Staff Report

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

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.

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 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.
I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

<table>
<thead>
<tr>
<th>Site</th>
<th>Zoning</th>
<th>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>SU-1 C-2 Uses</td>
<td>Developing Urban, West Side Strategic Plan, Coors Corridor</td>
<td>Commercial/Vacant</td>
</tr>
<tr>
<td>South</td>
<td>SU-1 for O-1 uses excluding off premise liquor sales</td>
<td>same</td>
<td>Commercial</td>
</tr>
<tr>
<td>East</td>
<td>SU-1 for Church and related uses</td>
<td>same</td>
<td>Institutional</td>
</tr>
<tr>
<td>West</td>
<td>A-1</td>
<td>same</td>
<td>Residential/Coors Boulevard</td>
</tr>
</tbody>
</table>

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 Italic

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](Image)

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 further 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 further 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, Albion 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  
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 contact 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.
HISTORY
OFFICIAL NOTIFICATION OF DECISION

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

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. (F-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 *further* the following Comprehensive Plan policies:
   A. Policy II.B.5.e-Programmed facilities/neighborhood integrity. Urban services are already available.
   B. Policy II.B.5.1-Design quality/innovation. Architectural style and colors are limited to ensure their appropriateness to the Plan area.

7. The site plan for subdivision *partially further* 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 further* 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 *further* the following policy: Policy 4.a.3-New development. Colors and architectural style are limited.

11. The site plan for subdivision *partially further* 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.
OFFICIAL NOTICE OF DECISION
JULY 20, 2006
PROJECT #1004167
PAGE 4 OF 6

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).
OFFICIAL NOTICE OF DECISION
JULY 20, 2006
PROJECT #1004167
PAGE 5 OF 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 IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

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,

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, 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 re-hear 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.

Dan Lewis, President
City Council

Date: 7-19-16

Received by: Valencia
City Clerk's Office

Date: 9/20/16
ZONING

Please refer to the Zoning Code for specifics of The C-1 Zone and Shopping Center Regulations
APPLICATION INFORMATION
Supplemental Form (SF)

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

S Z ZONING & PLANNING
— Annexation
— Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
— Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

SITE DEVELOPMENT PLAN
— for Subdivision Amendment
— for Building Permit
— Administrative Amendment (AA)
— Administrative Approval (ZIER, UIR, etc.)
— IP Master Development Plan
— Cert. of Appropriateness (LUCS)

STORM DRAINAGE (Form D)
— Storm Drainage Cost Allocation Plan

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 800 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): CONRAD PLANNING
ADDRESS: 322 3rd St NW
CITY: Albuquerque
STATE: NM
ZIP: 87102
PHONE: 505-764-4701
EMAIL: cp@conradplanning.com
FAX: —

APPLICANT: Concorde Group
ADDRESS: 7501 Holly Ave NE
CITY: Albuquerque
STATE: NM
ZIP: 87113
PHONE: 505-450-5787
EMAIL: pjsanchez@msn.com
FAX: —

Proprietary interest in site: Concorde Group
List all owners: LA CORZA CARE, LLC

DESCRIPTION OF REQUEST:

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

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.
Lot or Tract No.: Lot 1
Subdiv/Add/TBKA: Bosque Plaza
Existing Zoning: C-1 (SO)
Proposed zoning: —
Zone Atlas page(s): E-12
UPC Code: 101204405115236

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1004447

CASE INFORMATION:
Within city limits? Yes / NO
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 CORZA ROAD and CURVE SOUTHWEST CURVE
Between: and
Check if project was previously reviewed by Sketch Plan Review or Pre-application Review Team (PRR). Review Date:

SIGNATURE
(Print Name) James K. Streicher, AICP
DATE 12/1/2014
Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING
— All checklist are complete
— All fees have been collected
— All case #’s are assigned
— AGIS copy has been sent
— Case history #’s are listed
— Site is within 1000ft of a landfill
— F.H.D.P. density bonus
— F.H.D.P. fee rehav

Application case numbers
Action S.F. Fees
KWEF .40071

Hearing date January 12, 2017

12/1/14 Project # 1004447

Staff signature & Date

Revised: 11/2014
FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24” x 36”
  - 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)
  - 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

  NOTICE: 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 §14-18-3-17(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](c)(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)
  - Proposed amended Site Plan (folded to fit into an 8.5” by 14” pocket) 20 copies
  - DRB signed Site Plan being amended (folded to fit into an 8.5” by 14” pocket) 20 copies
  - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 20 copies
  - Site plans and related drawings reduced to 8.5” x 11” format (1 copy)
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Traffic Impact Study (TIS) form with required signature
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application

  EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

[Signature]
Applicant name (print)

[Signature]
Applicant signature / date

Form revised: November 2010

[Signature]
Planner signature / date

<table>
<thead>
<tr>
<th>Checklists complete</th>
<th>Application case numbers</th>
<th>Project #</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PL-4007</td>
<td>1004167</td>
</tr>
</tbody>
</table>

[Signature]
Planner signature / date
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: _1 (SC)                                    LEGAL DESCRIPTION:
PARCEL SIZE (AC/SQ. FT.) 11.46 acres

REQUESTED CITY ACTION(S):
ANNEXATION [ ]                                      LOT OR TRACT # ___________
ZONE CHANGE [ ]: From_________ To_________          BLOCK # ___________
SECTOR, AREA, FAC, COMP PLAN [ ]                     SUBDIVISION NAME: Bernal Plaza
AMENDMENT (Map/Text) [X]                             SITE DEVELOPMENT PLAN:

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT [X]                      SUBDIVISION* [ ] AMENDMENT [X]
NEW CONSTRUCTION [ ]                                 BUILDING PERMIT [ ] ACCESS PERMIT [ ]
EXPANSION OF EXISTING DEVELOPMENT [ ]                BUILDING PURPOSES [ ] OTHER [ ]

*includes platting actions

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

DATE: 2-18-16

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: [ ]

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

DATE: 2-18-16

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,

[Signature]

Jim Shull
La Orilla Group, LLC
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:
**Surrounding Zoning and Land Use**

<table>
<thead>
<tr>
<th>Direction</th>
<th>Zoning and Uses</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>SU-1 for C-2 Uses, R-2 Uses, and Church</td>
<td>Sagebrush Community Church and Sandia Federal Credit Union</td>
</tr>
<tr>
<td>East</td>
<td>SU-1 for Church and Related Uses</td>
<td>Church of Christ Riverside</td>
</tr>
<tr>
<td>South</td>
<td>SU-1 PRD, O-1, C-1, &amp; R-1</td>
<td>Vacant, Commercial Shopping Center (Riverside Plaza), &amp; single-family homes adjacent to the Bosque.</td>
</tr>
<tr>
<td>West</td>
<td>A-1 with a special-use permit for commercial and residential.</td>
<td>Flix Brewhouse (newly opened)</td>
</tr>
</tbody>
</table>

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 20 (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 through 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 than 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
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
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 Sol 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 dlcarmena@cabq.gov.

Sincerely,

Dalaina L. Carmona
Dalaina L. Carmona
Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department
<table>
<thead>
<tr>
<th>Date</th>
<th>Certified Mail Fee</th>
<th>Extra Services &amp; Fees</th>
<th>Return Receipt</th>
<th>Certified Mail Restricted Delivery</th>
<th>Adult Signature Required</th>
<th>Total Postage and Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/01/2014</td>
<td>$3.30</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$7.36</td>
</tr>
<tr>
<td>01/01/2014</td>
<td>$1.36</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$7.36</td>
</tr>
<tr>
<td>01/01/2014</td>
<td>$3.30</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$7.36</td>
</tr>
<tr>
<td>01/01/2014</td>
<td>$1.36</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$7.36</td>
</tr>
</tbody>
</table>

**Recipient Information:**

- **Sent To**: Sandra Tenlin
  - Address: 4105 Moncloa Ct
  - City, State: ABQ, NM 87120

- **Sent To**: Lanny Scott
  - Address: 6119 Corinna Del Amanza NW
  - City, State: ABQ, NM 87120

- **Sent To**: Rene Harvath
  - Address: 5515 Palomino Dr NW
  - City, State: Abq, NM 87120

- **Sent To**: Robert Delam
  - Address: 3301 La Remuda NW
  - City, State: Albuquerque, NM 87120
<table>
<thead>
<tr>
<th>Service</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certified Mail Fee</td>
<td>$3.30</td>
</tr>
<tr>
<td>Postage</td>
<td>$1.36</td>
</tr>
<tr>
<td>Total Postage and Fees</td>
<td>$7.36</td>
</tr>
</tbody>
</table>

Sent To: G. William
Street and Apt. No. or P.O. Box No. 7216, Carson Person, NM
City, State, ZIP: ABQ, NM 87120
<table>
<thead>
<tr>
<th>Sent To</th>
<th>Certified Mail Fee</th>
<th>Extra Services &amp; Fees</th>
<th>Return Receipt Fee</th>
<th>Total Postage and Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>MARCH, M., LLC</td>
<td>$3.30</td>
<td>$0.70</td>
<td>$0.00</td>
<td>$7.36</td>
</tr>
<tr>
<td>ABQ OFFICE, NEW MEXICO</td>
<td>$1.36</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

For delivery information, visit our website at www.usps.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
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@consensusplanning.com or (505) 764-9801. It would be great if we could receive a letter of support or email concurring with this request.

Sincerely,

[Signature]

James K. Strozier, AICP
Principal

 Attachment: Site Plan for Subdivision Amendment
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
  ○ LCRHH

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.
CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT

- 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 square feet 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 Winterhawn 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 ¾
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.
CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT

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 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
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

Special Instructions:

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

Date Mailed: 12/21/16

Signature: [Handwritten Signature]
SITE PLAN REDUCTIONS
BOSQUE PLAZA DESIGN STANDARDS

The purpose of these Design Standards is to provide a framework for the consistent approach to the Plaza's architectural and landscape design. The Design Standards have been developed to ensure a cohesive and high-quality project that meets the needs of both the designer and the community. They are guidelines intended to foster creativity and innovation while maintaining a sense of place and identity.

1. LANDSCAPE

   A. The development of an overall landscape concept is essential to the project's success. The design should be coherent, informal, and aesthetically pleasing, with attention to energy efficiency and water conservation. The landscape architecture should be in harmony with the surrounding environment.

   B. The landscape design should include:

      1. The use of native plants and materials to create a sense of place and identity.
      2. A variety of plant species to ensure year-round interest and diversity.
      3. Water conservation features, such as rain gardens, to reduce runoff and conserve water.
      4. Energy-efficient lighting and irrigation systems to minimize energy consumption.
      5. Outdoor seating and recreational areas to encourage community engagement.

C. The landscape design should be consistent with the following principles:

   1. The use of natural materials and elements to create a sense of place.
   2. The integration of hardscape and softscape elements to create a cohesive design.
   3. The use of plant species that are well-adapted to the local climate and soil conditions.
   4. The consideration of accessibility and safety for all users, including those with disabilities.

2. SITE DESIGN

   A. The site design should:

      1. Provide a clear and logical flow of pedestrian and vehicular traffic.
      2. Ensure adequate access to all areas of the Plaza.
      3. Incorporate safe and accessible pathways for all users.
      4. Include adequate lighting for safety and security.
      5. Provide adequate space for outdoor events and activities.

   B. The site design should be consistent with the following principles:

      1. The use of clear and logical flow of pedestrian and vehicular traffic.
      2. The incorporation of safe and accessible pathways for all users.
      3. The consideration of accessibility and safety for all users, including those with disabilities.
      4. The use of clear and logical access to all areas of the Plaza.
      5. The consideration of outdoor events and activities.

D. SCREENING WALLS AND分け

   A. The use of screening walls and fences is essential to the project's success. The design should be cohesive, informal, and aesthetically pleasing, with attention to energy efficiency and water conservation. The landscape architecture should be in harmony with the surrounding environment.

   B. The design of screening walls and fences should:

      1. Be consistent with the overall design of the project.
      2. Provide adequate privacy and security.
      3. Be made of durable materials that are appropriate for the local climate.
      4. Be designed to harmonize with the surrounding landscape.
      5. Be energy-efficient and water-conserving.

   C. The design of screening walls and fences should be consistent with the following principles:

      1. The use of clear and logical flow of pedestrian and vehicular traffic.
      2. The incorporation of safe and accessible pathways for all users.
      3. The consideration of accessibility and safety for all users, including those with disabilities.
      4. The use of clear and logical access to all areas of the Plaza.
      5. The consideration of outdoor events and activities.

---

DESIGN STANDARDS

Prepared by:
La Delta Group, LLC
3448 Edith Boulevard NE
Albuquerque, NM 87110

September 6, 2006

Sheet 2 of 3