storage activities will be conducted within the interior the building and no units will be directly accessed from the outside. As a use, indoor storage is minimally intensive, in that it does not create significant noise, traffic, or odors. The subject site is located along Coors Boulevard, a major arterial that carries over 40,000 vehicles per day along this stretch. The majority of the site is underutilized and vacant. The Bosque Plaza has direct access from Coors Boulevard via Bosque Plaza Lane and is not directly adjacent to the Bosque Open Space. Development of the area will not have a negative impact on the Bosque.

The proposed amendment maintains and furthers many of the policies outlined in the Albuquerque/Bernalillo County Comprehensive Plan and Coors Corridor Plan.

Albuquerque/Bernalillo County Comprehensive Plan
1.B.5. Developing and Established Urban Areas
Policy 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, and recreational concern.

Applicant's Response: *The proposed amendment will respect the existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern. The amendment will add a landscape plan for the Bosque Plaza subdivision that will create a consistent concept and connect each lot through landscape design that will include street trees along Coors Boulevard and La Orilla Road and a 10 foot landscape buffer between Bosque Plaza Lane and any future parking areas. Approval of this amendment will enhance the Coors Boulevard corridor though quality landscape design. The site has stayed mostly vacant for ten years and approval of this request will incentivize development within the Bosque Plaza Subdivision.*

The additions to the site plan recognize indoor storage as an allowed conditional use and provide for a reasonable Floor Area Ratio will respect the existing shopping center and surrounding neighborhood's scale and style. The building is only two stories tall, which is significantly shorter than buildings in the immediate vicinity. Indoor Storage as a use is minimally

intensive. It does not produce much traffic, noise, or odors. Traffic generation from an indoor storage facility is an order of magnitude less than a typical retail or office use. In order to address the unique aspects of an indoor storage facility due to its size and massing, additional standards are proposed to illustrate how this use can be integrated with the Shopping Center. These architectural standards are consistent with the original intent for this project and similar to the nearby Riverside Plaza.

Policy m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Applicant's Response: *The proposed amendment will maintain the unique views to the Sandia Mountains. The Coors Corridor Plan strictly regulates the height and mass of buildings in the area to protect these unique views. The amendment will improve the quality of the visual environment through consistent, quality landscape design that enhances Coors Boulevard and La Orilla Road. Street trees will be properly spaced along Coors Boulevard to create a safer and more aesthetically pleasing environment.*

The amendments to regulate the architectural style of larger buildings on lot 1 will not result in development that impedes views to the Sandia Mountains. The site sits significantly lower than Coors Boulevard to the west and the Coors Corridor Plan strictly regulates building height within this area. The territorial architectural style will enhance the visual quality in the area by providing a building type that promotes the unique culture of the City.

The proposed building will be well below the maximum height allowed on the site per the Coors Corridor Plan, which states that "no more than one third of total building height outside of the setback area for multi-story buildings be permitted to penetrate through the view plane". Lot 1 sits approximately 24 feet below the view plane from Coors Boulevard; therefore, a 32-foot building would be allowed per the view plane regulations within the Coors Corridor Plan. The proposed building on Lot 1 will be 26 feet, 8-feet below the height allowed by the Coors Corridor Plan view regulations.

1.C.8. Developed Landscape

Policy d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

Applicant's Response: *Landscaping will be designed along all public and private rights-of-way to create a pleasing visual environment. Landscape design must follow the design regulations outlined in the Bosque Plaza Site Plan for Subdivision, which strictly regulate the landscape concept and unify the site through proper design. This is accomplished through street trees, landscaped buffering, and other standards. The proposed landscape plan solely visualizes the design regulations outlined in the Bosque Plaza*

Site Plan for Subdivision to create a consistent landscape concept and connect each lot through this design.

Coors Corridor Plan

Issue 1 – Traffic Movement/Access and Roadway Design

Policy 6 - Streetscape: Streetscape improvements for the public right-of-way of Coors Boulevard shall be required. These improvements include the planting of roadway edges and medians; preservation of existing vegetation; and selection of street furniture compatible with the built and natural environment.

Applicant's Response: *The proposed landscape plan will directly improve the streetscape along Coors Boulevard. Street trees will be added along Coors Boulevard and La Orilla Road to increase the attractiveness of the visual environment. A 10 foot landscape buffer along Bosque Plaza Lane will ensure quality and unique landscaped design. Trees are required every 25 feet along public or main access roadways.*

Issue 4 – Visual Impressions and Urban Design Overlay Zone

Policy a3 – New Development: New development in the Coors Corridor should be designed to be compatible with the natural landscape and the built environment in accordance with the design regulations and guidelines.

Applicant's Response: *The proposed amendments will allow for development of a building that is compatible with the nearby built environment. The amendments on Sheet 3 assure an architectural design that is consistent with the original intent of the Site Plan for Subdivision and Coors Corridor Plan. Larger buildings are common along this stretch of Coors Boulevard. The Riverside Plaza to the south, the new Flix Cinemas to the west, and the Sagebrush Community Church to the north are all two stories or greater and are directly adjacent to the Bosque Plaza. Although the request calls for a Floor Area Ratio of 1.1, the allowed indoor storage building on Lot 1 will have significantly less mass that nearby buildings to the north, west, and south. The subject area is not adjacent to the Bosque and will not have any negative impacts on the Rio Grande.*

Policy b2-4 – Floor Area Ratio: Floor area ratio limitations in the underlying zone apply.

Applicant's Response: *The Coors Corridor Plan does not limit Floor Area Ratio. Floor Area Ratio relates to the mass of the building and is regulated by the Bosque Plaza Site Plan for Subdivision. Approving a higher Floor Area Ratio for Lot 1 does not negate the height regulation allowed in the Coors Corridor Plan. The height of any future building on Lot 1 will fall within the Coors Corridor Plan and C-1 regulations. Additionally, the mass and height of the proposed building on Lot 1 will be significantly smaller than the Sagebrush Community Church to the north and the Flix Brewhouse to the west. Increasing the Floor Area Ratio at certain sites will add visual complexity and interest to the Bosque Plaza Shopping Center. The proposed amendment acknowledges and ensures that an indoor*

CONSENSUS PLANNING

storage use will fit its location relative to scale and style. For example, the Riverside Plaza to the south consists of both large and small buildings that create an interesting built environment.

Policy b3 - Front Landscaped Street Yard: There should be a landscaped street yard along the entire frontage of properties adjacent to Coors Boulevard.

Applicant's Response: *The landscape plan will include street trees, buffering, and other quality landscape concepts along Coors Boulevard. The plan will create a consistent design across the entire frontage of properties adjacent to Coors Boulevard. The conceptual plan will connect Coors Boulevard fronting lots with each other through proper landscape design. Currently, 3 of the 4 Coors fronting lots are already developed and contain the required landscaping.*

Policy b4 - Site Landscaping: Landscape design should be complementary to the individual site and to the overall appearance of the corridor in accordance with the design regulations and guidelines.

Applicant's Response: *The proposed landscape plan will complement Coors Boulevard and enhance the Bosque Plaza subdivision. Landscape design must adhere to the design regulations outlined in the existing Bosque Plaza Site Plan for Subdivision, which strictly regulate the landscape concept.*

Based upon the facts presented, we respectfully request your review and approval of this amendment to an existing site plan for subdivision.

Sincerely,

James K. Strozier, AICP
Principal

NOTIFICATION &
NEIGHBORHOOD INFORMATION

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.

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

November 17, 2016

Sal Perdomo
Consensus Planning
302 8th Street NW
Phone: 505-764-9801 Fax:
E-mail: perdomo@consensusplanning.com

Dear Sal:

Thank you for your inquiry of **November 17, 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) BOSQUE PLAZA SUBDIVISION, LOTS 1-9, 10A, 10B, 10C LOCATED ON COORS BOULEVARD BETWEEN LA ORILLA ROAD AND MONTANO ROAD** zone map **E-12.**

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

ALBAN HILLS N.A. (ABH)
***Patsy Nelson**, 3301 La Rambla NW/87120 228-5087 (c)
Lynne Scott, 6419 Camino Del Arrebol NW/87120 898-5009 (h)

RIO OESTE H.O.A. (ROH)
***Judy Ortiz-Aragon,** 4115 Palacio Real NW/87120 235-7343 (c)
Sandra Tinlin, 4105 Moncloa Ct. NW/87120 884-8686 (w)

TAYLOR RANCH N.A. (TRN) "R"
Jolene Wolfley, 7216 Carson Trl. NW/87120 890-9414 (h)
Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

WESTSIDE COALITION OF N.A.'S
Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h)
Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

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) 924-3914 or via an e-mail message at dlcarmona@cabq.gov.

Sincerely,

Dalaina L. Carmona

Dalaina L. Carmona
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

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Street and Apt. No., or PO Box No. 4115 Palacio Real NW
City, State, ZIP+4® ABQ NM 87120

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

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Street and Apt. No., or PO Box No. 5515 Palomino Dr. NW
City, State, ZIP+4® ABQ NM 87120

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Sent To Patsy Nelson
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City, State, ZIP+4® Albuquerque NW 87120

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Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

December 1, 2016

Jolene Wolfley
Taylor Ranch N.A.
7216 Carson Trail NW
Albuquerque, NM 87120

Rene Horvath
Taylor Ranch N.A.
5515 Palomino Dr. NW
Albuquerque, NM 87120

Dear Ms. Wolfley:

The purpose of this letter is to inform you and the Taylor Ranch Neighborhood Association that we have submitted a request to the Environmental Planning Commission (EPC) for an amendment to an existing Site Plan for Subdivision. The request is for the Bosque Plaza, an 11.46 acre site located at the southeast corner of Coors Boulevard and La Orilla Road.

Bosque Plaza is zoned C-1 and is designated as a Shopping Center pursuant to the City's Zoning regulations. The site is partially developed and has an existing Village Inn, Panda Express, and Dairy Queen restaurants, and two office buildings.

The request is to amend the existing Site Development Plan for Subdivision. This amendment proposes to add a landscape plan, language regarding indoor storage as an allowed conditional use, FAR provisions for indoor storage, and architectural guidelines for larger buildings. We have removed the previous request for delegation of future Site Plans for Building Permit.

The EPC hearing will be located in the basement of the Plaza del Sol Building at 600 North 2nd Street at 8:30am on January 12th, 2016. We have included the amended Site Plan for Subdivision for your review. We are in the process of setting up a meeting with you and your association to discuss the project's architecture and design elements.

Sincerely,

James K. Strozier, AICP
Principal

Attachments: Site Plan and Landscape Plan
Zone Atlas Page

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA, ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

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Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

December 1, 2016

CFT New Mexico Development LLC
1683 Walnet Grove Ave
Rosemead, CA 91770

To Whom It May Concern:

You are receiving this letter because you own property within the Bosque Plaza Subdivision off of Coors Boulevard and La Orilla Road in Albuquerque.

Guardian Storage has submitted a request to the Environmental Planning Commission for a Site Plan for Subdivision Amendment. We are very cognizant of making sure that these changes do not adversely impact the existing property owners and buildings within Bosque Plaza. Attached are a copy of the amendment to the Existing Site Plan for Subdivision and some images of the proposed Guardian Storage building, which would be built at the southeast corner of Bosque Plaza and La Orilla (Lot 1). La Orilla Group, LLC is the owner of Lot 1. The amendment proposes to do the following:

1. **Add a Landscape Plan** – There are already detailed requirements concerning the landscape within Bosque Plaza, this plan just converts those standards into a plan sheet. We used the approved plans and Google Earth to try and accurately show the existing built sites.
2. **Add Indoor Storage as a permissive use for Lot 1 only and increase the Floor Area Ratio** (FAR) **for the storage use** - Indoor storage does not require much parking and the building is proposed to be 2 stories in height, so the FAR needs to be modified in order to allow this specific issue.
3. **Add language that guides the architectural style for larger buildings on Lot 1** – This language is being added to provide additional architectural guidance for the anticipated 2-story building on Lot 1. The proposed storage building on Lot 1 is proposed to be 2-stories tall (26 feet) and have a Floor Area Ratio (FAR) of 1.0, which is larger than the FAR identified for retail and office. The proposed language is a result of concerns brought to us by the Taylor Ranch Neighborhood Association.

I hope this helps clarify our request. I think that these changes are good for Bosque Plaza, will benefit the existing businesses, and allow the development of Guardian Storage on Lot 1. The Environmental Planning Commission is scheduled to hear this case on January 12th, 2016 at 8:30am at Plaza Del Sol (600 2nd St NW). Please contact me if you have any questions or need any additional information. I can be reached cp@consensuplanning.com or (505) 764-9801. It would be great if we could receive a letter of support or email concurring with this request.

Sincerely,

James K. Strozier, AICP
Principal

Attachment: Site Plan for Subdivision Amendment

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA, ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT

Project #: 1004167
Property Description/Address: Bosque Plaza Shopping Center, Lot 1

Date Submitted: January 2, 2017
Submitted By: David Gold

Meeting Date/Time: December 29, 2016, 5:00-7:00 PM
Meeting Location: Don Newton/Taylor Ranch Community Center
Facilitator: Philip Crump
Co-facilitator: David Gold

Parties:

- **Applicant**
  - Guardian Storage Guardian Storage represented by Consensus Planning
  - ~~Consensus Planning/Jim Strozier/Sal ???~~
- **Neighborhood Associations/Interested Parties:**
  - Rio Oeste NA
  - Taylor Ranch NA
  - La Luz NA
  - LCDRII

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Meeting Summary:
The Applicant seeks to build a 78,000 sq. ft. indoor storage facility on Lot 1 in the Bosque Plaza subdivision. As a result of appeals to the city council of an initial Site Plan for Subdivision, this step is to amend the Bosque Plaza Site Plan. The agent presented proposed changes. There was considerable interaction with neighborhood associations prior to the meeting.

The meeting was well attended and the tone of the meeting was cordial and positive. There was no strong opposition to the project presented but attendees felt they needed to check with their respective associations. There were a number of questions. Some attendees stated that the project was positive because the traffic impact was minimal, but they were concerned because the building size was large compared to other buildings in the area.

Additional concerns included:

- Drainage, on-site and off-site.
- Negative precedents that could be set by the access.

Outcome:

- Areas of Agreement
  - Attendees did not endorse the project but did not state any opposition. They clearly stated they will check back with their associations before endorsing the project.
  - Traffic impact is low but the building is large compared to others nearby

- There are drainage issues in the area, but this project will probably improve the drainage, or at least not worsen it.

- Unresolved Issues & Concerns
  - Does the access create a negative precedent for the area?
  - Issues that will be resolved when the Site Plan for Building Permit is presented.

- Suggested Alternatives
  - None

Meeting Specifics – Overview of Project from Applicant

1. **General**
   1.1. The project is located in Lot 1 of Bosque Plaza; Bosque Plaza is on the SE corner of La Orilla Rd. and Coors Blvd.
   1.2. The intent is to build a two-story 78,000 sq. ft. indoor storage facility with 1000 sqsq.ft. of not yet identified retail space.
   1.3. Access is through Bosque Plaza Lane from the west (Coors Blvd.) and the north (La Orilla Rd).
   1.4. There will be pedestrian access from Winterhaven Rd. NW, but no vehicular access.
   1.5. There will be no residence on premise. That is done for older, outdoor storage models.

2. **History and Current Application Process**
   2.1. This project received approval by the appropriate boards.
   2.2. It was appealed, and the appeal went to the City Council.
   2.3. The City Council required the applicant to first go to the EPC and get an Amended Site Development Plan for Subdivision.
   2.4. The next step will be to go to the ZHE and convert zoning to a C-1 with conditional approval. This is possible because of the Amended Site Plan.
   2.5. The Applicant stated that later in the process the applicant will return to the community with a more detailed site plan, which will answer specific questions. These include:
      2.5.1. Compliance with the Coors Corridor Plan, especially the visual impact portion.
      2.5.2. Colors, textures of buildings.
      2.5.3. Overlays with turning radius of trucks.
      2.5.4. Hours of operation.

Meeting Specifics – Concerns of Neighbors

3. **Changes to the Site Plan**
   3.1. Specific changes to the Site Plan were discussed.
   3.2. These are shown as "clouds" on the site plan.

4. **Change - Indoor Storage**
   4.1. Added indoor storage as a conditional use for Lot 1.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT

5. **Change - Bosque Plaza Lane**
   5.1. Bosque Plaza Lane provides the connection between Coors Blvd. and La Orilla Rd.
   5.2. Concern was raised that this is not an appropriate connection from a major arterial and that this would create a bad precedent.
   5.3. The Applicant stated that this is a connection to a "premise" (not just the shopping center) so it would not create a bad precedent. The Plaza residents would comprise the "premise".
   5.4. The Applicant noted the Bosque Plaza Lane is a private road, so cannot be considered a "local road". Hence is it an acceptable connection to the nearby arterial, Coors Blvd.
   5.5. Attendees said they would need to research this further.

6. **Change - Winterhaven Rd.**
   6.1. Access from Winterhaven Road is pedestrian only. All attendee agreed this was desired.
   6.2. The Applicant suggested changing the language from "shall" to "is", to show the Winterhaven does not currently have a connection.
   6.3. After discussion an attendee suggested "shall remain" which the Applicant agreed with.

7. **Change - Floor Ratio**
   7.1. Increase the floor ratio to 1.0 from .96. This floor ratio with a two story building uses ½ of the lot.
   7.2. The applicant stated the increase allows "maneuvering room" to better design the building.

8. **Change - Landscape Plan**
   8.1. The landscape plan is now provided as a separate sheet.
   8.2. Originally there were standards for each lot. The City asked for landscape plan.
   8.3. There is no functional difference as far as the landscaping is concerned.
   8.4. An Attendee favored Kentucky bluegrass shown in the renderings, but the Applicant stated at the City would not approve it due to water usage. Other ground cover with a similar appearance would be used instead.

9. **Signage**
   9.1. Signage was discussed. The building could use up to 6% but will use less.
   9.2. There will be pedestrian signage on the SW corner and a larger sign for Guardian Storage.
   9.3. Nothing on the N or E side.
   9.4. No monument sign is envisioned.

10. **Drainage**
   10.1. There was considerable discussion of drainage, on the site and in the area.
   10.2. There is a drainage issue from the other side of Coors Blvd; that is hopefully being repaired by the Flix Brewery. The issue is not directly connected to this project.

10.2.1. Currently some water crosses Coors Blvd. and damages the connection to Winterhaven,
10.2.2. Flix Brewing is making changes which include a retention pond and a wall.
10.2.3. The water will be diverted to the river via Montano Plaza
10.3. The Applicant stated that for this project they will meet all drainage requirements when they apply for their site plan.
10.3.1. This includes a new federal standard, MS-4 designed to deal with oil and trash from parking lot surfaces. Albuquerque is a test city.
10.4. They will divert to the trench on the east side. A pipe will either move water, or percolate into ground, depending on the City engineering preference.
10.5. They may cover the trench.
10.6. They will deal with run-off from the roof.

11. Traffic and Trucks

11.1. Concern was raised about the ability of semi-trailers to turn and also the impact on traffic in the area.
11.1.1. An Attendee noted that the nearby Coors/La Orilla intersection is the second busiest in the area.
11.2. The Applicant stated that most of the trucks are smaller, 24' – 28'. At other comparable facilities they see 1-2 semis/year.
11.2.1. When a semi comes, they call ahead and arrangements are made about how to exit nearby streets, and how to park.
11.3. Attendees were concerned that Bosque Plaza Lane might be too small for semis.
11.3.1. It was noted that semis do come for restaurants nearby.
11.4. Attendees agreed that this use had less traffic than other potential uses.

12. Uses and Size

12.1. Attendees were concerned about the overall size of the building.
12.2. The Applicant agreed that it was larger than the other buildings in the area. There is one church nearby that is smaller and another that is larger.
12.3. The Applicant stated they added the retail component to work with the neighborhood to and have pedestrian uses.
12.4. An Attendee requested the Applicant provide benches on the north side, to create a more pedestrian friendly usage.
12.5. A gas station is another possible conditional use, but realistically would need to be on the corner to be successful.

13. Maintenance of Bosque Plaza Lane

13.1. A concern was expressed that Bosque Plaza Lane might not be maintained in the future, especially weeds.
13.2. The Applicant stated the shared arrangement is a standard throughout the city, and that it is very unlikely that the storeowners would let it deteriorate.

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT

14. Overall View

14.1. Attendees were asked overall if they had serious objections.

14.2. Attendees stated they felt they were trading off the size of the building for less traffic but it was the "lesser evil".

14.2.1. They also noted that the Applicant had worked with them.

14.3. Attendees did not state specific objections but clearly stated they would need to check with their associations prior to giving any endorsement of the project.

Next Steps: (see below)

Action Plan:

- Applicant will send information as requested to attendees.

Action Items: (no additional).

Application Hearing Details:

1. Hearing scheduled for January 12, 2017
2. 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
3. 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.
4. Resident Participation at Hearing:
   Written comments must be received by January 7 to be included in the planners report, and may be sent to: Maggie Gould mgould@cabq.gov 600 2nd St., 3rd floor, Albuquerque, NM, 87102
   OR
   Karen Hudson, Chair, EPC, c/o Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Names & Affiliations of Attendees:

Jim Strozier	Consensus Planning
Sal Perdomo	Consensus Planning
Judy Ortiz Aragon	Rio Oeste
Karen Knaughton	Taylor Ranch
Michele Wovm	Home Owner
Nita C. Day	LCDRII
Pat Gallagher	La Luz

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT

Rene Horvath	Taylor Ranch
Sandra Tinlin	Rio Oeste

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Hearing Date: Thursday, Jan. 12, 2017 **1004167**
Zone Atlas Page: E-12
Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: La Orilla and Coors – Southwest Corner

Applicant: **Guardian Storage/Paul Heoges**
7501 Holly Ave. NE
Albuquerque, New Mexico 87113

Agent: **Consensus Planning**
302 8th St.
Albuquerque, New Mexico 87102

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CARNES CHAPIN PATRICK & SANDRA L
6408 WINTERHAVEN RD NW
ALBUQUERQUE NM 87120

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

VILLAGE @ LA ORILLA LLC
2424 COLONEL CT DR
RICHMOND TX 77406

WAMAC LLC C/O ABRA ATTN: TAX
3028 SIDCO DR
NASHVILLE TN 37204

DEL CARMEN ENTERPRISES LLC
7009 PROSPECT AVE NE
ALBUQUERQUE NM 87110

CWD ENTERPRISES LLC
13015 DESERT MOON PL NE
ALBUQUERQUE NM 87111

MAMDANI TASNEEM T
9300 CACTUS TRL NW
ALBUQUERQUE NM 87114

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

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

RIVERSIDE PLAZA PARTNERS LLC
8080 NORTH CENTRAL EXPRESSWAY SUITE 880
DALLAS TX 75206

SAGEBRUSH COMMUNITY CHURCH
6440 COORS BLVD NW
ALBUQUERQUE NM 87120-2712

RIVERSIDE PLAZA PARTNERS LLC
8080 NORTH CENTRAL EXPRESSWAY SUITE 880
DALLAS TX 75206

RIVERSIDE PLAZA LTD CO
PO BOX 66180
ALBUQUERQUE NM 87193-6180

REID KEVIN L TRUSTEE REID RVT C/O REID & ASSOCIATES
6300 RIVERSIDE PLAZA LN NW SUITE 220
ALBUQUERQUE NM 87120

CFT NEW MEXICO DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD CA 91770

PARR THOMAS G & KRISTA M
6412 WINTER HAVEN RD NW
ALBUQUERQUE NM 87120

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

STIF BOSQUE LLC
9384 VALLEY VIEW DR NW
ALBUQUERQUE NM 87114

CHURCH OF CHRIST RIVERSIDE A NEW MEXICO NON PROFIT CORPORATION
3100 LA ORILLA RD NW
ALBUQUERQUE NM 87120-2504

SANDIA AREA FEDERAL CREDIT UNION ATTN: RICHARD ROGERS
PO BOX 18044
ALBUQUERQUE NM 87185-0044

SAGEBRUSH COMMUNITY CHURCH
6440 COORS BLVD NW
ALBUQUERQUE NM 87120

LOST & FOUND LLC
6330 RIVERSIDE PLAZA LN NW SUITE 100
ALBUQUERQUE NM 87120

SANCHEZ JENNIFER L & RICHARD E JR
4001 ZARZUELA AVE NW
ALBUQUERQUE NM 87120

DEL CARMEN ENTERPRISES LLC
7009 PROSPECT AVE NE
ALBUQUERQUE NM 87110

LA ORILLA GROUP LLC
6509 DAWN VIEW DR NE
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SHULL JIM W JR & CHRISTEN
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LOS RANCHOS NM 87114

MARCH ACM LLC
6236 WHITEMAN DR NW
ALBUQUERQUE NM 87120

CAMPBELL JOHN C & JOAN E CO-TRUSTEES
CAMPBELL FAMILY TRUST
8705 SPAIN NE
ALBUQUERQUE NM 87111

YOO JAMES J & HEE Y
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ALBUQUERQUE NM 87120

Alban Hills N.A. (ABH)
Patsy Nelson
3301 La Rambla NW
Albuquerque, New Mexico 87120

Alban Hills N.A. (ABH)
Lynne Scott
6419 Camino Del Arrebol NW
Albuquerque, New Mexico 87120

Rio Oeste H.O.A. (ROH)
Judy Ortiz-Aragon
4115 Palacio Real NW
Albuquerque, New Mexico 87120

Rio Oeste H.O.A. (ROH)
Sandra Tinlin
4105 Moncloa Ct. 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
Taylor Ranch N.A. (TRN) "R"
Rene Horvath
5515 Palomino Dr. NW
Albuquerque, New Mexico 87120

Taylor Ranch N.A. (TRN) "R"
Jolene Wolfley
7216 Carson Trl. NW
Albuquerque, New Mexico 87120

Consensus Planning
302 8th St. NW
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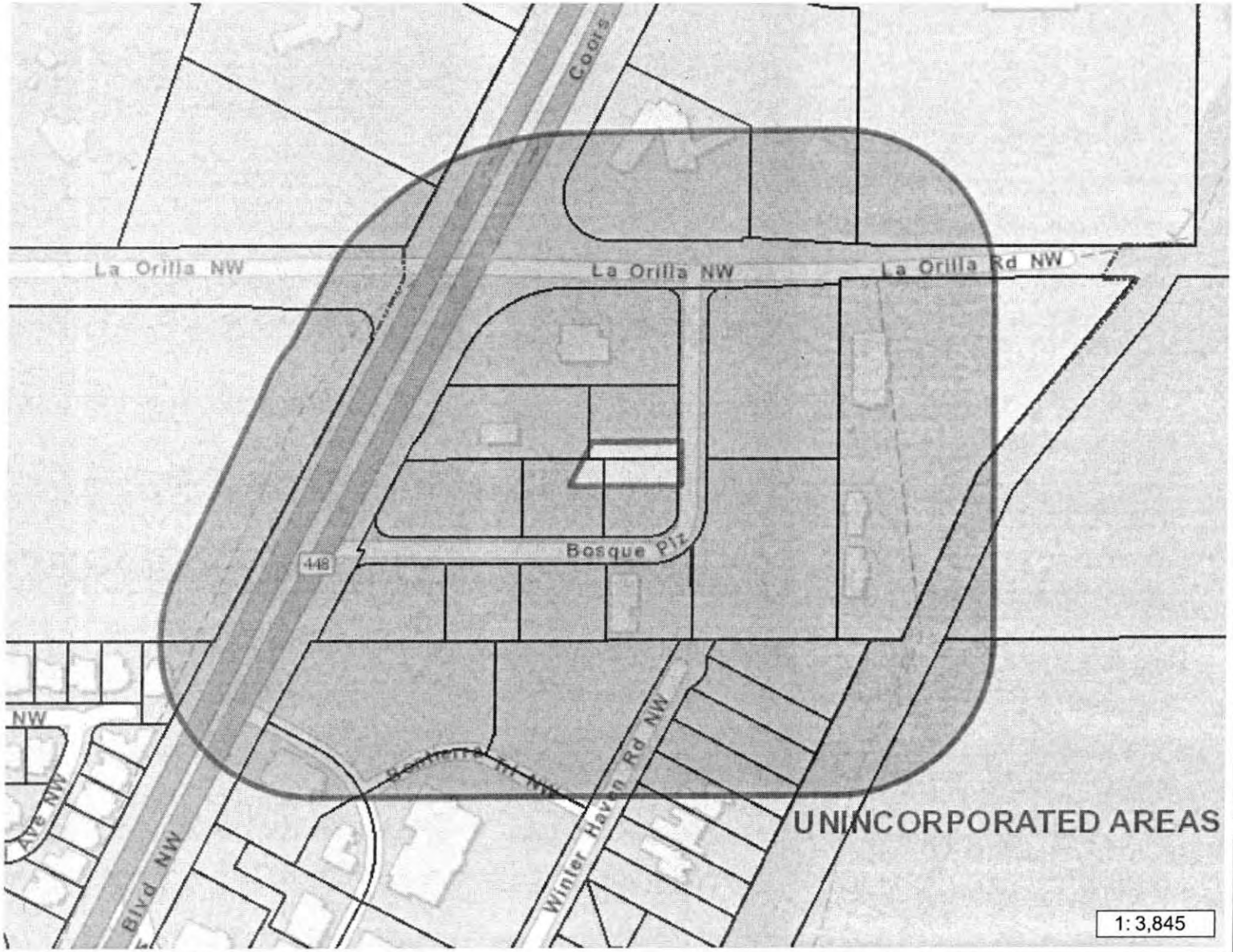

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Legend

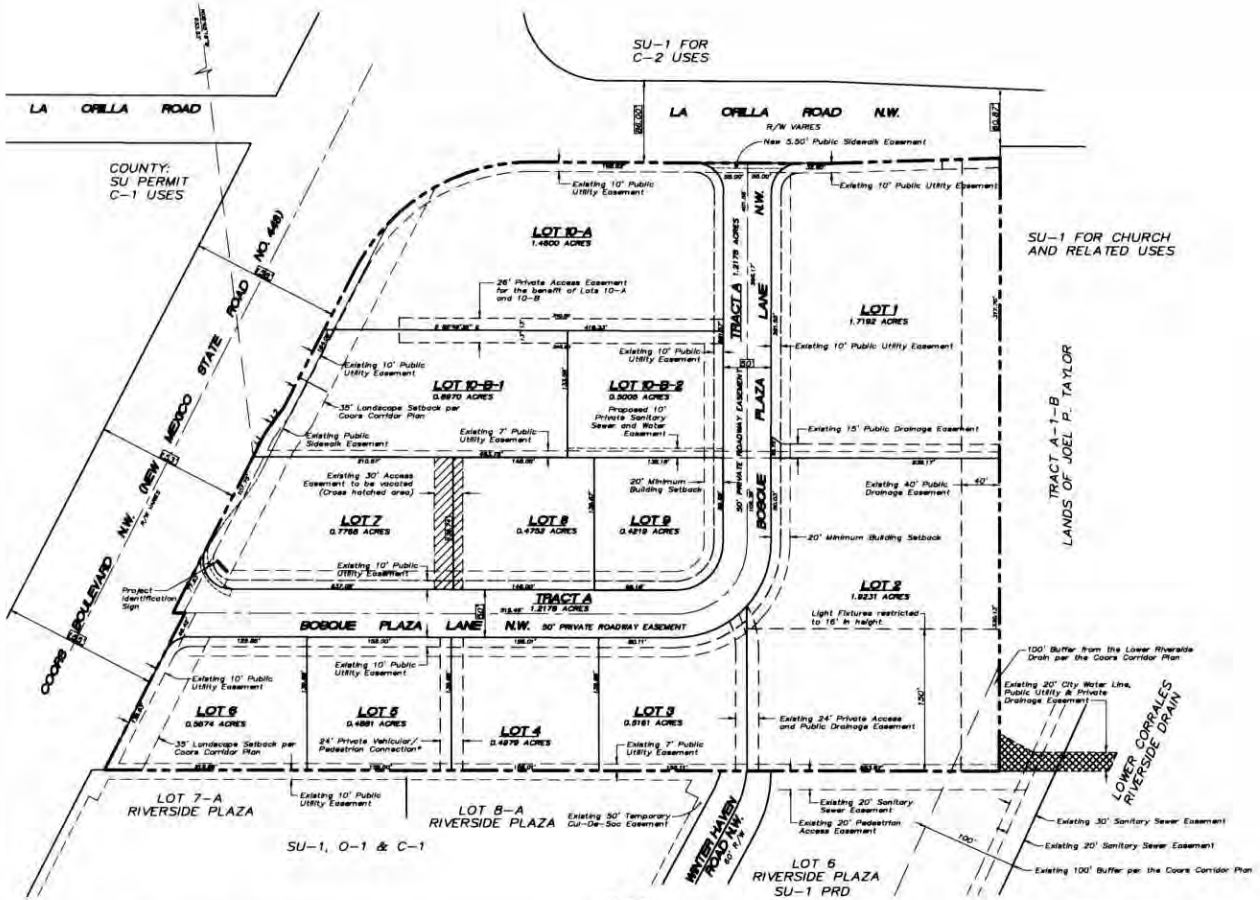
- Bernalillo County Parcels
- Municipal Limits
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

Notes

Buffer 282ft.

r.o.w Coors Blvd. 182ft.

SITE PLAN REDUCTIONS



REQUIRED INFORMATION - SITE PLAN FOR SUBDIVISION:

Site: 11.46 acres zoned C-1 (SC) and contains 11 existing lots and Tract A for Bosque Plaza Lane, an existing private road.

Proposed Use: Retail - Neighborhood Commercial consistent with the C-1 (SC) regulations:
Only two fast food drive-up service windows are permitted and shall require approval of a conditional use permit, pursuant to the City of Albuquerque Comprehensive Zoning Code.
One additional drive-thru facility shall be permitted for a financial institution.
No outdoor storage is permitted.
Wireless telecommunication facilities shall not be permitted.
In accordance with the C-1 zone, this plan recognizes that indoor storage is a conditional use, but shall be restricted to Lot 1 only, (shall meet the C-1 Conditional Use requirements and subject to approval by the Zone Hearing Examiner).

Pedestrian and Vehicular Ingress and Egress: The Bosque Plaza Design Standards and Pedestrian Plan contain information regarding pedestrian and vehicular ingress and egress to the site.

Access: The primary access to the Bosque Plaza shopping center is from Coors Boulevard, which is identified as a Major Arterial on MRCOG's Roadway Functional Classification Map, and is Coors Road. Bosque Plaza Lane (a private roadway) provides direct access from all Bosque Plaza lots to Coors Boulevard.

Roadways: Bosque Plaza Lane is an existing 50 foot private easement that provides access to all lots within the shopping center. Cross-access agreements exist within Bosque Plaza and are filed in the Bosque Plaza Declaration of Easements, Covenants and restrictions (see note Sheet 1).

Pedestrian access: Access shall be accommodated through the development of City standard sidewalks on all abutting roadways and per the Bosque Plaza Pedestrian Plan found on Sheet 3.

Maximum Building Height: Maximum building height shall be pursuant to the City C-1 Zone (26-feet) and shall comply with the Coors Corridor Sector Development plan (CCSDP) view preservation requirements for Segment 3.

Minimum Building Setback: Building setback minimums shall be pursuant to the City C-1 Zone, this Site Plan for Subdivision, and the Coors Corridor Plan. A 35-foot landscape buffer is required adjacent to Coors Boulevard.

Maximum Floor Area Ratio: Retail - .30, Office - .40, Indoor Storage - 1.0

Landscape Plan: Landscaping shall be consistent with the City Zoning Code, Water Conservation Ordinance, and Pollen Ordinance. A 10 foot landscape buffer is required adjacent to the residential area to the south and east of the subject site (known as the "Preserve"). Street Trees are required on Coors Boulevard and La Orilla in accordance with the Street Tree Ordinance. Maintenance of the landscaping and irrigation system shall be the responsibility of each individual Lot Owner. Gravel is allowed to be used, but will not be used as a primary ground cover, only to bridge gaps between plants and as an accent in the landscaping beds. Landscape areas over 36 square feet in size shall be covered with living vegetative material over at least 80% of the required landscape area. High-water use turf is prohibited. All planting areas will be maintained in a living, attractive, and weed free condition. Underground irrigation systems are required and shall consist of a fully automated sprinkler/drip irrigation system to irrigate trees, shrubs, and groundcover planting areas.

Lighting: Lighting shall be fully shielded and consistent with the Coors Corridor Plan lighting regulations. The height of pole-mounted lights will not exceed 20-feet from the grade of the parking lot. Lights within 150 feet of the adjacent residential area shall be limited to 16 feet in height and provide additional shielding on the residential side of the fixture.

Signage: One project identification sign will be permitted for the shopping center, which will be located on Lot 7, and building mounted signage shall be limited to 6% of the building facade to which it is applied and subject to the restrictions (Sheet 2).

SITE VICINITY

NORTH

PROJECT NUMBER: 1004167
Application Number: _____

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes (X) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

NOTE

Sold Lots 1 through 10A, B and C and Tract A are subject to all restrictions, conditions and requirements as set forth in that certain "BOSQUE PLAZA DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS", filed in the office of the County Clerk of Bernalillo County, New Mexico on the 28th day of July, 2004 in Book A81, Page 3448.

**Coordination with Lots 7A and 8 in the Riverside Plaza will be required to accommodate the vehicular/pedestrian connection between lots 4 and 5 and Bonitaria Trail. That adjustments shall be determined in conjunction with the Site Development Plans for Building Permit.*

△ December 16, 2016: Recognizes Indoor Storage as a conditional use (Lot 1), addition of a specific FAR for Indoor Storage up to 1.0, addition of new Landscape Plan sheet 1b, and additional design standards for larger buildings (sheet 3).

Replaces original approval: Z-87-69, July 21, 1987
PROJECT NUMBER: 1004167
Application Number: ~~06DRB-01197~~ 06DRB-01567

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated July 20, 2006, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes (X) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	10-4-06 Date
Water Utility Department	10/4/06 Date
Parks and Recreation Department	10/4/06 Date
City Engineer	10/4/06 Date
Solid Waste Management	N/A Date
DRB Chairperson, Planning Department	10/4/06 Date

SITE PLAN FOR SUBDIVISION
BOSQUE PLAZA

Prepared for:
La Orilla Group LLC
5445 Edith NE
Albuquerque, NM 87107

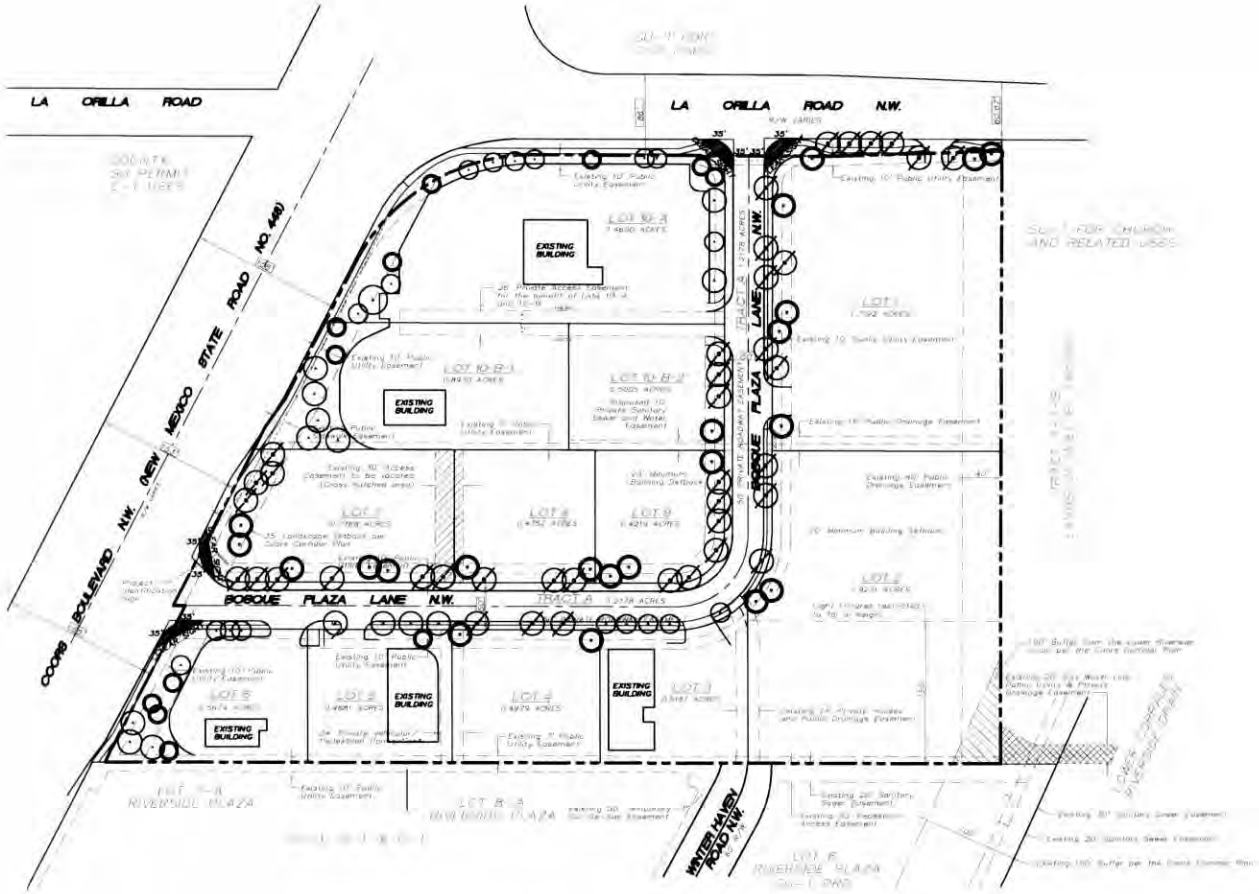
Prepared by:
Consensus Planning, Inc.
302 Eighth Street SW
Albuquerque, NM 87102

Scale 1" = 60'

north 30 0 60 120

CONSENSUS PLANNING

October 03, 2006



GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN
ALL LANDSCAPE WILL COMPLY WITH THE BOSQUE PLAZA SITE PLAN FOR SUBDIVISION LANDSCAPE DESIGN STANDARDS.

LANDSCAPING SHALL BE CONSISTENT WITH THE CITY ZONING CODE, WATER CONSERVATION ORDINANCE, AND POLLEN ORDINANCE. STREET TREES ARE REQUIRED ON LA ORILLA IN ACCORDANCE WITH THE STREET TREE ORDINANCE. STREET TREES ARE REQUIRED ON BUILDING PERMIT PLANS PER THE SITE PLAN FOR SUBDIVISION. MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER. GRAVEL IS ALLOWED TO BE USED, BUT WILL NOT BE USED AS A PRIMARY GROUND COVER. ONLY TO BRIDGE GAPS BETWEEN PLANTS AND AS AN ACCENT IN THE LANDSCAPING BEDS. LANDSCAPE AREAS OVER 36 SQUARE FEET IN SIZE SHALL BE COVERED WITH LIVING VEGETATIVE MATERIAL OVER AT LEAST 80% OF THE REQUIRED LANDSCAPE AREA. HIGH-WATER USE TURF IS PROHIBITED. ALL PLANTING AREAS WILL BE MAINTAINED IN A LIVING, ATTRACTIVE, AND WEED FREE CONDITION. UNDERGROUND IRRIGATION SYSTEMS ARE REQUIRED AND SHALL CONSIST OF A FULLY AUTOMATED SPRINKLER/DRIP IRRIGATION SYSTEM TO IRRIGATE TREES, SHRUBS, AND GROUNDCOVER PLANTING AREAS.

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF EACH PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE
LANDSCAPING AND SIGNAGE 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 THE AREA.**

WATER HARVESTING
SEE INDIVIDUAL BUILDING PERMIT GRADING AND DRAINAGE PLANS FOR DETAILS ON STRATEGY TO CAPTURE THE FIRST .44" OF FIRST FLUSH RAINFALL.

LANDSCAPE AREA COVERAGE
SEE INDIVIDUAL BUILDING PERMIT PLANS FOR PROVIDED LANDSCAPE AREA COVERAGE.

LANDSCAPE LIVE VEGETATIVE COVERAGE
THE BOSQUE PLAZA DESIGN STANDARDS SPECIFY LANDSCAPE AREAS TO HAVE LIVE VEGETATIVE MATERIAL COVERING 80% OF THE REQUIRED LANDSCAPE AREA. THIS PROJECT WILL MEET THIS REQUIREMENT.

PARKING LOT TREES
SEE INDIVIDUAL BUILDING PERMIT PLANS FOR PROVIDED PARKING LOT TREES.

STREET TREES
STREET TREE REQUIREMENTS SPECIFY THAT ONE TREE IS REQUIRED FOR EACH 25' OF PUBLIC OR MAIN ACCESS ROADWAY FRONTAGE, LESS DRIVEWAYS.

LOT 1 FRONTAGE IS 484'
STREET TREES REQUIRED 19
STREET TREES PROVIDED 19

LOT 2 FRONTAGE IS 132'
STREET TREES REQUIRED 5
STREET TREES PROVIDED 5

LOT 3 (EXISTING) FRONTAGE IS 133'
STREET TREES REQUIRED 5
STREET TREES PROVIDED 5

LOT 4 FRONTAGE IS 124'
STREET TREES REQUIRED 5
STREET TREES PROVIDED 5

LOT 5 (EXISTING) FRONTAGE IS 120
STREET TREES REQUIRED 5
STREET TREES PROVIDED 5

LOT 6 (EXISTING) FRONTAGE IS 163'
STREET TREES REQUIRED 11
STREET TREES PROVIDED 11

LOT 7 FRONTAGE IS 379
STREET TREES REQUIRED 15
STREET TREES PROVIDED 15

LOT 8 FRONTAGE IS 118
STREET TREES REQUIRED 5
STREET TREES PROVIDED 5

LOT 9 FRONTAGE IS 202'
STREET TREES REQUIRED 9
STREET TREES PROVIDED 9

LOT 10-A: EXISTING VILLAGE INN LANDSCAPE WAS DEVELOPED PRIOR TO THIS SITE PLAN.

LOT 10-B-1 (EXISTING) FRONTAGE IS 198'
STREET TREES REQUIRED 7
STREET TREES PROVIDED 7

LOT 10-B-2 FRONTAGE IS 120'
STREET TREES REQUIRED 4
STREET TREES PROVIDED 4

NOTES
1. PROPOSED STREET TREE LAYOUT IS SCHEMATIC. TREE LOCATIONS WILL BE FINALIZED WITH LOCATION OF FUTURE DRIVEWAYS AND DETAILED LANDSCAPE PLANS FOR INDIVIDUAL LOTS.
2. THIS LANDSCAPE PLAN ONLY APPLIES TO LOTS 1, 2, 7-9, AND 10-B2.

PLANT LEGEND

SYMBOL	DESCRIPTION COMMON NAME/BOTANICAL NAME (WATER USE)
EXISTING TREES	
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
PROPOSED TREES	
	PROPOSED DECIDUOUS TREE DESERT WILLOW/CHILOPSIS LINEARIS (L), NEW MEXICO LOCUST/ROBINIA NEOMEXICANA (L), ARIZONA ASH/FRAXINUS OXYCARPA 'RAYWOOD' (M), CHINESE PISTACHE/PISTACIA CHINENSIS (M), UNITA PALO FLUPSIS X CATALPA (M), GOLDENRAIN TREE/KOELREUTERIA PANICULATA (M), CHASTE TREE/VITEX AGNUS-CASTUS (M)
	PROPOSED EVERGREEN TREE AUSTRIAN PINE/PINUS NIGRA (M), EASTERN RED CEDAR/JUNIPERUS VIRGINIANA (M), ARIZONA CYPRESS/CUPRESSUS ARIZONICA (M)

LANDSCAPE PLAN
BOSQUE PLAZA

Prepared for:
La Orilla Group LLC
5445 Edith NE
Albuquerque, NM 87107

Prepared by:
Consensus Planning, Inc.
302 Eighth Street SW
Albuquerque, NM 87102

Scale 1" = 60'

north 30 0 60 120

CONSENSUS PLANNING

December 1, 2016

Sheet 1b of 3

BOSQUE PLAZA DESIGN STANDARDS

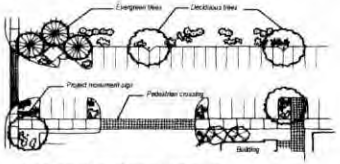
The purpose of these Design Standards is to provide a framework to assist developers and designers to understand the goals and objectives to create a high quality commercial development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired. These standards are to be used as a supplement to the City of Albuquerque Zone Code and other pertinent City ordinances and applicable Plans, including the Coors Corridor Sector Development Plan. These standards shall apply to all properties within the Bosque Plaza Shopping Center.

A. LANDSCAPE CONCEPT

The development of an overall landscape concept will establish a framework that unifies the individual sites within Bosque Plaza. To achieve a unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies (Water Conservation and Plant Ordinance). The landscape concept and the selection of the proper plant materials are extremely important as strong unifying elements for the project.

The following are minimum standards for the development of specific site landscape plans:

1. A mix of evergreen (coniferous and deciduous trees) shall be used within parking areas and within the required 35 foot landscape setback adjacent to Coors Boulevard.
2. A landscape strip of no less than 10 feet shall be maintained between a parking area and Bosque Plaza Lane.
3. **Seventy-five percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least** 25 feet.
4. A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with streetside exposure.
5. Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction.
6. Landscape areas over 36 square feet in size shall be covered with living, vegetative material over at least 80% of the required landscape area. High water use turf is prohibited.
7. **One tree is required for each twenty-five linear feet of public or main access roadway. The required trees shall be informally** clustered with not more than a 35-foot gap between groupings and shall have a 60/40 mix of deciduous to evergreen trees.
8. Off-Street parking areas shall have one tree for every 10 parking spaces, and shall be distributed such that at least one tree is planted for every 15 linear parking spaces.



Off-street parking areas shall have one tree per every 10 parking spaces.

9. Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper or be 10 to 12 feet in height, and shrubs and groundcovers shall be a one gallon container or larger.
10. An automatic underground irrigation system is required to support all landscaping. Irrigation components shall be checked **periodically to ensure maximum efficiency.**
11. All planting areas shall have a top dressing of crushed rock, river rock, or similar materials, which extends completely under the plant material. Bark shall only be utilized as mulch, not as a permanent form of ground-cover.
12. Live plant materials shall be used extensively in all landscaped areas. Gravel, colored rock, bark, and similar materials are not acceptable as groundcover.
13. **All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the owner in a living, attractive conditions. All areas shall be maintained free of weeds through the use of chemical spray or pervious filter material.**
14. Xeriscape principles of design shall be applied to all landscape areas including the use of drought tolerant plant materials and water harvesting areas where practical.
15. Planter boxes and shade tree planting areas shall have a minimum size of 6'x6' (36 square feet).
16. **Parking lots shall be landscaped with a minimum of 20% of the parking lots area. Parking lot landscaping shall be defined** as planting areas within the parking lot and within six feet of the perimeter of the parking lot.
17. The Coors Corridor Plan: Policies 4b, 3 and 4 require site landscaping and front landscaping on the street yard. Policy 4 **specifically requires a limited palette of landscape materials. The following is the plant palette for the shopping center divided** by location.

Coors Boulevard frontage/buffer:

Common Name	Botanical Name	Water Use	Pollen
Trees:			
Desert Willow	Chilopsis linearis	Low	Low
New Mexico Olive	Forestiera neomexicana	Low	Low
Raywood Ash	Fraxinus oxycarpa 'Raywood'	Med	Allowed
Chinese Pistache	Pistachia chinensis	Med	Low
Chitalpa	Chilopsis x catalpa	Med	Low
Shrubs:			
Chamisa	Chrysothamnus nauseosus	Low	Low
Curl Leaf Mountain	Mahogany Cercocarpus ledifolius	Low	Low
Dwarf Coyotebush	Baccharis 'Starn Thompson'	Low	Low
Dwarf Turpentine Bush	Ericameria laricifolia	Low	Low
Three Leaf Sumac	Rhus trilobata	Low	Low
Russian Sage	Perovskia atriplicifolia	Med	Low
Butterfly Bush	**Buddleia davidi**	**Med**	**Low**
Ornamental Grasses:			
Threadgrass	Nassella tenuissima	Low	Low
Desert Accents:			
Banana Yucca	Yucca baccata	Low	Low
Red Flowering Yucca	**Hesperaloe parviflora**	**Low**	**Low**
Vines:			
Honeysuckle	Lonicera sempervirens	Med	Low

Parking lots and Sites:

Common Name	Botanical Name	Water Use	Pollen
Trees:			
Bosnian Pine	Pinus heldreichii	Med	Low
Goldenrain Tree	Koelreuteria paniculata	Med	Low
Raywood Ash	Fraxinus oxycarpa 'Raywood'	Med	Allowed
Escarpement Live Oak	Quercus fusiformis	Med	Moderate
Chaste Tree	Vitex agnus-castus	Med	Low
Afghan Pine	Pinus eldarica	Med	Low
Chinese Pistache	Pistachia chinensis	Med	Low
Chitalpa	Chilopsis x catalpa	Med	Low
Shrubs:			
Blue Mist Spirea	Caryopteris x clandonensis	Low-Med	Low
Cherry Sage	Salvia greggii	Low-Med	Low
Curl Leaf Mountain	Mahogany Cercocarpus ledifolius	Low	Low
Dwarf Coyotebush	Baccharis 'Starn Thompson'	Low	Low
Three Leaf Sumac	Rhus trilobata	Low	Low
Russian Sage	Perovskia atriplicifolia	Med	Low
Butterfly Bush	**Buddleia davidi**	**Med**	**Low**
Ornamental Grasses:			
Bear Grass	Nolina macrocarpa	Low	Low
Regal Mist Muhly Grass	Muhlenbergia capillaris	Med	Low
Desert Accents:			
Banana Yucca	Yucca baccata	Low	Low
Red Flowering Yucca	**Hesperaloe parviflora**	**Low**	**Low**
Vines:			
Honeysuckle	Lonicera sempervirens	Med	Low

B. SETBACKS

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways, screening devices, and landscape improvements (refer to Landscape Standards). These measures are taken to ensure the aesthetic appeal of Bosque Plaza.

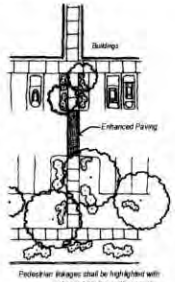
In order to comply with the Coors Corridor Sector Development Plan and create a pedestrian friendly environment along Bosque Plaza Lane, buildings shall be located on each site according to the following setback dimensions:

a. 35 feet minimum from the Coors Boulevard R.O.W. per the Coors Corridor Sector Development Plan
b. 20 feet minimum and 54' maximum adjacent to Bosque Plaza Lane.
c. 0 or 5 feet maximum from internal lot lines in order to encourage continuous building facades.

C. PARKING AND CIRCULATION

To create an aesthetically pleasing center, parking areas and pedestrian connections shall be designed as follows:

1. The maximum allowed parking shall be equal to the required parking (plus 10% unless approval by the Planning Director.
2. ADA compliant parking shall be located adjacent to the building entry.
3. **For office and commercial buildings, pedestrian crossings shall be a minimum width of 6 feet. They shall be clearly demar**cated with textured, colored concrete (with the exception of any existing crosswalks on Lot 10-A) and shall be provided where pedestrian paths cross vehicular entrances and drive aisles. Shaded pedestrian access shall be provided, including a clear 6 foot-wide path with adjacent trees spaced approximately 25 feet on center with planters that have a minimum interior dimension of 6 feet square (or equivalent).
4. **For office and commercial buildings, a shaded sidewalk that is a minimum of 15 feet wide shall be provided along the entrance** side of the building. For all other buildings, a standard sidewalk that is a minimum of 10 feet wide shall be provided along the entrance side of the building. Shade shall be provided at intervals of approximately 25 feet on center in planters with a minimum interior dimension of 6 six square feet square (or equivalent). Sidewalks shall be provided adjacent to and along the full length of the buildings in compliance with Section 14-16-3-1(G)(4) of the Zoning Code.
5. **For office and commercial** buildings shaded patio space with outdoor seating shall be provided. The patio shall have adequate shading provided by trees and/or shade structure that integrates with building architecture.
6. Restaurants shall have outdoor patio seating and dining.
7. Convenient and direct connections shall be provided from each building to the internal circulation system and to adjacent roadways, sidewalks, and between adjacent buildings/lots.
8. Bicycle racks shall be conveniently located near building entrances, but not within pedestrian pathways or landscaped areas.
9. Motorcycle parking shall be provided at a minimum of 1 space per 25 vehicle spaces.
10. **Vehicular and pedestrian conflicts shall be minimized.**
11. Separate vehicle and pedestrian access shall be provided to individual lots.
12. All crosswalks and internal (within the lots) crosswalks shall be enhanced and **textured paving, which shall be defined as textured,** colored concrete.



Pedestrian linkages shall be highlighted with enhanced paving and/or signage.

D. SCREENING WALLS AND FENCES

All walls shall be designed to comply with the Wall Regulations contained in the Comprehensive City Zoning Code. The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. When the site orientation causes service functions to face Coors Boulevard, the service area shall be screened with a four-foot fence.

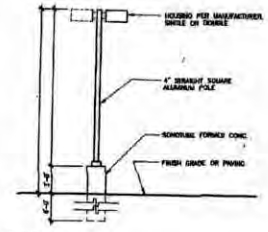
The following are standards to ensure effective screening of negative elements:

Screen parking areas with a combination of plant materials, walls, and earthen berming.

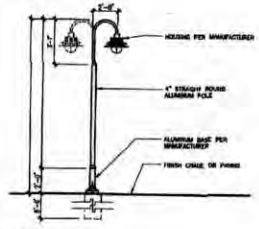
1. All parking areas shall be screened from adjacent streets with a combination of plant materials, walls, and earthen berming. Such screening shall have a minimum height of 3 feet. Screening is not required where the parking area is 3 feet below street grade.
2. All outdoor refuse containers shall be screened within a minimum 6 foot tall masonry enclosure, which is large enough to contain all refuse generated between collections.
3. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the building with compatible materials and colors utilized. Refuse enclosures shall include gates.
4. Outdoor storage areas are prohibited.
5. Chain link, barbed wire, and concertina wire are not allowed in Bosque Plaza.
6. Security fences (for example, at back loading areas) cannot exceed four feet in height if the area is not incorporate into the building's architectural design. If the area appears to be an extension of the building (similar materials and color), the height is limited to 15.
7. Walls and fencing must be compatible with building architecture in terms of materials, colors, etc.
8. **No unfinished, flat-face** CMU walls are permitted.

E. LIGHTING STANDARDS

1. **General**
   a. All lighting placement, safety, and illumination standards shall comply with the state and local regulations, provisions of the State of New Mexico's Night Sky Ordinance and the Coors Corridor Plan.
   b. **All light fixtures shall be fully shielded horizon**tal lamps with no light, lens, or bulb protruding **below the bottom of the cut-off fixture in order** that no fugitive light shall escape beyond the property line and no site lighting light source shall be visible from the site perimeter.
   c. Exterior elevations of any building fronting a street are encouraged to be lighted to enhance the identity of the building and to illuminate street addresses.
   d. High-pressure sodium lighting is prohibited.
   e. No uplighting permitted from free-standing or **building-mounted fixtures or signs.**
   f. Light poles within 25 feet of Bosque Plaza Lane shall be the same as (internal street lights used in Riverside Plaza.
2. **Height**
   a. 16 feet for all walkways and entry plazas.
   b. 20 feet for street lights and parking area lights (restricted to 16 feet within 150 feet of residential). The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.



Sample of Parking Lot Light



Sample of Internal Street Light

F. SIGNAGE STANDARDS

The signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within Bosque Plaza and are pursuant to the Coors Corridor Plan. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors, to provide circulation requirements and restrictions, to provide for public safety, and, to complement the visual character of the development.

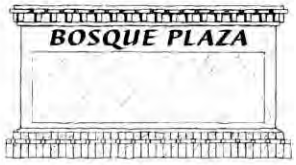
Bollard lights

Wall pocket lights

Area lighting shall be used to highlight public spaces and walkways.

Signs at Bosque Plaza are limited to wall signs and free-standing monument signs. The following are general guidelines for signage design and placement:

1. **General**
   a. All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
   b. All elements of a sign shall be maintained in a visually appealing manner.
   c. No sign shall overhang into the public right-of-way or extend above the building roof line.
   d. Lots adjacent to the internal roadway shall have either one free-standing business/monument sign or one building mounted sign facing the roadway.
2. **Free-Standing Signs**
   a. Bosque Plaza is allowed one Project Entry signs at the access point on Coors Boulevard (NE corner of Bosque Plaza Lane and Coors Boulevard). The height of the free-standing Project Entry sign shall not exceed 8 feet. The size of the sign face shall not exceed 75 square feet, with a total of 10 items of information.
   b. Free-standing signs shall not require any external bracing, angle-iron supports, guy wires or similar devices.
   c. Monument sign design shall integrate with building architecture.
   d. Monument signs are also permitted for properties along Bosque Plaza Lane and shall not exceed 3 feet in height and 15 square feet in sign face area.



Sample Project Entry Sign

3. **Building-Mounted Signs**
   a. Individual building-mounted signs shall have an area not to exceed 6% of the facade to which it is applied.
   b. The height of a building-mounted sign shall not exceed the height of the wall to which it is attached.
   c. No signage permitted on east sides for buildings on Lots 1, 2, and 3 and south sides for buildings on Lots 2, 3, 4, 5, and 6.
4. **Prohibited Signs**
   a. No off-premise signs are allowed.
   b. **No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights (including search**lights used for promotional events).
   c. **Signs that are portable, fixed on a moveable stand, self-supporting without being firmly embedded in the ground, sup**ported by other objects, mounted on wheels or moveable vehicles, or easily moveable in any manner are prohibited.
   d. Signs located on rocks, trees, or other natural features are prohibited.
   e. Vinyl banner signs, vehicles used as sign mediums, roof mounted signs, and time/temperature signs are prohibited.

DESIGN STANDARDS

BOSQUE PLAZA

Prepared for:
La Orilla Group, LLC
5445 Edith Boulevard NE
Albuquerque, NM 87107

Prepared by:
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

September 6, 2006

G. SITE / ARCHITECTURAL OBJECTIVES

1. **Site**

The creation of an active pedestrian environment at Bosque Plaza is dependent upon creative site and architectural design. Individual sites within Bosque Plaza shall be linked together and to the surrounding neighborhoods. The relationship between the buildings and the street shall be key to providing a pedestrian oriented development.

a. Parking areas shall be designed so that pedestrians walk parallel to moving cars. Site layout shall minimize the need for pedestrians to cross parking aisles and landscaped islands.

b. Pedestrian linkages shall be clearly visible and highlighted with enhanced paving.

c. Parking areas shall be designed to include a pedestrian link to the street sidewalk network.

d. All pedestrian paths shall be designed to be accessable to the handicapped (See Americans with Disabilities Act criteria for barrier free design).

e. Pedestrian access and circulation shall provide direct connections from sidewalks to building entrances that minimize **pedestrian/vehicular conflicts. All pedestrian ways and paths shall be at least 6 foot clear and lined with shade trees in 6' x 6' (36 square feet) planters, spaced 25 feet on center.**

f. Only two drive-up service windows for fast food restaurants shall be permitted within Bosque Plaza. Drive-up service windows for fast-food restaurants shall require approval of a conditional use permit, pursuant to the City of Albuquerque Comprehensive Zoning Code. When determining the appropriateness of a drive up service window, the following criteria shall be examined:

1. No drive up service window shall face Coors Boulevard.
2. The drive up service window and stacking lane shall be screened from public view and shall be integrated with the architecture of the building it serves.
3. A pedestrian crossing across the stacking lane shall be demarcated and shall be clearly visible and highlighted with enhanced paving.
4. No drive up service window shall be placed within 150' of any residential zoning district.

g. One additional drive-thru facility shall be permitted for a financial institution.

h. No cell phone towers shall be permitted.

2. **General Building Elements**

a. Buildings and structures erected within the site shall comply with all applicable zoning and building code requirements as well as other applicable codes.

b. Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Finished building materials must be applied to all exterior sides of buildings and structures.

c. The staggering of planes and/or distinct articulation of building facade is required along an exterior wall elevation to create pockets of light and shadow, providing relief from monotonous expanses of individual facades.

d. Windows and doors shall relate to the scale of the elevation on which they appear. The use of recessed openings helps to provide depth and contrast on elevation planes.

e. The top of all rooftop equipment shall be below the top of parapet.

3. **Architectural Style, Materials, and Colors**

The architectural objective is to create a site that is visually integrated through the use of architectural styles and similarities of scale, proportion, massing, and color.

a. All out buildings and canopies shall be architecturally integrated and compatible in material and design.

b. Architectural styles are limited to Territorial and Territorial Revival only as described below.

1. **Territorial Design: flat-roofed, often with brick coping edging the parapet; earth-toned, usually one story; can be at** least two rooms deep; office with a central hallway; multi-paned windows. Details include classic pedimented lintels over windows and doors; main entries with sidelights, sometimes shutters; and portales with squared, often chamfered, posts and rio corbels. The Territorial architectural style began to develop after the opening of the Santa Fe Trail and roughly coincides with the historical period when New Mexico was a US territory.

Sample of Territorial Design

2. Territorial Revival: based on the fusion of New Mexican buildings with American trim developed when New Mexico **became a territory; always flat-roofed with brick coping along the parapet; light-colored walls; and multi-paned windows.** Details include classical wood trim (or metal, concrete, or other low maintenance material that is designed to have the appearance of wood), including shutters; awnings; pedimented lintels and squared porch posts, with sidelights and top lights at main entry.

3. Territorial Style Elements for larger buildings (Only applicable to Lots 1). It is understood that the height and massing of a larger building, necessitates a custom approach to the architectural design. Key elements shall include:

- Brick Coping along the top of the parapet;
- Building entry highlighted with a shade canopy/portal (white);
- Store front windows are permitted and shall have white trim;
- Wainscoting is required and shall be brick;
- Primary color shall be light brown;
- Night lighting shall be muted during non-business hours; and
- Retail shall be provided at street level (approximately 1,000 sf.).

Conceptual Indoor Storage Facility (Lot 1 - NE Perspective)

Conceptual Indoor Storage Facility (Lot 1 - SW Perspective)

c. Shade structures (awnings, trellis, canopies) are permissible as an accent detail, provided that they are architecturally compatible to the building to which they are applied; shall be limited to colors that match the brick trim on buildings, and shall be made of materials that have a cloth-like appearance.

d. Stucco shall be used as the primary surface treatment.

e. The primary building colors shall be limited to warm medium browns (El Rey Stucco, Adobe 116 or equivalent) and beiges **(El Rey Stucco, Sand 103 or equivalent). The middle range of reflectance is intended to avoid very light and very dark** colors.

f. No generic franchise building elevations are permitted.

g. Architectural features or elements of a building shall be subject to the Coors Corridor Sector Development Plan View Preservation regulations (See Section J).

h. Wainscoting shall be made of brick, stained concrete, real stone, cultured stone, or stucco. Colors shall be limited to red-brown, light brown or medium brown.

4. **Prohibited Building Elements**

a. No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.

b. No plastic or vinyl building panels, awnings, or canopies are permitted. Awnings and canopies shall be fabric integrated with building architecture, color scheme, and signage.

c. No flags or other corporate decorations are permitted.

d. Highly reflective surfaces (other than windows), exposed, untreated precision block walls, and materials with high main-tenance requirements are undesirable and shall be avoided.

H. UTILITIES

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of Bosque Plaza:

1. All new electric distribution lines shall be placed underground.

2. **When an above-ground backflow prevention device is required, the heated enclosure shall be constructed of materials com-patible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are** used they shall be appropriately screened from view by walls and/or landscaping.

3. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and vegetation when viewed from the public right-of-way.

I. CODE COMPLIANCE

This Site Development Plan for Subdivision will comply with all requirements of the City and the Coors Corridor Sector Development Plan.

J. VIEW PRESERVATION

All buildings within the Bosque Plaza shopping center shall comply with the Coors Corridor Sector Development Plan (View Preservation for Corridor Segments 3 and 4). The procedures to ensure view preservation shall be followed as outlined within the Coors Corridor Sector Development Plan.

1. Bosque and mountain views shall be maintained from the site in accordance with the Coors Corridor Sector Development Plan view preservation regulations and shall generally be available from semi-public locations such as patios, outdoor seating areas and intersections. The design of these features shall ensure that views are preserved and even enhanced.

K. SIDEWALKS / BIKEWAYS

To encourage and enhance the pedestrian nature of Bosque Plaza, sidewalks and/or bikeways are required in certain areas as an integral element of the streetscape. Pedestrian connections shall be provided to physically connect the parcels adjacent to Coors Boulevard.

1. Sidewalks shall be provided along the interior private drive at a minimum of 6 foot in width and shaded by trees planted 25 feet on center.

2. Access to the Bosque trail system shall be from La Orilla.

3. A sidewalk shall be provided along Coors Boulevard, which will connect to Bosque Plaza at several points. The Coors Corridor Plan encourages both pedestrian and bikeways facilities and it is the intent to provide these facilities. The following Pedestrian Plan illustrates the connectivity and pedestrian orientated environment that Bosque Plaza will provide.

4. To mitigate instance of pedestrian/vehicle conflict, a pedestrian trail shall be provided from Bosque Plaza Lane into each lot.

5. Coordination with Lots 7A and 8A in the Riverside Plaza will be required to accommodate the pedestrian connection between lots 4 and 5 and Bonterra Trail.

6. A pedestrian access similar to that on Lot 6 shall be provided to Coors Boulevard from Lot 10-B, which is approximately the mid-point of Bosque Plaza frontage along Coors Boulevard.

L. PEDESTRIAN PLAN

To encourage and enhance the pedestrian nature of Bosque Plaza, the adjacent Pedestrian Plan is added to demonstrate the pedestrian connections to and from the site and the connections within the site that will provide for pedestrian movement.

1. The Primary Pedestrian Network is illustrated along Coors Boulevard and La Orilla Road. This provides for access along Coors Boulevard and La Orilla Road, toward the Bosque. This Primary Pedestrian Network also provides necessary connections to individual properties along Coors Boulevard, in addition to Bosque Plaza Lane.

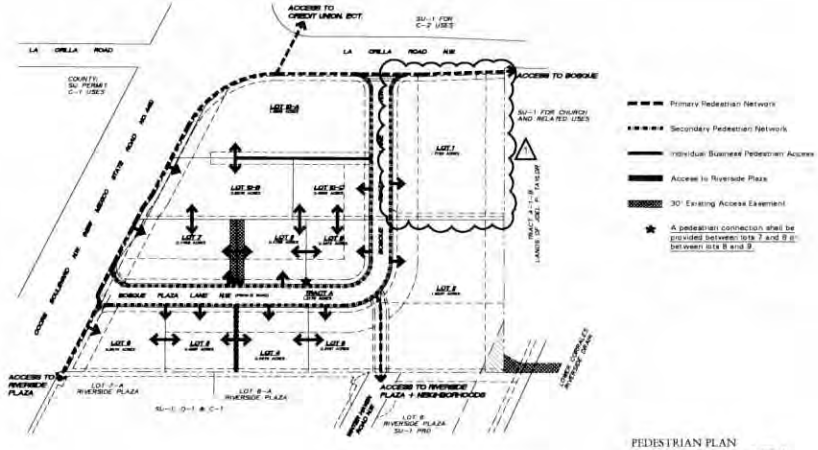
2. Bosque Plaza Lane provides a Secondary Pedestrian Network on both sides of the street and to individual lots along the roadway. As indicated on the Plan, over ten pedestrian connections are provided from Bosque Plaza Lane to individual lots.

3. Individual Business Pedestrian Access is also indicated on the Plan. The Plan also provides for connections between each of the lots and to adjacent properties.

4. Future pedestrian access is indicated on the Plan between Lots 4 and 5 from these lots and Bosque Plaza Lane to Riverside Plaza to the south.

5. Future pedestrian (and vehicular access) is also indicated on the Plan from Winterhaven Road to Bosque Plaza Lane. In addition to this connection being provided for vehicular access, it is also available for pedestrians.

6. To comply with the Coors Corridor Sector Development Plan, pedestrian access for individual businesses shall not be via drive aisles and shall be provided separately from vehicular access.



PEDESTRIAN PLAN
BOSQUE PLAZA

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