



**Environmental
Planning
Commission**

*Agenda Number: 02
Project Number: 1007017
Case #: 16EPC-40016, 17
May, 12, 2016*

Staff Report

Agent	Jim Medley
Applicant	Sunport Park Hospitality, LLC Yogash Kumar
Request	Site Development Plan for Building Permit Zone Map Amendment
Legal Description	Lot 2-A-2, Sunport Park
Location	Woodward between Transport and University
Size	2.03 acres
Existing Zoning	IP
Proposed Zoning	SU-1 for IP uses

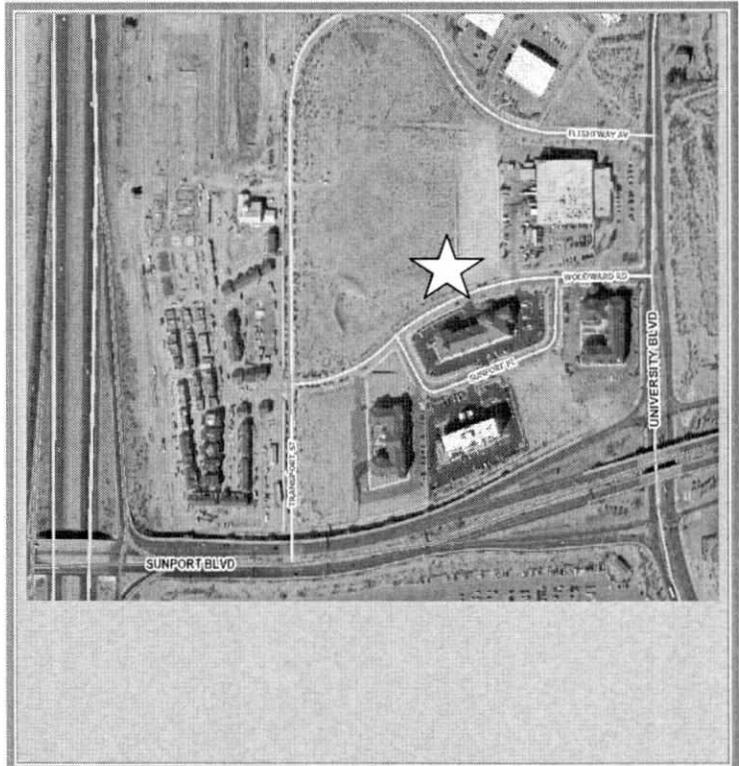
Staff Recommendation

APPROVAL of 16 EPC 40017, Zone Map Amendment and 16 EPC 40016 Site Development Plan for Building permit based on the Findings beginning on Page #, and subject to the Conditions of Approval beginning on Page #.

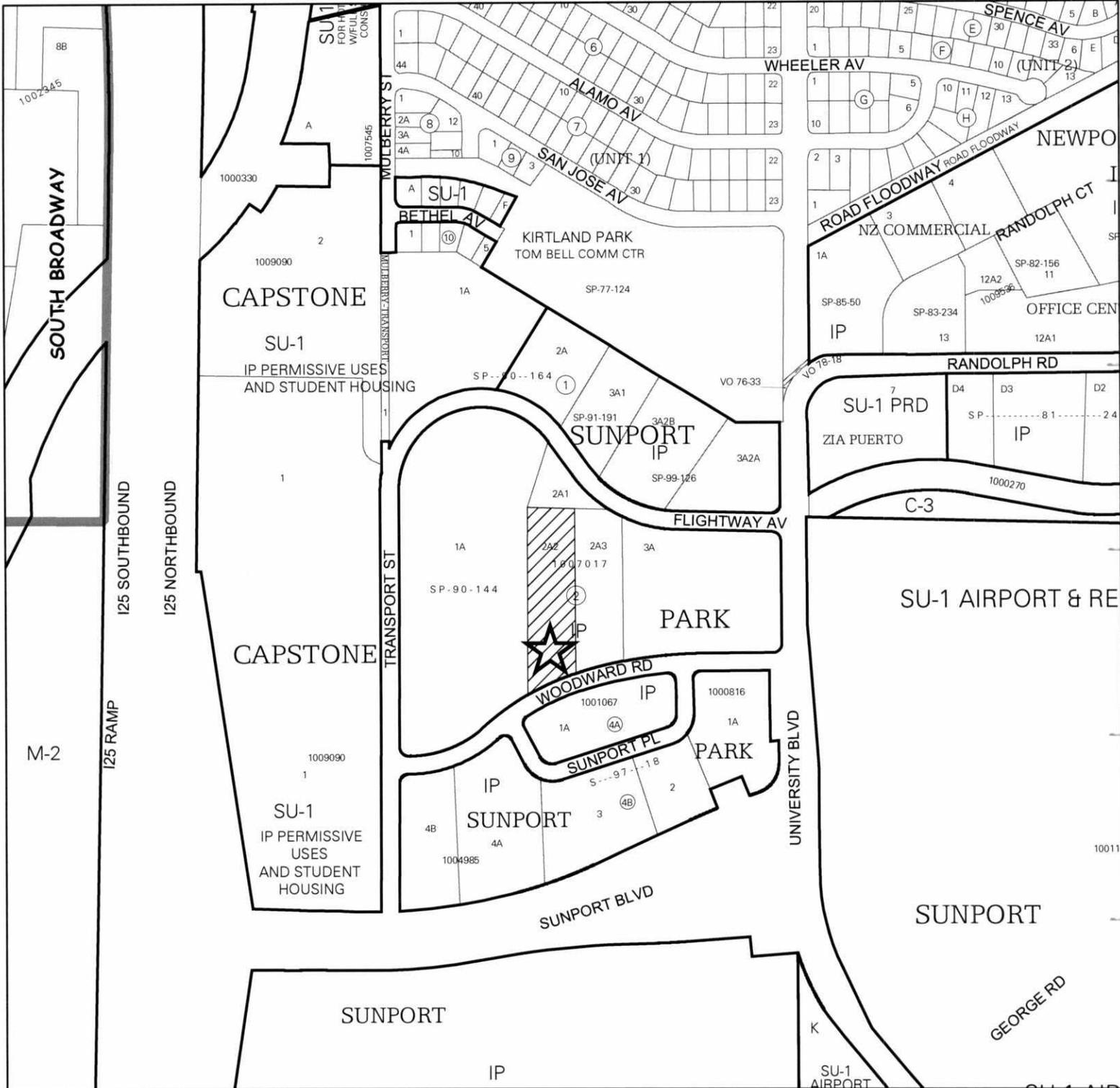
**Staff Planner
Maggie Gould, Planner**

Summary of Analysis

This is a request for a zone map amendment from IP to SU-1 for IP uses to allow the development of a four story, 81 unit hotel. A restaurant will be developed later and the applicant is asking for delegation of approval of the restaurant. The applicant has justified the request under R-270-1980 as being more advantageous to the community as articulated in the comprehensive plan because it will provide economic development. There are no home owner's or neighborhood associations in the area. Property owners within 100 feet of the site were notified of the request. Staff has not received any public comment as of this writing. Staff recommends approval with conditions.



City Departments and other interested agencies reviewed this application from 04/04/2016 to 04/15/2016
Agency comments used in the preparation of this report begin on Page 25.



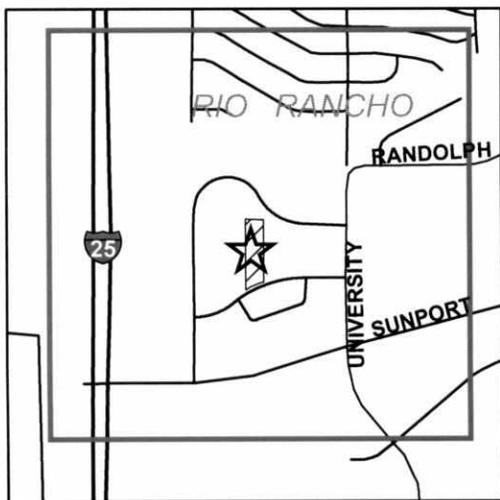
ZONING MAP

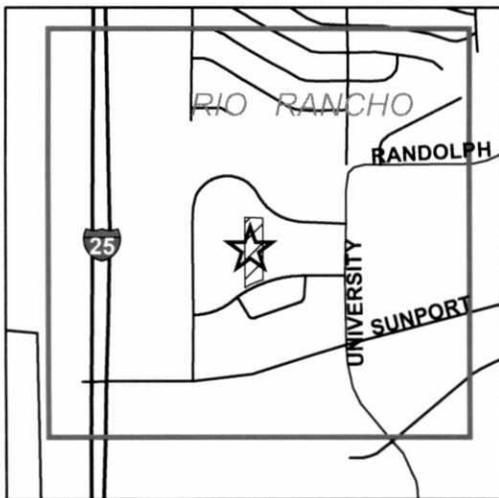
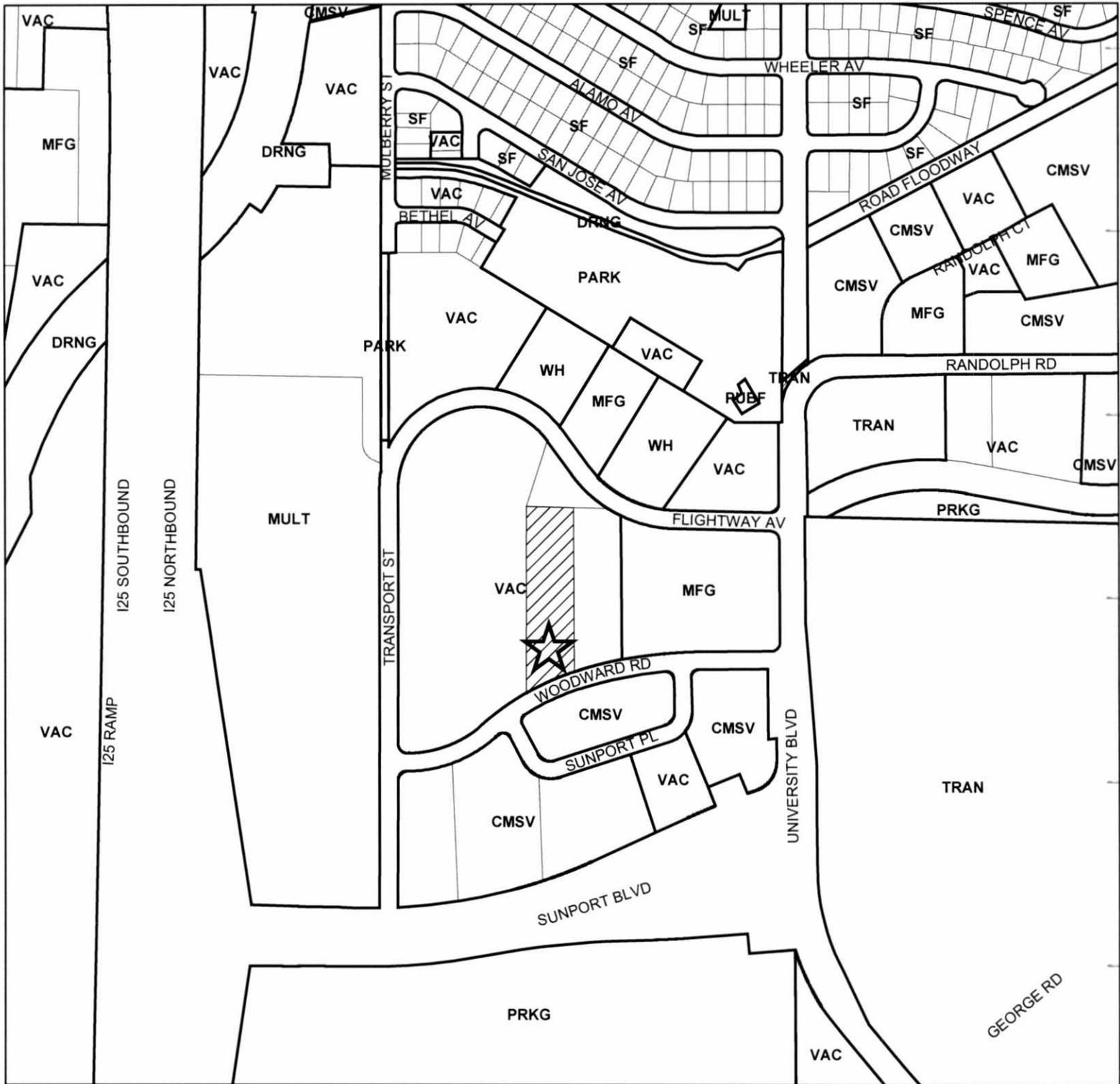
Note: Grey shading indicates County.



1 inch = 451 feet

Project Number:
1007017
Hearing Date:
05/12/2016
Zone Map Page: M-15
Additional Case Numbers:
16EPC-40016&40017





LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

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



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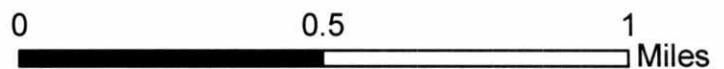


Public Facilities Map with One-Mile Buffer

- | | | | |
|---|---|--|---|
|  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: 1007017



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	IP	Developing Urban, Sunport Boulevard Design Overlay	Vacant
<i>North</i>	IP	Same	Commercial
<i>South</i>	IP	Same	Commercial
<i>East</i>	IP, SU-1 PRD, SU- for Airport and Related Facilities	Same	Institutional
<i>West</i>	IP, SU-1 for IP Permissive Uses and Student Housing	Same	Vacant, Multi-Family Residential

II. INTRODUCTION

Proposal

The applicant proposes to amend the zoning on the site from IP to an SU-1 for IP uses zones to allow the development of a 4 story (47 feet in height), 81 unit hotel and future restaurant. The IP zone allows height up to 120 feet, but requires that the building fall within an angle plane measured from the property line. The site is very narrow and the angles planes will make future development on the difficult. The applicant also requests amended setbacks to address the narrow lot. The applicant will develop the hotel in phase 1 and the restaurant in a second phase. The applicant is asking that the approval of the restaurant be delegated to the DRB, provided it complies with the approved 2008 Site Development Plan for Subdivision.

EPC Role

The EPC is hearing this case because the EPC has the authority to hear all zone map amendments (zone change) and associated site development plans for building permit for SU-1 Special Use zoned sites, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1) SU-1 Special Use Zone, and 14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) who then makes a recommendation to City Council [Ref: § 14-16-4-4-(A)(2) Appeal]. This is a quasi-judicial matter.

History/Background

The EPC approved a Site Development Plan for Subdivision (08 EPC 40005) that created the subject site and the two tracts to the east, this plan required that subject site return to the EPC for approval of the future Site Development Plans for Building Permit. The original staff report did not discuss the possible conflict in the lot narrowness with the future development on the site.

Context

The subject site is vacant. The parcels to the south of the site contain five existing hotels; to west there is a vacant lot and the Cottages residential development; the sites to the north are developed with industrial uses and to the east is a large food distribution center. The area does not have a specific architectural style. Most of the buildings are either industrial or are national chains, developed with standard franchise designs.

The site is close to the airport and freeway, making the hotel use a reasonable fit for the area.

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 Long Range Roadway System designates University Boulevard as a Minor Arterial.

The Long Range Roadway System designates Sunport Boulevard as a Principal Arterial.

Comprehensive Plan Corridor Designation

University Boulevard is an Enhanced Transit Corridor.

Trails/Bikeways

There are no bike routes or trails near the site. There are developed sidewalks along Woodward Road, Flightway Avenue and University Boulevard.

Transit

The nearest bus stop is on Randolph Road, approximately .5 miles from the site. The 222 Rio Bravo/Sunport connecting the Rio Bravo Railrunner Station to the Airport and the VA Hospital serves this stop.

Public Facilities/Community Services

Refer to the Public Facilities Map in the packet.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The existing zone is I-P industrial Park. This zone provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Master Development Plan.

The applicant is requesting an SU-1 for IP uses zone to allow the development of a hotel on the subject site. The proposed zone will allow the IP uses, but will allow the EPC discretion to approve a Site Development Plan for Building Permit with setbacks and height that are appropriate for the narrow site. The proposed zone will allow both permissive and conditional uses in the IP zone, but any development on the site will require a Site Development Plan for Building Permit to be approved by the EPC.

The IP zone allows a height of up to 120 feet, but requires that the height of the building fall within a 45 degree plane drawn from the property line, making the building height and distance from the property line the same. The narrow width of the lot makes it difficult to develop a multi-story building under these conditions. If the applicant were developing were only developing a restaurant or similar use, the height would not as much of an issue.

The subject site is within the Sunport design overlay zone which contains regulations that limit signage size and, number and placement.

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located within the Developing Urban Area of the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Land Use

This request furthers the goal by providing additional employment opportunities and development that is complimentary to the existing development.

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

Policy IIB.5d is furthered. The proposed zoning and development will be similar in uses and style to what is already developed in the area. The project did not require a Traffic Impact Study and traffic generated from the site will not over burden the area.

Policy II.B5e: 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.B5e is furthered by the request because subject site has access to a full range of urban services including roads, public services, electric and water infrastructure and transit. The subject site is not directly adjacent to single family residential development and will not negatively impact those areas, but is close enough to residential development that residents could access the employment and services offered at the site.

Policy II.B5 i: Employment and service use shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments. ***The proposed zone and development will not negatively impact the residential areas to the north because the development is separated from the residential areas by additional commercial development and a City park. The request furthers Policy II.B5 i.***

PolicyII.B5 I: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The applicant cites this policy in support of the request. The proposed hotel building is similar in style to the surrounding areas and so may be appropriate to the Plan area. While staff believes that the construction will be of high quality, the design is not necessarily innovative. The request partially furthers PolicyII.B5I.

Policy II.B5m: Urban and site design which maintains and enhances unique vistas improves the quality of the visual environment shall be encouraged.

The applicant states that the buildings have been sited to take advantage of the view to the Sandias. The hotel will have good views to the east and the west and the gap between the proposed hotel and the proposed restaurant will act as a view window. The additional height may obscure views for other sites. Policy II.B5m is partially furthered by the request.

II.C.8 Developed Landscape

The goal is to maintain and improve the natural and the developed landscapes 'quality.

The goal is furthered because the landscape plan utilizes a variety of plant materials appropriate for the area. The street frontage along Woodward Road will be developed with street trees and landscaped areas the project that will enhance the pedestrian experience adjacent to the project.

Policy II.C.8 c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The site plan shows that the walkways and areas adjacent to the building will design so that these items are not a hindrance. Policy II.C.8c is furthered.

II.D.4 Transportation & Transit

The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The request furthers the goal by allowing the development of employment and services in an area where they are easily accessible. The site is near a multi-family development and .25 miles from a residential area; residents of these developments could walk or bike to the site for work or to access services.

Policy II.D.4 g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

Policy II.D.4 g is furthered because the site plan shows pedestrian connections throughout the site and connections to the street that will allow guests to walk from the hotel to the restaurant and along Woodward Road to other destinations.

II.D.6 Economic Development

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The goal is furthered because the proposed zoning and development will add economic development potential to the area.

Policy II.D.6 a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed zoning and development will offer new employment opportunities in the area. The area surrounding the development has an income level less than most of the 87106 zip code and could be considered an area of need. Policy II.D.6a is furthered by the request.

Policy II.D.6 b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

Policy II.D.6 b is furthered because the proposed zoning and development will allow the development of a national chain hotel by a local business person.

Policy II.D.6 c: Opportunities for improvement in occupational skills and advancement shall be encouraged.

The applicant states that the owner of the proposed hotel encourages promotion within and that there are constant educational opportunities within operation of hotel to encourage employee advancement. Restaurant operators will be encouraged to operate in a like manner. While staff has no way to completely verify this, the website for the Comfort Inn parent company does offer a variety of benefits for employees. The request furthers Policy II.D.6 c

Policy II.D.6 d: Tourism shall be promoted.

The development of a new hotel on the site will add to the accommodation options for travelers and tourists. The proposed restaurant will add a dining option for those travelers and for area residents. Policy II.D.6 d is furthered by the request.

Policy II.D.6 e: A sound fiscal position for local government shall be maintained.

The applicant cites this policy as a justification for the project because it will allow development that will add to the tax base for the Albuquerque area and enhance the surrounding properties. The proposed development will add to the Gross Receipts Tax received, but the policy seems to be directed at the local government budget process and may not be relevant to this request.

Policy II.D.6 f: The City and the County should remove obstacles to sound growth management and economic development throughout the community.

The applicant cites this policy in support of the request because the applicant is asking for delegation of future development on the site. The allowance for alternate height, setbacks and layout may constitute removal of an obstacle to economic development furthering policy II.D.6 f.

Policy II.D.6 g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

The subject site is not within the Designated Sunport Airport Activity Center, located between University Boulevard and Girard, south of the Kirtland Neighborhood, but is just outside of the boundary. The surrounding area has been developed as a hospitality hub with a concentration of hotels and services such as long-term parking, the development will add to the employment opportunities in the area. The request is consistent with the intent of Policy II.D.6 g.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant's Justification

Note: Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

The proposed zone change from IP to SU-1 for IP uses will not jeopardize the health, safety morals, and general welfare of the City. The proposed zone is not different from the existing zone, which already allows hotels and restaurants. Development of the vacant lot will help to improve the community.

Staff agrees that the proposed zone will be similar to the surrounding zones. The property can only be developed with a Site Development Plan; which will ensure that what is developed is compatible with the adjacent development.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

This existing zone provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan. The proposed change of zoning with the minor variations will not destabilize the area, but rather help to stabilize the neighborhood. The proposed zone change with variations will allow this vacant land to be utilized by a project that is commensurate with the already developed properties nearby.

Staff agrees that the proposed zoning will be very similar to what is developed in the surrounding area and that the Site Plan process will address compatibility with surrounding development.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

Refer to policy analysis for more in depth analysis

The applicant cites Land Use policies IIB.5d, II.B5e, II.B5i, the Developed Landscape goal and policy II.C.8c, the Transportation goal and policy II.D.4g, the Economic Development goal and policies Policy II.D.6a, Policy II.D.6b, Policy II.D.6c, Policy II.D.6d, Policy II.D.6f Policy II.D.6g in support of the request. Staff agrees that the request furthers these policies.

The applicant cites Policy II.D.6e, staff believes that this policy is directed at the City budget process and is not relevant to the request.

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The applicant cites polices in the Comprehensive Plan to demonstrate that the request is more advantageous to the community as articulated in the applicable plans and that the request clearly facilitates the goals and polices of the Comprehensive Plan. The request meets a need

for increased economic development and is appropriate on the site due to the narrow lot size impeding the development of the allowed uses in the IP zone.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The proposed zone change will not change any permissive uses that would be harmful to adjacent property, the neighborhood, or the community. As mentioned previously, the zone change will allow minor height change along the east property line and minor parking lot landscaping buffer on the west side. The nature of this land use will not pose a threat to the adjacent property, the neighborhood, or the community.

The proposed zone will allow the permissive and conditional use of the IP zone, but the accompanying Site Development Plan for Building Permit will provide certainty regarding future development on the site.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

The proposed zone change will not require any programmed capital expenditures by the City. Adequate infrastructures, including water, sewer, and storm water facilities are available to serve this property.

Staff agrees that the proposed zone will allow development that will be privately developed and will have access to existing urban infrastructure.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The cost of land or other economic considerations are not the determining factor for this zone change request. The proposed use will positively contribute to the area through construction jobs, service jobs, gross receipts taxes and increased values now and in the future use of the property.

The applicant has not used economics as the justification for the request; the applicant has justified the request by citing the furtherance of applicable policies and goals in the Comprehensive Plan.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

This application for zone change has nothing to do with collector or major street access. Requested zoning is the same use as permitted in existing IP zoning. This request is for minor variations to height requirement and setback requirements. This change of zoning will create a desirable, taxable property for gross receipts taxes, while under construction, as well as retail

gross receipts taxes and hotel guest taxes during operation. There will be jobs created during construction and service jobs created after completion for many years of operation

Staff agrees that the proposed zone is appropriate on the site as demonstrated by the policy analysis.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

Changes requested are minor variations to height and setback requirements to the existing IP zoning. These are changes that will not affect the overall appearance to this lot from any other lot developed as a hotel, which are permitted in the original IP zoning.

The intent of this prohibition is to make sure that adjacent land uses are compatible. The proposed zoning is similar to what exists on the adjacent sites and will be compatible with those uses. The SU-1 zone is generally considered a justified spot zone because of the policy analysis required in order to approve the zone.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

This zone change does not ask for anything that changes the character of nearby surrounding properties. There are numerous hotels on immediate surrounding lots. This application only asked for minor height and setback variations that would make this project no appreciable different from any of the surrounding hotels.

As stated in the spot zone discussion, the proposed zone will allow development that is similar or exactly the same as the development on the adjacent parcels.

Other Analysis

The proposed project does not meet the threshold for a Traffic Impact Analysis. The request will allow the development of a vacant parcel and will provide new employment and services in the area.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant proposes an 81 unit, 4 story hotel building and proposes a restaurant in a future phase.. Section 14-16-3-11, Site Development Plan Approval and Subdivision Regulations Requirements, 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 Sunport Design Overlay Zone.

Site Plan Layout / Configuration

The EPC has discretion over the building standards on this site because the SU-1 zone references the uses in the IP, but not necessarily the building standards. The EPC can approve a Site Development Plan for Building Permit with setbacks, open space, parking and other standards that differ from the zoning code (see condition 6).

The previously approved Site Development Plan for Subdivision (SPS) set out requirements for access, setbacks and pedestrian connections.

Layout

The proposed hotel and restaurant uses are consistent with the existing development in the area.

The proposed layout, with the building at the east side of the site, moves the driveway for this site away from the driveway for the adjacent hotel. This will cut down on both vehicle and pedestrian conflicts because it will make the entrance and exit clear. The site takes access from Woodward road via a 30 foot wide driveway.

The hotel faces west; the main entrance will face the parking area.

The dumpster for the hotel is located in the northeast corner of the site, well away from the main entrance and approximately 30 feet from the north entrance. The restaurant dumpster is located near the northeast corner of the building, this location put it away from the likely entrance location. Solid Waste has comments regarding the access to these locations and adjustments may be necessary to accommodate these.

Setbacks and lot coverage

The IP zone requires that no more than 50% of the surface of any lot be covered with buildings; the applicant proposes approximately 20% of the site to be covered.

Setbacks under the IP zone:

-
- Front-yard setback of not less than 20 feet
 - Side-yard setback of not less than ten feet
 - Rear-yard setback of not less than ten feet

The applicant proposes alternates setbacks for portions of the project: a 5 foot 3 inch setback on the east side of both the restaurant and the hotel, a 9 foot 10 inch front setback for the restaurant. The lot width makes the layout difficult. The smaller setback pushes the restaurant building closer to the street, which could be a benefit for pedestrian traffic coming from other sites. The north and west setbacks exceed minimum requirements.

Height

The IP zone allows a height of up to 120 feet, but requires that the height of the building fall within a 45 degree plane drawn from the property line, the narrow width of the lot makes it difficult to develop a multi-story building under these conditions. The proposed building will be 47 feet in height.

Public Outdoor Space

The applicant is providing a small “smoking patio” at the northeast corner of the site.

Vehicular Access, Circulation and Parking

§14-16-3-1(A) 20 of the Off Street Parking Regulations requires 1 space for each rental unit for hotel or motel use. The applicant proposes to develop an 81 unit hotel and is providing 81 parking spaces for the hotel.

14-16-3-1(A)(26)The restaurant would require 1 parking space for each 4 seats in the restaurant. The applicant is providing 31 spaces for the restaurant, this would allow for a restaurant with 124 seats or a restaurant with full service liquor with 91 seats.

The EPC has discretion over parking in SU-1 zoned sites.

Pedestrian and Bicycle Access and Circulation, Transit Access

The site plan shows a 6 foot wide painted pedestrian crossing connecting the restaurant pad to the hotel and a standard 6 foot wide sidewalk along Woodward Avenue that could provide a connection to the adjacent hotel and allow for access to the restaurant.

The sidewalks in front of the hotel and restaurant are 8 feet in width.

The SPS calls for a pedestrian connection between the lots, a future connection was shown on the site plan for the adjacent hotel; this connection conflicts with the proposed 3 foot high retaining wall. Staff recommends that the sidewalk connection along Woodward satisfy this requirement.

Walls/Fences

A retaining wall is shown along the east side of the site ranging in height from 3 feet near the north and south ends of the site and 6 feet towards the middle of the site. An additional retaining wall is shown on the west side of the property ranging from 2 feet to 8 feet height.

Lighting and Security

The applicant proposes standard 20 foot tall light fixtures on the site; which will comply with the SPS and the zoning code.

Landscaping

The applicant proposes a landscape palette that consists of plants that are low to medium water use that are generally successful in the area. The approved SPS lists a palette of low to medium water plants and encourages low water species. The SPS also allows planning staff to substitute appropriate plant material for plants listed on the plant palette. Some of the proposed plants are not on the SPS palette, but meet the intent to have lower water species that will add color and interest to the site.

Staff recommends substituting the proposed Ash trees for a lower water species, but has not made this a condition of approval.

The landscaping meets the coverage requirements of the zoning code. Street trees are provided along Woodward Road in accordance with the street tree ordinance.

Grading, Drainage, Utility Plans

The site slopes from north to south with change in grade of approximately 10 feet. The site is also approximately 5 feet below the grade of the site to the east and 5 to 10 feet above the grade of the site to the west. Stormwater will be accommodated in a landscaped ponding area at the north end of the site and in the drainage infrastructure along Woodward Road.

Architecture

The SPS does not specify a style for buildings. The proposed hotel will have clearly defined main entrance with double doors and side windows. The building is well articulated with changes in colors, material and plane throughout the major facades. The south façade, facing Woodward Road, has ground level windows and a door to the street.

The applicant is asking for delegation of the site plan for building permit for the restaurant

Signage

The applicant proposes two free standing signs. One at 26 feet in height with a sign face of 77.51 square feet and one at 15 feet in height and 50 square feet. The Sunport Design Overlay Zone prohibits off premise signage. The applicant is not proposing any off premise signs. The overlay zone also limits the number of free standing signs to one per premise, limits the height of those to 12 feet and 75 square feet of sign face. Only one sign is allowed per premise.

The proposed signage will have to be adjusted to meet this requirement.

One wall sign is shown on the west façade of approximately 105 square feet. The west façade is approximately 6,355 square feet. The Sunport Design Overlay zone allows up to 350 square feet for building mounted signage on facades of 5,001-7,500 square feet and allows one sign for each facade. The proposed sign complies with the requirements and could be larger if the applicant would like.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The applicant has provided additional narrative and has addressed the missing section of R-270-1980 in response to the Long Range Planning Comments. The comments indicate that the proposed zone may be appropriate on the site because of the shape of the lot and requirement that development on the property be reviewed and approved by the EPC.

The applicant will address the Hydrology comments prior to DRB submittal.

The applicant has coordinated with Environmental Health regarding the Landfill buffer and gas mitigation assessment report. Environmental Health is satisfied with the response at this point in the development process.

The applicant provided an updated site plan with the changes requested from Transportation, Any additional transportation issues can be addressed at DRB.

Neighborhood/Public

There are no recognized Neighborhood Associations or Home Owners Associations.

The City notified property owners within 100 feet of the site. Staff has not received any public comment as of this writing.

V. CONCLUSION

This is a request for a zone map amendment from IP to SU-1 for IP uses and an accompanying Site Development Plan for Building Permit to allow the development of a hotel and restaurant on the site.

The applicant has justified the request as being more advantageous to the community as articulated in the goals and policies of the Comprehensive Plan because it will be compatible with the surrounding development and will provide an economic development benefit to the City.

The intent of the IP zone is to allow higher intensity development; this may include light manufacturing, commercial food service, trucking and warehousing and hotel and motel use. The zone allows a height of up to 120 feet based on compliance with a 45 degree angle plane measured from the property line. Because of the narrow lot, the applicant would be limited to a height that is unreasonable for the allowed uses. The proposed approximately 50 foot tall hotel building will be of a similar size, style and use to the surrounding development and the accompanying future restaurant will be an additional compatible use and building. The location of the building allowed by the zone and site plan may help avoid traffic conflicts with the adjacent site.

FINDINGS - 16EPC-40017 – May 12th, 2016- Zone Map Amendment

1. This is a request for a for Zone Map Amendment from IP to SU-1 for IP uses for Lot 2-A-2, Sunport Park located Woodward Road between University Boulevard and Transport Street containing approximately 2.03 acres.
2. The applicant proposes to amend the zoning on site to allow the development of a four story hotel. The IP zone allows the height, but requires that the height fall within a 45 degree angle from the property line. The subject site is narrow and the building cannot be developed under the existing requirements.
3. The EPC approved a Site Development Plan for Subdivision for the site in 2008 (08 EPC 40005).
4. The Albuquerque/Bernalillo County Comprehensive Plan, Sunport Design Overlay Zone and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. 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:

This request furthers the goal by providing additional employment opportunities and development that is complimentary to the existing development.

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

Policy IIB.5d is furthered. The proposed zoning and development will be similar in uses and style to what is already developed in the area. The project did not require a Traffic Impact Study and traffic generated from the site will not over burden the area.

- B. Policy II.B5e: 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.B5e is furthered by the request because subject site has access to a full range of urban services including roads, public services, electric and water infrastructure and transit. The subject site is not directly adjacent to single family residential development and will not negatively impact those areas, but is close enough to residential development that residents could access the employment and services offered at the site.

- C. Policy II.B5 i: Employment and service use shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed zone and development will not negatively impact the residential areas to the north because the development is separated from the residential areas by additional commercial development and a City park. The request furthers Policy II.B5 i.

- D. Policy II.B5 I: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The applicant cites this policy in support of the request. The proposed hotel building is similar in style to the surrounding areas and so may be appropriate to the Plan area. While staff believes that the construction will be of high quality, the design is not necessarily innovative. The request partially furthers Policy II.B5I.

- E. Policy II.B5m: Urban and site design which maintains and enhances unique vistas improves the quality of the visual environment shall be encouraged.

The applicant states that the buildings have been sited to take advantage of the view to the Sandias. The hotel will have good views to the east and the west and the gap between the proposed hotel and the proposed restaurant will act as a view window. The additional height may obscure views for other sites. Policy II.B5m is partially furthered by the request.

II.C.8 Developed Landscape

- A. The goal is to maintain and improve the natural and the developed landscapes 'quality.

The goal is furthered because the landscape plan utilizes a variety of plant materials appropriate for the area. The street frontage along Woodward Road will be developed with street trees and landscaped areas the project that will enhance the pedestrian experience adjacent to the project.

- B. Policy II.C.8 c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The site plan shows that the walkways and areas adjacent to the building will design so that these items are not a hindrance. Policy II.C.8c is furthered.

II.D.4 Transportation & Transit

- A. The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement

of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The request furthers the goal by allowing the development of employment and services in an area where they are easily accessible. The site is near a multi-family development and .25 miles from a residential area; residents of these developments could walk or bike to the site for work or to access services.

- B. Policy II.D.4 g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

Policy II.D.4 g is furthered because the site plan shows pedestrian connections throughout the site and connections to the street that will allow guests to walk from the hotel to the restaurant and along Woodward Road to other destinations.

II.D.6 Economic Development

- A. The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The goal is furthered because the proposed zoning and development will add economic development potential to the area.

- B. Policy II.D.6 a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed zoning and development will offer new employment opportunities in the area. The area surrounding the development has an income level less than most of the 87106 zip code and could be considered an area of need. Policy II.D.6a is furthered by the request.

- C. Policy II.D.6 b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

Policy II.D.6 b is furthered because the proposed zoning and development will allow the development of a national chain hotel by a local business person.

- D. Policy II.D.6 c: Opportunities for improvement in occupational skills and advancement shall be encouraged.

The applicant states that the owner of the proposed hotel encourages promotion within and that there are constant educational opportunities within operation of hotel to encourage employee advancement. Restaurant operators will be encouraged to operate in a like manner. While staff has no way to completely verify this, the website for the Comfort Inn parent company does offer a variety of benefits for employees. The request furthers Policy II.D.6 c

- E. Policy II.D.6 d: Tourism shall be promoted.

The development of a new hotel on the site will add to the accommodation options for travelers and tourists. The proposed restaurant will add a dining option for those travelers and for area residents. Policy II.D.6 d is furthered by the request.

- F. Policy II.D.6 e: A sound fiscal position for local government shall be maintained.

The applicant cites this policy as a justification for the project because it will allow development that will add to the tax base for the Albuquerque area and enhance the surrounding properties. The proposed development will add to the Gross Receipts Tax received, but the policy seems to be directed at the local government budget process and may not be relevant to this request.

- G. Policy II.D.6 f: The City and the County should remove obstacles to sound growth management and economic development throughout the community.

The applicant cites this policy in support of the request because the applicant is asking for delegation of future development on the site. The allowance for alternate height, setbacks and layout may constitute removal of an obstacle to economic development furthering policy II.D.6 f.

- H. Policy II.D.6 g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

The subject site is not within the Designated Sunport Airport Activity Center, located between University Boulevard and Girard, south of the Kirtland Neighborhood, but is just outside of the boundary. The surrounding area has been developed as a hospitality hub with a concentration of hotels and services such as long-term parking, the development will add to the employment opportunities in the area. The request is consistent with the intent of Policy II.D.6 g.

6. The subject site is within the boundaries of the Sunport Design Overlay Zone.
7. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
- A. The proposed zone will be similar to the surrounding zones. The property can only be developed with a Site Development Plan; which will ensure that what is developed is compatible with the adjacent development.
- B. The proposed zoning will be very similar to what is developed in the surrounding area and that the Site Plan process will address compatibility with surrounding development.
- C. The applicant cites Land Use policies IIB.5d, II.B5e, II.B5i, the Developed Landscape goal and policy II.C.8c, the Transportation goal and policy II.D.4g, the Economic

Development goal and policies Policy II.D.6a, Policy II.D.6b, Policy II.D.6c, Policy II.D.6d, Policy II.D.6f Policy II.D.6g in support of the request. Staff agrees that the request furthers these policies.

The applicant cites Policy II.D.6e, staff believes that this policy is directed at the City budget process and is not relevant to the request.

D. The applicant cites polices in the Comprehensive Plan to demonstrate that the request is more advantageous to the community as articulated in the applicable plans and that the request clearly facilitates the goals and polices of the Comprehensive Plan. The request meets a need for increased economic development and is appropriate on the site due to the narrow lot size impeding the development of the allowed uses in the IP zone.

E. The proposed zone will allow the permissive and conditional use of the IP zone, but the accompanying Site Development Plan for Building Permit will provide certainty regarding future development on the site.

F. The proposed zone will allow development that will be privately developed and will have access to existing urban infrastructure.

G. The applicant has not used economics as the justification for the request; the applicant has justified the request by citing the furtherance of applicable policies and goals in the Comprehensive Plan.

H. The proposed zone is appropriate on the site as demonstrated by the policy analysis.

I. The intent of this prohibition is to make sure that adjacent land uses are compatible. The proposed zoning is similar to what exists on the adjacent sites and will be compatible with those uses. The SU-1 zone is generally considered a justified spot zone because of the policy analysis required in order to approve the zone.

J. As stated in the spot zone discussion, the proposed zone will allow development that is similar or exactly the same as the development on the adjacent parcels.

8. There are no recognized Neighborhood Associations or Home Owners Associations in the area. Property owners within 100 feet of the site were notified. Staff has not received any comments as of this writing.

RECOMMENDATION - 16EPC-40017 –May 12th, 2016

APPROVAL of 16 EPC 40017, a request for Zone Map Amendment from IP to SU-1 for IP uses for Lot 2-A-2, Sunport Park, based on the preceding Findings and subject to the following Conditions of Approval for SU-1 zoning only

CONDITIONS OF APPROVAL - 16EPC-40017 –May 12th, 2016 ZONE MAP AMENDMENT

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

FINDINGS - 16EPC-40016 –May 12th, -Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Lot 2-A-2 located on Woodward Road between University Boulevard and Transport Street and containing approximately 2.03 acres.
2. The request will allow the development of a four story (47 foot tall) hotel and a restaurant. The restaurant will be developed in a future phase.
3. The EPC approved a Site development Plan for Subdivision for the subject site in 2008 (08 EPC 40005).
4. The Albuquerque/Bernalillo County Comprehensive Plan, Sunport Design Overlay zone and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
9. 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:

This request furthers the goal by providing additional employment opportunities and development that is complimentary to the existing development.

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

Policy IIB.5d is furthered. The proposed zoning and development will be similar in uses and style to what is already developed in the area. The project did not require a Traffic Impact Study and traffic generated from the site will not over burden the area.

- B. Policy II.B5e: 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.B5e is furthered by the request because subject site has access to a full range of urban services including roads, public services, electric and water infrastructure and transit. The subject site is not directly adjacent to single family residential development and will not negatively impact those areas, but is close enough to residential development that residents could access the employment and services offered at the site.

- C. Policy II.B5 i: Employment and service use shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed zone and development will not negatively impact the residential areas to the north because the development is separated from the residential areas by additional commercial development and a City park. The request further Policy II.B5 i.

- D. PolicyII.B5 I: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The applicant cites this policy in support of the request. The proposed hotel building is similar in style to the surrounding areas and so may be appropriate to the Plan area. While staff believes that the construction will be of high quality, the design is not necessarily innovative. The request partially furthers PolicyII.B5I.

- E. Policy II.B5m: Urban and site design which maintains and enhances unique vistas improves the quality of the visual environment shall be encouraged.

The applicant states that the buildings have been sited to take advantage of the view to the Sandias. The hotel will have good views to the east and the west and the gap between the proposed hotel and the proposed restaurant will act as a view window. The additional height may obscure views for other sites. Policy II.B5m is partially furthered by the request.

II.C.8 Developed Landscape

- A. The goal is to maintain and improve the natural and the developed landscapes 'quality.

The goal is furthered because the landscape plan utilizes a variety of plant materials appropriate for the area. The street frontage along Woodward Road will be developed with

street trees and landscaped areas the project that will enhance the pedestrian experience adjacent to the project.

- B. Policy II.C.8 c: Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.

The site plan shows that the walkways and areas adjacent to the building will design so that these items are not a hindrance. Policy II.C.8c is furthered.

II.D.4 Transportation & Transit

- A. The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

The request further the goal by allowing the development of employment and services in an area where they are easily accessible. The site is near a multi-family development and .25 miles from a residential area; residents of these developments could walk or bike to the site for work or to access services.

- B. Policy II.D.4 g: Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.

Policy II.D.4 g is furthered because the site plan shows pedestrian connections throughout the site and connections to the street that will allow guests to walk from the hotel to the restaurant and along Woodward Road to other destinations.

II.D.6 Economic Development

- A. The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

The goal is furthered because the proposed zoning and development will add economic development potential to the area.

- B. Policy II.D.6 a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The proposed zoning and development will offer new employment opportunities in the area. The area surrounding the development has an income level less than most of the 87106 zip code and could be considered an area of need. Policy II.D.6a is furthered by the request.

- C. Policy II.D.6 b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

Policy II.D.6 b is furthered because the proposed zoning and development will allow the development of a national chain hotel by a local business person.

-
- D. Policy II.D.6 c: Opportunities for improvement in occupational skills and advancement shall be encouraged.

The applicant states that the owner of the proposed hotel encourages promotion within and that there are constant educational opportunities within operation of hotel to encourage employee advancement. Restaurant operators will be encouraged to operate in a like manner. While staff has no way to completely verify this, the website for the Comfort Inn parent company does offer a variety of benefits for employees. The request furthers Policy II.D.6 c

- E. Policy II.D.6 d: Tourism shall be promoted.

The development of a new hotel on the site will add to the accommodation options for travelers and tourists. The proposed restaurant will add a dining option for those travelers and for area residents. Policy II.D.6 d is furthered by the request.

- F. Policy II.D.6 e: A sound fiscal position for local government shall be maintained.

The applicant cites this policy as a justification for the project because it will allow development that will add to the tax base for the Albuquerque area and enhance the surrounding properties. The proposed development will add to the Gross Receipts Tax received, but the policy seems to be directed at the local government budget process and may not be relevant to this request.

- G. Policy II.D.6 f: The City and the County should remove obstacles to sound growth management and economic development throughout the community.

The applicant cites this policy in support of the request because the applicant is asking for delegation of future development on the site. The allowance for alternate height, setbacks and layout may constitute removal of an obstacle to economic development furthering policy II.D.6 f

- H. Policy II.D.6 g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

The subject site is not within the Designated Sunport Airport Activity Center, located between University Boulevard and Girard, south of the Kirtland Neighborhood, but is just outside of the boundary. The surrounding area has been developed as a hospitality hub with a concentration of hotels and services such as long-term parking, the development will add to the employment opportunities in the area. The request is consistent with the intent of Policy II.D.6 g.

5. The subject site is within the boundaries of the Sunport Design Overlay Zone. The signage shown on the Site Development Plan for Building complies with the Sunport Design Overlay Zone.

6. The applicant is requesting delegation of SPBP for the proposed restaurant.

7. There are no recognized Neighborhood Associations or Home Owners Associations in the area. Property owners within 100 feet of the site were notified. Staff has not received any comments as of this writing.

RECOMMENDATION - (case #) (date)

APPROVAL of 16EPC-400__, a request for Site Development Plan for (Subdivision/Building Permit), for (legal description), based on the preceding Findings (and subject to the following Conditions of Approval.)

CONDITIONS OF APPROVAL - (CASE NO.)(DATE)(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 landscaping plan shall be coordinated with PNM to verify that the proposed trees are appropriate for the site.

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:

Jim Medley	3100 Christine ST NE	ABQ, NM 87111
Sunport Park Hospitality , LLC	3304 W. Highway 66	Gallup , NM 87301

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

No NA/HOA's and No Coalitions – siw

4/14/16 – Proof provided in packet that Agent/Applicant did contact ONC for their Inquiry Letter on 3/28/16 – siw

Long Range Planning

- a. The site's unusual shape and orientation (long, narrow, accessible only from the short sides) make it suitable for a variance request to the measurable standards that currently preclude the desired height for the proposed hotel.
- b. The Zoning Code's requirement for IP properties to have a "master plan" approved by the EPC and the applicant's intent to address the desired deviations with the same reviewing body at the same time are both noted.
- c. The intent language of the SU-1 zone (§14-16-2-22) states: "This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the uses to a specific location is partly or entirely dependent on the character of the site design."
- d. SU-1 zoning may be justified because the character of the site design appears to have a direct correlation to the appropriateness of the proposed use on this specific location. A narrative from the applicant, outlining the design constraints due to the height restrictions of the existing IP zone, would benefit the analysis of the request.
- e. The submitted R-270-1980 justification needs to address Section 1.I (spot zone) and explain why it should be approved.
- f. The City already has over 550 separate SU-1 zones for individual sites, all site development plan controlled, that contribute to additional layers of regulation and processes for individual developments. Many of these SU-1 zones have been found to be unnecessary, in large part, because special provisions and special design standards may create confusion and inconsistencies for multiple stakeholders (owners, buyers, builders, neighbors, and staff) during the review, implementation and enforcement processes.
- g. If the zone change and corresponding site development plan area approved, please ensure that any special provisions, standards, and rules are clear and consistent.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

NM DOT has no comment

The following will be required at DRB:

- Please detail and dimension all proposed sidewalk, ADA ramps and curb cuts to proposed development from Woodward Rd.
- The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "**Violators Are Subject to a Fine and/or Towing.**" Please call out detail and location of HC signs.
- The ADA access aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
- Label the compact parking spaces by placing the words "**COMPACT**" on the pavement of each space.
- Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
- Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3*). Please show this detail for the entrance/exit on Woodward Rd.
- 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."

Hydrology Development

- Prior to Site Plan approval, grading and drainage plan is to be submitted to Hydrology for approval
- State in the narrative how the First Flush will be captured
- State in the narrative what the allowed discharge is, and provide excerpts from master drainage plan.
- How is the detention pond to discharge?

DEPARTMENT of MUNICIPAL DEVELOPMENT

Reviewed, but there are no comments.

WATER UTILITY AUTHORITY

Utility Services

1. 16EPC-40016 Site Development Plan for Building Permit
 - a. Utility Plan incorrectly references City personnel when in fact all water and sanitary sewer is overseen by the Water Authority. Contact information is outdated.
 - b. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to service.
2. 16EPC-40017 Zone Map Amendment
 - a. No adverse comments.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

No Crime Prevention or CPTED comments concerning the proposed Zone Map Amendment request at this time.

- Recommend an exterior video surveillance system be installed. Cameras should be positioned to view all vehicle & pedestrian access points, parking lots, walkways, maintenance facilities and building entrance approaches. Recommend interior cameras be positioned to view all entry/exit points, front counter, vending areas and common areas. All cameras should be monitored and recorded for real-time and historical use.

- Property landscaping should be positioned to provide as much natural surveillance as possible. Limit possible obstructions from parking lots, walkways and building entrance approaches. Trees should not be positioned near parking lot pole lights. Once trees become mature they will reduce available illumination and video surveillance coverage.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Both enclosures need to be built to minimum COA spec. requirements, including drains in both. Turn radius for access to single enclosure is too narrow and needs to be widen at least 10'. Back

up area (turn around) for refuse truck exiting double enclosure, needs to be set back into the 10' PUE. #8 light pole at double enclosure needs to be set back, as to not create any kind of over hang.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Adjacent and nearby routes	None.
Adjacent bus stops	None
Site plan requirements	None
Large site TDM suggestions	None.
Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. An existing overhead distribution line is located along the southern boundary of the subject property on the north side of Woodward Avenue SE. Prior to the EPC hearing, it is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project and to discuss the proposed sign location and height, tree location and height, and lighting height in order to ensure sufficient safety clearances from existing overhead electric distribution facilities.

2. On Sheet LS-101, Comfort Suites Landscape Plan, the proposed tree selections are not a compatible height with the existing overhead electric distribution facility along Woodward Rd. SE on the southern boundary of the property. Shorter tree selections at mature height are necessary at this location. PNM's landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure. Contact:

Mike Moyer

PNM Service Center

4201 Edith Boulevard NE

Albuquerque, NM 87107

Phone: (505) 241-3697

3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



Looking north across the site
Looking east across the site





Looking southeast
Looking west



HISTORY



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

Date: March 21, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1007017**
08EPC-40005 INDUSTRIAL PARK MASTER
DEVELOPMENT PLAN

Kassam Hospitality
200 Trimble Blvd., NE
Albuq. NM 87123

LEGAL DESCRIPTION: for all or a portion of lot 2-A, block 2, Sunport Park, zoned IP, located on WOODWARD RD SE between University Blvd. SE and Transport St. SE containing approximately 4.5 acres. (M-15) Carol Toffaleti, Staff Planner

On March 20, 2008 the Environmental Planning Commission voted to approve Project 1007017/ 08EPC 40005, a Master Development Plan, for Lot 2-A, Block 2, Sunport Park, Zoned IP, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. A master development plan (MDP) is proposed for Lot 2-A, Block 2, Sunport Park, a vacant site of approximately 4.45 acres located between Woodward Road and Flightway Avenue west of University Blvd., zoned IP (Industrial Park). The applicant proposes to split the subject site into three parcels, to be developed in three phases: Lot 2-A-1 of 0.59 acres, Lot 2-A-2 of 2.03 acres and Lot 2-A-3 of 1.82 acres. The MDP includes design standards.
2. A site development plan for building permit for a hotel on proposed Lot 2-A-3 (Phase I) was approved by the EPC at the hearing on February 21, 2008 subject to conditions, including approval of this Master Development Plan (ref. Condition 26).
3. The applicant requests that the EPC delegate approval authority for Phases II and III to building permit plan check.
4. The subject site is in the Developing Urban area of the Comprehensive Plan and within the Sunport Blvd. Design Overlay Zone, which regulates signage.

OFFICIAL NOTICE OF DECISION
MARCH 20, 2008
PROJECT #1007017
PAGE 2 OF 7

5. There is a previously approved master development plan for Sunport Park, an area of 125 acres, signed off at DRB in 1986 and amended in 1999 (Z-85-98-1, 4/1/1985, amended DRB-97-257, 7/8/1999). The proposed MDP would supplant the previously approved MDP relative to the subject site only.
6. A Traffic Impact Study was not included with this request or with the site development plan for building permit for proposed Lot 2-A-3, but will be required when a development application for Lots 2-A-1 and/or 2-A-2 is submitted.
7. The following uses are not allowed on the site:
 - a. Off-premise signs, per the Sunport Blvd. Design Overlay Zone.
 - b. Free-standing and projecting signs, per the IP zoning, because the subject site is in the Developing Urban Area of the Comprehensive Plan and is less than 5 acres (14-16-2-19(A)(25) (b)2)).
 - c. Adult amusement establishment or adult store, per the IP zoning, because the site is within 500' of the residential zone to the north (14-16-2-19 (A)(1)(b)).
8. Any Wireless Telecommunications Facilities on the site would need to comply with 14-16-3-17(A)(9) of Council Bill F/S(3) O-06-40 (1/16/08).
9. The subject site is within two landfill buffer zones (Schwartzman and Yale).
10. The proposed master development plan with design standards furthers the following applicable goals and policies of the Comprehensive Plan:
 - c. Policies II.B.5.e and II.B.5.i, because the proposed subdivision involves a vacant site contiguous to existing infrastructure that is sufficiently distant from the residences to the north to minimize adverse impacts.
 - d. The Activity Center Goal and Policy II.B.7.a, because the subject site is in the vicinity of the Sunport Special Activity Center and the proposed subdivision increases the concentration of economic activities compatible with the airport.
 - e. The Economic Development Goal and Policies II.D.6.a and II.D.6.d, because the proposed subdivision increases the potential for diversified uses on the site, including a hotel, that will create new employment opportunities and promote tourism.
11. Property-owners within 100' were notified of the proposal. No recognized neighborhood association is affected by the request. No comments were received.

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 application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Future site development plans for building permit for Lots 2-A-1 and 2-A-2 shall return to the EPC for approval.
4. There is the potential for this project to be impacted by the presence of landfill gas generated by two former landfills (Schwartzman and Yale Landfills). The developers of this site are required to follow the most current version of the *City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones*. A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department (EHD), Environmental Services Division.
5. RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
Conditions of approval for the proposed Master Development Plan and Site Development Plan for Building Permit 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. 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. When future development occurs on either proposed Lot 2-A-1 or Lot 2-A-2 a Traffic Impact Study (TIS) will be required.
 - d. Site drives to be located and designed per DPM.
 - e. Provide cross access agreements.
 - f. Site plan shall comply and be designed per DPM Standards.
 - g. Platting to be a concurrent DRB action.

6. The following changes shall be made to Sheet 1 (the Master Development Plan):
 - a. On plan – Show and label primary pedestrian access for Lots 2-A-1 and 2-A-2 and pedestrian cross-access between Lot 2-A-1 and Lot 2-A-2.
 - b. Under Internal Circulation,
 - i. Insert “and comply with applicable regulations in the Zoning Code and DPM standards. The more restrictive regulation or standard shall govern.”
 - ii. Refer to any restrictions on inter-lot pedestrian access in Design Standards (3) e iii).
 - c. Under Signage, insert “and General Sign Regulations, whichever is more restrictive.”
 - d. Under Landscape Plan, insert “, Street Tree”.
 - e. Typographical errors shall be corrected.

7. The following changes shall be made to Sheet 2 (Design Standards):
 - a. Proposed Uses –
 - i. Add that off-premise signs are prohibited per the Sunport Blvd. Design Overlay Zone.
 - ii. Add that Wireless Telecommunication Facilities on the subject site shall comply with 14-16-3-17(A)(9) of Council Bill F/S(3) O-06-40 (1/16/08)
 - b. Under b) ii) Land Use Concept, delete phrase “, other than all development shall be beneficial...and the City of Albuquerque.”
 - c. Under c) Parking –
 - i. Delete paragraphs ii) and vii). Replace i) with: “Off street parking shall be provided per 14-16-3-1 of the Zoning Code”.
 - ii. Under iii): delete the first sentence; reword the last sentence and retain if it is more restrictive than zoning regulations.
 - iii. Under iv), amend the first sentence to read “raised *and/or* textured paving” [change in italics] and, in the last sentence, change “or” to “and”.
 - iv. Under Paragraph v) , state that a minimum 11’ standard landscape buffer shall be required between parking areas and the adjacent public ROWs per 14-16-3-10(E)(3)(a).
 - v. Under Paragraph vi), reword the first and second sentences to read “Parking within 30’ of a public ROW shall be located behind buildings or screened by any or a combination of earth berms,... and evergreen landscaping.” The last sentence of (1) shall be deleted.
 - d. Street Design –
 - i. Delete paragraphs ii), iii), iv).
 - ii. In Paragraph v), replace with “The minimum width of landscape buffers between the Premises and public sidewalks shall be 11’.”
 - e. Pedestrian Amenities and Connections
 - i. Re-title this section “Amenities and pedestrian connections”; make the reference to pedestrian connections consistent with *c) Parking iv)*, as amended
 - ii. In Paragraph i), delete “asphalt”.
 - iii. In Paragraph ii), delete “mulch”.

- iv. In Paragraph iii), add Office, Temporary park-and-ride and Parking lots to the list of uses on both lots, with any appropriate zoning code references.
- v. Paragraphs iv) shall include "A minimum of one seating area, that accommodates a minimum of two people shall be provided for employees of on-site facilities. Seating may be shared with public seating area.
- vi. In paragraph v) add "and DPM standards" and "A minimum of one seating area, that accommodates at least two people, shall be provided along pedestrian connections of more than 175', which can be part of other seating, public space and employee provision required in 14-16-3-18."
- f. Delete paragraph f) Bicycle Facilities.
- g. Engineering: the sentence beginning "Appropriate engineering measures.." shall be replaced with the exact language supplied by the City Environmental Health Department.
- h. Landscaping –
 - i. The first paragraph should state that a minimum of 15% "of each lot area minus the building footprint(s)" shall be landscaped.
 - ii. In paragraph i): Add: "A minimum of one quarter of the plantings shall be evergreen". Reword the last sentence to allow acceptable substitutions at the time future site development plans are reviewed by the City.
 - iii. The plant palette for shrubs and grasses shall be amended to include a majority of low water use species.
- i. Site Planning –
 - i. Re-title this section "Walls and Fences" and delete paragraphs ii) and iii).
 - ii. Chain link fencing shall also be prohibited.
 - iii. Add that the design of walls and fences shall be compatible with the architectural style of the building(s) on the lot.
- j. Architecture –
 - i. Paragraph iii) shall include: "There shall be at least 1 public entrance facing Woodward on Lot 2-A-2. .
 - ii. Reword paragraph iv) to clarify which standards apply to service entrances and which standards apply to loading areas without weakening them.
 - iii. Delete Paragraph v).
- k. Lighting–
 - i. Add that the design of lightpoles and fixtures shall be consistent throughout the site.
 - ii. Delete Paragraph iv).
- l. Signage
 - i. Add: "General Sign Regulations" to the list of applicable regulations, as well as the phrase "whichever is more restrictive"; "One permanent identification sign is allowed on each lot with a maximum sign face area of 20 sf."
 - ii. Delete Paragraph i).
 - iii. Under paragraph iii), add: "Free-standing and projecting signs per 14-16-2-19(A)(25)(b)2"; under Off-premise signs replace "referring to ...displayed" with "per the Sunport Blvd. DOZ".

- m. Wireless Telecommunications Facilities: replace text after "shall be", with "architecturally integrated per 14-16-3-17(A)(9) of Council Bill F/S(3) O-06-40 (1/16/08)".
8. Typographical errors in the design standards shall be corrected.
9. Floor area ratio shall be added back to the master development plan.
10. Under Framework in the design standards, delete item iii, background.
11. Delete figures 1, 2, and 3 in the Design Standards.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **APRIL 4, 2008** 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

OFFICIAL NOTICE OF DECISION
MARCH 20, 2008
PROJECT #1007017
PAGE 6 OF 7

Sincerely,

for *C. Manone*
Richard Dineen
Planning Director

RD/CT/ac

cc: Alfredo Barrenechea, NMHCR LLC, 322 Wellesley SE, Albuquerque, NM 87106

ZONING

Please refer to the Zoning Code for specifics of
The SU-1, and IP zones

§ 14-16-2-19 IP INDUSTRIAL PARK ZONE.

This zone provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan.

(A) Permissive Uses.

- (1) Adult amusement establishment, or adult store, provided:
 - (a) The use is located at least 1,000 feet from any adult amusement establishment or adult store; and
 - (b) The use is located at least 500 feet from the nearest residential zone, or from any church or pre-elementary, elementary or secondary school.
- (2) Air separation plant for nitrogen, oxygen, and argon only.
- (3) Auditorium, place of assembly.
- (4) Bottling plant.
- (5) Club.
- (6) Cold storage plant.
- (7) Golf course or golf driving range.
- (8) Hospital for animals.
- (9) Institution, including library, museum, school, day care center, but not disciplinary institutions or hospital for human beings.
- (10) Laboratory — experimental, testing, or medical, provided all activities are conducted within a completely enclosed building. Noxious fumes, odor, or dust shall not be emitted from the premises.
- (11) Machine Shop.
- (12) Manufacturing, assembling, treating, repairing, or rebuilding articles except those conditional or otherwise limited in this zone and the M-1 zone or specifically listed as permissive or conditional in the M-2 zone, provided manufacturing is conducted within a completely enclosed building.
- (13) Office.
- (14) Office machine equipment sales and repairs.
- (15) One dwelling per premises for a watchman or caretaker on the same premises with commercial or industrial use.
- (16) Park-and-ride temporary facilities.
- (17) Parking lot related to another use permitted in this zone, as regulated in the O-1 zone.

- (18) Printing, publishing, lithographing, blue-printing, or photostating.
- (19) Public utility use or structure and fire stations, provided their location is in accord with an adopted facility plan and a site development plan for building permit purposes has been approved by the Planning Commission.
- (20) Radio and/or television station, provided the construction of any structure, tower or facility near an airport that interferes with airport airspace requirements as determined by the Federal Aviation Administration, is prohibited.
- (21) Railroad right-of-way and incidental facilities, provided they are at least 100 feet from any residential zone or approved by master plan.
- (22) Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair:
 - (a) Books, magazines, newspapers, except adult book store.
 - (b) Cosmetics, notions, gifts.
 - (c) Drugs, medical supplies.
 - (d) Flowers and plants.
 - (e) Food and drink, for consumption on premises.
 - (f) Gasoline, oil, liquified petroleum gas.
- (23) Sales and display rooms or buildings for wholesalers, distributors, warehouses, or manufacturers.
- (24) Services:
 - (a) Automobile repairing, but no body work; repairing shall be done within a completely enclosed building at least 20 feet from any residential zone.
 - (b) Banking, loaning money, including pawn. Drive-in facilities permitted on the condition the vehicle movement plan is approved by the Traffic Engineer.
 - (c) Barber, beauty.
 - (d) Car washing.
 - (e) Clinic.
 - (f) Day care center.
 - (g) Dry cleaning, laundry, clothes pressing.
 - (h) Health gymnasium.
 - (i) Hotel or motel, including incidental uses.
 - (j) Photography, except adult photo studio.

(25) Sign, on-premises as provided in § 14-16-3-5 of this Zoning Code, and further provided:

(a) Location. A sign shall not overhang into the public right-of-way.

(b) Number.

1. In the Established or Redeveloping Areas: one free-standing sign or projecting sign shall be permitted for each street frontage of each premises or joint sign premises which has at least 200 feet of street frontage. A portable sign may also be permitted pursuant to the General Signage Regulations.
2. In the Developing or Semi- Urban Areas: as provided in division 1. above, except that there shall be no free-standing or projecting sign on a premises of less than five acres. However, a portable sign may also be permitted pursuant to the General Signage Regulations.
3. One wall sign shall be permitted per facade per business.
4. On a multi-business premises, one additional sign of any type shall be permitted as a directory sign, provided its area does not exceed 32 square feet.

(c) Size.

1. Size of Free-Standing or Projecting Signs. Sign area for a free-standing or projecting sign shall not exceed the following:
 - a. 75 square feet if the most important street abutting the lot is a local street.
 - b. 100 square feet if the most important street abutting the lot is a collector or arterial street or freeway.
2. Size, Building-Mounted Signs, Except Projecting Signs. A building-mounted sign shall not exceed the following area:
 - a. Fifteen percent of the area of the facade to which it is applied if the sign is not wholly visible from an abutting arterial or collector street; or
 - b. Twenty percent of the area of the facade to which it is applied if the sign is wholly visible from an abutting arterial or collector street or freeway.

(d) Height.

1. Height of a free-standing sign shall not exceed 26 feet.
2. Height of a building-mounted sign shall not exceed five feet above the building wall.

(e) Illumination. Light bulbs illuminating signs shall not shine directly into adjacent conforming residential property.

(f) Motion, Lettering. No regulations, apart from those in § 14-16-3-5.

(26) Sheet metal working.

- (27) Swimming pool.
- (28) Warehouse.
- (29) Wholesaling.
- (30) Wireless Telecommunications Facility, provided that the requirements of § 14-16-3-17 of this Zoning Code are met, and as specifically allowed below:
 - (a) A concealed wireless telecommunications facility, up to 65 feet in height.
 - (b) A collocated free-standing wireless telecommunications facility, up to 75 feet in height.
 - (c) A face-mounted wireless telecommunications facility.
 - (d) A roof-mounted free-standing wireless telecommunications facility, up to 20 feet above the parapet of the building on which it is placed.
 - (e) A wireless telecommunications facility, the antennas of which are all mounted on an existing vertical structure.

(B) Conditional Uses. Uses permissive or conditional in the M-1 zone and not permissive in this zone, except not Community residential program, Emergency shelter, or dwelling unit other than caretaker or watchman premises on the premises of the commercial or industrial use.

(C) Height.

- (1) Structure height and width shall fall within 45° angle planes drawn from the horizontal at the mean grade along each boundary of the premises, but a structure shall not exceed a height of 120 feet.
- (2) Exceptions to the above are provided in § 14-16-3-3 of this Zoning Code and, for sign height, in division (A) of this section.

(D) Lot Size. Minimum lot area shall be one-half acre. Minimum lot width shall be 100 feet. No more than 50% of the surface of any lot or site shall be covered with buildings.

(E) Setback. The following regulations apply, except as provided in § 14-16-3-3 of this Zoning Code:

- (1) There shall be a front-yard setback of not less than 20 feet.
- (2) There shall be a side-yard setback of not less than ten feet.
- (3) There shall be a rear-yard setback of not less than ten feet.
- (4) No setback will be required on sides abutting rail trackage or rail easements.

(F) Off-Street Parking. Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

(G) Outside Storage. All outdoor storage and trash collection areas shall be visually screened from all property lines by a solid wall or fence or by an evergreen hedge at least six feet high.

(H) General Requirements.

- (1) Minimum Zone Size. The minimum total contiguous area eligible for an IP zone designation is 20 acres.
 - (2) Master Development Plan. A plan meeting the requirements of § 14-16-1-5 shall accompany an application for change to IP zoning. No building permit shall be issued for an IP-zoned property until a Master Development Plan has been approved. Amendment of an approved Master Development Plan shall be the same as in the SU-1 zone.
 - (3) Landscaping. Landscaping shall be as specified in § 14-16-3-10 of this Zoning Code, except that a minimum landscaped strip of ten feet shall be maintained between parking areas and the street right-of-way line, regardless of site size.
- (I) Materials.** Barbed tape, razor wire, barbed wire or similar materials are prohibited except at public utility structures and Albuquerque Police Department or Transit Department facilities.

('74 Code, § 7-14-24) (Ord. 80-1975; Am. Ord. 6-1977; Am. Ord. 26-1977; Am. Ord. 76-1977; Am. Ord. 38-1978; Am. Ord. 14-1984; Am. Ord. 11-1986; Am. Ord. 41-1987; Am. Ord. 12-1990; Am. Ord. 47-1990; Am. Ord. 58-1995; Am. Ord. 22-1997; Am. Ord. 9-1999; Am. Ord. 29-2003; Am. Ord. 42-2004; Am. Ord. 66-2005; Am. Ord. 5-2008; Am. Ord. 6-2009; Am. Ord. 19-2010; **2013**)

SUNPORT BOULEVARD DESIGN OVERLAY ZONE

The Sunport Boulevard Design Overlay Zone is intended to provide specialized sign controls for the area surrounding Sunport Boulevard between Interstate 25 and Yale Boulevard. Except where different provisions are specified below, signs within this area shall comply with the General Sign Regulations (Section 40.E.) of the Zoning Code.

1. No off-premise signs are allowed. An existing off-premise sign may remain at any location for so long as the sign continues to be maintained at that location. A sign being replaced shall be considered an existing and maintained sign as long as the sign or its replacement is down for 60 days or less, and the new sign is of the same size, height, location and orientation of sign face.
2. On-premise signs shall meet the following standards:
 - a. Location:
 1. Signs shall be limited to wall signs and free-standing signs.
 - b. Number:
 1. One wall sign shall be permitted per facade per business.
 2. One free-standing sign shall be permitted per street frontage per premises, except on premises larger than 12 acres a second free-standing sign is permitted on any given street frontage greater than 1,500 linear feet.
 - c. Size:
 1. Except as noted below, the size of wall signs shall not exceed the following:

<u>For facade area of:</u>	<u>Allowable sign size:</u>
under 2,500 sq. ft.	12% of the facade area to which they are applied
2,500-5,000 sq. ft.	300 sq. ft.
5,001-7,500 sq. ft.	350 sq. ft.
7,501-10,000 sq. ft.	400 sq. ft.
10,001 sq. ft. and up	450 sq. ft.
 2. The size of wall signs can be increased by 30% over that allowed in 2.c.1., provided that they may not exceed 15% of the area of the facade to which they are applied, if there are no free-standing signs on the premises.
 3. The size of a free-standing sign shall not exceed 75 square feet.
 - d. Height:
 1. Height of a wall sign shall not exceed the height of the wall to which it is attached.
 2. Except as noted below, the height of a free-standing sign shall not exceed 12 feet.
 3. Within 200 feet of a moving through lane of Sunport Boulevard, one of the allowed free-standing signs may have a height not exceeding 26 feet or the height of the adjoining portion of Sunport Boulevard, whichever is greater, on premises over five acres in size.
 - e. Signs that are portable, fixed on a movable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or movable vehicles, or made easily movable in any manner are not permitted.
 - f. Signs located on rocks, trees or other natural features are not permitted.
 - g. Signs located on cooling towers, storage tanks, water towers, smokestacks, chimneys, or similar structures are not permitted.
 - h. No illuminated sign or any illuminated element of a sign may turn on and off or change in brightness except for time and temperature displays. No sign or any part of a sign may move or rotate.
 - i. The base of a free-standing sign shall be surrounded by a landscaped area of at least 36 square feet containing a minimum of 75% live plant material.

CITY of ALBUQUERQUE
EIGHTH COUNCIL

COUNCIL BILL NO. C/S R-453 ENACTMENT NO. 110-1992

SPONSORED BY: Alan B. Armijo

RESOLUTION

ADOPTING AND MAPPING THE SUNPORT BOULEVARD DESIGN OVERLAY
ZONE.

WHEREAS, the Council, the governing body of the City, has the authority
to adopt plans for physical development within the planning and platting
jurisdiction of the City, as authorized by New Mexico statutes and by the City
Charter as allowed under home rule provisions of the New Mexico Constitution;
and

WHEREAS, Sunport Boulevard, the planned arterial street running directly
between I-25 and the Albuquerque International Airport, will be one of the most
important street segments in Albuquerque, equally important to Coors Boulevard
where the City does not allow off-premise signs and has special limitations as
to on-premise signs; and

WHEREAS, this short arterial street will become a major entrance to
Albuquerque, and its appearance as well as the appearance of the City from it
will be of the greatest importance to Albuquerque; and

WHEREAS, the present sign regulations are so permissive as to potentially
cause major damage to views along this road; and

WHEREAS, although land along this route is largely vacant to date,
development in the near future can be anticipated; and

WHEREAS, the alignment for the new section of Sunport Boulevard,
established by Enactment 167-1991, should be protected by sign controls to
disallow off-premise signs and to limit on-premise signs within the Sunport
corridor; and

WHEREAS, the Environmental Planning Commission has recommended
Design Overlay Zone regulations...

Underscored Material - New
[Bracketed Material] - Deletion

1 WHEREAS, the Environmental Planning Commission recommendation included
2 revised sign regulations for the Sunport Corridor and extension of the boundary to
3 include property west of I-25; and

4 WHEREAS, the impending construction of Sunport Boulevard is a changed
5 condition which justifies this overlay zoning.

6 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
7 ALBUQUERQUE:

8 That the area shown on the attached Exhibit 1, "Sunport Design Overlay Zone
9 Boundary," is zoned with the Design Overlay Zone in addition to the previously mapped
10 zones, and the regulations which apply as a result of this overlay zone are those
11 specified on the attached Exhibit 2, "Sunport Design Overlay Zone," both of which
12 exhibits are made a part hereof.

Underscored Material - New
[Bracketed Material] - Deletion

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1 PASSED AND ADOPTED THIS 3th DAY OF August, 1992.
2 BY A VOTE OF 8 FOR AND 0 AGAINST.

3 Yes: 8
4 Excused: Armijo

5
6 Pauline K. Gubbels
7 Pauline K. Gubbels, President
8 City Council

9 APPROVED THIS 12th DAY OF August, 1992.

10
11 Maaved
12 Louis E. Saavedra, Mayor
13 City of Albuquerque

14 ATTEST:
15 Karen Arnesen
16 City Clerk

Underscored Material - New
[Bracketed Material] - Deletion

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APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
 Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): JIM MEDLEY, ARCHITECT/NICHOLAS EVELEIGH (RNE.Hms@gmail.com) PHONE: 505-292-3519
 ADDRESS: 3100 CHRISTINE ST, NE PHONE: 505-339-6201
 CITY: ALBUQUERQUE STATE NM ZIP 87111 E-MAIL: jmedley@jim-medley-architect.com
 APPLICANT: SUNPORT PARK HOSPITALITY, LLC / YOGASH KUMAR PHONE: 505-879-7613
 ADDRESS: 3304 W. HIGHWAY 66 FAX: _____
 CITY: GALLUP STATE NM ZIP 87301 E-MAIL: yogash9@yahoo.com
 Proprietary interest in site: OWNER/DEVELOPER List all owners: SUNPORT PARK HOSPITALITY, LLC / YOGASH KUMAR

DESCRIPTION OF REQUEST: Zone Map Amendment from IP to SU-1 for IP uses
Height & Set back variance

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. 2-A-2 Block: 2 Unit: _____
 Subdiv/Addn/TBKA: SUNPORT PARK
 Existing Zoning: I-P Proposed zoning: SU-1 MRGCD Map No _____
 Zone Atlas page(s): M-15-Z UPC Code: 101505519503330411

CASE HISTORY:

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

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? YES
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 2.03
 LOCATION OF PROPERTY BY STREETS: On or Near: 1701 WOODWARD ROAD
 Between: TRANSPORT ST and UNIVERSITY AVE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 2/16/2016

SIGNATURE

(Print Name) Yogash Kumar DATE 3/3/16
 Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>16EPC - 40016</u>	<u>SBP</u>	_____	\$ <u>385.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>50.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADU</u>	_____	\$ <u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	<u>AZM</u>	_____	\$ <u>350.00</u>
<input type="checkbox"/> Case history #s are listed	<u>40017</u>	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ <u>860.00</u>

Hearing date May 12, 2016
3-30-16 Project # 1007017

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

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

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

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

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

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

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

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

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

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

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

Jogendra Kumar
 Applicant name (print)
7/3/16
 Applicant signature / date



Form revised November 2010

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

Application case numbers
16 - EPC - 40016

[Signature] 3-30-16
 Planner signature / date
 Project #: 1007017

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - 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.

- SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (**30** copies for EPC, **6** copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - 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.

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - 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.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - 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.

Yogasi laurna

 Applicant name (print)

 Applicant signature & Date
 Revised: June 2011



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

Application case numbers
 16 EPC - 40017

[Signature]

 Staff signature & Date
 Project # 1007017

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: SUNPORT PARK HOSPITALITY LLC DATE OF REQUEST: 3/29/16 ZONE ATLAS PAGE(S): M15

CURRENT:

ZONING IP
PARCEL SIZE (AC/SQ. FT.) 2.03 AC

LEGAL DESCRIPTION:

LOT OR TRACT # 2A BLOCK # 2
SUBDIVISION NAME SUNPORT PARK

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From IP To SU-1
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:
SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 81
BUILDING SIZE: 52,250 (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 3/29/16

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

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

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

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

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

[Signature]
TRAFFIC ENGINEER

3.29.16
DATE

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

TIS -SUBMITTED / /
-FINALIZED / / TRAFFIC ENGINEER _____ DATE _____

Sunport Park Hospitality, LLC
3304 West Highway 66
Gallup, New Mexico 87301

HAND DELIVERED

March 30, 2016

Mr. Peter Nicholls, Chair
Environmental Planning Commission
600 Second Street, NW
Albuquerque, NM 87103

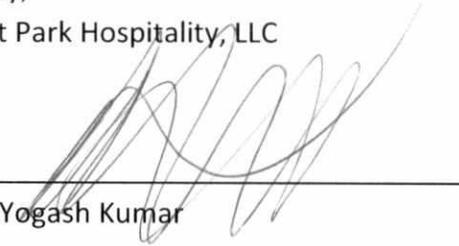
Re: Parcel Lot # 2A Block 2, SUNPORT PARK
Zone Map Amendment and Site Development Plan for Building Permit.

Ladies and Gentlemen:

This letter serves to authorize Jim Medley, Architect, and Nicholas Eveleigh, Hospitality Management Services to act as our agents in our application for a Zone Map Amendment and Site Development Plan for Building Permit for a proposed hotel and restaurant project.

Sincerely,
Sunport Park Hospitality, LLC

By:



Yogash Kumar

Sunport Park Hospitality, LLC
3304 West Highway 66
Gallup, New Mexico 87301

HAND DELIVERED

March 30, 2016

City of Albuquerque
Planning Department
600 Second Street, NW
Albuquerque, NM 87103

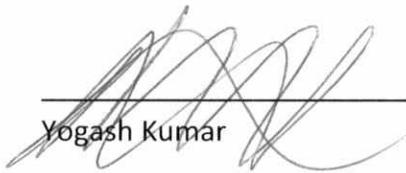
Re: Parcel Lot # 2A Block 2, SUNPORT PARK (the "property")
Site Plan for Building Permit and Zone Map Amendment

Ladies and Gentlemen:

The undersigned is the owner of the above referenced Property, the subject of a Site Plan for Building Permit and Zone Map Amendment application. Jim Medley, Architect and Nicholas Eveleigh, Hospitality Management Services, are hereby authorized as the agents in our application for the above actions. Jim Medley and Nicholas Eveleigh are further authorized to remain as our agents through any appeals process.

Sincerely,
Sunport Park Hospitality, LLC

By:



Yogash Kumar

JIM MEDLEY, Architect AIA

jmedley@jim-medley-architect.com
Phone 505.292.3514 -|- Fax 505.294.5593 -|- Cell 505.350.6993
3100 Christine St. NE -|- Albuquerque, NM 87111 - 4824

April 28, 2016

Karen Hudson, Chair
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

Re: Zone Map Amendment and Site Development Plan for Building Permit for Comfort Suites Hotel

Dear Chairman Nicholls:

On behalf of Sunport Park Hospitality, LLC, Jim Medley Architect AIA is requesting a Zone Map Amendment and a Site Development Plan for Building Permit for the property comprised of approximately 2.03 acres. The site is located within the Established Urban Area of Comprehensive Plan and is surrounded by IP zoned properties.

The following is a description of the two-part request:

1. **Zone Map Amendment** – The existing zoning is IP and the proposed zoning is SU-1 for IP uses to allow the development of an 81 guestroom hotel and pad for use of a restaurant. Current uses allow for hotel and restaurant development; however, there are setback restrictions that are not appropriate to the development of this type of building project.
2. **Site Development Plan for Building Permit** – The applicant is proposing to build an 81 guestroom hotel with a pad for future restaurant on a 2.03 acre property, which will be site plan controlled and address issues of landscaping, grading and drainage, site circulation, building placement, and architecture. The hotel is a 3-story building and there is a single story future restaurant. The site has all surface parking.

Prior to the submittal, the applicant contacted adjacent property owners effective to changes requested by this application. No objections were encountered.

ADJACENT ZONING AND LAND USES

All surrounding properties are zoned IP. Directly across Woodward Road SE to the south of this property are 3 hotel projects that are all 4-story buildings and a vacant restaurant pad. All other adjacent properties are vacant.

PROJECT DESCRIPTION

The proposed project is an 81 guestroom hotel with amenities commensurate with an upper mid-market hotel franchise and a pad for future restaurant. The project includes surface parking for hotel and restaurant uses. Bicycle parking is included for restaurant via outdoor bike racks. Motorcycle parking is provided at hotel and separately visible to hotel lobby and restaurant entrance.

This development is intended to create a hotel development that will enhance the surrounding environment. This project is appropriate for the area, and would be an excellent neighbor to the

surrounding neighborhood. It is conveniently located to serve nearby Albuquerque Airport's traveling public.

The hotel building is approximately **52,250** sq. ft. and is three stories in one building to include inside swimming pool and fitness center. There will be a commercial laundry for hotel uses and other amenities for hotel use. The future restaurant will consist of a single story building with a maximum of 6,025 square feet. The future restaurant shall be of an architectural design to compliment the adjoining hotel and commensurate with the surround properties. The site is well landscaped and provides an attractive frontage along Woodward Road and surrounding lots.

Vehicular access is from Woodward Road with one access point. Construction will include a 6' public walk along Woodward and provide a connection to the neighborhood. All required parking is provided as per Albuquerque Zoning Ordinance § 14-16-3-1.

Future development of the restaurant pad site will comply with the design standards in the previously approved Site Development Plan for Subdivision and will be delegated to the Development Review Board for approval.

POLICY ANALYSIS

The following section justifies the Zone Change request. *Policy language is italicized; applicant's responses are in normal text.*

Albuquerque/Bernalillo County Comprehensive Plan

This property is within the Established Urban Area as designated by the Albuquerque/Bernalillo Comprehensive Plan. Applicable policies from the Comprehensive Plan are provided below:

II.B.5. Established Urban Area

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan and which offers variety and maximum choice in housing, transportation, work area, and life styles, while creating a visually pleasing built environment.

Applicant's Response: The proposed project will provide visitors to the Albuquerque area with increased choices for hotel accommodations and in addition create a visually pleasing built environment. Sunport Park Hospitality, LLC will provide an alternative accommodation and life style option in the area and will enhance the sense of community. The project is infill development and will improve the visual environment of the Established Urban area of the City. The hotel building will enhance the site and the context of the surrounding neighborhood.

The proposed restaurant will provide a much needed amenity to the neighborhood. Student housing apartments, numerous hotels and health clinic exist within the Sunport Park area with no nearby restaurants to serve them. This restaurant will be an appreciated addition to existing affected members of the public in the area.

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

Applicant's Response: The development will be site plan controlled, a process that helps maintain the integrity and values of the existing neighborhood nearby by providing the opportunity for affected members of the public to participate and offer input relative to the proposed development

of the property. The surrounding zoning is IP which would provide an appropriate zoning context for the proposed project with minor setback and height revisions. The design is commensurate with surrendering lots. The lot is configured to be a narrow and deep lot. Due to the narrow lot and topography (lot falls to the west across the narrow dimension) of proposed lot a variation to the east setback is requested. This variation will not have a negative impact on adjoining lots. The natural scenic views from this and all lots in the neighborhood are to the east. We also propose a 5' landscape buffer to parking areas in lieu of 6'. These slight variations will be unnoticeable to a passerby to the lot.

Policy 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.*

Applicant's Response: The proposed project is infill development within the Established Urban area. The site is currently vacant land contiguous to existing urban facilities and services with access to the Major Street and transit network. As previously stated, the development will be site controlled which will help ensure the integrity of the neighborhood.

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

Applicant's Response: The proposed project, as stated above, is infill development within the Established Urban area. This project is comparable to surrounding hotel projects and is farther away from existing UNM apartments than other hotel projects. This development is of high quality and will not produce excessive adverse effects of noise, lighting, pollution, and traffic on the residential environment to the west of this project.

Policy I: *Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.*

Applicant's Response: All four sides of hotel building have been equally detailed. The building and site plan have been designed to maximize views for all occupants while protecting the adjacent neighbors through setbacks and landscaping. The proposed future restaurant shall be designed in a "like" manner. It shall compliment the proposed hotel and all surrounding buildings. Proposed building site is several hundred feet from nearest residential area. Traffic for use of commercial uses on this site will terminate before reaching any residential areas. There are/or will be several hotels between proposed site and University apartments to the west of this site. There will be no adverse effects from noise, lighting, pollution and traffic on residential environments.

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

Applicant's Response: The project is infill development which will improve the visual environment by proposing a building that is well placed on the site with adequate setbacks on all four sides of the property. Unique vistas of the Sandia Mountains to the east will be maintained and/or enhanced.

II.C.8 Developed Landscape

The goal is to maintain and improve the natural and the developed landscapes 'quality.

Applicant's Response: The landscape plan utilizes a variety of plant materials appropriate for the area. The street frontage along Woodward Road provides an attractive street face to the project and serves to enhance the pedestrian experience adjacent to the project. The north and west portions of the property include a well landscaped buffer with appropriate plant materials.

Policy a: *The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.*

Applicant's Response: The site slopes to the west and has been designed to take advantage of the views to the Sandia Mountains. The natural and visual environment will be enhanced by proposed project.

Policy c: *Incidental structures such as signs, guywires, poles, fireplugs, street furniture and overhead utility wires shall be designed for minimal visual intrusion and mobility impediment to pedestrians.*

Applicant's Response: The site is designed to promote and create a pleasant opportunity of increased pedestrian activity.

II.D.4 Transportation & Transit

The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs.

Applicant's Response: The street frontage along Woodward Road will provide an attractive street face to the project and serves to enhance the pedestrian experience adjacent to the project. This project is an infill development which will have no adverse effect on existing info structure of the surrounding roadways and pedestrian accesses.

Policy g: *Pedestrian opportunities shall be promoted and integrated into development to create safe and pleasant non-motorized travel conditions.*

Applicant's Response: This project will encourage pedestrian use as much as possible for a transit oriented project. Accessible access is provided from entrance of hotel to street sidewalk by way of designated crossings and sidewalks. Restaurant access is also on the designated accessible access.

II.D.6 Economic Development

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Applicant's Response: This change of zoning will create a taxable property for gross receipts taxes, while under construction, as well as retail gross receipts taxes and hotel guest taxes during operation. There will be jobs created during construction and service jobs created after completion for many years of operation.

Policy a: *New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.*

Possible Techniques

- 1) *Provide incentives to prospective employers through use of municipal industrial revenue bonds, planning activities, utility extensions, and support of recruitment and training services.*
- 2) *Encourage expansion of export-based business to strengthen the economy.*
- 3) *Encourage prospective employers willing to hire local residents and able to diversify the employment base.*

Applicant's Response: Development of this project will be achieved with the variations asked for within the zone change. This project will provide opportunities for various types of employment. There will be skilled and non-skilled workers during the construction of the project. During operations of the hotel and restaurant there will be various job opportunities for a wide variety of occupational skills. There will be jobs provided for housekeeping in the hotel. There will also be clerical, maintenance, and management opportunities. The restaurant will provide job opportunities for the normal restaurant personnel as well as management positions.

Policy b: *Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.*

Possible Techniques

- 1) *Offer incentives to local employers to expand the existing employment base.*

Applicant's Response: Management of proposed hotel and restaurant will be accomplished by employing local resident personnel. All maintenance, clerical, and other required services will be solicited from a wide variety of acceptable sources. During construction of the proposed project, there will be opportunities for various on-site and off-site jobs. Hotels by definition, are built on site with off-site manufactured components incorporated into the construction. Suppliers are required; thereby, creating numerous jobs off-site and from out of the immediate area. Future restaurant will be built to compliment this on-site hotel as well as surrounding properties, with an opportunity for a franchise restaurant to be determined.

Policy c: Opportunities for improvement in occupational skills and advancement shall be encouraged.

Possible Techniques

- 1) *Support educational institutions offering adult education programs appropriate to the emerging employment base.*
- 2) *Encourage prospective employers to cooperate in offering training and recruitment programs.*
- 3) *Provide more efficient distribution of employment information on the unemployed.*

Applicant's Response: Owner of the proposed hotel encourage promotion within. There is constant educational opportunities within operation of hotel to encourage employee advancement. Restaurant operators will be encouraged to operate in a lack manner.

Policy d: *Tourism shall be promoted.*

Possible Techniques

- 1) *Promote recreational, athletic, and cultural programs and events of a regional nature.*
- 2) *Develop and support convention related facilities.*
- 3) *Manage development and change to retain and enhance unique features which give this area its identity.*
- 4) *Promote tourism and educational use of the Open Space network and archaeological sites through construction of appropriate facilities, trails, interpretive centers, and picnic areas.*

Applicant's Response: By definition, a hotel is in the middle of Tourism promotion. Due to the proximity to the airport, this project will enhance the traveling public's enjoyment of New Mexico. By providing facilities that will accommodate the travelling public and enhance convention and public spaces, this proposed project will provide one more option for the general enjoyment of the Albuquerque area. The future restaurant will provide a much needed service to the adjacent area. There are numerous hotels in the area without the benefit of a restaurant. This project will also provide restaurant facilities that will be useful to the nearby University apartments and surrounded commercial properties.

Policy e: *A sound fiscal position for local government shall be maintained.*

Possible Techniques

- 1) *Prepare and annually review an integrated strategic plan for local government.*
- 2) *Relate planning and development priorities to achieving fiscal solvency.*

Applicant's Response: With this requested zone change and its variations, this project will provide an attractive infill that will enhance the surrounding properties. With proper management and operation, this project will contribute to the tax base and employment security of the area.

Policy f: *The City and the County should remove obstacles to sound growth management and economic development throughout the community.*

Possible Techniques

- 1) *Prepare an area-wide economic development strategy.*
- 2) *Identify obstacles to private investment (obsolete platting, deteriorating building conditions, public perception, vacancies, obsolete land uses, and high crime areas) through surveys, economic base analysis, and market studies.*
- 3) *Target economic incentive programs to promote equitable economic development conditions throughout the community.*
- 4) *Develop strategies to correct problems of disinvestment.*

Applicant's Response: Applicant for this project is requesting that this zone change and site controlled variations be approved for a building permit. There are no additional infrastructure requirements required for the approval of this project; therefore, there will be no additional expenses to the City and the County, but will provide all of the benefits to the area as previously stated in this application letter.

Policy g: *Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.*

Applicant's Response: Employment shall be concentrated in an area that is predominately occupied by hotels and their supporting organizations near to the Albuquerque Sunport. Nearby housing areas support an economic area that will provide employees to the hotel and future restaurant.

RESPONSE TO THE CITY OF ALBUQUERQUE RESOLUTION 270-1980

This zone change request is in compliance with Resolution 270-1980 as follows:

- A. *A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.*

Applicant's Response: The proposed zone change from IP to SU-1 for IP uses will not jeopardize the health, safety morals, and general welfare of the City. The proposed zone is not different from the existing zone, which already allows hotels and restaurants. Development of the vacant lot will help to improve the community.

- B. *Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not the City to show why the change should not be made.*

Applicant's Response: This existing zone provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible and harmonious manner within industrial environments achieved through a Development Plan. The proposed change of zoning with the minor variations will not destabilize the area, but rather help to stabilize the neighborhood. The proposed zone change with variations will allow this vacant land to be utilized by a project that is commensurate with the already developed properties nearby.

- C. *A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto including privately developed area plans which have been adopted by the City.*

Applicant's Response: The proposed change is not in conflict with adopted elements of the Comprehensive Plan. Due to site's proximity to Albuquerque Sunport the proposed change of zone will allow the development of this particular lot to closely resemble surrounding lots. This project will only add variation, for the general public, to the available hotels on nearby lots.

- D. *The applicant must demonstrate that the existing zoning is inappropriate because:*

1. *There was an error when the existing zone map pattern was created, or*

2. *Changed neighborhood or community conditions justify the change, or*
3. *A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D1) or (D2) do not apply*

Applicant's Response: Changes to zoning will allow for the minor variations to IP zoning as requested; thereby, permitting this project to proceed. This will enhance the community by allowing a project that is commensurate with surrounding properties. These variations will allow a project that will blend into the neighborhood.

- E. *A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.*

Applicant's Response: The proposed zone change will not change any permissive uses that would be harmful to adjacent property, the neighborhood, or the community. As mentioned previously, the zone change will allow minor height change along the east property line and minor parking lot landscaping buffer on the west side. The nature of this land use will not pose a threat to the adjacent property, the neighborhood, or the community.

- F. *A proposed zone change which, to be utilized through land development, requires major and un-programmed capital expenditure by the city may be:*

1. *Denied due to lack of capital funds: or*
2. *Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.*

Applicant's Response: The proposed zone change will not require any programmed capital expenditures by the City. Adequate infrastructures, including water, sewer, and stormwater facilities are available to serve this property.

- G. *The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor of a change of zone.*

Applicant's Response: The cost of land or other economic considerations are not the determining factor for this zone change request. The proposed use will positively contribute to the area through construction jobs, service jobs, gross receipts taxes and increased values now and in the future use of the property.

- H. *Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.*

Applicant's Response: This application for zone change has nothing to do with collector or major street access. Requested zoning is the same use as permitted in existing IP zoning. This request is for minor variations to height requirement and setback requirements. This change of zoning will create a desirable, taxable property for gross receipts taxes, while under construction, as well as retail gross receipts taxes and hotel guest taxes during operation. There will be jobs created during construction and service jobs created after completion for many years of operation

- I. *A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when;*
1. *The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan.*

Applicant' Response: Changes requested are minor variations to height and setback requirements to the existing IP zoning. These are changes that will not affect the overall appearance to this lot from any other lot developed as a hotel, which are permitted in the original IP zoning.

- J. *A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where;*
1. The change will clearly facilitate realization of the Comprehensive Plan and applicable adopted sector development plan or area development plan.

Applicant's Response: This zone change does not ask for anything that changes the character of nearby surrounding properties. There are numerous hotels on immediate surrounding lots. This application only asked for minor height and setback variations that would make this project no appreciable different from any of the surrounding hotels.

CONCLUSION

In conclusion, the proposed hotel and restaurant project will provide an infill project that will compliment an existing sub-division. There will be no change to permissible uses, only slight modifications to the height and setback requirements. This will be a more than beneficial project and an enhancement to the neighborhood and community.

We respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment and Site Development Plan for Building Permit. Thank you for your consideration.

Sincerely yours,



Jim Medley, Architect AIA

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

March 28, 2016

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **March 28, 2016:**

Contact Name: NICHOLUS EVELEIGH

Company or Agency: SUNPORT PARK HOSPITALITY, LLC
3304 W. HWY 66, GALLUP, NM 87301
PHONE: 505-339-6201 / FAX:
E-MAIL: RNE.HMS@GMAIL.COM

contacted the Office of Neighborhood Coordination requesting the contact names **ALL Neighborhood and/or Homeowners Associations** who would be affected under the provisions of O-92 by your proposed project at **(EPC SUBMITTAL) LOT 2A, BLOCK 2, SUNPORT PARK LOCATED ON 1401 WOODWARD AVE. SE BETWEEN TRANSPORT ST. AND UNIVERSITY BLVD.** zone map **M-15.**

Our records indicate that as of March 28, 2016, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at dlcarmona@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Dalaina L. Carmona

Senior Administrative Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

Planningnnona/hoaform(02/18/13)

ADDITIONAL STAFF INFORMATION

Gould, Maggie S.

From: Olson, Paul L.
Sent: Tuesday, April 19, 2016 7:11 AM
To: Gould, Maggie S.
Subject: Re: EPC project 1007017, Hotel zone change

I spoke with the architect. They are going to bring a letter signed by the owner committing to a landfill mitigation report and necessary mitigation a measures being installed, monitored or as recommended. This is acceptable to me at this stage.

Thanks

Paul Olson
Environmental Health Dept

On Apr 15, 2016, at 12:06 PM, Gould, Maggie S. <MGould@cabq.gov> wrote:

Hello,
Please contact Paul Olson with Environmental Health . He states that the site is in the buffer for the Schwartzman Landfill and will require landfill gas mitigation including the development and implementation of a landfill gas mitigation assessment report.

Paul Olson
Environmental Health - ESD
City of Albuquerque
(505) 768-2633

Thank you ,

Maggie Gould, MCRP
Planner
City of Albuquerque, Planning Department
600 Second St. NW
Albuquerque, NM 87102
505-924-3910
mgould@cabq.gov

Sunport Hospitality LLC
3304 West Highway 66
Gallup, NM 87301

April 20, 2016

Albuquerque Environmental Health Department
Mr. Paul Olson
Plaza Del Sol
600 2nd Street NW
Albuquerque, NM 87102

Re: Landfill Gas Mitigation /Zone change 1400 Woodward SE Albuquerque

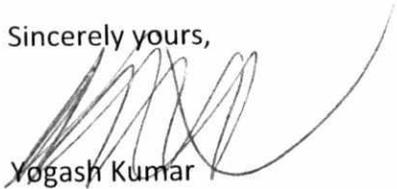
Dear Mr. Olson:

We are in the process of requesting a Zone change for the property located at 1400 Woodward Ave SE, Albuquerque NM 87105 which is located near a landfill. As per your request we are prepared to send you gas mitigation reports and install any mitigation measures as recommended by our Environmental Engineer, Mr. Ken Hunter and or yourself. We have retained Mr. Hunter for the duration of our project.

If you have any questions or recommendation please let us know. My phone number is 505-879-7613 and my email is yogash9@yahoo.com. You may also contact my project manager, Nicholas Eveleigh at 505-339-6201. His email is RNE.HMS@gmail.com.

We thank you for your consideration in this matter.

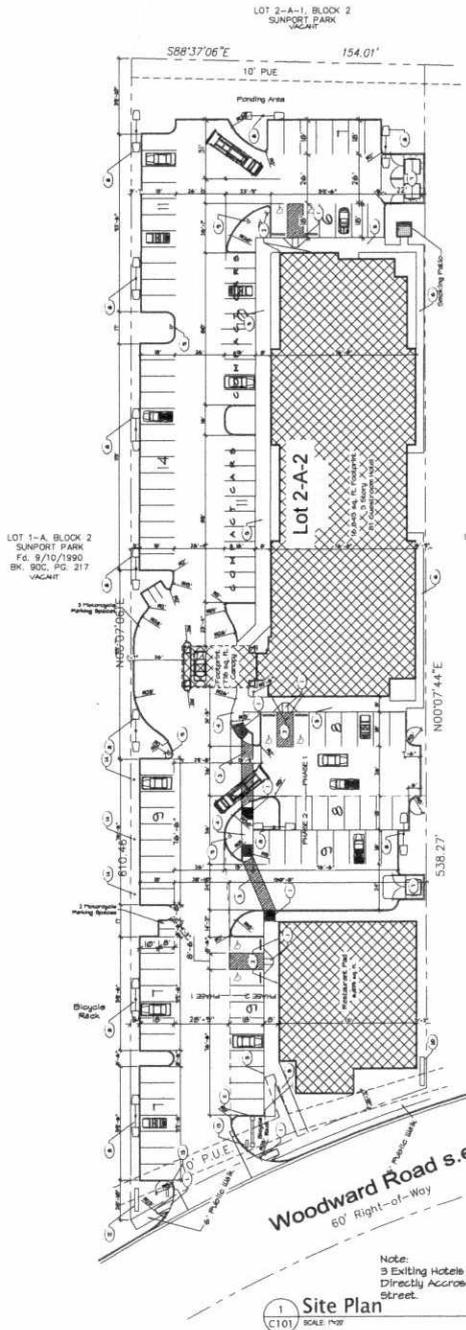
Sincerely yours,



Yogash Kumar

Sunport Hospitality LLC
Principal

SITE PLAN REDUCTIONS



PROJECT NUMBER: _____
 Application Number: _____

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

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date	Environmental Health Department (conditional)	Date
ABCWUA	Date	Solid Waste Management	Date
Parks and Recreation Department	Date	DRB Chairperson, Planning Department	Date
City Engineer	Date		

GENERAL NOTES

- THERE ARE NO EXISTING BUILDINGS ON-SITE. ALL BUILDINGS ARE PROPOSED.
- ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF ART. 14-10-3-3, AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE AND THE SITE PLAN FOR SUBDIVISION DESIGN STANDARDS.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
- THE MECHANICAL SYSTEMS (HEATING AND COOLING) AND BUILDING ENVELOPE (WALLS, ROOF AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE THE EFFICIENT USE OF ENERGY.
- RAINWATER HARVESTING MEASURES SUCH AS CURB CUTS SHALL BE PROVIDED.
- ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-8 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.
- PRE-COORDINATION DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PHPS NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
- ALL SIDEWALK RAMP (INCLUDING REQUIRED TRUNCATED CURBS) CURB CUTS AND CURB AND GUTTER LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE BUILT PER C.O.A. STANDARD DRAWINGS-SIDWALK (2430) RAMP (2446) CURB CUTS (2456) CURB AND GUTTER (245A).
- ALL RAMP LOCATED WITHIN THE CITY OF ALBUQUERQUE RIGHT-OF-WAY MUST HAVE TRUNCATED CURBS.

Key Notes:

- BLUPOD ADA RAMPS / 1/12 MAXIMUM SIDE RAMP / 1/12 MAXIMUM AT TRAFFIC AREA.
- HANDICAP SIGN ON POLE OR MOUNTED ON WALL / 12' X 18".
- PEDESTRIAN CROSSING 6' WIDE WITH PAINTED STRIPING.
- PEDESTRIAN WALK (6'-0" WIDE CONCRETE).
- HANDICAP ACCESSIBLE WALKS WIDTH VARIES - REFER TO DIMENSIONS.
- 4' WIDE CONCRETE SIDEWALK.
- TRASH ENCLOSURE.
- LIGHT FIXTURE.
- NEW FIRE HYDRANT.
- HOTEL PYLON SIGN 8'-0" WIDE - 26'-0" MAXIMUM HEIGHT (175) SQ. FT. EACH SIDE / 175) SQ. FT. EACH SIDE.
- HOTEL MONUMENT SIGN 8'-0" WIDE X 5'-11" HEIGHT PLUS 24" X 24" SUPPORT EACH END - 175) SQ. FT. EACH SIDE.
- FUTURE RESTAURANT PYLON SIGN 12'-6" WIDE - 18'-0" HEIGHT (160) SQ. FT. EACH SIDE.
- 'EXIT' AND 'ENTER' SIGNS.
- 35' HIGH FLAG POLES.

WRITTEN SUMMARY

The proposed project is limited service four story hotel building with eighty-one (81) guest suites. Each story is approximately thirteen thousand square feet for a total building area of 52,230 square feet. The proposed use of the building will be a short term stay hotel which is allowed within IP permissive uses. Due to height limitations and setback requirements of IP zoning it is required to change the zoning to SU-1 for IP uses with exceptions as shown on these plans.

- DRAWING INDEX**
- SITE PLAN - C101
 - SITE PLAN DETAILS - C201
 - SOIL ELEVATIONS - C202
 - BUILDING AND STRUCTURAL ELEVATIONS - A301
 - LANDSCAPE PLAN - L301
 - PRELIMINARY GRADING PLAN - C102
 - CONCEPTUAL UTILITY PLAN - C103

EASEMENT RECORDING INFORMATION

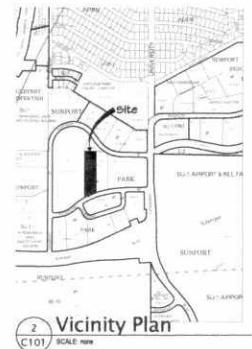
FOR REPLAY
 RECORDING DATE: 09-13-2008
 BOOK: 2036C
 PAGE: 203

PROJECT DATA

LEGAL DESCRIPTION:
 LOT 2-A-2, BLOCK 2, SUNPORT PARK SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 EXISTING ZONING: IP
 REQUESTED ZONING: SU-1 for IP USES w/EXCEPTIONS
 AREA:
 TRACT AREA: 2.03 ACRES/88,426 S.F.
 BUILDING FOOTPRINT: 17,619 SF
 FUTURE RESTAURANT: 6,025 SF
 TOTAL BUILDING AREA: 50,329 S.F.
 F.A.R.: .52

PERCENTAGE OF SITE SURFACE COVERED WITH BUILDINGS = 20.8 %
 PROPOSED USE: HOTEL/FUTURE RESTAURANT

PARKING DATA:	
81 GUESTROOMS	81 STALLS
6,025 SQ. FT. RESTAURANT / 200	31 STALLS
PARKING REQUIRED (1 Per UNIT) / 1 PER 200 SQ. FT. OF RESTAURANT	112 STALLS
TOTAL PARKING PROVIDED	116 STALLS
COMPACT PARKING ALLOWED 20% OF TOTAL SPACES	23 STALLS
COMPACT PARKING PROVIDED	21 STALLS
ADA PARKING REQUIRED	6 STALLS
ADA PARKING PROVIDED	6 STALLS
BICYCLE PARKING REQUIRED (RESTAURANT ONLY) 1 STALL / 20 PARKING SPACES	2 BIK
BICYCLE PARKING PROVIDED	2 BIK
MOTORCYCLE PARKING REQUIRED	5 STALLS
MOTORCYCLE PARKING PROVIDED	5 STALLS



JIM MEDLEY, Architect AIA
 License Certificate No. 36388
 3100 Christine N.E. Albuquerque, NM 87111
 Phone (505) 262-3814 Fax (505) 264-5993

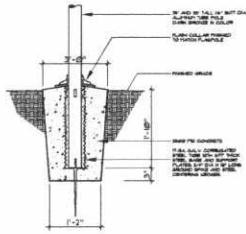
Plan No. _____
 Date: 3/25/08
 Drawn by: _____
 Check by: _____
 Date: 3/27

Project: **82 Guestroom Hotel**
CHOICE HOTELS
 1411 S.W. 10TH AVE.
 Support Park Hospitality, LLC
 Gallup, New Mexico

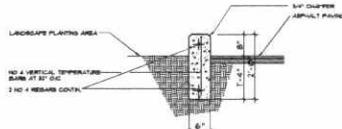
No.	Revision / Issue	Date

Sheet: **C 101**

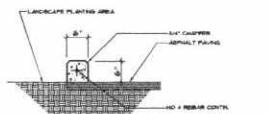
2 Vicinity Plan
 (C101) SCALE: 1/8"=1'-0"



FLAG POLE DETAIL
SCALE 1/4" = 1'-0"



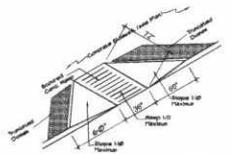
STAND-UP CURB DETAIL
SCALE 1/4" = 1'-0"



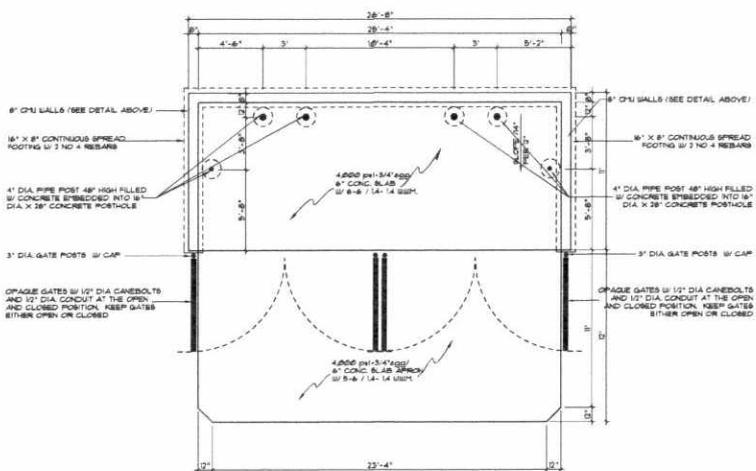
Alternate Stand-up Curb Detail
SCALE 1/4" = 1'-0"



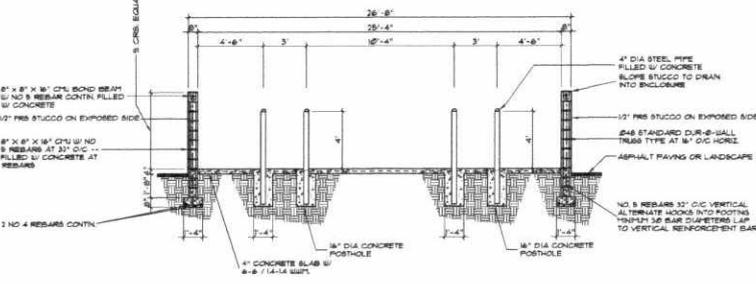
HANDICAP RAMP
NO SCALE



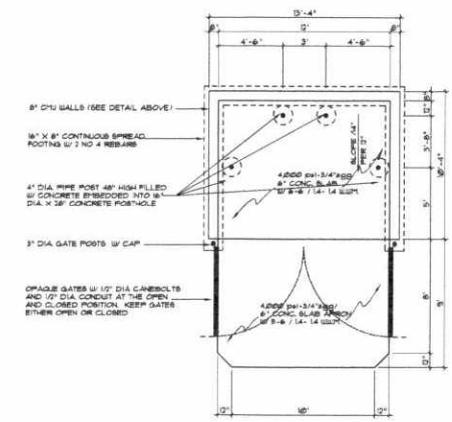
Handicap Ramp
NO SCALE



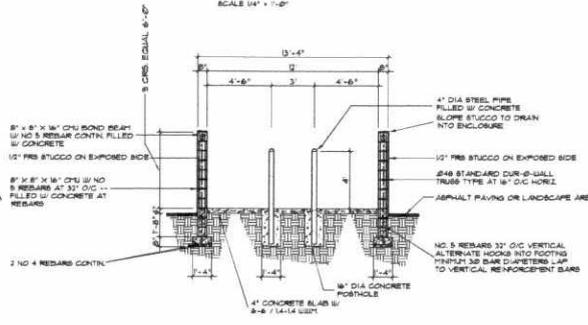
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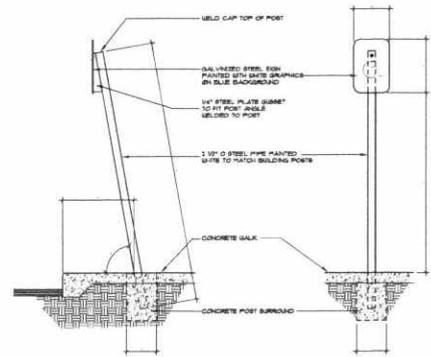
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SCALE 1/4" = 1'-0"



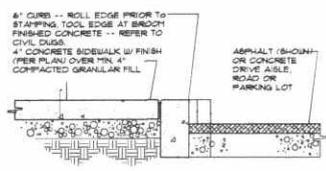
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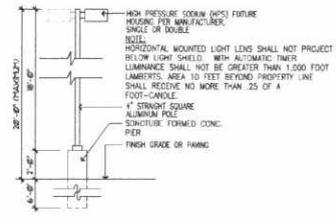
REFUSE ENCLOSURE SECTION
SCALE 1/4" = 1'-0"



HANDICAP PARKING SIGN
SCALE 1/4" = 1'-0"



SIDEWALK TO DRIVE AISLE
SCALE 1/4" = 1'-0"



POLE LIGHT FIXTURE DETAIL
SCALE 1/4" = 1'-0"



JIM MEDLEY, Architect AIA
KLASSE ONE/STATE NO. 122042
3100 Christine N. E. Albuquerque, NM 87111
phone: (505) 295-3034 Fax: (505) 294-3093

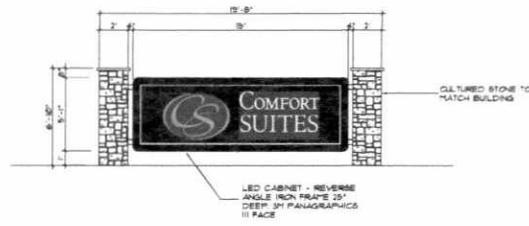
DATE	3/29/06
DESIGNED BY	KED
CHECKED BY	JMT

Project: **823 Chugwater Hotel**
CHOICE HOTELS INTERNATIONAL
by **Summit Park Hospitality, LLC**
Gallop, New Mexico

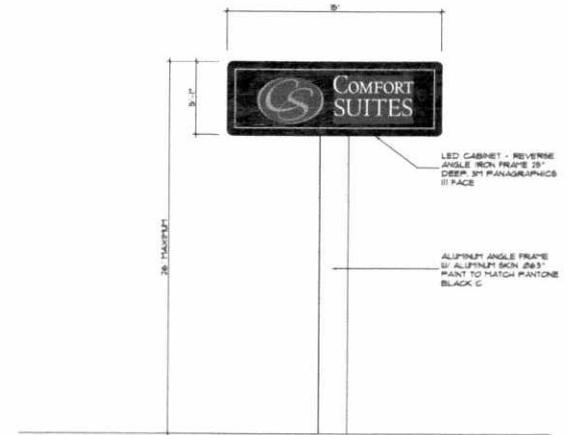
No.	Revision / Issue	Date:
1		
2		
3		

Sheet Description: **SITE ELEMENT DETAILS**

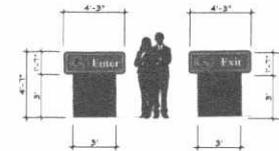
Sheet: **C201**



MONUMENT SIGN ELEVATION
SCALE 1/4" = 1'-0"



PYLON SIGN ELEVATION
SCALE 1/4" = 1'-0" RESTAURANT SIGN SAME EXCEPT FOR SIZE



ENTER/EXIT SIGN ELEVATION
SCALE 1/4" = 1'-0"



JIM MEDLEY, Architect AIA
 3102 Christine N. E. Albuquerque, NM 87111
 www.jimmedley-architect.com
 Phone (505) 292-3014 Fax (505) 294-5583

Project No.	DATE	Drawn By	Checked By
	JAN 2016	KZD	JAM

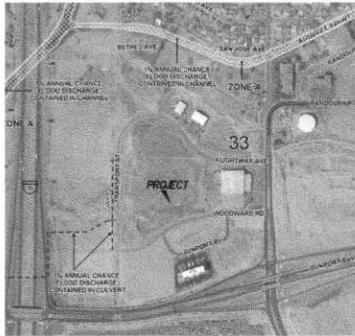
Project: RZ Guestroom Hotel
CHOICE HOTELS INTERNATIONAL
 Support Park Hospitality, LLC
 Gallup, New Mexico



No.	Revision / Issue	Date
1		
2		
3		

Sheet Description:
**Sign Elevations
 DETAILS**

Sheet:
C202



FIRM MAP PANEL 35001C0342 G



GRADING & DRAINAGE PLAN

THE LIGHT INDUSTRIAL ZONED PROJECT IS LOCATED IN THE DEVELOPED SUNPORT PARK SUBDIVISION (APPORT AREA) APPROX. 2 MILES SOUTH OF THE DOWNTOWN CORE OF ALBUQUERQUE, NM. THE GRADING & DRAINAGE SCHEME HEREIN IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, 10.08-06, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR EXCAVATION AND GRADING PERMIT. THE PLAN SHOWS:

- EXISTING CONTOURS, AND SPOT ELEVATIONS AND EXISTING DRAINAGE PATTERNS AND EXISTING IMPROVEMENTS, INCLUDING SURFACE UTILITIES/EASEMENTS.
- PROPOSED IMPROVEMENTS, ASSE IMPERVIOUS HOTEL - RESTAURANT SITE DEVELOPMENT, NEW GRADE ELEVATIONS, PERIMETER SILT FENCING AND REVEGETATION.
- CONTINGENCY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
- QUANTIFICATION AND ANALYSIS OF UPSTREAM OFF-SITE FLOWS (IF APPLICABLE) PLUS THE DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS, INCLUDING FLOODING REQUIREMENTS.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION, AND ESSENTIALLY ALLOWING HISTORIC FLOWS TO CONTINUE TO DRAIN THROUGH THE PROPERTY. PRESENTLY, THE SITE IS BOUNDED BY UNDEVELOPED PROPERTY. WOODWARD RD ON THE SOUTH IS AN IMPROVED ASPHALT MAJOR LOCAL ROADWAY MAINTAINED BY THE CITY OF ALBUQUERQUE. THE SITE CURRENTLY DRAINS AT APPROXIMATELY 7% TO THE WEST.

HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED. THE SITE IS NOT IMPACTED ADVERSELY BY ANY OFF-SITE DRAINAGE FLOWS. FREE DISCHARGE OF DEVELOPED FLOW IS NOT ACCEPTABLE SINCE THE SITE LIES WITHIN THE OVERALL MASTERPLAN FOR THE SUNPORT PARK REGIONAL AREA. RUNOFF WILL NOT BE ALLOWED TO CONCENTRATE AT THE PROPERTY BOUNDARY.

CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM) REVISED JANUARY 1983 FOR CITY OF ALBUQUERQUE. THE GRADING & DRAINAGE SCHEME HEREIN IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, 10.08-06, AND THE CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR EXCAVATION AND GRADING PERMIT. THE PLAN SHOWS:

HISTORIC CONDITIONS

TOTAL AREA = 2 ACRES, WHERE EXCESS PRECIP. 'B' = 0.78 in. [0.28] PEAK DISCHARGE, Q100 = 4.56 CFS [1.9] WHERE UNIT PEAK DISCHARGE 'B' = 2.28CFS/AC [0.95] THEREFORE: VOLUME 100 = 566.3 CF [203.3]

EXISTING CONDITIONS - INTERIM WITH PORTION SITE REVEGETATED

DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

AREA	LAND TREATMENT	Q Peak	E
UNDEVELOPED	---	Ac. A	1.56(0.38) 0.53(0.13)
LANDSCAPING	---	Ac. (0%) B	2.28(0.95) 0.78(0.28)
GRAVEL & COMPACTED SOIL	---	Ac. (100%) C	3.14(1.71) 1.13(0.52)
ROOF - PAVEMENT	---	Ac. (0%) D	4.70(3.14) 2.12(1.34)
		2.03 AC	

THEREFORE: $E_{\text{weighted}} = 1.13 \text{ in.} [0.52] \text{ \&}$
 $Q_{100} = 6.3 \text{ CFS}$ VOLUME 100 = 8205 CF
 $Q_{10} = 3.4 \text{ CFS}$ VOLUME 10 = 3775 CF

RECOMMEND: MINIMAL INCREASE, THEREFORE ENSURE THAT HIGH VELOCITY FLOWS ARE NOT ALLOWED AT THE BOUNDARY, AND NO CONCENTRATION OF FLOWS CROSS BOUNDARY. RETENTION OF THE INCREASE OF RUN-OFF DUE TO THE INTERIM DEVELOPMENT.

DEVELOPED CONDITIONS - HOTEL - RESTAURANT

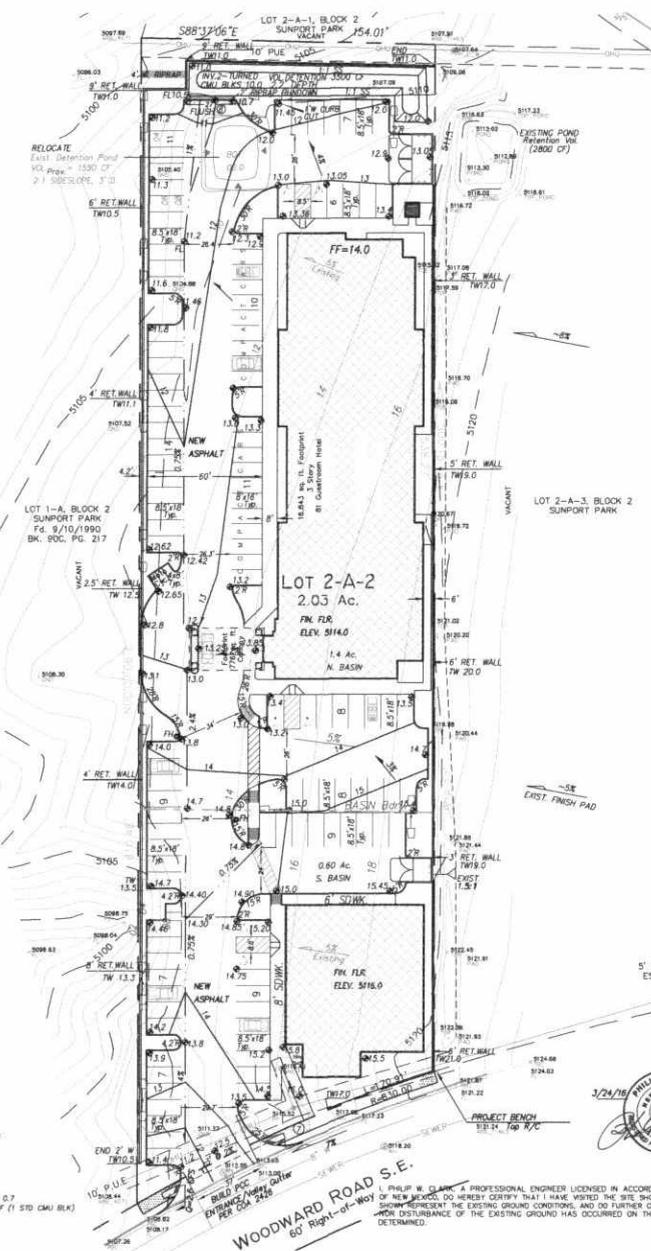
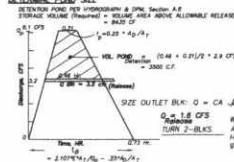
DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA

AREA	LAND TREATMENT	Q Peak	E
UNDEVELOPED	---	Ac. A	1.56(0.38) 0.53(0.13)
LANDSCAPING	---	Ac. (10%) B	2.28(0.95) 0.78(0.28)
GRAVEL & COMPACTED SOIL	---	Ac. (0.05%) C	3.14(1.71) 1.13(0.52)
ROOF - PAVEMENT	---	Ac. (85%) D	4.70(3.14) 2.12(1.34)
		1.7 AC (85%)	

THEREFORE: $E_{\text{weighted}} = 1.94 \text{ in.} [0.52] \text{ \&}$
 $Q_{100} = 8.76 \text{ CFS}$ VOLUME 100 = 14084 CF
 $Q_{10} = 3.4 \text{ CFS}$ VOLUME 10 = 3775 CF
 THEN: W. BASIN $Q_{100} = 6.1 \text{ CFS}$, VOL. 100 = 8859 CF
 S. BASIN (FREE DISCHARGE) = 2.6 CFS, VOL. 100 = 4225 CF

WEIR CALC.

$Q = C L H^{3/2}$ WHERE: $C = 2.7$
 THEN: $L = 6.5'$ $H = 0 = 6 \text{ CFS}$



VICINITY MAP NOTES

- ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION W/ 9 UPDATES.
- AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
- REVEGETATE ALL AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1012, NATIVE SEED MIX USING HAY MULCH, FOR EAST SIDE APPLICATION. HATCHETA BLUE GRASS COMBINATION PER PARAGRAPH 4.1.2.
- MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION:
 3 HORIZONTAL TO 1 VERTICAL, 3:1.
 ① BUILD 6" PCC SIDEWALK PER COA STD DWG. 2430.
 ② INSTALL 3-BOLLARDS EQ. SP. PER COA STD DWG. 2250.

LEGEND

- EXIST. SPOT ELEVATION: +24.0
- EXIST. CONTOUR: 5310
- NEW SPOT ELEVATION: +12.0 (ADD 5100 FOR MSL)
- NEW CONTOUR: -12
- NEW SWALE: [Symbol]
- DRAINAGE DIRECTION, EXISTING: [Symbol]
- NEW P.C.C., CONCRETE: [Symbol]
- FLOWLINE: FL
- WATER BLOCK: [Symbol]
- RIPRAP STONE: [Symbol]
- TYPE, VEH. 4" Avg. Dia. [Symbol]

Scale: 1" = 30'

PROJECT DATA

UPIC# 1-015-055-183-234-30410
 LEGAL DESCRIPTION
 LOT 2-A-3, SUNPORT PARK
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 PROJECT BENCHMARK
 TOP OF REBAR/CAP AT THE PROJECT SOUTHEAST CORNER MSL ELEVATION = 5121.24 AS TIED FROM ANAMCA SDG 3-1/4" DIAMETER ALUM DISK SET IN CONCRETE, SDG-11-2, MSL. NAD 83, 5001.66, LOCATED
 TOPOGRAPHIC DESIGN SURVEY
 PROVIDED BY ALPHA PRO SURVEYING, LLC, DATED APRIL 2014, AND SUPPLEMENTED MAR. 2016.

Clark Consulting Engineers
 19 Ryan Road Edgewood, New Mexico 87015
 Tel: (505) 281-2444 Fax: (505) 264-6043

DATE	REVISION	BY	CHKD

LOT 2-A-2, BLOCK 2, SUNPORT PARK
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SUNPORT PARK HOSPITALITY / KUMAR
Grading & Drainage Plan
 DESIGNED BY: PWC DRAWN BY: CCE
 CHECKED BY: PWC DATE: 5/24/16 FILE # 6/2



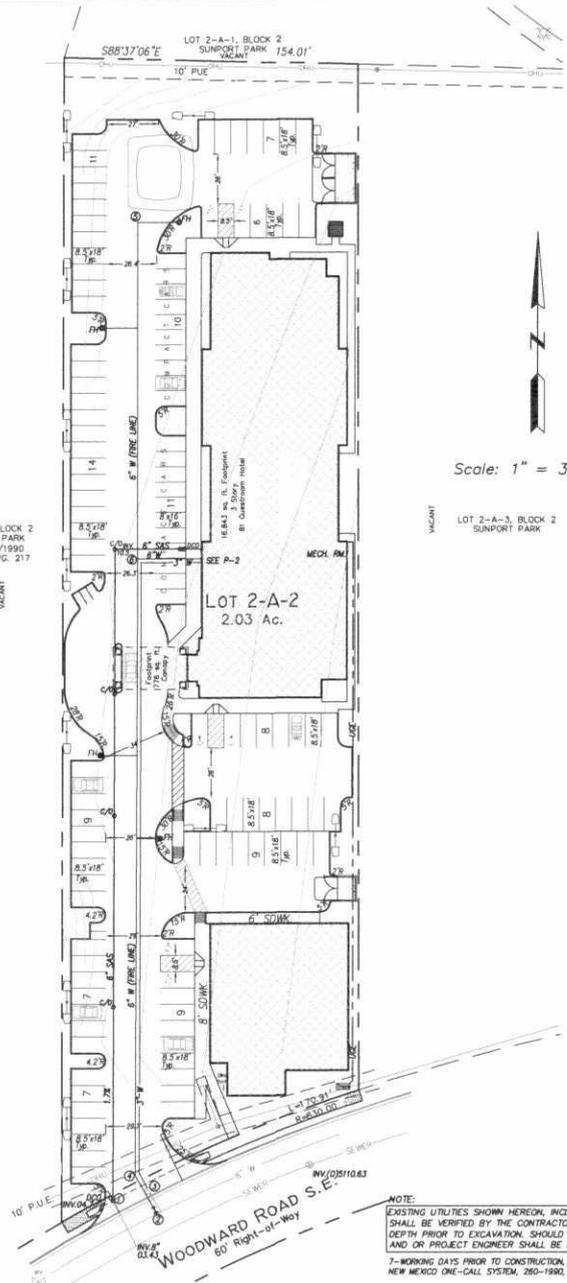
PHILIP W. CLARK NMEPE #10000

C 102

LEGEND

- ☆ EXIST. LIGHT POLE
- DP EXIST. POWER POLE
- OHU EXIST. OVERHEAD UTILITY LINE
- ANCHOR
- EXISTING SEWER MANHOLE
- WATER METER (EXIST.)
- WATER VALVE (EXIST.)
- EXIST. FIRE HYDRANT
- EXIST. WATER LINE
- SAS EXIST. SANITARY SEWER
- TC OR BC TOP OF CURB
- FL FLOWLINE
- EXIST. CURB & GUTTER
- NEW P.C.C. HEADER CURB
- NEW P.C.C. CONCRETE
- NEW WATER LINE
- SAS NEW SANITARY SEWER
- HW NEW SINGLE WATER SERVICE
- W NEW GATE VALVE
- WS WATER SERVICE
- SS SANITARY SEWER SERVICE
- NEW 2-WAY SEWER CLEAN OUT
- NEW LIGHT POLE

LOT 1-A, BLOCK 2
SUPPORT PARK
Pd. 9/10/1990
BK. 900, PC. 47



Scale: 1" = 30'



NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION 1998 EDITION W/ 9 UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W.
3. ALL R.O.W. WATER LINE CONNECTIONS, AND METER INSTALLATION SHALL BE MADE BY CITY OF ALBUQUERQUE PERSONNEL. CONTRACTOR SHALL COORDINATE WITH CITY YARDS, CUSTOMER SERVICES, 788-2840.
4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN SERVICE OF ALL EXISTING UTILITIES.
6. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
7. GAS LINE AND METER, SIZE AND LOCATION TO BE DETERMINED BY NM GAS COMPANY.

KEYED NOTES

- ① 6" SEWER SERVICE CONNECTION TO EXISTING SEWER SERVICE STUBOUT PER COA STD. DWG. 2125.
- ② 6" FIRE WATER LINE CONNECTION PER COA PERSONNEL, SEE NOTE 3. MAKE NON-PRESSURIZED CONNECTION. INSTALL 4" TEE PER STD DWG. 2301. W/4" GATE VALVE/BOX PER 2305. REPLACE PAVEMENT PER COA DWG 2465.
- ③ ONE(1) 2-1/2" WATER METER/BOX AND SERVICE LINE PER COA STD DWG 2363, 2367.
- ④ INSTALL 22-1/4" BEND, 6" PVC, C900.
- ⑤ 4" BURY FIRE HYDRANT PER COA DWG 2340. W/4" GATE VALVE/BOX, TYPICAL 8-4 LOCATIONS. RESTRAIN ENTIRE LEG.
- ⑥ INSTALL 6" x 6" TEE, C900 PVC PIPE.

UTILITY CONTACTS:

- CITY OF ALBUQUERQUE CUSTOMER SERVICE, 788-2840
- PUBLIC SERV. CO. OF NM, F. Vign, 241-4434
fernando.vign@psnm.com
- CENTURY LINK, A. CHACON, 767-7442
Ashlie.Chacon@centurylink.com
- New Mexico Gas Company, J. Estvanko, 697-3617
Jeff.Estvanko@NMGCC.com
- COMCAST CABLE, Digital Cable
Mike Mortzak, 271-3644
Mike_mortzak@cable.comcast.com



NOTE:
EXISTING UTILITIES SHOWN HEREON, INCLUDING UNCHARTED UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR FOR EXACT LOCATION AND DEPTH PRIOR TO EXCAVATION. SHOULD A CONFLICT EXIST, THE OWNER/ AND OR PROJECT ENGINEER SHALL BE IMMEDIATELY NOTIFIED.
7-WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT NEW MEXICO ONE-CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.

Clark Consulting Engineers
19 Wagon Street
Edgewood, New Mexico 87015
Tel: (505) 281-2444 Fax: (505) 281-2444

DATE	REVISION	LOT 2-A-2, BLOCK 2, SUPPORT PARK ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO SUPPORT PARK HOSPITALITY / KUMAR

SITE UTILITY PLAN

DESIGNED BY: PWC	DRAWN BY: CCK	JOB # 10587	SHEET
CHECKED BY: PWC	DATE: 3/23/16	FILE # UTL	C 103