



**Environmental
Planning
Commission**

**Agenda Number: 02
Project Number: 1004095
Case #: 15EPC-40015
June 11, 2015**

Staff Report

| | |
|--------------------------|---|
| Agent | Tierra West, LLC |
| Applicant | Michael Bushell |
| Request | Site Development Plan for Building Permit |
| Legal Description | Tract D-1, Hubbell Plaza, Town of Atrisco Grant |
| Location | On Coors Blvd. between Central Ave. and Bluewater Rd. |
| Size | Approximately 1.45 acres |
| Existing Zoning | C-2 (SC) |
| Proposed Zoning | No change |

Staff Recommendation

APPROVAL of Case #15EPC-40015 based on the Findings beginning on Page #12, and subject to the Conditions of Approval beginning on Page #16.

**Staff Planner
Vicente M. Quevedo, Planner**

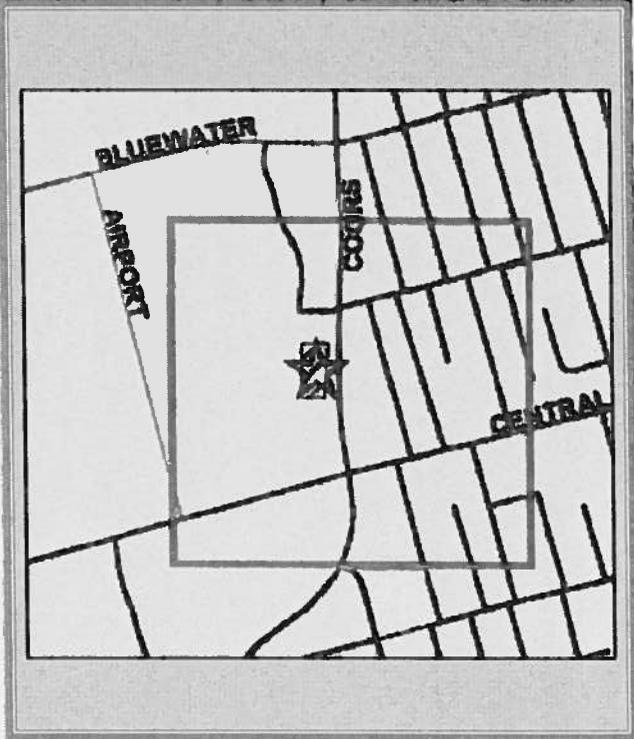
Summary of Analysis

This is a request for a site development plan for building permit for an approximately 1.45 acre site on Tract D-1, Hubbell Plaza, Town of Atrisco Grant located on Coors Blvd. between Central Ave. and Bluewater Rd.

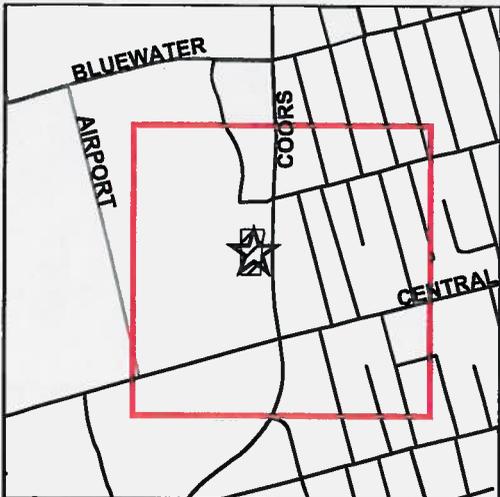
The subject site is located within the Established Urban Area of the Comprehensive Plan and the Coors / Central Shopping Center. In addition, the subject site is located within the West Route 66 Major Activity Center as designated by the Comprehensive Plan.

The request is justified based on applicable plans and policies found within the Comprehensive Plan, West Side Strategic Plan, Coors Corridor Sector Development Plan, and West Route 66 Sector Development Plan.

There is no known neighborhood opposition to this request.



City Departments and other interested agencies reviewed this application from 05/04/15 to 05/15/15
Agency comments used in the preparation of this report begin on Page #18.



LAND USE MAP

Note: Gray shading
Indicates County.

KEY to Land Use Abbreviations

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

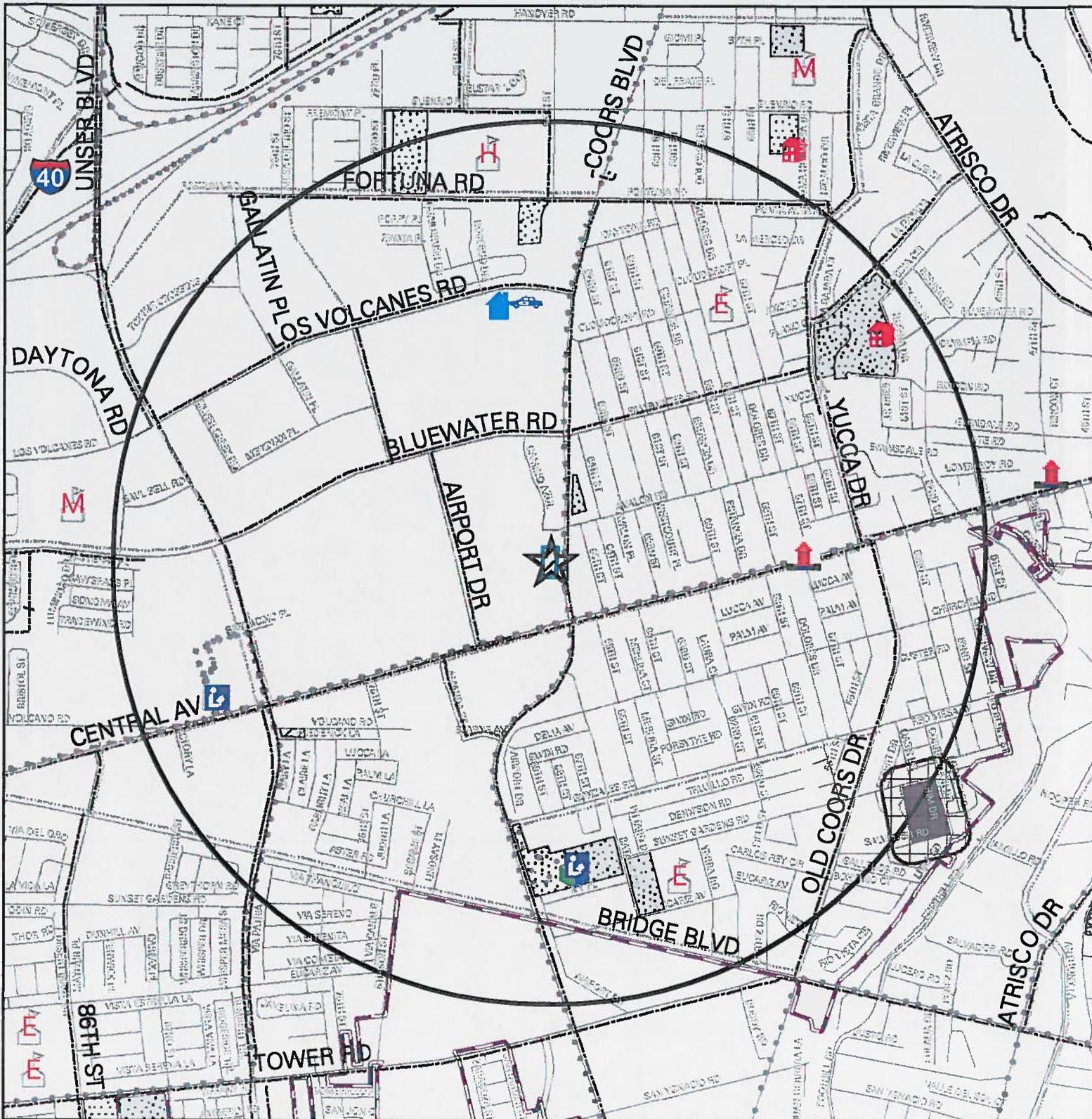


1 inch = 300 feet

Project Number:
1010457

Hearing Date:
6-11-2015

Zone Map Page: K-10
Additional Case Numbers:
15EPC-40014
15EPC-40015



Public Facilities Map with One-Mile Buffer

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



Project Number: 1010457



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

| | Zoning | Comprehensive Plan Area; Applicable Rank II & III Plans | Land Use |
|--------------|---------------|--|--------------------------|
| Site | C-2 (SC) | Established Urban; West Side Strategic Plan; Coors Corridor Sector Development Plan; West Route 66 Sector Development Plan | Drainage / Flood Control |
| North | C-2 (SC) | Same | Commercial / Retail |
| South | C-2 (SC) | Same | Commercial / Retail |
| East | C-2 | Same | Commercial / Retail |
| West | C-2 (SC) | Same | Commercial / Retail |

II. INTRODUCTION

Proposal

This is a request for approval of a site development plan for building permit for a 1.45 acre tract of land within the Coors-Central Shopping Center, located at the northwest corner of Coors Blvd. and Central Ave. NW. The subject site is zoned C-2 (SC) which requires site plan approval by the Environmental Planning Commission (EPC). The applicant is proposing a 3,450 sf restaurant building with 50 parking spaces on the subject site. The restaurant will have a drive-thru window for take-out service. The proposed use and drive-thru window are allowed per the underlying C-2 zoning. In addition to the requested site development plan for building permit, the existing site development plan for subdivision for the shopping center site will be amended administratively, as reconfiguration of the existing drainage pond on Tract D-1 for the restaurant use, as well as updated parking calculations are required.

EPC Role

The request is a quasi-judicial matter. The Shopping Center (SC) 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 the stated provision in the SC regulations. The SC Regulations do not allow the EPC to have discretion over height and parking regulations, which are regulated by the underlying zoning and any previously approved Site Development Plans.

History/Background

The property was zoned C-2 in January 1978 (Z-77-189) and the shopping center was built prior to 1987. On June 18, 1987 the EPC approved an amendment to the site development plan for the shopping center site, approving uses A-F (Z-86-24-1).

Due to the fact that the original site development plan for the shopping center site was missing from the Planning Department's records, an as built site development plan for subdivision was included as a condition of approval in 2005, at the time that a site development plan for building permit for the Dion's restaurant was submitted to the EPC for approval (05EPC-00567).

Context

The subject site is currently vacant and serves as a drainage pond for the shopping center site. The subject site is surrounded by C-2 (SC) zoning to the north, south, and west sides and by C-2 zoning on the east across Coors Blvd. The subject site is surrounded by existing commercial land uses. The shopping center site that the subject site is located within also falls within the West Route 66 Major Activity Center as designated by the Comprehensive Plan. In addition, the subject site also falls within the Central Coors Community Activity Center as designated by the West Side Strategic Plan (See analysis section for more detail regarding activity center policies).

Transportation System

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

The ILRRS designates Coors Blvd. as a Principal Arterial.

The ILRRS designates Central Ave. as a Principle Arterial.

The ILRRS designates Bluewater Rd. as a Collector Street.

The ILRRS designates Airport as a Collector Street.

Comprehensive Plan Corridor Designation

Coors Blvd. and Central Ave. are identified as Major Transit Corridors which is defined as having "*roadways designed to optimize public transit and move large numbers of people in a very timely and efficient manner*".

Trails/Bikeways

There are existing bicycle lanes along Central Ave., Coors Blvd. and Bluewater Rd. There is also an existing bicycle route along Airport Dr.

Transit

Route 155, Coors route passes the site on Coors Blvd. There is an existing bus stop with shelter located approximately 185' south from the southwest corner of the property serving the aforementioned bus route.

Public Facilities/Community Services

The following public facilities/community services are available: Lavaland Park, Pat Hurley Park, Alamosa Park, Alamosa Elementary School, Lavaland Elementary School, West Mesa High School, West Mesa Aquatic Center, Los Volcanes Senior Center, and Ben Hurley Community Center.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The existing zoning for the subject site is C-2 (SC). The C-2 zone provides suitable sites for offices, for most service and commercial activities, and for certain specified institutional uses. SC refers to Shopping Center regulations, which are found in Section 14-16-3-2 of the Zoning Code. The subject site must meet all of the Shopping Center regulations.

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated Established Urban by 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 a variety and maximum choice in housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment*”. Applicable policies include:

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

The proposed restaurant building will be located appropriately within an existing commercially zoned shopping center site. The intensity of the use and design on the new building respects neighborhood values as it will have little to no impact on the surrounding residential areas. In addition, carrying capacities of the existing roadways will not be significantly affected along with any natural environmental conditions. Therefore, the request furthers Policy II.B.5.d.

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

Full urban services are available to the surrounding properties and existing residential neighborhoods are not in close proximity to the proposed subject site. The subject site provides infill development and is surrounded by existing commercial land uses. Therefore, the request furthers Policy II.B.5.e.

Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.

The request is for new commercial development that is part of a larger area-wide shopping center near the intersection of Coors Blvd. and Central Ave. (Principle Arterials). The proposed restaurant will be located in an existing commercially zoned area where existing mass transit access is already located and will utilize an existing vehicular access route to the south of the subject site and will not create transportation problems. The request furthers Policy II.B.5.j.

Policy II.B.5.k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

While the request will result in additional traffic, the applicant has stated that a trip generation analysis was completed for the use of the subject site as a restaurant and showed little or no significant impact to require any further traffic study. In addition, residential neighborhoods are not located within close proximity to the subject site and are buffered by the existing commercial/retail developments east across the Coors Blvd. right-of-way eliminating any potential harmful effects from the proposed use. Therefore, the request furthers Policy II.B.5.k.

Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

While the building will be constructed out of quality materials such as steel, concrete, stucco and metal roofing in addition to a proposed iconic three-dimensional custard cone wall mounted sign (that gives the building unique character), the building design itself is not innovative as it is almost identical to every other Freddy's Steakburgers restaurant building in Albuquerque. Therefore, the request partially furthers Policy II.B.5.l.

Policy II.B.5.m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The proposed restaurant building has been designed to be setback from the eastern property line 90' 11.5" and also includes a 15' 9.5" eastern landscape buffer. These elements contribute to ensuring that unique vistas east of the subject site and that the quality of the visual environment overall is improved. The request furthers Policy II.B.5.m.

Major Activity Centers (West Route 66 Major Activity Center):

These are areas whose major focus is concentration of commercial and/or major employment uses. A Major Activity Center is an area between 300 and 1,000 acres designated to provide a place of work for residents throughout the metropolitan area, but also including medium (7-12

dwelling units per net acre) to high-density (12 dwelling units or greater per net acre) housing and other uses in support of employees and commerce in the area and region.

Section II.B.7. - Activity Centers: The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

Policy II.B.7.a: Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services. Each Activity Center will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation.

The subject site is located within the West Route 66 Major Activity Center. Activity Centers are intended to concentrate a diversity of community activities at appropriate locations and should act as transit-oriented urban spaces that encourage walking to destinations throughout each center. The proposed restaurant (which is a permissive C-2 use) encourages and attracts automobiles which increases auto travel needs. A pedestrian connection south to the existing shopping center is proposed at the southwest corner of the subject site. Therefore, the request furthers Activity Center Policy II.B.7.a.

West Side Strategic Plan (WSSP) (Rank 2)

The WSSP was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identified 13 communities, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Atrisco Park Community and Central/Coors Community Activity Center. The Central/Coors Community Activity Center currently exists along Central Ave. A commercial and service oriented strip that encompasses 49 acres that serves both the West Central community and portions of the South Valley south of Central Ave. The Central/Coors Center actually serves portions of not only the West Central Community but also of Atrisco Park and Bridge/Westgate. Applicable Atrisco Park Community goals and policies include:

Atrisco Park Community Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this Community. Redevelopment efforts associated with the existing five acre tracts in this area shall be encouraged.

The proposed non-residential development constitutes new development on a vacant 1.45 acre tract of land within the Atrisco Park Community. The request furthers Atrisco Park Community Policy 3.33.

Atrisco Park Community Policy 3.38: Expansion of commercial services and public services, especially in the vicinity of the Coors Blvd. and Central Ave. intersection should be encouraged.

The request constitutes an expansion of commercial services in the vicinity of the Coors Blvd. and Central Ave. intersection. The request furthers Atrisco Park Community Policy 3.38.

Coors Corridor Sector Development Plan (CCSDP) (Rank III)

The subject site lies within the boundaries of the CCSDP, a Rank III plan adopted in 1984 amended in 1989, 1995, and 2003. It contains policies, regulations and guidelines for the development of Coors Blvd. and adjacent properties from Central Ave. north to State Road 528 (Alameda Blvd.), with the overarching goal to “promote visual harmony between new and existing buildings and between the built environment and the natural scene” (Pg. 82). Design policies express the intent of the City and County. Design regulations are to control specified critical design aspects of the area. They apply to new construction or alteration of buildings or sites. The plan also places emphasis on Coors Blvd. as a transit and pedestrian corridor. The subject site is in Segment 1 of the Coors Corridor Plan, which extends from I-40 on the north to Central Ave. on the south and is therefore not subject to the view preservation regulations of the plan. Applicable goals and policies include:

Issue 3: Land Use and Intensity of Development

Policy 3: Recommended Land Use: The Plan recommends land uses that are identified on page 69 of the Plan.

Policy 5: Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.

The request furthers the CCSDP’s Land Use and Intensity of Development Policies 3 and 5. The Plan recommends commercial use for the area where the subject site is located. The intensity of development is compatible with the roadway function, existing zoning and recommended land use, environmental concerns and design guidelines.

Issue 4: Visual Impressions and Urban Design Overlay Zone

General Policies

Policy 1: Views within the corridor: Appropriate and pleasing visual impressions within the corridor should be established and preserved.

Policy 2: Views beyond the corridor: Significant views beyond the corridor, including the volcanoes, escarpment, Arroyos, Bosque, Rio Grande Valley and the Sandia Mountains as viewed from Coors Blvd. should be preserved and enhanced.

Policy 3: 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.

The request furthers the CCSDP's Visual Impressions Policies 1, 2, and 3 because the proposed restaurant building will not block views from the corridor. In addition, the design of the building is compatible with the existing built environment.

Site Planning and Architecture Policies

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 adjacent or related buildings and structures.

Policy 4: Site landscaping: Landscape design and improvements should be complementary to the individual size and to the overall appearance of the corridor in accordance with the design regulations and guidelines.

Policy 7: Access: Separate vehicular and pedestrian access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized.

The request furthers the CCSDP's Site Planning and Architecture Policy 2. The building setback, height and bulk are in compliance with the Zoning Code. The site development plan for building permit shows a building height dimension of 27'. The maximum height allowed within the C-2 zone is 26', however, any structure over 26' must fall within 45 degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. Sheet A211 provides the necessary 45 degree angle plane detail to demonstrate that the proposed building height meets the necessary height requirements of the Zoning code.

The request furthers the CCSDP's Site Planning and Architecture Policies 4 and 7. Adequate landscaping is provided throughout the site and a pedestrian connection is proposed from the southwest corner of the subject site west to the existing shopping center site.

West Route 66 Sector Development Plan (Rank III)

The West Route 66 Sector Development Plan encompasses 6.63 miles of West Central Ave. from the Rio Grande to West Central's intersection with Interstate 40. The Sector Development Plan was adopted by the City Council on October 19, 1987. The West Route 66 Sector Development Plan does not have specific goals and objectives, but does have a design overlay zone. The request conforms with the design overlay zone in the West Route 66 Sector Development Plan.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

This is a request for approval of a site development plan for building permit for a 1.45 acre tract of land within the Coors-Central Shopping Center, located at the northwest corner of Coors Blvd.

and Central Ave. NW. The subject site is zoned C-2 (SC) which requires site plan approval by the Environmental Planning Commission. The applicant is proposing a 3,450 sf restaurant building with 50 parking spaces on the subject site. The restaurant will have a drive-thru window for take-out service. Access to the site will be from an existing drive access off of Coors Blvd. or from within the shopping center site. The proposed use is allowed per the underlying C-2 zoning.

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

Site Plan Layout / Configuration

The subject site is approximately 1.45 acres in size and is identified as Tract D-1, Hubbell Plaza, Town of Atrisco Grant. The subject site is currently vacant and is located on Coors Blvd. between Central Ave. and Bluewater Rd. The applicant is proposing a restaurant building that is setback approximately 91' from the eastern property line with parking on the east side of the building facing Coors Blvd. A drive through window is proposed on the north side of the building with two order lanes that reduces to a single lane for order pick up. A refuse container is located at the north end of the property. A pedestrian access point is proposed at the southwest corner of the subject site running west and connecting to the rest of the shopping center site.

Public Outdoor Space

The applicant is proposing patio/outdoor seating on the south side of the restaurant building. Four circular tables are proposed each of which can accommodate 4 patrons for a total of 16 patrons.

Vehicular Access, Circulation and Parking

The main vehicular access point to the restaurant building will be from an existing access point off of Coors Blvd. at the southern end of the subject site. No additional access from Coors Blvd. is proposed. A Coors Declaration of Easements with Covenants and Restrictions Affecting Land document exists for the shopping center site. The first amendment of this document (Section 5.a.1.) outlines the appropriate shared access agreements for the subject site in relation to the shopping center site (*See attachments for a complete list of Declaration of Easements with Covenants and Restrictions Affecting Land*).

Vehicles can access the restaurant building's parking lot and drive-thru window from either a southwest or northwestern proposed drive way. The drive-thru window must be accessed along the northern edge of the building. Once in the drive-thru window lane, vehicles must exit at the proposed southwest driveway.

One parking space for each four seats within the restaurant establishment is required by the Zoning Code. One hundred and eight seats are proposed for the restaurant bringing the total number of required parking spaces to 27. In addition, 2 motorcycle parking spaces, 2 designated handicap parking spaces and 3 bicycle spaces are required by the Zoning Code.

The applicant is proposing 50 parking spaces which includes 42 regular vehicular spaces, 2 motorcycle spaces, 3 designated handicap spaces and 3 bicycle spaces which meets or exceeds all parking requirements of the Zoning Code.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrians can access the subject site heading east from the existing shopping center site onto the proposed pedestrian access point or north from an existing bus stop along the west side of Coors Blvd. near the existing Dion's restaurant site. Bicyclists can access the shopping center site from existing bicycle lanes along Coors Blvd. or Central Ave. Once on the shopping center site, a bicycle rack is proposed at the north end of the building.

Walls/Fences

There are no walls or fences proposed.

Lighting and Security

A total of 8 free-standing pole mounted light fixtures are proposed for the restaurant building. Each light pole is 16' tall which is allowed per the Zoning Code. In addition, 23 wall mounted light fixtures are proposed around the restaurant building which are also allowed by the Zoning Code. Each type of proposed lighting conforms to the requirements of Section 14-16-3-9 (Area Lighting Regulations) and a note is included on Sheet A211.

Landscaping

The landscaping plan contains low to medium water usage tree and plant species; all species are appropriate for the area and a plant schedule is provided. All required notations regarding maintenance responsibilities, water conservation and irrigation system to be used are included on the landscape plan. Per Section 6-6-2-5 (Street Tree Policies) of the Code of Ordinances the applicant is required to provide a street tree plan for any building of over 200 sf and where the lot is adjacent to a major street. For most typical street trees, the spacing should be about 30 ft. The street frontage dimension along Coors Blvd. is 327.51 lineal feet meaning that the minimum number of required street trees 11 which the applicant has noted on the landscape plan.

The total required landscape net lot area coverage for the site is 7,377 sf and the applicant is proposing 13,315 sf which exceeds the requirement. In addition, 75% of the net lot area must include live plant coverage which equates to 9,986 sf and the applicant is proposing 9,990 sf of live plant coverage which also exceeds the requirements.

Grading, Drainage, Utility Plans

The applicant has already received approval of an updated grading and drainage plan to reconfigure the existing site to accommodate the proposed restaurant building. The subject site will continue to collect all flows from the offsite area of the shopping center. The flows will drain via surface flow through both driveway aisles and through a curb cut on the west side of the site where an existing concrete channel is located. Flows on the south driveway will be collected at an inlet that is also located on the south end of the site. Flows on the north driveway will be collected in a detention pond on the north side of the site. All other flows will be directed

to three separate inlets in the parking lot. The proposed ground cover material for the drainage pond site at the north end of the subject site is cobble stone and gravel mulch. Staff has verified the statement made by the applicant in their project narrative letter that they have received preliminary approval for action by the EPC and DRB from the Hydrology Department for their conceptual grading and drainage plan (See attached letter dated March 24, 2015). Staff does note however that a number of Hydrology Department comments still need to be addressed prior to the issuance of a building permit.

Architecture

The proposed building design is primarily made up of light and dark tan stucco finish on all facades. A decorative shade canopy with a metal roof is proposed over the main entrance and the design shows multiple windows with white and red painted awnings.

The site development plan for building permit shows a building height dimension of 27'. The maximum height allowed within the C-2 zone is 26', however, any structure over 26' must fall within 45 degree angle planes drawn from the horizontal at the mean grade along each internal boundary of the premises and each adjacent public right-of-way centerline. Sheet A211 provides the necessary 45 degree angle plane detail to demonstrate that the proposed building height meets the necessary height requirements of the Zoning code.

Signage

An existing free-standing joint premise monument sign is located at the southeastern edge of the subject site. Per a 1989 amendment (Council Bill R-457, Enactment # 191-1989) to the Coors Corridor Sector Development Plan, no additional free-standing signs are allowed on the shopping center site. No additional free-standing signs are proposed for this request.

Four separate Freddy's Steakburgers wall mounted internally lit signs (one per façade) are proposed. The underlying C-2 zoning governs the wall mounted signage requirements for the subject site. Sub-section A(10)(c)2(b) of the C-2 zone states that where there is an on-premises free-standing sign, a building-mounted sign shall not exceed 50% of the façade area listed in sub-section A(10)(c)2(a)(i), (ii) and (iii). According to the location of each façade for the proposed building the following table outlines what is allowed vs proposed. All of the proposed wall mounted signage conforms to the requirements of the Zoning Code.

| Façade & Sign Area % Allowed per C-2 | SF Allowed per C-2 | Sign Area SF Proposed |
|---|---------------------------|---------------------------------|
| North elevation (12.5% Allowed) | 93.74 sf is allowed | 42 sf |
| South elevation (12.5% Allowed) | 105 sf is allowed | 42 sf |
| East elevation (15% Allowed) | 332 sf is allowed | 158.7 sf (Cone + Freddy's Sign) |
| West elevation (12.5% Allowed) | 246 sf is allowed | 42 sf |

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Agencies reviewed this request from May 5, 2015 to May 15, 2015. No substantial comments of note were received. The applicant has made specific site development plan revisions in an attempt to address all agency comments (See attached letter from applicant dated May 21, 2015).

Neighborhood/Public

The Los Volcanes Neighborhood Association, West Mesa Neighborhood Association, South Valley Coalition of Neighborhood Association's, South West Alliance of Neighbors (SWAN) and Westside Coalition of Neighborhood Association's were all notified of this request. A facilitated meeting was not recommended or held. There is no known neighborhood opposition to this request.

V. CONCLUSION

This is a request for approval of a site development plan for building permit for a 1.45 acre tract of land within the Coors-Central Shopping Center, located at the northwest corner of Coors Blvd. and Central Ave. NW. The subject site is zoned C-2 (SC) which requires site plan approval by the Environmental Planning Commission. The applicant is proposing a 3,450 sf restaurant building with 50 parking spaces on the subject site. The restaurant will have a drive-thru window for take-out service. The proposed use and drive-thru window are allowed per the underlying C-2 zoning.

In addition to the requested site development plan for building permit, the existing site development plan for subdivision for the shopping center site will be amended administratively, as reconfiguration of the existing drainage pond on Tract D-1 for the restaurant use, as well as updated parking calculations are required. Approval of the site development plan for building permit also furthers several Rank I, II and III plan goals, policies and regulations.

FINDINGS - 15EPC-40015 - June 11, 2015 - Site Development Plan for Building Permit

1. This is a request for a site development plan for building permit for Tract D-1, Hubbell Plaza, Town of Atrisco Grant located on Coors Blvd. between Central Ave. and Bluewater Rd. and containing approximately 1.45 acres. The subject site is zoned C-2 (SC).
2. The applicant is proposing a 3,450 sf restaurant building with 50 parking spaces. The restaurant will have a drive-thru window for take-out service. The proposed use and drive-thru window are allowed per the underlying C-2 zoning.
3. The property was zoned C-2 in January 1978 (Z-77-189) and the shopping center was built prior to 1987. An as built site development plan for subdivision was included as a condition of approval in 2005, at the time that a site development plan for building permit for the Dion's restaurant was submitted to the EPC for approval (05EPC-00567). No design standards were included on the most recent DRB approved site development plan for subdivision.
4. An updated Grading and Drainage Plan per the City of Albuquerque's Development Process Manual (DPM) and demonstrating First Flush requirements must be submitted and approved prior to the issuance of a building permit per Hydrology Department Comments.
5. The applicant has made specific site development plan revisions in an attempt to address all agency comments (See attached letter from applicant dated May 21, 2015).
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Sector Development Plan, West Route 66 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following applicable goals and policies of the Comprehensive Plan:
 - A. Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

The proposed restaurant building will be located appropriately within an existing commercially zoned shopping center site. The intensity of the use and design on the new building respects neighborhood values as it will have little to no impact on the surrounding residential areas. In addition, carrying capacities of the existing

roadways will not be significantly affected along with any natural environmental conditions.

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

Full urban services are available to the surrounding properties and existing residential neighborhoods are not in close proximity to the proposed subject site.

- C. **Policy II.B.5.j:** Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.

The proposed restaurant will be located in an existing commercially zoned area and will not create transportation problems.

- D. **Policy II.B.5.k:** Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

The applicant has stated that a trip generation analysis was completed for the use of the subject site as a restaurant and showed little or no significant impact to require any further traffic study. Residential neighborhoods are not located within close proximity to the subject site.

- E. **Policy II.B.5.m:** Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The proposed restaurant building elements contribute to ensuring that unique vistas east of the subject site and that the quality of the visual environment overall is improved.

- F. **Section II.B.7. - Activity Centers:** The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

- G. **Policy II.B.7.a:** Existing and proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services. Each Activity Center will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation.

The subject site is located within the West Route 66 Major Activity Center. The proposed restaurant encourages and attracts automobiles which increases auto travel needs. A pedestrian connection south to the existing shopping center is proposed at the southwest corner of the subject site.

8. The request partially furthers the following applicable goals and policies of the Comprehensive Plan:
- A. Policy II.B.5.1: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.
- While the building will be constructed out of quality materials such as steel, concrete, stucco and metal roofing in addition to a proposed iconic three-dimensional custard cone wall mounted sign (that gives the building unique character), the building design itself is not innovative as it is almost identical to every other Freddy's Steakburgers restaurant building in Albuquerque.***
9. The request furthers the following applicable goals and policies of the West Side Strategic Plan, Atrisco Park Community:
- A. Atrisco Park Community Policy 3.33: It is appropriate for new development, both residential and non-residential, to occur in this Community. Redevelopment efforts associated with the existing five acre tracts in this area shall be encouraged.
- The proposed non-residential development constitutes new development on a vacant 1.45 acre tract of land within the Atrisco Park Community.***
- B. Atrisco Park Community Policy 3.38: Expansion of commercial services and public services, especially in the vicinity of the Coors Blvd. and Central Ave. intersection should be encouraged.
- The request constitutes an expansion of commercial services in the vicinity of the Coors Blvd. and Central Ave. intersection.***
10. The request furthers the following applicable goals and policies of the Coors Corridor Sector Development Plan:
- A. Issue 3: Land Use and Intensity of Development Policies
- Policy 3: Recommended Land Use: The Plan recommends land uses that are identified on page 69 of the Plan.
- Policy 5: Development Intensity: Intensity of development shall be compatible with the roadway function, existing zoning or recommended land use, environmental concerns, and design guidelines.

The request furthers the CCSDP's Land Use and Intensity of Development Policies 3 and 5. The Plan recommends commercial use for the area where the subject site is located. The intensity of development is compatible with the roadway function, existing zoning and recommended land use, environmental concerns and design guidelines.

B. Issue 4: Visual Impressions and Urban Design Overlay Zone Policies

Policy 1: Views within the corridor: Appropriate and pleasing visual impressions within the corridor should be established and preserved.

Policy 2: Views beyond the corridor: Significant views beyond the corridor, including the volcanoes, escarpment, Arroyos, Bosque, Rio Grande Valley and the Sandia Mountains as viewed from Coors Blvd. should be preserved and enhanced.

Policy 3: 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.

The request furthers the CCSDP's Visual Impressions Policies 1, 2, and 3 because the proposed restaurant building will not block views from the corridor. In addition, the design of the building is compatible with the existing built environment.

C. Site Planning and Architecture Policies

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 adjacent or related buildings and structures.

Policy 4: Site landscaping: Landscape design and improvements should be complementary to the individual size and to the overall appearance of the corridor in accordance with the design regulations and guidelines.

The request furthers the CCSDP's Site Planning and Architecture Policy 2. The building setback, height and bulk are in compliance with the Zoning Code. Sheet A211 provides the necessary 45 degree angle plane detail to demonstrate that the proposed building height meets the necessary height requirements of the Zoning code.

Policy 7: Access: Separate vehicular and pedestrian access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized.

The request furthers the CCSDP's Site Planning and Architecture Policies 4 and 7. Adequate landscaping is provided throughout the site and a pedestrian connection is proposed from the southwest corner of the subject site west to the existing shopping center site.

11. The request furthers the following goals and policies of the West Route 66 Sector Development Plan;

A. *The West Route 66 Sector Development Plan does not have specific goals and objectives, but does have a design overlay zone. The request conforms with the design overlay zone in the West Route 66 Sector Development Plan.*

12. The Los Volcanes Neighborhood Association, West Mesa Neighborhood Association, South Valley Coalition of Neighborhood Association's, South West Alliance of Neighbors (SWAN) and Westside Coalition of Neighborhood Association's were all notified of this request. A facilitated meeting was not recommended or held. There is no known neighborhood opposition to this request.

RECOMMENDATION – 15EPC-40015 – Site Development Plan for Building Permit

APPROVAL of 15EPC-40015, a request for Site Development Plan for Building Permit, for Tract D-1, Hubbell Plaza, Town of Atrisco Grant, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 15EPC-40015 – June 11, 2015 Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The 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.
4. Public Service Company of New Mexico Conditions for Approval for Project #1004095 Site Plan for Subdivision and Site Plan for Building Permit(Freddy's Restaurant at Coors/Central) 15EPC-40014. 15EPC-40015:

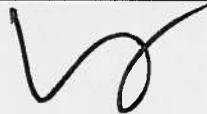
-
- a.) It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
 - b.) Screening should be designed to allow for access to utility facilities. All screening and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

5. Transportation Development Department Condition of Approval:

- a.) Add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

6. Fire Department/Planning Condition of Approval:

- a.) Fire Department Connections (City Ordinance Sec 912.2 Location and Sec 912.1.2 Visible Location): The Fire Department Connection shall be within 100 feet of a hydrant. The Fire Department Connection shall not have an obstructed apparatus access. The Fire department connection shall not be accessible via the drive-thru.



**Vicente M. Quevedo
Planner**

Notice of Decision cc list:

Tierra West , LLC 5571 Midway Park Pl. NE, Albuquerque, NM 87109
Michael Bushell, 5975 S. Quebec St. Suite 141, Greenwood Village, CO 80111
Ben Sandoval, 6516 Honeylocust Ave. NW, Albuquerque, NM 87121
Ted Trujillo, 6601 Honeylocust Ave. NW, Albuquerque, NM 87121
Louis Tafoya, 6411 Avalon Rd. NW, Albuquerque, NM 87105
Steven Budenski, 5732 La Anita Ave. NW, Albuquerque, NM 87105
Rod Mahoney, 1838 Sadora Rd. SW, Albuquerque, NM 87105
Marcia Fernandez, 2401 Violet SW, Albuquerque, NM 87105
Johnny Pena, 6525 Sunset Gardens SW, Albuquerque, NM 87121
Jerry Gallegos, 417 65th St. SW, Albuquerque, NM 87121
Gerald Worrall, 1039 Pinatubo Pl. NW, Albuquerque, NM 87120
Harry Hendriksen, 10592 Rio Del Sole Ct. NW, Albuquerque, NM 87114

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

With regards to EPC 1004095: This property is within the Coors Corridor Plan and this property is within a shopping center plan. As per the Coors Corridor Plan: where free standing signs are allowed maximum sign size shall be 75 square feet. Where there are over 12 acres in a development (meaning a premises or an area controlled by a shopping center plan or site development plan – whichever is larger if more than one applies) a second free standing sign is permitted on any street frontage longer than 1,500 lineal feet. Based upon the previously noted regulation and the amount of current free standing signage within the subject shopping center, no additional free standing signage would be allowed.

Office of Neighborhood Coordination

Los Volcanes NA (R), West Mesa NA (R), South Valley Coalition of NA's, South West Alliance of Neighbors (SWAN), Westside Coalition of NA's.

Long Range Planning

No comments received.

Metropolitan Redevelopment Agency

No comments received.

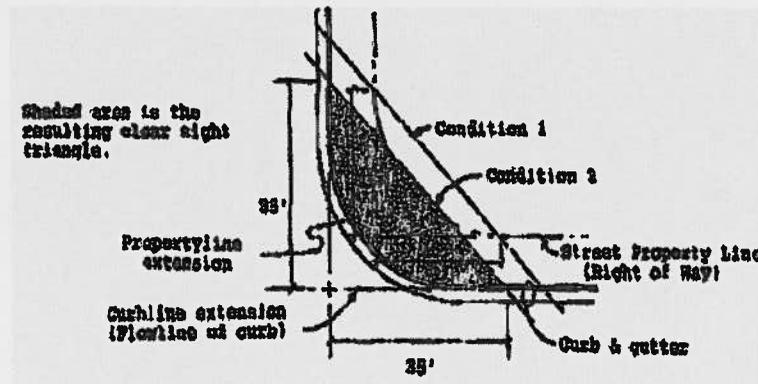
CITY ENGINEER & DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Development

Project # 1004095 Freddy's Restaurant 15EPC-40014 Site Plan for Subdivision, 15EPC-40015 Site Plan for Building Permit

- Clarify the extents of the current phase, including labeling of where new curb, gutter and pavement ties into existing on Traffic Circulation Layout Sheet.
- Identify all existing access easements with dimensions. Identify and dimension the right of way width for Coors Boulevard.
- Include detail of the ADA van accessible sign with the required language per 66-7-352.4C NMSA 1978.
- Show all parking lot curb radii and existing curb radii for existing access. Also show existing access widths.
- Label 6" or max 8" high curb on Traffic Circulation Layout Sheet for the parking lot curb.
- Design delivery vehicle route needs to be shown.
- One-way vehicular paths require pavement directional signage and a posted "Do Not Enter" sign at the point of egress.
- Provide typical pavement section for the parking area and drive aisles.

- Please provide a sight distance exhibit for access onto Coors Boulevard (see the Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance in the following exhibit).



Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

- Please include a copy of your shared access agreement with the adjacent property owner to the west.

DMD Transportation Planning:

- Per MRCOG's Long Range Bikeway System Map, Coors Blvd. is planned to contain bicycle lanes along Coors Blvd. This site fronts onto Coors Blvd., which is a NMDOT-maintained facility (NM45). Refer to NMDOT comments for more information.

NMDOT:

- Freddy's will utilize the existing access point and no additional driveways on NM45 will be approved.

Hydrology Development

EPC Comments;

Project number 1004095, formerly 1010457, will require an updated Grading and Drainage Plan per the COA DPM. New requirements have been added to the DPM concerning Restaurants and the "First Flush".

GENERAL HYDROLOGY CRITERIA:

- All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the "first flush." The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1", therefore the first flush volume should be based on 0.44"-0.1"=0.34" and only consider the impervious areas.
 - State how the first flush will be managed and supporting calculations
 - State the area of Land Treatment D on the plan

- The applicant may request a pre-design meeting with the Hydrology Section. First submit a Conceptual Grading and Drainage plan, and indicate on the DTIS sheet (in large bold letters at the top) that a pre-design conference is requested (DTIS sheet is the information sheet required for all Hydrology and Transportation submittals). The reviewer will contact the applicant to set up a meeting.
 - The engineer should research the Master Drainage Plan and/or adjacent sites – essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.
 - Final Drainage Reports should have an appendix with all supporting documentation

WATER UTILITY AUTHORITY

Utility Services

ABCWUA Comment:

Request an Availability Statement online at: http://www.abcwua.org/Availability_Statements.aspx

ENVIRONMENTAL HEALTH DEPARTMENT

No comments received.

PARKS AND RECREATION

Planning and Design

Reviewed, no adverse comments.

Open Space Division

Reviewed, no adverse comments.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

This project is in the Southwest Area Command.

No Crime Prevention or CPTED comments concerning the request at this time.

- It appears the proposed location for pole lights in the parking lot conflict with landscaping. Recommend removing from the plans tree variety plantings immediately adjacent to pole lights. Once the trees become mature they will conflict with illumination and reduce visibility.
- All bush variety landscaping should be maintained no higher than three (3) feet of the ground to maintain adequate natural surveillance.
- Recommend a video surveillance system be considered to the property. Cameras should be positioned to view all vehicular entrances, parking lot, drive through windows and approach, walkways, building entrances and outdoor common areas. Each camera should be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Do not hinder any existing refuse collection service.

FIRE DEPARTMENT/Planning

Fire Department Connections (City Ordinance Sec 912.2 Location and Sec 912.1.2 Visible Location): The Fire Department Connection shall be within 100 feet of a hydrant. The Fire Department Connection shall not have an obstructed apparatus access. The Fire department connection shall not be accessible via the drive-thru.

TRANSIT DEPARTMENT

| | | |
|---|----------------------------|---|
| Project # 1004095 15EPC-40014 SITE PLAN FOR SUBDIVISION. 15EPC-40014 SITE PLAN FOR BUILDING PERMIT. FOR ALL OR PORTION OF TRACT D-1, HUBBELL PLAZA, TOWN OF ATRISCO GRANT ZONED C-2, LOCATED ON COOORS BETWEEN CENTRAL AND BLUEWATER CONTAINING APPROXIMATELY 1.44 ACRES(S). (K-10) | Adjacent and nearby routes | Route #155, Coors route, passes the site on Coors. |
| | Adjacent bus stops | There is an existing bus stop, with shelter, located approximately 185' south from the southwest corner of the property, serving the above-mentioned route. |
| | Site plan requirements | None |
| | Large site TDM suggestions | None. |
| | Other information | None |

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

Hubbell Plaza and Town of Atrisco Grant, Tract D-1, is located on Coors Blvd SW between Central Blvd SW and Bluewater SW. The applicant requests approval for the development of a drive thru restaurant. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

For informational purposes, Coors Boulevard is functionally classified as an Existing Urban Principal Arterial between I-25 and NM 528. Coors Boulevard is also an access controlled facility. Please contact Dave Pennella at 724-3621 or dpennella@mrcog-nm.gov with any questions about access control.

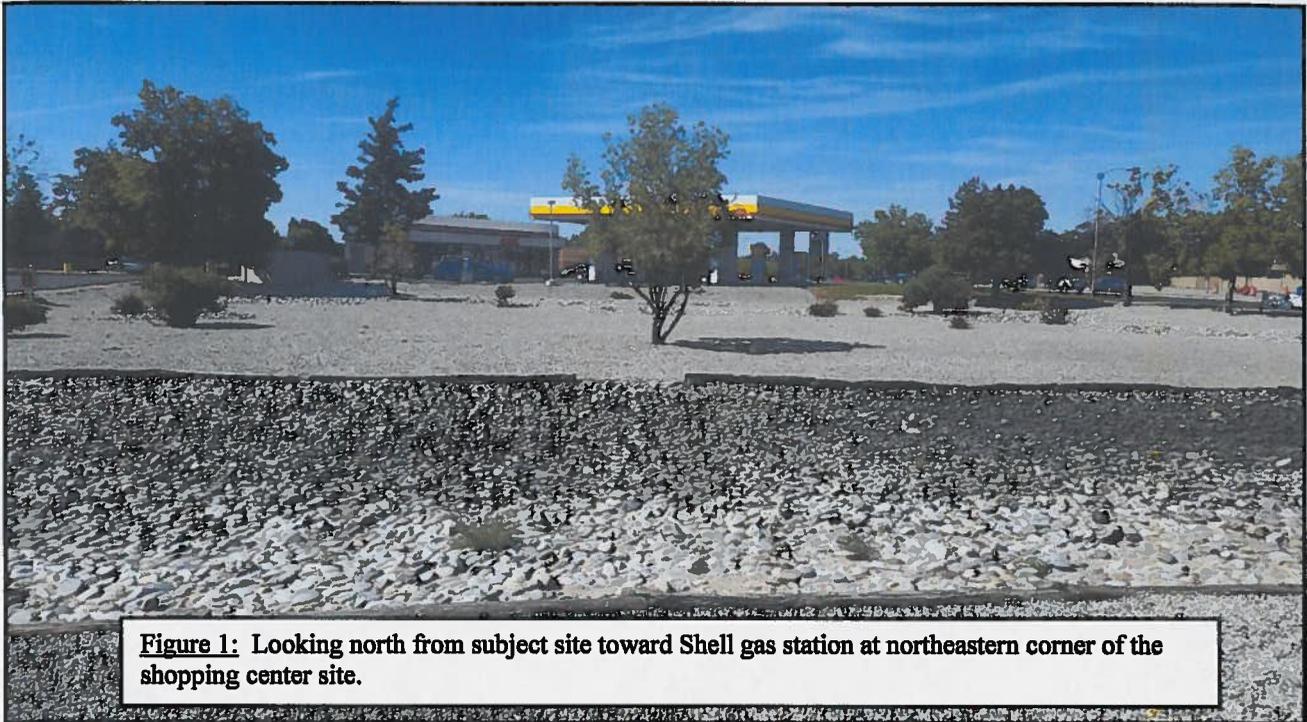
MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

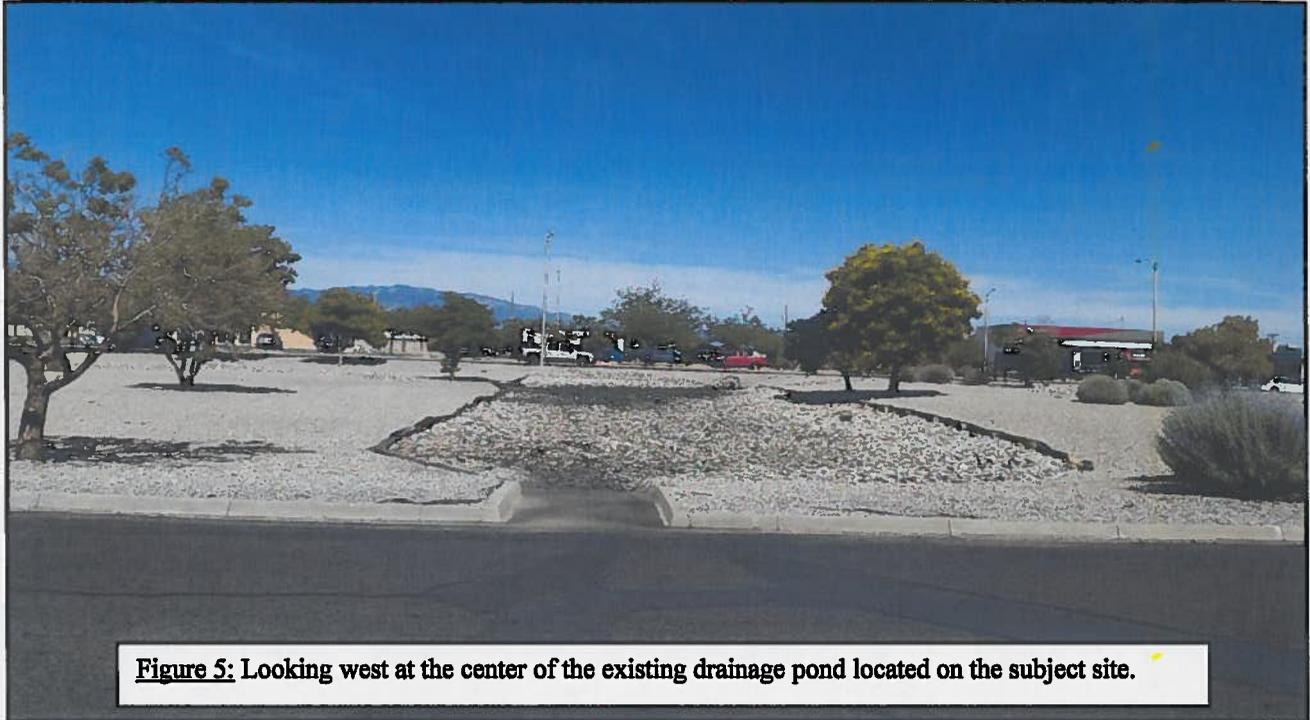
PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1004095 Site Plan for Subdivision and Site Plan for Building Permit (Freddy's Restaurant at Coors/Central) 15EPC-40014. 15EPC-40015

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







HISTORY



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

Date: May 20, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004095*
05EPC-00567 EPC Site Development Plan-
Building Permit

Dion's
8525 Jefferson NE
Albuq. NM 87113

LEGAL DESCRIPTION: for Tract E1, being a portion of the **Hubbell Plaza Shopping Center**, zoned C-2 (SC), located on COORS BLVD. NW, between CENTRAL AVE. NW and BLUEWATER RD. NW, containing approximately 1 acre. (K-10) Carmen Marrone, Staff Planner

On May 19, 2005 the Environmental Planning Commission voted to approve Project 1004095/ of 05EPC 00567 a Site Plan for Building Permit, for Tract E-1, Hubbell Plaza Addition, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site plan for building permit for Tract E-1, Hubbell Plaza, a one-acre tract of land within the Coors-Central Shopping Center, located at the northwest corner of Coors and Central NW. The site is zoned C-2 (SC) which requires site plan approval by the EPC.
2. The original site plan for subdivision for the shopping center is unavailable. The applicant has provided an "as-built" site plan, Sheet 1, that should be treated as the official site plan for subdivision to guide future development of the shopping center. Sheet 1 should be labeled "Site Plan for Subdivision" and should receive DRB approval.
3. The most current site development plan for the shopping center proposed an 11,500 square foot building on the site (Z-86-24-1). The applicant proposes to construct a 5700 square foot Dion's Restaurant on the site. The restaurant will have a drive-up window for take-out service.

OFFICIAL NOTICE OF DECISION
MAY 19, 2005
PROJECT #1004095
PAGE 2 OF 4

4. The site is located within the Established Urban Area of the *Comprehensive Plan*. The proposed site plan for building permit furthers applicable goals and policies of the *Comprehensive Plan* by proposing a use that is compatible with the existing shopping center per Policy 5j and that will serve the surrounding neighborhoods while minimizing adverse effects of noise, lighting, pollution, and traffic on residential environments per Policy 5i. In addition, the site plan proposes development that is appropriate to the area and that will improve the quality of the visual environment per Policies 5l and 5m.
5. Coors Boulevard, adjacent to the subject site, is a designated "Enhanced Transit Corridor" under the Centers and Corridors component of the *Comprehensive Plan*. The proposed site plan furthers the goals for Enhanced Transit Corridors by providing pedestrian connections from the public sidewalk to the building, by providing a wide landscaped buffer along the public sidewalk to enhance the walking experience, by locating the building close to Coors Blvd. and by not locating parking adjacent to Coors Blvd.
6. The site is within the boundaries of the *Coors Corridor Plan* with a goal to promote visual harmony between new and existing buildings and to improve the appearance of Coors Blvd. The proposed site plan is consistent with the goals of the Coors Corridor Plan by providing a quality development that compliments the existing shopping center and improves the pedestrian and vehicular environment along Coors Blvd.
7. With a few adjustments, the site plan will be consistent with applicable goals, policies, and regulations.
8. There is no known neighborhood opposition.

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. Sheet 1 shall be labeled "Site Plan for Subdivision" and shall receive DRB approval.
3. The site plan, Sheet 2, should be labeled "Site Plan for Building Permit" and not just "Site Plan".
4. All walls shall be similar in materials and color to the building.

OFFICIAL NOTICE OF DECISION
MAY 19, 2005
PROJECT #1004095
PAGE 3 OF 4

5. Provide a pedestrian walkway from the front entrance of the building to the northern-most drive aisle. This will require the elimination of two parking spaces in the middle row of parking.
6. Provide cross-access and ~~cross~~-parking agreements to allow the shopping center to absorb any parking spillover.
7. All pole-mounted lighting shall be lowered to a maximum height of 20'. Relocate the pole-mounted light, located at the east end of the middle row of parking, one parking space west to align with the pedestrian walkway that is suggested by staff.
8. Provide a note on the Elevation Plan stating that all roof-top equipment will be screened from the right-of-way by parapet walls or some other similar feature.
9. City Engineer Conditions:
 - 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. Provide cross access agreement if applicable.
10. One of the parking spaces shall be designated for motorcycle parking.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 3, 2005 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.

OFFICIAL NOTICE OF DECISION

MAY 19, 2005

PROJECT #1004095

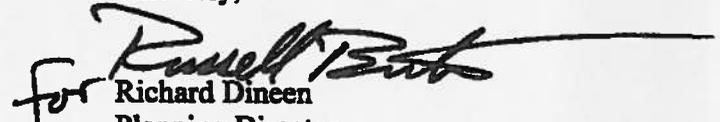
PAGE 4 OF 4

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,


for Richard Dineen
Planning Director

RD/CM/ac

cc: Alex Harrison, Architect, 8605 Mountain Rd. NE, Albuquerque, NM 87112
David Edwards, Los Volcanes NA, 637 Honeylocust Pl. NW, Albuquerque, NM 87121
Max Garcia, Los Volcanes NA, 6619 Honeylocust Pl. NW, Albuquerque, NM 87121
Louis Tafoya, West Mesa NA, 6411 Avalon Rd. NW, Albuquerque, NM 87105
Bennie Matlock, West Mesa NA, 837 Loma Hermosa Dr. NW, Albuquerque, NM 87105

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

Date: May 16, 1986

Coors Center Ltd.
PO Box 25424
Albuquerque, N.M. 87125

NOTIFICATION OF DECISION

File: Z-86-24

Location: Lot 1-A, 1-B1, Lot 2, Tract C-24A, Tract C-25 and Tract C-26 of Chronis Business Park and Tract C, Unit 1, Atrisco Business Park, all zoned C-2 and located on the north side of Central Avenue NM between Airport Drive and Coors Boulevard NM, containing approximately 27.023 acres. (K-10) Deferred from April 17, 1986 public hearing.

On May 15, 1986, the Environmental Planning Commission voted to approve your site development plan for the above referenced property based on the following Findings and subject to the following Conditions.

Findings:

1. The revised site development plan is consistent with the policies of the Comprehensive Plan and need to conform with the Coors Corridor Plan.
2. This entire 27-acre site is one shopping center site for purposes of site development plan review despite subdivisions that may take place within the site.
3. The revised site plan provides the additional information requested by the Environmental Planning Commission and the Planning staff at the April 17, 1986 public hearing. The revised site development plan contains the major elements required for site development plan review.

Conditions:

1. Site development plans must be submitted for review by the Environmental Planning Commission for Uses F through K.
2. Architectural compatibility, satisfactory to staff, must be maintained on the entire site.
3. Building F will not exceed a 10 percent reduction of that required and the 12 spaces west of the service drive will be eliminated.
4. A third monument sign will be allowed at the time development of Airport Road occurs.
5. The driveway on Coors Boulevard, at the northeast corner of the site will be in the location shown on the site plan submitted for the April 17, 1986 Commission hearing. Cross access agreements will be required with the property owner to the north.
6. All other concerns of the Traffic Engineer must be met and land must be reserved to provide for a 68-foot right-of-way on Airport Road.
7. Landscaping treatment must be provided for the pond on the north side of the site.
8. The landscaping plan must extend the sod the entire length of Central Avenue.
9. Street trees must be planted in accordance with the new revised Street Tree Ordinance. The Development Review Board will specify exact location of the trees.
10. The groundcover for the planters surrounding the parking spaces must be a pervious material satisfactory to staff.
11. The 15-foot landscaping buffer along Coors Boulevard, required by the Coors Corridor Plan, must be bermed or planted with landscaping which will act as a screen.
12. If the landscaped ponding areas along Coors Boulevard and along Central Avenue are temporary, they will remain as landscaped areas.
13. A drainage plan must be approved for the site.
14. A replat of the property is required.

Notification of Decision
Page 2

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY 5/30/86 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$40 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division 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 Permit 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 it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER 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).

Sincerely,


Phil Garcia
Assistant City Planner

FB/djr
cc:

Vogt & Byrnes, 1617 University Boulevard, N.E.; 87102

ZONING

Refer to Section 14-16-3-2 of the Zoning Code for specifics regarding the Shopping Center Regulations and Section 14-16-2-17 for specifics regarding the C-2 Community Commercial Zone.