



**Environmental
Planning
Commission**

**Agenda Number: 01
Project Number: 1004167
Case Number: 17EPC- 40009
May 11, 2017**

Staff Report

Agent	Consensus Planning
Applicant	Guardian Storage
Request	Site Development Plan for Building Permit
Legal Description	Lot 1, Bosque Plaza Subdivision
Location	Bosque Plaza Lane between La Orilla Road and Coors Blvd
Size	1.72 acres
Existing Zoning	C-1 (SC)
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of Project # 1004167 Case # 17EPC-40009 based on the Findings beginning on Page Error! Bookmark not defined.1 and subject to the Conditions beginning on Page 13.

**Staff Planner
Michael Vos, AICP - Planner**

Summary of Analysis

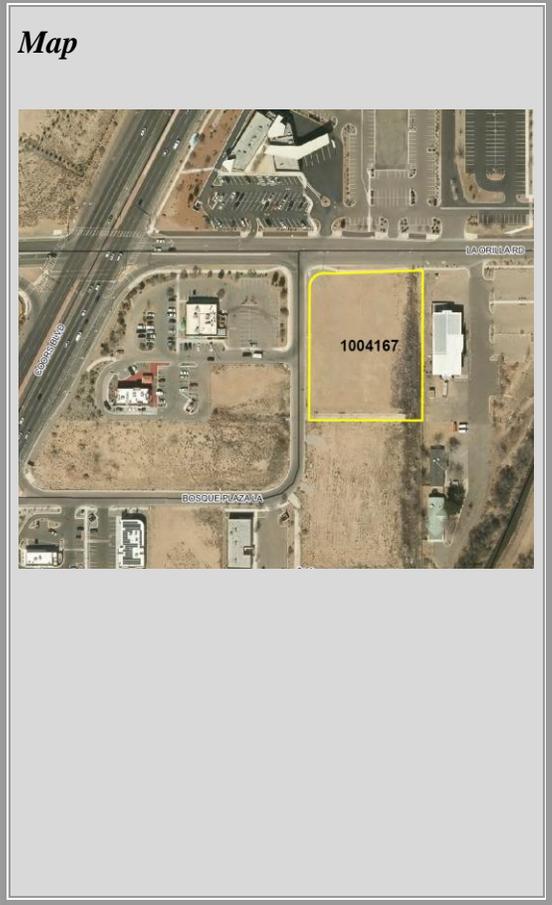
This is a request for a Site Development Plan for Building Permit for Lot 1 of the Bosque Plaza Subdivision in order to construct an indoor storage facility in a C-1, Shopping Center (SC) designated zone.

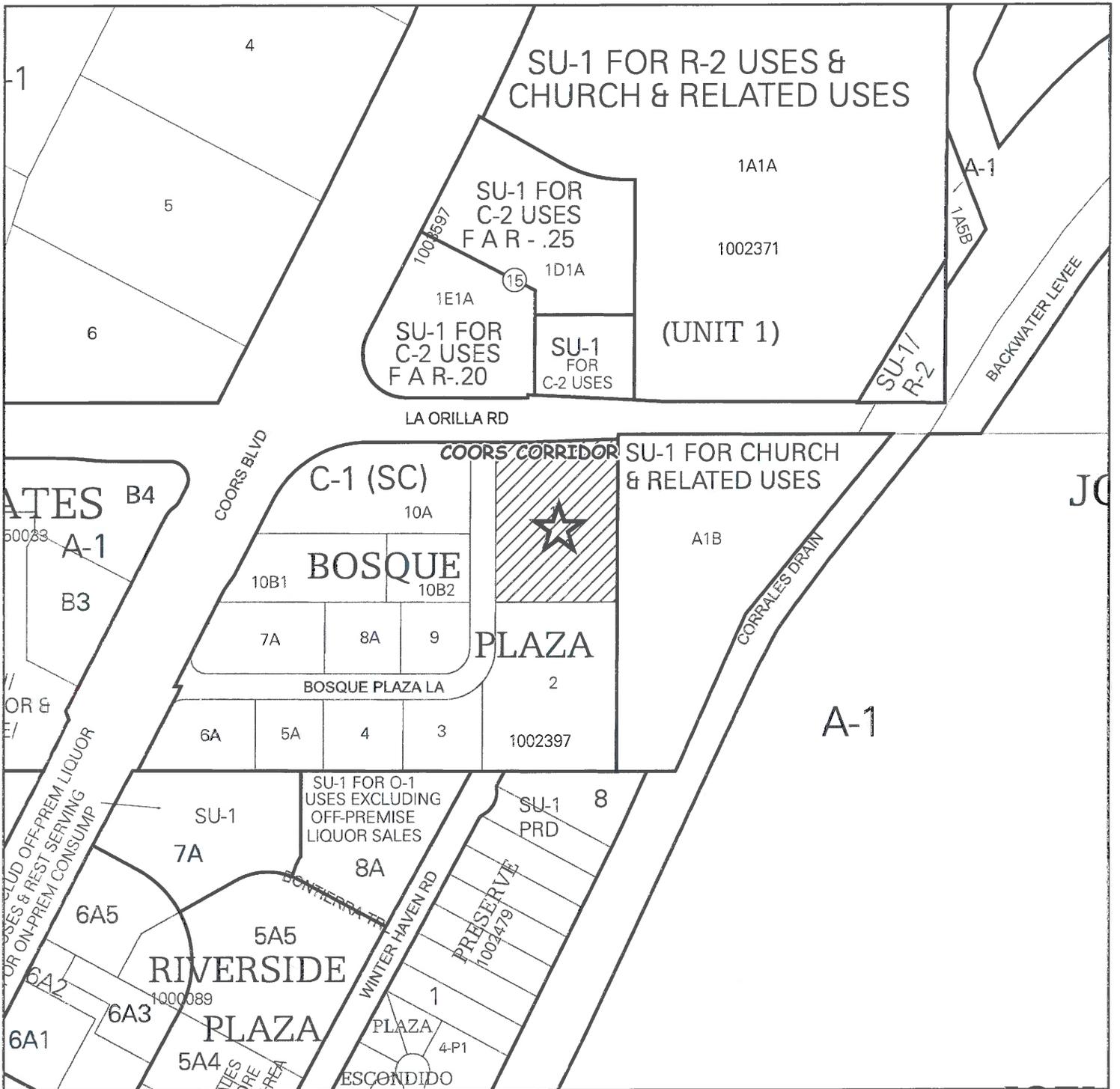
The applicant previously brought an amendment to the Bosque Plaza Site Development Plan for Subdivision (SPS) to clarify that indoor storage was an allowed use and update related design standards. The applicant has also received approval of a conditional use for the storage facility as required by the C-1 zone.

The request is generally consistent with the relevant adopted plans and policies, including the Bosque Plaza SPS Design Standards.

A facilitated meeting was not held, but the applicant has met with the neighborhood association on their own regarding this request. Representatives of the Taylor Ranch Neighborhood Association have provided comments on the proposal, which are attached to this report.

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





ZONING MAP

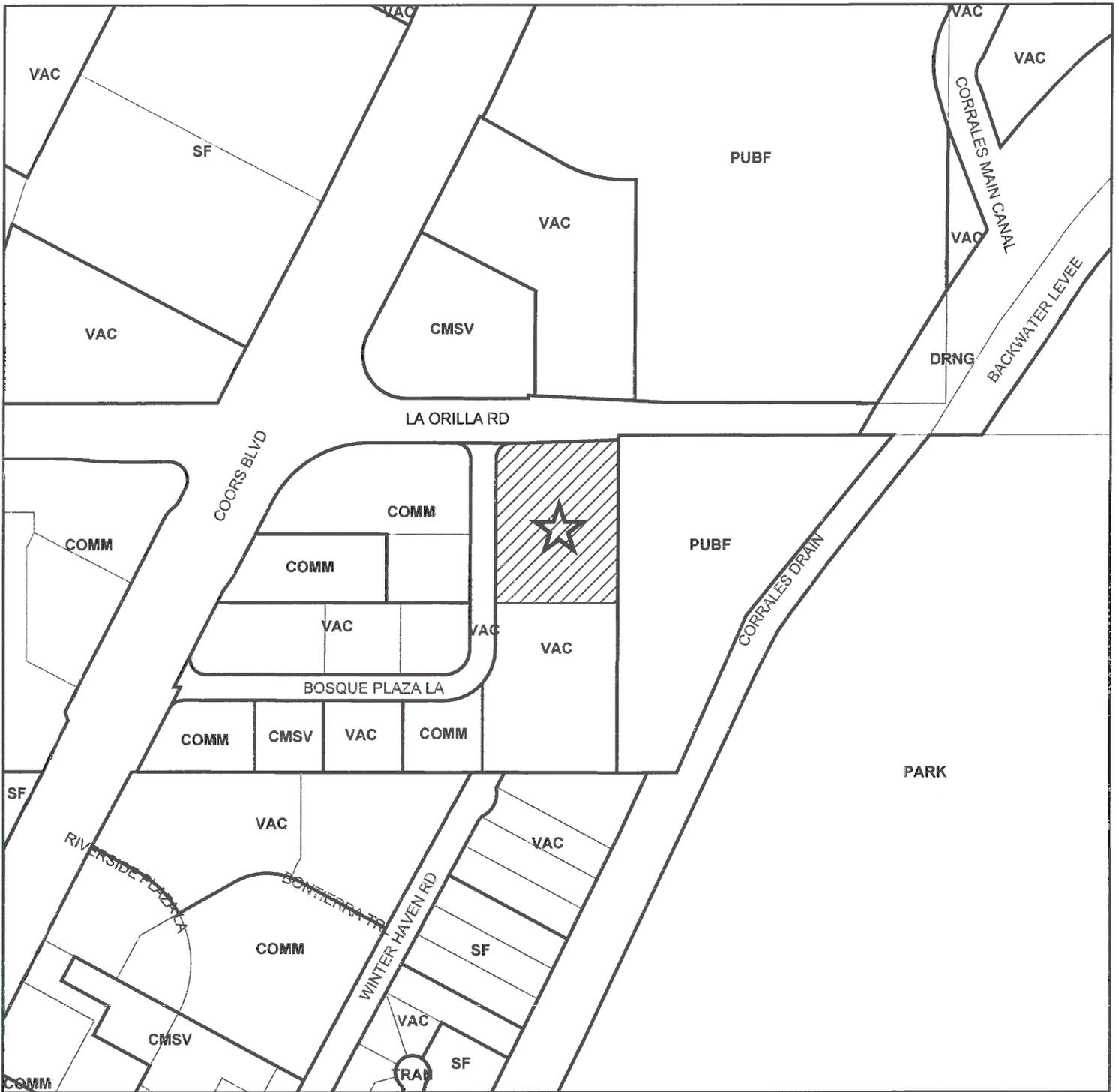
Note: Grey shading indicates County.



1 inch = 268 feet

Project Number:
1004167
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05/11/2017
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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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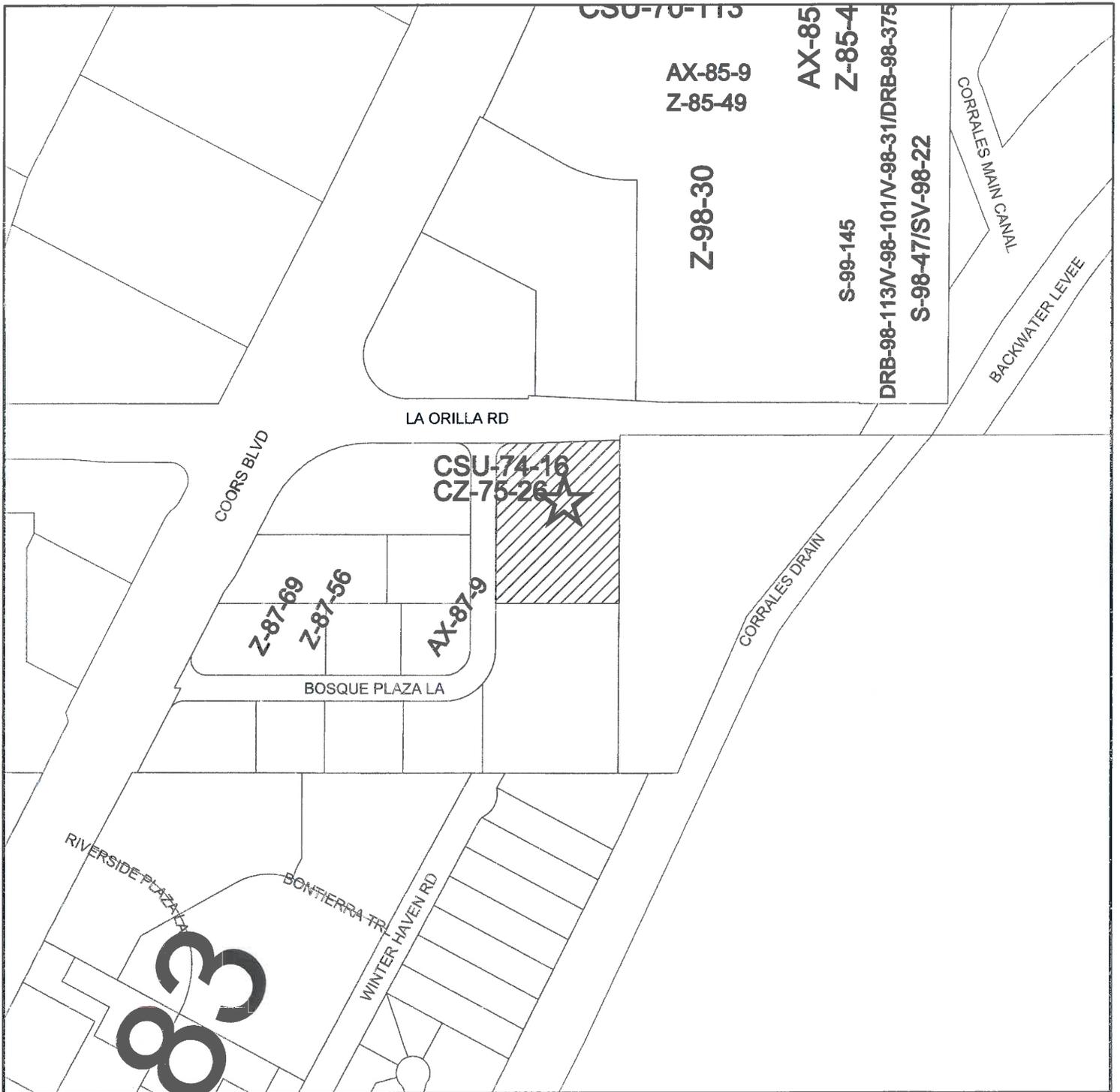
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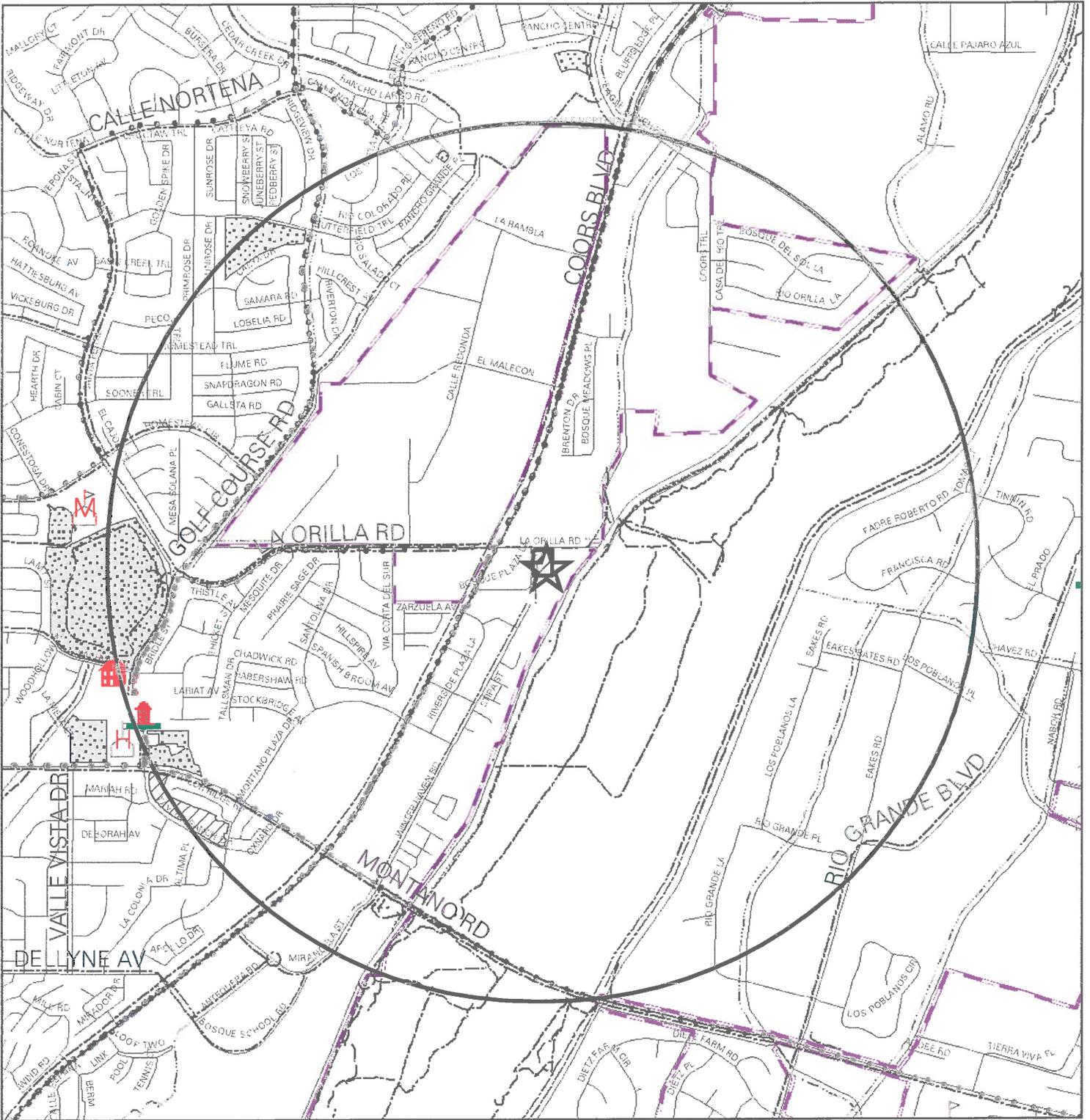
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 268 feet

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Public Facilities Map with One-Mile Buffer

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



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I. INTRODUCTION

A. Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	C-1 (SC)	Developing Urban, West Side Strategic Plan, Coors Corridor	Vacant
North	SU-1 C-2 Uses	Same	Commercial
South	C-1 (SC)	Same	Commercial/Vacant
East	SU-1 for Church and related uses	Same	Institutional
West	C-1 (SC)	Same	Commercial/Vacant

B. Proposal

The request is for a Site Development Plan for Building Permit for Lot 1, Bosque Plaza Subdivision, an approximately 1.72 acre site located at 3600 Bosque Plaza Lane, east of Coors Blvd and south of La Orilla Road (the “subject site”).

The applicant proposes to develop an approximately 73,800 square foot, 2-story indoor storage facility that includes a 900 square foot office and 1,500 square feet of retail space. Access and the primary parking area will be from Bosque Plaza Lane at the south end of the subject site with a drive continuing around to the east and exiting the property at the northeast corner onto La Orilla Road. On-street parking is proposed along Bosque Plaza Lane and La Orilla Road to fulfill a portion of the required parking.

The subject site is part of the recently amended Bosque Plaza Site Development Plan for Subdivision, and must comply with the design standards of that plan. Indoor storage is a conditional use in the C-1 zone, and the applicant has received approval for the use from the Zoning Hearing Examiner.

C. EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC has decision-making authority for site development plans in SC, Shopping Center designated zones, by the same approval process as SU-1 zones pursuant to Zoning Code Sections 14-16-3-2(C) of Shopping Center Regulations and 14-16-2-22(A)(1) of SU-1 Special Use Zones. The EPC is the final decision-making body unless the EPC decision is appealed. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision

pursuant to Zoning Code Section 14-16-4-4-(A)(2) Appeal. This is a quasi-judicial matter.

D. History/Background

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

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

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

In August of 2016 the City Council heard the appeal (AC-16-7) and voted to remand the case to the ZHE. The findings directed the applicant to seek an amendment to the existing Site Development Plan for Subdivision (SPS) and directed the ZHE to defer consideration of the conditional use until any relevant amendments to the SPS were heard by the EPC. The EPC heard and approved the requested amendments to the SPS at the January 12, 2017 hearing (16EPC-40071), and the Development Review Board signed off on the amended SPS on February 22, 2017.

Finally, the ZHE reheard the conditional use application and approved the use with conditions following a hearing on February 21, 2017 (17ZHE-80018). The conditions specified building height limits and other design considerations that are also covered by the design standards of the SPS.

E. Context

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

F. Transportation System

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

The LRRS designates Coors Boulevard as a Principal Arterial.

The LRRS designates La Orilla as a Local street.

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

G. Comprehensive Plan Corridor Designation

Coors Boulevard is a Major Transit Corridor.

H. Trails/Bikeways

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

I. Transit

Routes 96 and 155 share a pair of stops on Coors about 450 feet on either side of the La Orilla intersection. Transit has no comments.

J. Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

A. Albuquerque Comprehensive Zoning Code

The site is zoned C-1 (SC). The C-1 zone provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day to day needs of residential areas.

The Shopping Center regulations in Section 14-16-3-2 of the Zoning Code require that shopping centers develop in accordance with an approved site development plan. However, unlike the SU-1 zone, the EPC does not have discretion over height and parking. The Planning Commission can require additional landscape buffers in unusual circumstances, but the development of the site is generally governed by the underlying zoning, requirements of the zoning code such as landscaping and off-street parking, and any requirements of an approved Sector Development Plan or Site Development Plan.

The Site Development Plan for Subdivision does not change the underlying zoning on the site; the uses allowed in the C-1 zone are allowed on the site. Indoor storage is a conditional use and requires ZHE approval, which the applicant obtained on March 8, 2017.

B. Definitions (Zoning Code Section 14-16-1-5)

SHOPPING CENTER SITE: A premises containing five or more acres; zoned P, C-1, C-2, C-3, M-1, M-2 or a combination thereof; or a large retail facility; but excluding premises used and proposed to be used only for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT: An accurate plan at a scale of at least 1 inch to 100 feet which covers at least one lot and specifies, in addition to information required for Subdivision, exact structure locations, structure (including sign) elevations and dimensions, parking facilities, loading facilities, any energy conservation features of the plan (e.g., appropriate landscaping, building heights and siting for solar access, provision for non-auto transportation, or energy conservational building construction), and proposed schedule for development.

C. Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated Developing Urban by the Comprehensive Plan 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:

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

Policy II.B.5.d is furthered because the proposed indoor storage facility has been designed in accordance with the Bosque Plaza Site Development Plan for Subdivision, paying special attention to views of the Sandia Mountains and architectural details that complement the other buildings in the Bosque Plaza Shopping Center.

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

Policy II.B.5.e is furthered because the subject site is in an area that has seen an increased amount of development recently, and has access to a full range of urban services including water and sewer, electrical service, paved roads, and provision of emergency response services.

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

Policy II.B.5.i is furthered because the subject site’s location in a Shopping Center is set away from residential uses, and the development does not generally produce noise,

light, pollution, or traffic conflicts and much of the activity on the subject site will be conducted within a fully enclosed building.

Policy II.B.5.1: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

Policy II.B.5.1 is furthered because the design of the proposed indoor storage has been done in a territorial-style with a light brown exterior, white trim, and real brick coping as required by the Bosque Plaza Site Development Plan for Subdivision, which is unique for the use.

Noise: The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy II.C.4.a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

Policy II.C.4.a is furthered because the storage use is a low impact use that will be conducted almost entirely indoors, which will limit any off-site noise impacts.

D. West Side Strategic Plan (Rank 2)

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

The request generally furthers the West Side Strategic Plan because it is adding commercial storage and retail development to an existing shopping center in the Taylor Ranch Community.

E. Coors Corridor Plan (Rank 3)

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

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

Policy 1 – View Preservation: Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor.

The request furthers Policy 1 – View Preservation because it complies with the Coors Corridor Plan View Preservation requirements, specifically no more than one third of

the building will penetrate the view plane from 4 feet above Coors Boulevard and not more than 50 percent of the view area will be obstructed by the proposed building based on calculations from the View Corridor Compliance Plan Sheet 7.

III. SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

A. Request

The applicant is proposing to construct an approximately 73,800 square foot, two-story indoor storage facility that includes a 900 square foot office and a 1,500 square foot retail space in compliance with the Bosque Plaza Site Development Plan for Subdivision.

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

B. Site Plan Layout / Configuration

The subject site is located within the Bosque Plaza shopping center, east of Coors Boulevard and south of La Orilla Road. The site is generally rectangular with the longer edge on the east and west sides of the site, and a shorter boundary on the north and south. The site is currently undeveloped with the exception of a concrete drainage channel along the southern boundary.

The proposed building will front Bosque Plaza Lane, a private roadway within the shopping center, on the west side of the site, as well as La Orilla Road at the northern property line. Access to parking will be from the west at the southern end of the site and a drive aisle is proposed to wrap around the building to the east and exiting on the north side of the site onto La Orilla. Porte Cocheres are proposed on the east building façade to provide protection from the elements while customers load and unload items from vehicles and the storage facility.

The retail and office spaces are proposed for the southwest corner of the building, in close proximity to the proposed parking lot. The dumpster is proposed to be located at the northeast corner of the site near the exit.

C. Public Outdoor Space

In accordance with landscaping regulations and the Bosque Plaza SPS design standards, landscaping and street trees are proposed along the adjacent street frontages. A sidewalk is proposed along these streets and benches are being provided in multiple locations.

D. Vehicular Access, Circulation and Parking

As previously mentioned, vehicular access to the site is from Bosque Plaza Lane near the south end of the site into a small parking area, which provides parking for the storage facility office, as well as the proposed retail space. Other building access for individual storage units is at the rear (east) side of the building, and a gated driveway wraps from the south side around to the east and exits at the north side of the property onto La Orilla Road. This drive is for one-way traffic only.

As a shopping center site, the EPC does not have discretion over parking in the same way it would for an SU-1 zoned property. Parking must be provided in accordance with the Comprehensive Zoning Code. The minimum required parking, shown in calculations on the proposed Site Development Plan for Building Permit, is 39 spaces. 27 of these spaces are proposed to be provided on-site. The applicant also indicates 6 spaces on La Orilla Road and 9 spaces on Bosque Plaza Lane. La Orilla Road is a public street, so the applicant must apply for and be granted permission to use those spaces, and the 6 available spaces can only count for up to 3 of the required parking spaces. This leaves the 9 spaces on Bosque Plaza Lane, a private roadway, as needed to fulfill the minimum parking requirement. The applicant must have permission to utilize Bosque Plaza Lane through an easement or other agreement. A letter from the owner of the shopping center regarding this project and the use of Bosque Plaza Lane has been submitted and is attached to this staff report. A recommended condition of approval addresses the need for having such an agreement in place, as well as approval from the City for use of the spaces on La Orilla Road, prior to receiving final sign-off on the plan by the Development Review Board.

E. Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access is provided by a sidewalk along both La Orilla Road and Bosque Plaza Lane. A pedestrian connection from the sidewalk to the parking lot is provided at the south side of the building with a pedestrian access gate to the fenced rear area with access the storage unit portion of the building. Individual pedestrian connections are proposed from the sidewalk to the office and retail spaces.

F. Walls/Fences

An eight foot wrought iron fence is proposed to surround the rear portion of the lot, which is less than the 15-foot maximum allowed by the Bosque Plaza SPS design standards. This fence will provide security for parked vehicles and individuals bringing items in and out of the storage facility. Because the fence is taller than 4 feet, the proposed fence will be a similar color as the building as specified by the SPS design standards.

G. Lighting and Security

Lighting is proposed around the parking and drive areas, and will be in compliance with the SPS design standards by being a maximum of 20 feet tall. The lights will be fully shielded to prevent light from escaping the subject site.

H. Landscaping

Landscaping is required by the Zoning Code in the amount of 15% of the net lot area (lot area less building footprints). The total site area is 74,923 square feet, and the building area is 36,900 square feet leaving a total net lot area of 38,023 square feet. 15 percent of the net lot area of the subject site is 5,703 square feet, and the applicant is providing 17,353 square feet of landscape area (45%). The SPS design standards specify that 80% of the landscape area must consist of live vegetative coverage. The applicant is proposing 15,773 square feet of live vegetative coverage, or 90% of the required landscape area.

Parking lot trees are provided at the rate of one tree for each ten spaces. 27 spaces are provided on site, so three parking lot trees have been provided with all parking spaces within 100 feet of a tree trunk. The proposed plan meets the required parking lot landscape area of 20% by providing 1,422 square feet (23%) of landscaping in proximity to the 5,987 square foot parking lot.

19 street trees along La Orilla Road and Bosque Plaza Lane have been provided with a 60/40 ratio of deciduous to evergreen type in accordance with the SPS design standards.

All plants have been selected from the Bosque Plaza SPS plant list.

I. Grading, Drainage, Utility Plans

Generally, the site will drain from the north and west to the south and east where a water quality pond is proposed to capture runoff. Water will be released from the pond in a controlled manner to the existing drainage easement to the southeast of the site.

Water and sewer service will be provided from existing lines located in Bosque Plaza Lane, and two new fire hydrants will be provided with one along Bosque Plaza Lane and the other along La Orilla Road.

J. Architecture

In accordance with the Bosque Plaza SPS design standards, as amended to allow for an indoor storage facility, the proposed building has a maximum height of 26 feet to the top of the parapet and includes Territorial-style elements. All facades are proposed to be constructed of EIFS with a real brick coping on the north, west, and south sides. The coping is not provided on the east side because the roof will drain in that direction. Brick wainscoting is provided on all sides, and white trim and portals are provided at the front corners of the building with windows allowing views into the building. On the east side,

two porte cocheres are proposed over the driveway at each of the two sliding glass door entrances to the storage facility.

K. Signage

Building-mounted signage is proposed primarily for the west elevation, which is the front of the building and includes a main “Guardian Storage” sign with logo, as well as smaller signs above the retail and office spaces. Some signage is also proposed on the south side where the office use is also facing. In accordance with the Bosque Plaza SPS design standards the proposed signs combined do not take up more than six percent of the façade. Any changes to signage must also comply with that requirement of the SPS design standards and the underlying C-1 zoning.

IV. AGENCY & NEIGHBORHOOD CONCERNS

A. Reviewing Agencies

Generally, no adverse agency comments were received. Code Enforcement and Transportation Development commented about the on-street parking calculation and the process by which to request use of parking on a public street. As stated earlier, a recommended condition of approval has been included to address the use of on-street parking. The other significant comment was from Solid Waste confirming the clearance of the porte cocheres behind the building for truck access. Solid Waste will need to sign the Site Development Plan for Building Permit prior to final sign-off by the Development Review Board, so meeting their design requirements has been included as a condition of approval.

B. Neighborhood/Public

The Alban Hills and Taylor Ranch Neighborhood Associations, and the West Side Coalition of Neighborhoods were notified of the request, as well as property owners within 100 feet. A facilitated meeting was not held for this request, but the applicant has been meeting with various neighborhood representatives on their own. In addition, a facilitated meeting was held for the recent amendments to the Site Development Plan for Subdivision, which largely focused on this project, so many of the neighborhood concerns were discussed during that application process as well. Written comments from the Taylor Ranch Neighborhood Association are attached to this staff report, and the neighborhood has been having ongoing conversations with the applicant regarding those comments as stated in the attached email.

V. CONCLUSION

The request is for a Site Development Plan for Building Permit for Lot 1, Bosque Plaza Subdivision, an approximately 1.72 acre site located at 3600 Bosque Plaza Lane, east of Coors Blvd and south of La Orilla Road (the “subject site”).

The applicant proposes to develop an approximately 73,800 square foot, 2-story indoor storage facility that includes a 900 square foot office and 1,500 square feet of retail space. Access and the primary parking area will be from Bosque Plaza Lane at the south end of the subject site with a drive continuing around to the east and exiting the property at the northeast corner onto La Orilla Road. On-street parking is proposed along Bosque Plaza Lane and La Orilla Road to fulfill a portion of the required parking.

The request generally furthers applicable goals and policies of the Comprehensive Plan, West Side Strategic Plan, and Coors Corridor Plan, as well as meeting the design standards of the Bosque Plaza Site Development Plan for Subdivision.

Staff recommends approval of the Site Development Plan for Building Permit with the Findings and subject to the Conditions outlined in this staff report.

FINDINGS

Project # 1004167, Case # 17EPC-40009, May 11, 2017

Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Lot 1, Bosque Plaza Subdivision located on Bosque Plaza Lane, east of Coors Boulevard and south of La Orilla Road and containing approximately 1.72 acres.
2. The applicant proposes to develop an approximately 73,800 square foot, 2-story indoor storage facility that includes a 900 square foot office and 1,500 square feet of retail space.
3. The subject site is zoned C-1 (SC), Neighborhood Commercial with a Shopping Center designation. The proposed retail and offices uses are permissive in the C-1 zone, and the indoor storage use is a Conditional Use.
4. The applicant received approval of the Conditional Use through the Zoning Hearing Examiner (ZHE) following a public hearing on February 21, 2017 (17ZHE-80018) with a date of decision of March 8, 2017.
5. The subject site must comply with the Bosque Plaza Site Development Plan for Subdivision (SPS) and design standards, as well as the Coors Corridor view preservation requirements. The proposed Site Development Plan for Building Permit meets the requirements set forth by the Bosque Plaza SPS design standards.
6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is in the area designated as Developing Urban by the Comprehensive Plan. Applicable policies include: Policy II.B.5.d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

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

Policy II.B.5.d is furthered because the proposed indoor storage facility has been designed in accordance with the Bosque Plaza Site Development Plan for Subdivision, paying special attention to views of the Sandia Mountains and architectural details that complement the other buildings in the Bosque Plaza Shopping Center.

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

Policy II.B.5.e is furthered because the subject site is in an area that has seen an increased amount of development recently, and has access to a full range of urban services including water and sewer, electrical service, paved roads, and provision of emergency response services.

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

Policy II.B.5.i is furthered because the subject site's location in a Shopping Center is set away from residential uses, and the development does not generally produce noise, light, pollution, or traffic conflicts and much of the activity on the subject site will be conducted within a fully enclosed building.

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

Policy II.B.5.l is furthered because the design of the proposed indoor storage has been done in a territorial-style with a light brown exterior, white trim, and real brick coping as required by the Bosque Plaza Site Development Plan for Subdivision, which is unique for the use.

Noise: The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy II.C.4.a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

Policy II.C.4.a is furthered because the storage use is a low impact use that will be conducted almost entirely indoors, which will limit any off-site noise impacts.

8. The subject site is part of the Taylor Ranch Community of the West Side Strategic Plan and generally furthers the West Side Strategic Plan because the request is adding commercial storage and retail development to an existing shopping center in that community.
9. The subject site is within the boundaries of the Coors Corridor Sector Development Plan. The following policy on view preservation applies:

Policy 1 – View Preservation: Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor.

The request furthers Policy 1 – View Preservation because it complies with the Coors Corridor Plan View Preservation requirements, specifically no more than one third of the building will penetrate the view plane from 4 feet above Coors Boulevard and not more than 50 percent of the view area will be obstructed by the proposed building based on calculations from the View Corridor Compliance Plan Sheet 7.

10. In order to obtain credit for on-street parking, an application must be filed with and approved by the City traffic engineer.
11. The Alban Hills and Taylor Ranch Neighborhood Associations, and the West Coalition of Neighborhoods were notified of the request, as well as property owners within 100 feet. A facilitated meeting was not held for this request, but the applicant has been meeting with various neighborhood representatives on their own. Written comments from the Taylor Ranch Neighborhood Association were submitted, and the applicant has had ongoing discussions and amended the plans in response to those comments.

RECOMMENDATION

APPROVAL of 17EPC-40009, a request for Site Development Plan for Building Permit, for Lot 1, Bosque Plaza Subdivision, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL

Project # 1004167, Case # 17EPC- 40009, May 11, 2017

Site Development Plan for Building Permit

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

3. The Site Development Plan for Building Permit shall meet all requirements of the Solid Waste Department necessary for access and pick-up including clearance of the proposed porte cocheres and specifications of the dumpster enclosure.
 4. Applicant shall provide documentation for the use of parking along Bosque Plaza Lane, and shall submit an application to the City for use of the proposed on-street parking along La Orilla Road. Approval for the use of such spaces is necessary prior to final sign-off by the Development Review Board.
 5. 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.
-



Michael J. Vos, AICP
Planner

Notice of Decision cc list:

Consensus Planning, 302 8th Street NW, ABQ, NM 87102

Guardian Storage/Paul Hedges, 7501 Holly Ave. NW, ABQ, NM 87113

Taylor Ranch Neighborhood Association

Alban Hills Neighborhood Association

Westside Coalition of Neighborhood Associations

VI. AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Parking Calculations for on-street parking is 1 for 1 when it should only count for 50%.

Office of Neighborhood Coordination

NA's and Coalitions Contacted: Taylor Ranch, Alban Hills, Westside Coalition of Neighborhood Associations.

Long Range Planning

No comment.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Transportation Development Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

The following comments need to be addressed prior to DRB:

1. On-Street parking credit to fulfill zoning's parking requirement must be requested and approved by the Traffic Engineer, Racquel Michel prior to DRB approval. The application requires at least 45 working days. On-street parking credit is based on available parking along public right-of-ways fronting the property. The business will only be granted 50% credit for available street parking.
2. 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.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

1. 17EPC-40009 Site Development Plan for Building Permit
 - a. From the “Conceptual Site Utility Plan” the following comments apply:
 - i. A cross connection approved backflow prevention device will be required on the water service line as well as any fire lines that may be required.
 - b. As service becomes desired, request an availability statement at the link below. Request shall include an approved Fire 1 Plan from the Fire Marshal’s office and a zone map showing the location of the site.
 - i. http://www.abcwua.org/Availability_Statements.aspx

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Indicate clearance height for the 2- Porte Cocheres on the East side of bldg., to verify safe refuse truck access. All new/proposed refused enclosures must be built to COA min. requirements, i.e., side bollards 6”(Max) and rear bollards 12”(Max) from wall, etc. Must follow section D-3 on wall color.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

There are no Rapid stops at this intersection. The 96 and 155 share a stop pair on Coors about 450 feet on either side of the La Orilla intersection. No comment.

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

For informational purposes:

- Coors Blvd NW is functionally classified as a Principal Arterial in the project area.
- The Long Range Bikeways System (LRBS) identifies a paved bike trail proposed to run along the east side of Bosque Plaza Lane NW and connecting to Winter Haven Road NW further south. Additionally, there is an existing paved trail along the north side of La Orilla Rd NW.
- Coors Blvd NW is an Intelligent Transportation System (ITS) Corridor. Please consult with the reviewing agency's Traffic Engineering and/or ITS Department.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

NMDOT

NMDOT has no comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no comments based on information provided to date.



View to the east across the subject site toward the adjacent church and the Rio Grande Bosque.

View to the north toward La Orilla Road.





View to the west across the subject site toward the existing restaurants and Coors Boulevard .

View to the south across the subject site.



HISTORY



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

GUARDIAN STORAGE (CONSENSUS PLANNING, AGENT) requests a special exception to Section 14-16-2-16(B)(21) : a CONDITIONAL USE to allow the storage of household goods in a C-1 zone for all or a portion of Lot 1, Bosque Plaza zoned C-1 (SC), located on 3600 BOSQUE PLAZA LN NW (D-12)

Special Exception No:..... **17ZHE-80018**
Project No:..... **Project# 1011121**
Hearing Date:..... 02-21-17
Closing of Public Record:..... 02-21-17
Date of Decision: 03-08-17

On the 21st day of February, 2017, CONSENSUS PLANNING acting as agent on behalf of the property owner GUARDIAN STORAGE (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow storage of household goods in a C-1 zone (“Application”) upon the real property located at 3600 BOSQUE PLAZA LN NW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow storage of household goods in a C-1 zone.
2. The City of Albuquerque Code of Ordinances Section 14-16-4-2(C)(1) (Special Exceptions – Conditional Use) reads: “*A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed:*
(a) *Will not be injurious to the adjacent property, the neighborhood, or the community;*
(b) *Will not be significantly damaged by surrounding structures or activities.*”
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-4-2(C).
4. The ZHE finds that in the proposed use will not be injurious to the adjacent property, the neighborhood, or the community as required by Section 14-16-4-2(C)(1)(a).
5. This Application was previously in front of the ZHE. It has subsequently been through the Board of Appeals, the Land Use Hearing Officer and the City Council, and to the Environmental Planning Commission for site development plan revisions, and now remanded back the ZHE.
6. The ZHE has reviewed the record of each of these applications and hearings, and incorporates them into the record in this matter, as well as incorporating all prior testimony and evidence.

7. The ZHE finds that the Applicant and neighborhood association representatives worked to reach resolution of the prior outstanding disputes, and Applicant now presents an Application that is in accordance with the zoning requirements and the Westside Strategic/Coors Corridor SDP, as reflected and explained in the Applicant's January 17, 2017 letter.
8. The ZHE further finds that the proposed conditions of approval agreed to by the Applicant and neighborhood association will help ensure compliance and an appropriate development.
9. The ZHE further finds that the suggested condition of approval by the neighborhood association regarding road maintenance is appropriate and reasonable.
10. The ZHE finds that in the proposed use will not be significantly damaged by surrounding structures or activities as required by Section 14-16-4-2(C)(1)(b).
11. The ZHE finds that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-4-2(B)(4).
12. The ZHE finds that the Applicant has authority to pursue this Application.

DECISION:

APPROVAL WITH CONDITIONS of a conditional use to allow storage of household goods in a C-1 zone.

CONDITIONS OF APPROVAL

- (1) The height of an indoor storage building is limited to 26 feet, including the parapets. Height of the building must meet the requirements of the C-1 zone, Section 14-16-2-16 (C).
- (2) The height and massing of an indoor storage building shall meet the View Regulations outlined in Section 4.c. of the Coors Corridor Plan.
- (3) The design of an indoor storage building shall meet the special design standards defined on Sheet 1 (Required Information section) and Sheet 3, Section G.3.3 Architectural Objectives, Territorial Style Elements for Larger Buildings as provided on the amended Bosque Plaza Site Development Plan for Subdivision. Indoor storage is limited to an FAR of 1.0 and must be designed per the design elements and prototypes shown on Sheet 3, Section G.3.3 of the Bosque Plaza Site Plan for Subdivision.
- (4) Applicant shall ensure that the property owners association shall be brought into good standing and that the property owners association shall have an obligation to maintain Bosque Plaza Lane, and shall meet that obligation. If Applicant is unable to meet these requirements, Applicant shall have the obligation to maintain Bosque Plaza Lane.

If you wish to appeal this decision, you must do so by March 23, 2017, in the manner described below. A non-refundable filing fee will be calculated at the Planning Department's Land Development Coordination counter and is required at the time the Appeal is filed.

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Christopher L. Graeser, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
pdhedges@hotmail.com
cp@consensusplanning.com
sagehome@live.com
aboard10@juno.com

ZONING

Refer to Section 14-16-2-16 of the Comprehensive Zoning Code for specifics regarding the C-1 Neighborhood Commercial Zone and Section 14-16-3-2 for Shopping Center Regulations.

APPLICATION INFORMATION



Supplemental Form (SF)

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801

ADDRESS: 302 8th St NW FAX: _____

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Guardian Storage/Paul Hedges PHONE: 505-450-6385

ADDRESS: 7501 Holly Ave. NE FAX: _____

CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: pdhedges@hotmail.com

Proprietary interest in site: Contract Purchaser List all owners: La Orilla Group, LLC

DESCRIPTION OF REQUEST: Bosque Plaza Guardian Storage Site Plan for Building Permit

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

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

Lot or Tract No. Lot 1 Block: _____ Unit: _____

Subdiv/Addn/TBKA: Bosque Plaza

Existing Zoning: C-1 (SC) Proposed zoning: _____ MRGCD Map No 3D

Zone Atlas page(s): E-1Z UPC Code: 101206246151910206

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
1004167/06DRB-01367; 1011121/17ZHE-80018

CASE INFORMATION:

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

No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.72

LOCATION OF PROPERTY BY STREETS: On or Near: On Bosque Plaza Ln/ Near La Orilla and Coors

Between: _____ and _____

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

SIGNATURE [Signature] DATE 3/30/2017

(Print Name) James K. Strozic, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>17 EPC - 40009</u>	<u>SBP</u>	___	<u>\$385.00</u>
___	<u>CMF</u>	___	<u>\$50.00</u>
___	<u>ADV</u>	___	<u>\$75.00</u>
___	___	___	\$
___	___	___	\$
			Total
			<u>\$510.00</u>

Hearing date May 11, 2017

[Signature] 3-30-17 Project # 1004167

Staff signature & Date

Revised: 11/2014

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

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

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

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

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

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

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

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

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

James K. Strozier AICP
 Applicant name (print)
[Signature] 5/30/17
 Applicant signature / date



Form revised November 2010

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

Application case numbers
17 - EPC - 40009

[Signature] 5-30-17
 Planner signature / date
 Project #: 1004167

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: GUARDIAN STORAGE DATE OF REQUEST: 2/21/17 ZONE ATLAS PAGE(S): E-12

CURRENT:

ZONING C-1 (SC)
PARCEL SIZE (AC/SQ. FT.) 1.72 ac

LEGAL DESCRIPTION:

LOT OR TRACT # 1 BLOCK # -
SUBDIVISION NAME BOSQUE PLAZA

REQUESTED CITY ACTION(S):

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

SITE DEVELOPMENT PLAN:

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

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: unknown
BUILDING SIZE: 73,800 (sq. ft.)
(1,500 retail)

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

APPLICANT OR REPRESENTATIVE [Signature]

DATE 2.21.2017

(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

2/21/17
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 _____

March 2nd, 2017

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

Dear Chair Hudson,

As owners of the property, Consensus Planning, Inc is hereby authorized to represent us in all matters regarding the application, processing, and representation before the Environmental Planning Commission for our property at 3600 Bosque Plaza Lane.

The property is legally described as Bosque Plaza Subdivision, Lot 1, Albuquerque, Bernalillo County, New Mexico.

Sincerely,

A handwritten signature in black ink that reads "J.W. Reed III". The signature is written in a cursive, slightly slanted style.

La Orilla Group, LLC



March 30, 2017

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

Re: Guardian Storage Site Plan for Building Permit

Landscape Architecture
 Urban Design
 Planning Services

Dear Chairman Hudson,

This is a request for the approval of a Site Plan for Building Permit for the property located at 3600 Bosque Plaza Lane. The property is legally described as Bosque Plaza Subdivision, Lot 1, Albuquerque, Bernalillo County, New Mexico. The site is zoned C-1 (Shopping Center) and therefore is guided by regulations outlined in the zoning code and the Bosque Plaza Site Plan for Subdivision. The property also falls within the Coors Corridor Plan and is therefore subject to special view and design guidelines.

302 Eighth St. NW
 Albuquerque, NM 87102
 (505) 764-9801
 Fax 842-5495
 cp@consensusplanning.com
 www.consensusplanning.com

SITE



SITE DESCRIPTION

The property is located at the southeast corner of La Orilla Road and Bosque Plaza Lane. The site is currently vacant, is 1.72 acres in size, and is located about 550 feet from the east driving lane of Coors Boulevard. The site sits approximately 18-19 feet below Coors Boulevard. A drainage easement cuts across the south and eastern edges of the property. The southern drainage easement is proposed to be vacated.

PRINCIPALS

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

Surrounding Zoning and Land Use		
North	SU-1 for C-2 Uses	Commercial and Institutional (Sandia Federal Credit Union and Sagebrush Community Church



East	SU-1 for Church and Related Uses	Riverside Church of Christ
South	C-1 (SC)	Vacant
West	C-1 (SC)	Commercial (Restaurants) and Vacant

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

- **December, 2015:** An application was submitted for a conditional use for indoor storage on Lot 1. The Zoning Hearing Examiner heard this case on February 16, 2016 and approved the request on March 2nd (see attached Notice of Decision-15ZHE-80293). The ZHE found that indoor storage is a low traffic generating use and will have minimal impact on the surrounding roads.
- **February, 2016:** Under a separate application, an amendment to the Bosque Plaza Site Plan for Subdivision was submitted to the Environmental Planning Commission (See Notice of Decision – 16EPC-40011). The EPC voted to defer the project until the ZHE appeal was resolved. The following month, the application was amended to remove all references to Indoor Storage. This application requested delegation of Lots 1, 2, 7, 8, 9, & 10B-2 to building permit, thus removing the need to go back to the EPC and DRB. This request was denied.
- **March, 2016:** The original ZHE decision was appealed by the Taylor Ranch Neighborhood Association and heard by the Board of Appeals (B.O.A.) on April 26, 2016. The Board of Appeals reversed the decision of the Zoning Hearing Examiner. The B.O.A. found that the ZHE erred in that the findings did not address how the applicant met the three C-1 zoning criteria for the conditional use.
- **May, 2016:** The applicant appealed the decision of the Board of Appeals and the case was heard by the City Council via the Land Use Hearing Officer (LUHO) on June 28, 2016. The LUHO recommended that the decision of the B.O.A. be upheld on the grounds that the building’s scale and size does not fit that of the neighborhood and that it is injurious to the community. The L.U.H.O. also raised the question as to whether the B.O.A. should have remanded the project back to the ZHE in order to add specific findings as requested.
- **August, 2016:** The City Council decided to rehear the case and voted 6-2 in favor of remanding the appeal back to the Zoning Hearing Examiner (See City Council Notice of Decision – AC-16-7). In their findings, the City Council recommended that the applicant should submit an amendment to the Site Plan for Subdivision to the Environmental Planning Commission prior to the hearing for the conditional use by the Zoning Hearing Examiner.
- **January, 2017:** The Environmental Planning Commission heard and approved an amendment to the Bosque Plaza Site Plan for Subdivision. The Site Plan for Subdivision amendment adds a landscape plan, recognizes indoor storage as a potentially allowed conditional use and



increases the Floor Area Ratio for indoor storage as a potential use, adds language that guides the architectural character for Lot 1, restricts vehicular access to and from Winterhaven Road, and adds specific language regarding direct access to Coors Boulevard.

- **February, 2017:** The Zoning Hearing Examiner heard a Conditional Use request to allow indoor storage on Lot 1. The request was approved with conditions on February 21, 2017. The conditions of approval were: the building height be limited to 26 feet; the building height and massing must meet the View Regulations of the Coors Corridor Plan; Design shall meet Bosque Plaza Site Development Plan for Subdivision; and that the property owners association be brought into good standing and maintain Bosque Plaza Lane.

PROJECT DESCRIPTION

The proposed development will be a two-story indoor storage facility with 1,500 square feet of retail space. Guardian Storage is a local, family-owned business that owns and operates several indoor storage facilities around the Albuquerque-metro area.

The building is proposed to be 73,800 square feet (36,900 per floor) with two porte-cocheres along the east side of the building. The porte-cocheres will provide cover from the elements while customers are loading or unloading their vehicles. All storage units will be directly accessed from the interior of the building via hallways and elevators. A 900 square foot office/leasing space will be located at the southwest corner of the building. The 1,500 square foot retail space will be located to north of the office space. The loading/unloading area will be secured with access via a security gate.

The building is designed to match the character of the surrounding neighborhood. The structure will resemble the Territorial-style architecture and will include a light brown exterior, real brick coping along the parapet, and multi-paned windows trimmed in white. The specific Territorial-style elements are detailed in the Bosque Plaza Site Plan for Subdivision (Territorial-Style Elements for larger buildings). The building features pedestrian-scale lighting, shade structures, and sitting areas to accommodate any pedestrian activity at the site.

The site will have access from Bosque Plaza Lane, which is a private roadway that connects the Shopping Center to Coors Boulevard. Coors Boulevard is an arterial street and the City of Albuquerque Traffic Engineer has determined that the subject site has direct access from Coors Boulevard. Egress for the storage customers will be onto La Orilla Road only.

JUSTIFICATION

The proposed Site Plan for Building Permit request will allow for a quality, family-owned indoor storage facility that will serve the storage needs of residents and companies on the west side. Guardian Storage is a highly-regarding storage company that owns and operates multiple facilities around the Albuquerque-metro area. The proposed use generates minimal to no noise, traffic, and odors and is generally known to be a good neighbor in any community. As a use, Indoor



Storage is one of the least injurious uses in the City. The proposed development will have no negative effects on the health, morals, and general welfare of the City and will further the goals, objectives, and policies of the City's Comprehensive Plan.

The proposed use will be completely enclosed and will therefore not cause disruption to any adjacent development. Activity on the outside of the building will be limited to moving items to and from a vehicle, but will still be within the code-accessed security gate. The site is not located near any existing residential development. The nearest existing residential development, about 350 feet away, is not adjacent to the property and is accessed by Winter Haven Road, which does not have any access to Bosque Plaza Lane. Traffic to and from the proposed development will not disrupt any existing residential development because La Orilla Road and Bosque Plaza Lane provides the only access to the subject property. Entrance into the storage loading and unloading area will be via a security gate, thus promoting the safety of customers and visitors to the site.

Indoor storage facilities are not injurious to the community. In fact, they can have an incidental clean-up effect on the community. This use provides adjacent residences with the space to be able to park cars inside garages, eliminate personal sheds, remove yard clutter, etc. This use will provide needed storage space for old and new residents on west side.

The proposed development is required to follow the view preservation regulations outlined in the Coors Corridor Plan and will not inhibit views to the Sandia Mountains. The building will not penetrate above the view of the ridgeline of the Sandia Mountains, no more than one third of the building height will penetrate through the view plane, and the proposed building will not block more than 50% of the Sandia Mountains.

The area is home to many large buildings, including the Sagebrush Church to the north, Flix Brewhouse to the west, and Riverside Plaza to the south. These buildings range from 27 to 55 feet in height and include large parking lots. The proposed development will not exceed 26 feet and will contain minimal parking for a building of this size.

The proposed development will include 1,500 square feet of retail space that will promote mixed-use activity and a pedestrian-friendly atmosphere. The retail space is planned to be the home to a neighborhood-level store, such as a coffee shop, juice bar, day care, or small restaurant.

The territorial architecture style will enhance the visual quality in the area by providing a building type that promotes the unique culture of the city. The proposed development will resemble the nearby Riverside Plaza, and will include a light brown exterior, real brick coping along the parapet, and multi-paned windows trimmed in white. The following images show proposed renderings for the subject building:



Prototype Indoor Storage Facility (Lot 1 – NE Perspective)



Prototype Indoor Storage Facility (Lot 1 – SW Perspective)

The proposed development will directly further the goals outlined in the City's Comprehensive Plan.

5. Developing and Established Urban Areas

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

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



Applicant's Response: *The proposed development will respect the existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern. The project team has spent significant time working with the interested neighborhood associations to design a product that is respectful to views to the mountains, the character of the surrounding area, and visitors to the Bosque Plaza Shopping Center. The building will sit below the site line created by the top of the Village Inn building. The territorial-style architecture will complement the existing buildings in the Bosque Plaza Shopping Center, which are generally territorial-style. The site will be designed to accommodate the pedestrian by including pedestrian-scale signage and lighting, and benches along Bosque Plaza Lane.*

The proposed use will not create significant traffic, noise, or odors and will have no negative impact on the area. The site will not create any significant traffic conflicts with the Sagebrush Church and the Church of Christ – Riverside.

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: *This area of the Coors Boulevard Corridor has seen significant development as of late. Across Coors Boulevard, the new Flix Brewhouse and accompanying restaurant pad sites filled a long vacant site in the area, while the Bosque Plaza has slowly been developed over the years, including a new doctor's office that was recently constructed. The area is becoming more developed with programmed facilities and services to meet the growing residential demand on the west side. Development in the Bosque Plaza Shopping Center is highly regulated by the Bosque Plaza Site Plan for Subdivision, thus ensuring the integrity of the neighborhood.*

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

Applicant's Response: *Although the subject site is not adjacent to any residential uses, careful and intentional design has minimized potential conflicts between nearby neighbors and any noise, light, pollution, or traffic that may be generated from the site. Indoor storage, as a use, does not generally create any significant noise, light, pollution, or traffic conflicts as most activity is handled inside of the facility. The 1,500 square feet of retail has been located along the west side of the building to not face the neighborhood to the south.*

Policy l: 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: *The project team has spent over 18 months working with interested neighborhood associations to create a product that not only respects the natural environment, but is designed with quality and innovation. The proposed indoor storage facility will resemble the territorial-style architecture and will include real brick coping, white trim around the windows, and a light brown exterior. This architectural style is unique for this use, but the project team has worked with the*



neighborhood associations to build a product that is characteristically in line with the surrounding built environment.

4. Noise

The Goal is to protect the public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts.

Policy a: Noise considerations shall be integrated into the planning process so that future noise/land use conflicts are prevented.

Applicant's Response: *The proposed development generates little to no noise/land use conflicts. All storage activities will be conducted within the interior of the building, or on the east side under two porte-cocheres. The location of the porte-cocheres on the east side of the building is intentional to minimize noise conflicts with neighbors to the south. As a use, indoor storage is minimally noise generating and is a good neighbor. Additionally, there is no residential development adjacent to the proposed site. The nearest neighborhood is approximately 350 feet away and does not have a direct vehicular connection to the shopping center.*

8. Developed Landscape

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

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 sits approximately 20 feet below Coors Boulevard and must respect the regulations outlined in the Coors Corridor Plan regarding view preservation and sight lines. The proposed building will not impact views to the Sandia Mountains from Coors Boulevard due to its natural grade below Coors Boulevard. The site is not adjacent to the Bosque, but will provide an enhanced pedestrian realm to facilitate a connection through the shopping center. This pedestrian realm will include street trees, low level lighting, signage, and benches for pedestrians.*

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

Applicant's Response: *The proposed development will include landscaping within the adjacent public and private rights-of-way, street trees, and xeric plant materials to provide a pleasing visual environment consistent with the surrounding neighborhoods. Landscaping will be located around the exterior of the building to soften the relationship between the building and the adjacent right-of-way.*



4. Transportation and Transit

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

Applicant's Response: *The Site Plan for Subdivision, which regulates this site, speaks specifically to pedestrian oriented signage, amenities, and lighting. The proposed site development plan will include pedestrian level signage, benches, and lighting to accommodate those walking or biking from the neighborhoods to the Bosque. This enhanced pedestrian realm will be inviting to pedestrians and will create a walkable and friendly environment for visitors to the area.*

6. Economic Development

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

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.

Applicant's Response: *The proposed development will include an indoor storage facility and 1,500 square feet of retail space in the mostly vacant Bosque Plaza Shopping Center. The project will accommodate a range of occupational skills, while also promoting mixed-use development along a corridor carries approximately 50,000 vehicles per day. This site is conveniently located to most residences on the west side and into Rio Rancho.*

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

Applicant's Response: *Guardian Storage is a family-owned, local business that has served the Albuquerque metro area for over 20 years. The indoor storage facility will be owned and operated by Guardian Storage, while the retail space will be leased by an outside firm.*

Coors Corridor Plan

Policy 1 – View Preservation

Unique views within and beyond the Coors Corridor area in Segments 3 and 4 east of Coors Boulevard should be protected and enhanced in accordance with additional design guidelines for this portion of the corridor.

Applicant's Response: *The proposed development is located with Segment 3 and will be within the requirements of the Coors Corridor Plan regarding View Preservation. No more than one-third of the building will penetrate through the view plane from 4 feet above Coors Boulevard. Additionally, not more than 50 percent of the view area will be obstructed by the proposed building. The building will sit approximately 20 feet below and approximately 550' from Coors Boulevard and will not impact views from Coors Boulevard. Less than one third of the*



PLANNING

CONSENSUS

proposed building will sit below the view plane. Calculations are provided on View Corridor Compliance Plan Sheet 7.

Based upon the facts presented, we respectfully request your review and approval of this conditional use request.

Sincerely,

James K. Strozier, AICP
Principal

BOSQUE PLAZA OWNERS ASSOCIATION

May 4, 2017

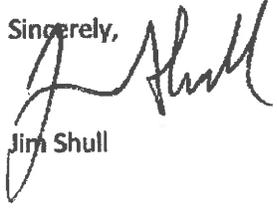
To whom it may concern:

I have reviewed the proposed Site Development Plan for Building Permit for Guardian Storage on Lot 1 of Bosque Plaza and support the project.

In addition, the project identifies on-street parking on Bosque Plaza Lane, which is a private street owned and maintained by the Bosque Plaza Owners Association (BPOA). The BPOA permits on street parking on Bosque Plaza Lane and has no objection to the Guardian Storage project utilizing this parking to meet their parking requirements. The additional parking requirements were created in response to the neighborhood association's request for the applicant to include retail space, which they have done. On-street parking and additional retail along this private roadway will help to activate and improve the pedestrian experience.

Bosque Plaza Owners Association supports this project and the use of on-street parking on Bosque Plaza Lane.

Sincerely,


Jim Shull

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

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

March 30, 2017

Scott Cutler
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
(505) 764-9801
Culler@consensusplanning.com

Dear Scott:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed **[EPC Submittal]** project recorded as **[Bosque Plaza Subdivision, Lot 1]** located on **[La Orilla between Coors Blvd. and CABQ Municipal Limits]** zone map **[E-12]**.

This correspondence serves as your “Notification Inquiry Letter” from the Office of Neighborhood Coordination, and must be included as part of your application. Please see “ATTACHMENT A” for a list of NA’s / HOA’s that must be contacted regarding this submittal.

Please note that according to Section *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 924-3914 or ONC@cabq.gov

Sincerely,
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914.
A facilitated meeting request must be received by ONC by: **Monday April 10, 2017.**

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Letter" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.
2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 924-3914 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

(ONC use only)

Date Processed: **03/30/17** ONC Staff Initials: **VMQ**

ATTACHMENT A

TAYLOR RANCH N.A. (TRN) "R"

Jolene Wolfley *e-mail:* sagehome@live.com

7216 Carson Trl. NW/87120 890-9414 (h)

Rene Horvath *e-mail:* land@trna.org

5515 Palomino Dr. NW/87120 898-2114 (h)

Website: www.trna.org

NA E-mail: president@trna.org

ALBAN HILLS N.A. (ABH)

***Patsy Nelson** *e-mail:* patsyncnelson@msn.com

3301 La Rambla NW/87120 228-5087 (c)

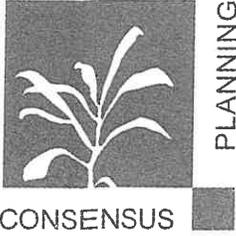
Lynne Scott *e-mail:* jakalyn@msn.com

6419 Camino Del Arrebol NW/87120 898-5009 (h)

WESTSIDE COALITION OF N.A.'S

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h) *e-mail:* hlhen@comcast.net

Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h) *e-mail:* aboard10@juno.com



March 30, 2017

Ms. Patsy Nelson
Alban Hills Neighborhood Assn.
3301 La Rambla NW
Albuquerque, NM 87120

Ms. Lynne Scott
Alban Hills Neighborhood Assn.
6419 Camino Del Arrebol NW
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

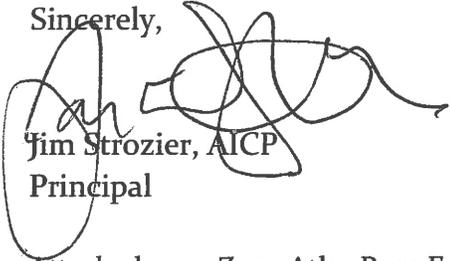
Ms. Nelson,

The purpose of this letter is to inform you and the Alban Hills Neighborhood Association that we have submitted a request to the Environmental Planning Commission (EPC) for a Site Plan for Building Permit. The request will allow for the development a two-story indoor, climate-controlled storage facility with an office and 1,500 square feet of retail near the intersection of La Orilla Road and Coors Boulevard. Guardian Storage is a local, family-owned business that owns and operates several indoor storage facilities around the Albuquerque-metro area. We have provided you with the Zone Atlas Page and Site Plan for Building Permit that was submitted to the EPC.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914.

The EPC hearing will be located in the basement of the Plaza del Sol Building at 600 North 2nd Street at 8:30am on April 13th, 2017. We have included the Zone Atlas Page and Site Plan for Building Permit for your review. If you have any questions or would like to schedule a meeting, please contact me at (505) 764-9801.

Sincerely,



Jim Strozier, AICP
Principal

PRINCIPALS

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

Attached: Zone Atlas Page E-12
Site Plan for Building Permit 11117

7016 2140 0000 6958 0350

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For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87120

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$1.82
Total Postage and Fees	\$7.92

Sent To **Rene Horvath**
Street and Apt. No., or PO Box No. **6615 Palomino Dr N.W.**
City, State, ZIP+4® **ALBUQUERQUE, NM 87120**

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

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$1.82
Total Postage and Fees	\$7.92

Sent To **RENE Horvath**
Street and Apt. No., or PO Box No. **5515 Palomino Dr NW**
City, State, ZIP+4® **ALBUQUERQUE N.M. 87120**

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

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Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$1.82
Total Postage and Fees	\$7.92

Sent To **Solene Wolfley**
Street and Apt. No., or PO Box No. **Talle Carson Trail NW**
City, State, ZIP+4® **ALBUQUERQUE, NM 87120**

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

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$1.82
Total Postage and Fees	\$7.92

Sent To **HARRY HENDRIKSEN**
Street and Apt. No., or PO Box No. **10592 RIO DEL SOLE Ct. NW**
City, State, ZIP+4® **ALBUQUERQUE, N.M. 87114**

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

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Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$1.61
Total Postage and Fees	\$7.71

Sent To **LYNNE SCOTT**
Street and Apt. No., or PO Box No. **6419 Camino Del Arroyo NW**
City, State, ZIP+4® **ALBUQUERQUE, NM 87120**

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

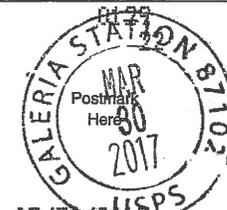
7016 2140 0000 6958 0330

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87120

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage	\$1.61
Total Postage and Fees	\$7.71

Sent To **Patsy Nelson**
Street and Apt. No., or PO Box No. **3301 La Rambla NW**
City, State, ZIP+4® **ALBUQUERQUE, NM 87120**

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

Vos, Michael J.

From: Jolene Wolfley <sagehome@live.com>
Sent: Monday, May 01, 2017 4:38 PM
To: cp@consensusplanning.com; Jackie Fishman; Vos, Michael J.
Cc: Rene Horvath
Subject: TRNA comments on Guardian Storage

Mr. Vos,

We are in ongoing discussions with Consensus Planning regarding the Guardian Storage project. TRNA is requesting that the building match the features shown on the Site Plan for Subdivision. Since the submittal did not completely match the Site Plan for Subdivision, we are working to get the features as agreed to earlier.

The major areas we are working on:

1. The east elevation and how it will match the other elevations.
2. The signage being what was shown on the Site Plan for Subdivision.
3. The requirement set by the ZHE that the LLC for the Bosque Plaza Owners Association be reactivated as Bosque Plaza Lane functions as a private street.

We will update you as we complete working on these details with Consensus Planning.

Thank you,
Jolene Wolfley, Director
Government Affairs
Taylor Ranch N.A.

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

Hearing Date: Thursday, May 11, 2017 **1004167**

Zone Atlas Page: E-12

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: On Bosque Plaza Ln/ Near La Orilla and Coors

Applicant: Consensus Planning, Inc.
302 8th St. NW
ABQ, NM 87102

Agent: Guardian Storage/Paul Hedges
7501 Holly Ave. NE
ABQ, NM 87113

Special Instructions:

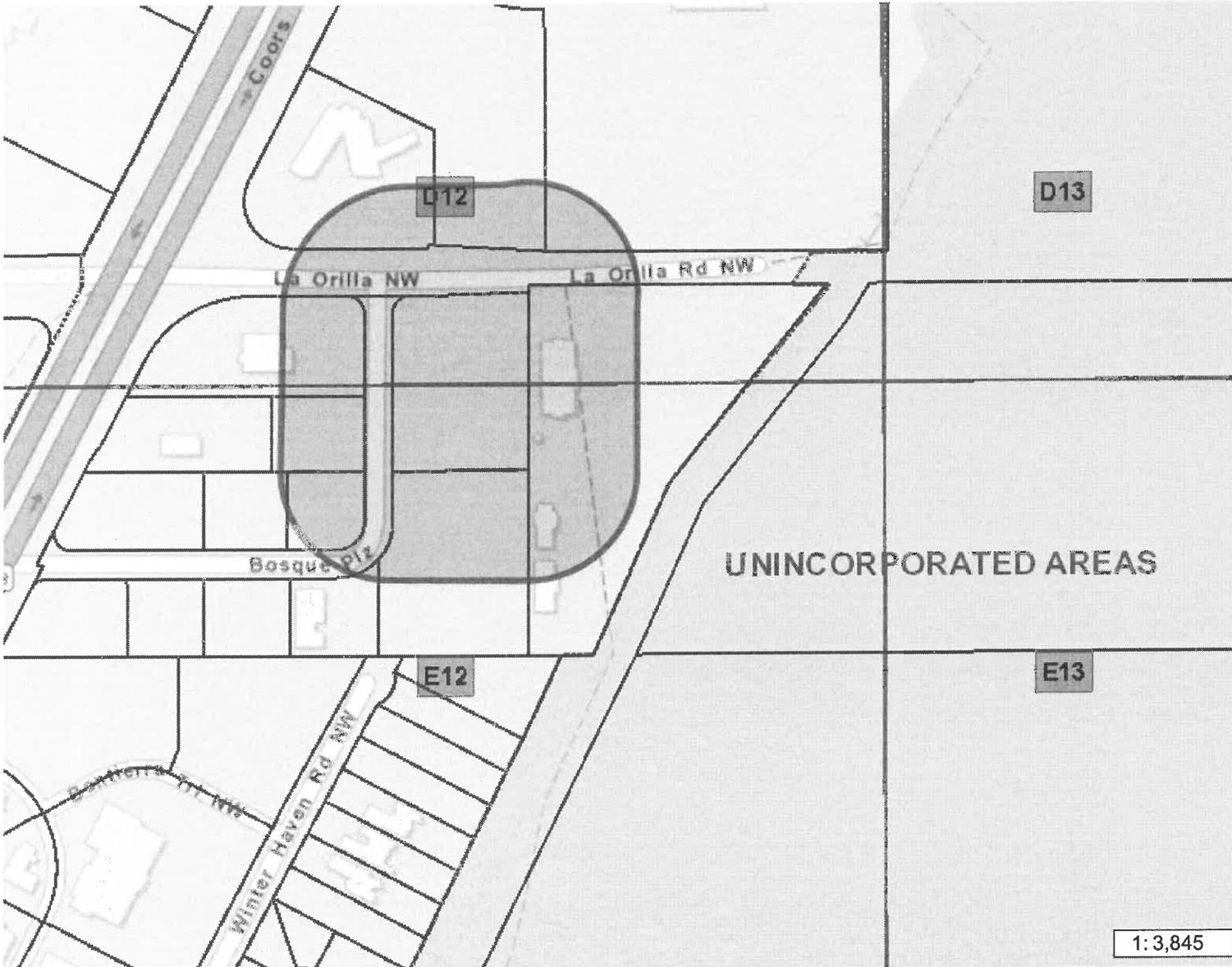
**Notice must be mailed from the
City 15 days prior to the meeting.**

Date Mailed: 04/19/17

Signature: 



1004167



Legend

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

Notes

Buffer: 195ft.
ROW: La Orilla NW 95ft

1:3,845

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
4/4/2017 © City of Albuquerque

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THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

BOSQUE PLAZA OWNERS ASSOCIATION
5445 EDITH BLVD NE SUITE F
ALBUQUERQUE NM 87107-4147

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

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

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

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

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

STIF BOSQUE LLC
9384 VALLEY VIEW DR NW
ALBUQUERQUE NM 87114

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

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

SAGEBRUSH COMMUNITY CHURCH
6440 COORS BLVD NW
ALBUQUERQUE NM 87120

MARCH ACM LLC
6236 WHITEMAN DR NW
ALBUQUERQUE NM 87120

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

Consensus Planning, Inc.
302 8th St. NW
ABQ, NM 87102

Guardian Storage/Paul Hedges
7501 Holly Ave. NE
ABQ, NM 87113

Taylor Ranch N.A.
Jolene Wolfley
7216 Carson Tr. NW
ABQ, NM 87120

Taylor Ranch N.A.
Rene Harvath
5515 Palomino Dr. NW
ABQ, NM 87120

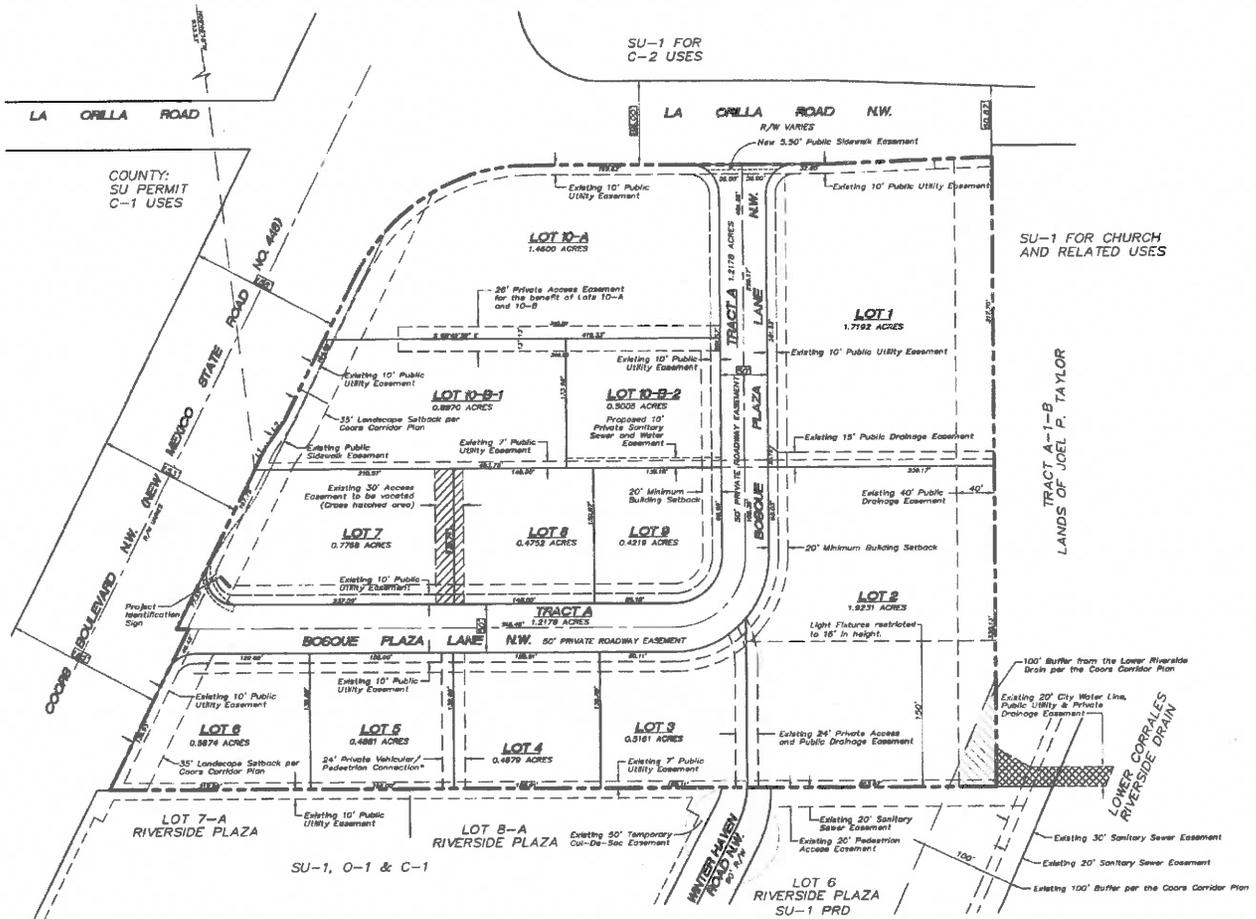
Alban Hills N.A.
Patsy Nelson
3301 La Rambla NW
ABQ, NM 87120

Alban Hills N.A.
Lynne Scott
6419 Camino Del Arbol NW
ABQ, NM 87120

Westside Coalition of N.A.'S
Rene Harvath
5515 Palomino Dr. NW
ABQ, NM 87120

Westside Coalition of N.A.'S
Harry Hendriksen
10592 Rio Del Sole Ct. NW
ABQ, NM 87120

SITE PLAN REDUCTIONS



REQUIRED INFORMATION - SITE PLAN FOR SUBDIVISION:

- Site:** 11.46 acre zoned C-1 (SC) and contains 11 existing lots and Tract A for Bosque Plaza Lane, an existing private road.
- Proposed Use:** Retail - Neighborhood Commercial consistent with the C-1 (SC) regulations.
- Only two fast food drive-up service windows are permitted and shall require approval of a conditional use permit, pursuant to the City of Albuquerque Comprehensive Zoning Code.
 - One additional drive-thru facility shall be permitted for a financial institution.
 - No outdoor storage is permitted.
 - Wireless telecommunication facilities shall not be permitted.
 - In accordance with the C-1 zone, this plan recognizes that indoor storage is a conditional use, but shall be restricted to Lot 1 only, (shall meet the C-1 Conditional Use requirements and subject to approval by the Zone Hearing Examiner).

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

Access: The primary access to the Bosque Plaza shopping center is from Coors Boulevard, which is identified as a Major Arterial on MROCOG Roadway Functional Classification Map and La Orella Road. Bosque Plaza Lane (a private roadway) provides direct access from all Bosque Plaza lots to Coors Boulevard. Access to Winter Haven Road is restricted to pedestrian access only.

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

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

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

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

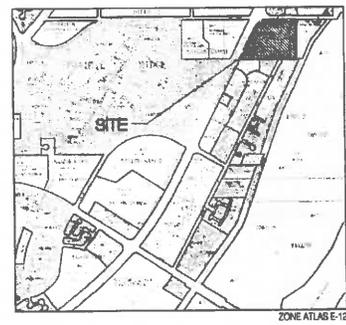
Minimum Floor Area Ratio: Retail - 30, Office - 40, Indoor Storage - 1.0

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

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

Signage: One project identification sign will be permitted for the shopping center, which will be located on Lot 7, and building mounted signage shall be limited to 8% of the building facade to which it is applied and subject to the restrictions (Sheet 2).

SITE VICINITY



PROJECT NUMBER: 1004167
Application Number: _____

The Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 1/12/2017 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes (X) No If yes, then a set of approved DRP 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 SIGN-OFF APPROVAL:

<i>Ray Millard</i>	2/23/17
Traffic Engineering, Transportation Division	Date
<i>Patricia Caden</i>	02-22-17
Water Utility Department	Date
<i>Donald</i>	02/23/17
Parks and Recreation Department	Date
<i>JA</i>	2-22-17
City Engineer	Date
<i>WA</i>	2-22-17
Solid Waste Management	Date
<i>John</i>	2-22-17
DRB Chairperson, Planning Department	Date

NOTE
 Lots 1 through 10A, B and C and Tract A are subject to all restrictions, conditions and requirements as set forth in that certain "BOSQUE PLAZA DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS", filed in the office of the County Clerk of Bernalillo County, New Mexico on the 28th day of July, 2008 in Book 481, Page 5448.
 *Coordination with Lots 7A and 8 in the Riverside Plaza will be required to accommodate the vehicular/pedestrian connection between lots 4 and 5 and Botavara Trail. Final adjustments shall be determined in conjunction with the Site Development Plans for Building Permit.
 Indoor Storage, Lot 1 only: FAR maximum up to 1.0 only if Coors Corridor Plan View Regulations for massing and height are in compliance, large truck access/turning movements are incorporated, and in coordination with an approved grading and drainage plan to ensure that the drainage is fully functional and aesthetically pleasing.

Regulations original approval: 2-27-08, July 21, 1987
PROJECT NUMBER: 1004167
Application Number: 0208-01977, 0508-01367

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated July 20, 2008 and the Findings and Conditions in the Official Notification of Decision are satisfied.

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

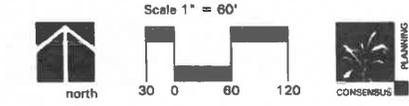
DRB SITE DEVELOPMENT PLAN SIGN-OFF APPROVAL:

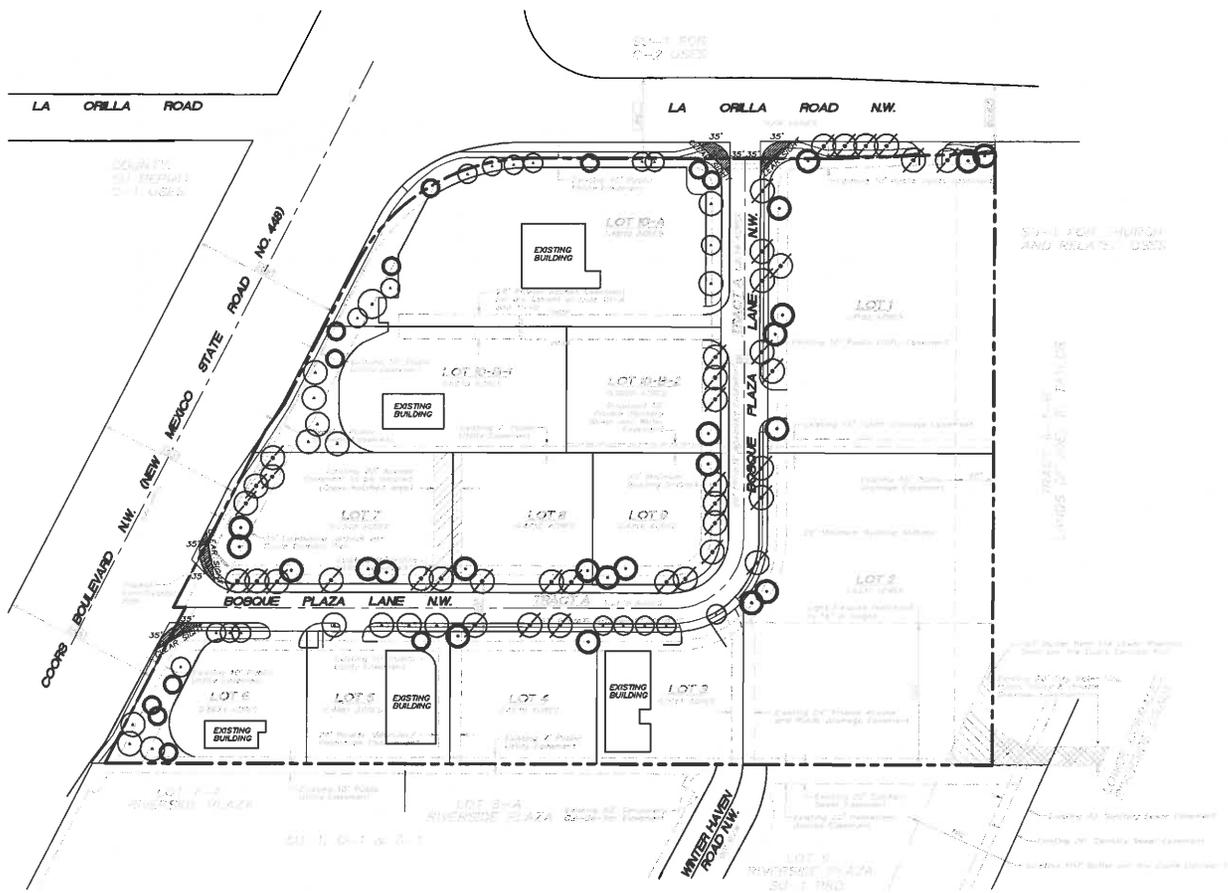
<i>John</i>	02-23-17
Traffic Engineering, Transportation Division	Date
<i>Patricia Caden</i>	02-22-17
Water Utility Department	Date
<i>Christina</i>	02/23/17
Parks and Recreation Department	Date
<i>Bradley</i>	02/23/17
City Engineer	Date
<i>WA</i>	2-22-17
Solid Waste Management	Date
<i>John</i>	02/23/17
DRB Chairperson, Planning Department	Date

SITE PLAN FOR SUBDIVISION
BOSQUE PLAZA

Prepared for: La Orella Group LLC
 5445 Edlin NE
 Albuquerque, NM 87107

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





GENERAL LANDSCAPE NOTES

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

LANDSCAPING SHALL BE CONSISTENT WITH THE CITY ZONING CODE, WATER CONSERVATION ORDINANCE, AND POLLEN ORDINANCE. STREET TREES ARE REQUIRED ON LA ORILLA IN ACCORDANCE WITH THE STREET TREE ORDINANCE. STREET TREES ARE REQUIRED ON BUILDING PERMIT PLANS PER THE SITE PLAN FOR SUBDIVISION. MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER. GRAVEL IS ALLOWED TO BE USED, BUT WILL NOT BE USED AS A PRIMARY GROUND COVER, ONLY TO BRIDGE GAPS BETWEEN PLANTS AND AS AN ACCENT IN THE LANDSCAPING. LANDSCAPE AREAS OVER 96 SQUARE FEET IN SIZE SHALL BE COVERED WITH LIVING VEGETATIVE MATERIAL OVER AT LEAST 80% OF THE REQUIRED LANDSCAPE AREA. HIGH-WATER USE TURF IS PROHIBITED. ALL PLANTING AREAS WILL BE MAINTAINED IN A LIVING, ATTRACTIVE, AND WEED-FREE CONDITION. UNDERGROUND IRRIGATION SYSTEMS ARE REQUIRED AND SHALL CONSIST OF A FULLY AUTOMATED SPRINKLER OR IRRIGATION SYSTEM TO IRRIGATE TREES, SHRUBS, AND GROUND COVER PLANTING AREAS.

IRRIGATION
 IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUND COVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (8) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUND COVERS WILL BE PROVIDED WITH (1) 1 GPH EMITTERS. TREES, SHRUBS AND GROUND COVERS WILL BE GROUPED ON THE SAME VALVE.

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

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

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

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

CLEAR SIGHT DISTANCE
 LANDSCAPING AND SKRAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

WATER HARVESTING
 SEE INDIVIDUAL BUILDING PERMIT GRADING AND DRAINAGE PLANS FOR DETAILS ON STRATEGY TO CAPTURE THE FIRST 4" OF FIRST FLUSH RAINFALL.

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

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

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

STREET TREES
 STREET TREE REQUIREMENTS SPECIFY THAT ONE TREE IS REQUIRED FOR EACH 125' OF PUBLIC OR MAIN ACCESS ROADWAY FRONTAGE LESS DRIVEWAYS.

LOT 1 FRONTAGE IS 484'	19
STREET TREES REQUIRED:	19
STREET TREES PROVIDED:	19
LOT 2 FRONTAGE IS 152'	5
STREET TREES REQUIRED:	5
STREET TREES PROVIDED:	5
LOT 3 (EXISTING FRONTAGE IS 133')	5
STREET TREES REQUIRED:	5
STREET TREES PROVIDED:	5
LOT 4 FRONTAGE IS 124'	5
STREET TREES REQUIRED:	5
STREET TREES PROVIDED:	5
LOT 5 (EXISTING FRONTAGE IS 120')	5
STREET TREES REQUIRED:	5
STREET TREES PROVIDED:	5
LOT 6 (EXISTING FRONTAGE IS 162')	11
STREET TREES REQUIRED:	11
STREET TREES PROVIDED:	11
LOT 7 FRONTAGE IS 370'	15
STREET TREES REQUIRED:	15
STREET TREES PROVIDED:	15
LOT 8 FRONTAGE IS 116'	5
STREET TREES REQUIRED:	5
STREET TREES PROVIDED:	5
LOT 9 FRONTAGE IS 222'	9
STREET TREES REQUIRED:	9
STREET TREES PROVIDED:	9
LOT 10-A (EXISTING VILLAGE INN LANDSCAPE WAS DEVELOPED PRIOR TO THIS SITE PLAN)	7
LOT 10-B-1 (EXISTING FRONTAGE IS 190')	7
STREET TREES REQUIRED:	7
STREET TREES PROVIDED:	7
LOT 10-B-2 (EXISTING FRONTAGE IS 120')	4
STREET TREES REQUIRED:	4
STREET TREES PROVIDED:	4

NOTES

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

PLANT LEGEND

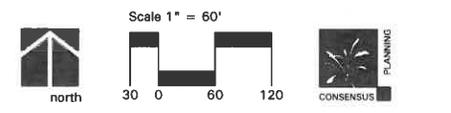
SYMBOL	DESCRIPTION	COMMON NAME/BOTANICAL NAME (WATER USE)
EXISTING TREES		
○	EXISTING DECIDUOUS TREE	
●	EXISTING EVERGREEN TREE	
PROPOSED TREES		
○	PROPOSED DECIDUOUS TREE	
○	DESERT WILLOW/CHILIPIS LINEARIS (L)	NEW MEXICO OLIVE/ORESTERA NICHOLSONII (L)
○	DESERT YUCCA/SPINOSA DIOICATA (B)	CHINESE PETAIOCHRESTACHA CHINENSIS (M)
○	CATALPA/CHILIPIS X CATALPA (M)	GOLDENHAW TREES/DELTOIDA PANICULATA (M)
○	CHASTE TREE/VRTX AGNUS-CASTIS (M)	
○	PROPOSED EVERGREEN TREE	
○	BOSNIAN PINE/PINUS LEUCODERMIS (M)	ESCARPMENT LIVE OAK/QUERCUS RUFIFORMIS (M)
○	AFGHAN PINE/PINUS ELDRIKA (M)	

LANDSCAPE PLAN

BOSQUE PLAZA

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

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



BOSQUE PLAZA DESIGN STANDARDS

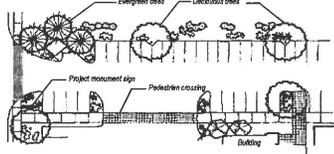
The purpose of these Design Standards is to provide a framework to assist developers and designers to understand the goals and objectives to create a high quality commercial development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and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

A. LANDSCAPE CONCEPT

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

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

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



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

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

Coors Boulevard frontage/buffer:

Common Name	Botanical Name	Water Use	Pollen
Trees:			
Desert Willow	Chilopsis linearis	Low	Low
New Mexico Olive	Forsydia neomexicana	Low	Low
Raywood Ash	Fraxinus oxycarpa / Raywood	Med	Allowed
Chinese Pistache	Platanus chinensis	Med	Low
Chinese Pistache	Chilopsis x calata	Med	Low
Shrubs:			
Chama	Chrysanthemum maximum	Low	Low
Cut Leaf Mountain	Mahogany Cercocarpus ledifolius	Low	Low
Dwarf Coyotebush	Baccharis 'Slam Thompson'	Low	Low
Dwarf Yucca-like Bush	Eriogonum fasciculatum	Low	Low
Three Leaf Sumac	Rhus trilobata	Low	Low
Russian Sage	Perovnia atriplicifolia	Med	Low
Buckthorn Bush	Buddleya davidii	Med	Low
Ornamental Grasses:			
Threadgrass	Nassella tenuissima	Low	Low

Common Name	Botanical Name	Water Use	Pollen
Desert Accents:			
Banana Yucca	Yucca baccata	Low	Low
Red Flowering Yucca	Hesperaloe parviflora	Low	Low
Woody:			
Hoopseed	Lonicera sempervirens	Med	Low

Parking lots and Sites:

Common Name	Botanical Name	Water Use	Pollen
Trees:			
Borwin Pine	Pinus leucodermis	Med	Low
Goldenrod Tree	Koeleria paniculata	Med	Low
Raywood Ash	Fraxinus oxycarpa / Raywood	Med	Allowed
Escarpment Live Oak	Quercus laudonum	Med	Moderate
Charlie Tree	Vincetoxicum	Med	Low
Alphon Pine	Pinus edulis	Med	Low
Chinese Pistache	Platanus chinensis	Med	Low
Chilopsis	Chilopsis x calata	Med	Low
Shrubs:			
Blue Mist Sycamore	Caryopteris x clandonensis	Low-Med	Low
Cherry Sage	Salvia greggii	Low-Med	Low
Cut Leaf Mountain	Mahogany Cercocarpus ledifolius	Low	Low
Dwarf Coyotebush	Baccharis 'Slam Thompson'	Low	Low
Three Leaf Sumac	Rhus trilobata	Low	Low
Russian Sage	Perovnia atriplicifolia	Med	Low
Buckthorn Bush	Buddleya davidii	Med	Low
Ornamental Grasses:			
Bees Grass	Nolina macrocarpa	Low	Low
Regal Mail Munchy Grass	Muhlenbergia capillaris	Med	Low
Desert Accents:			
Banana Yucca	Yucca baccata	Low	Low
Red Flowering Yucca	Hesperaloe parviflora	Low	Low
Woody:			
Hoopseed	Lonicera sempervirens	Med	Low

B. SETBACKS

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

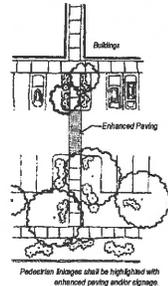
In order to comply with the Coors Corridor Sector Development Plan and create a pedestrian friendly environment along 6 square Plaza Lane, buildings shall be located on each site according to the following setback dimensions:

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

C. PARKING AND CIRCULATION

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

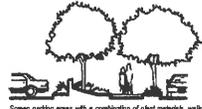
- The maximum allowed parking shall be equal to the required parking plus 10% unless approved by the Planning Director.
- ADA compliant parking shall be located adjacent to the building entry.
- For office and commercial buildings, pedestrian crossings shall be a minimum width of 6 feet. They shall be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



D. SCREENING WALLS AND FENCES

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

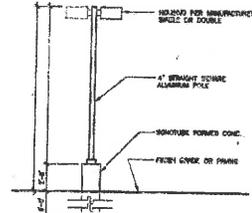
The following are standards to ensure effective screening of negative elements:



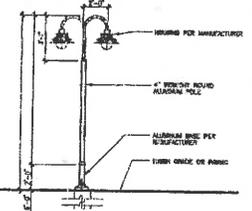
- All parking areas shall be screened from adjacent streets with a combination of plant materials, wells, and earthen berms. Such screening shall have a minimum height of 3 feet. Screening is not required where the parking area is 3 feet below street grade.
- All outdoor refuse containers shall be screened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

E. LIGHTING STANDARDS

- General
 - All lighting placement, safety, and illumination standards shall comply with the state and local regulations, provisions of the State of New Mexico's Night Sky Ordinance, and the Coors Corridor Plan.
 - All light fixtures shall be fully shielded horizontal lamps with no light, lens, or bulb protruding below the bottom of the cut-off fixture in order that no light or light spill escapes beyond the property line and no site lighting light source shall be visible from the site perimeter.
 - Exterior elevations of any building fronting a street are encouraged to be lighted to enhance the identity of the building and to illuminate street addresses.
 - High-pressure sodium lighting is prohibited.
 - No uplighting permitted from free-standing or building-mounted fixtures or signs.
 - Light poles within 25 feet of Bosque Plaza Lane shall be the same as internal street lights used in Riverside Plaza.



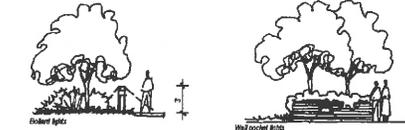
Sample of Parking Lot Light



Sample of Internal Street Light

F. SIGNAGE STANDARDS

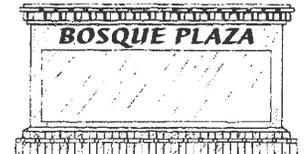
The signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of signs within Bosque Plaza and are pursuant to the Coors Corridor Plan. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors,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



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

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

- General
 - All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
 - All elements of a sign shall be maintained in a visually appealing manner.
 - No sign shall overhang into the public right-of-way or extend above the building roof line.
 - Lois adjacent to the internal roadway shall have either one free-standing building mounted sign or one building mounted sign facing the roadway.
- Free-Standing Signs
 - Bosque Plaza is allowed one Project Entry signs at the access point on Coors Boulevard (NE corner of Bosque Plaza Lane and Coors Boulevard). The height of the free-standing Project Entry sign shall not exceed 9 feet. The size of the sign face shall not exceed 75 square feet, with a total of 10 films of information.
 - Free-standing signs shall not require any external bracing, angle-iron supports, guy wires or similar devices.
 - Monument sign design shall integrate with building architecture.
 - Monument signs are also permitted for properties along Bosque Plaza Lane and shall not exceed 3 feet in height and 15 square feet in sign face area.



Sample Project Entry Sign

- Building-Mounted Signs
 - Individual building-mounted signs shall have an area not to exceed 8% of the facade to which it is applied.
 - The height of a building-mounted sign shall not exceed the height of the wall to which it is attached.
 - No signage permitted on east sides for buildings on Lots 1, 2, and 3 and south sides for buildings on Lots 2, 3, 4, 5, and 6.
- Prohibited Signs
 - No off-promise signs are allowed.
 - No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights (including searchlights used for promotional events).
 - Signs that are portable, fixed on a moveable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or moveable vehicles, or easily moveable in any manner are prohibited.
 - Signs located on rocks, trees, or other natural features are prohibited.
 - Vinyl banner signs, vehicles used as sign mediums, roof mounted signs, and time/temperature signs are prohibited.

DESIGN STANDARDS BOSQUE PLAZA

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

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

G. SITE / ARCHITECTURAL OBJECTIVES

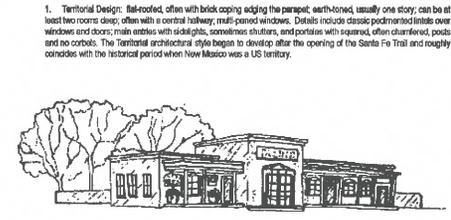
- 1. Site**
 - The creation of an active pedestrian environment at Bosque Plaza is dependent upon creative site and architectural design. Individual sites within Bosque Plaza shall be linked together and to the surrounding neighborhoods. The relationship between the buildings and the street shall be key to providing a pedestrian oriented development.
 - Parking areas shall be designed so that pedestrians walk parallel to moving cars. Site layout shall minimize the need for pedestrians to cross parking aisles and landscaped areas.
 - Pedestrian linkages shall be clearly visible and highlighted with enhanced paving.
 - Parking areas shall be designed to include a pedestrian link to the street sidewalk network.
 - All pedestrian paths shall be designed to be accessible to the handicapped (See *Americans with Disabilities Act* criteria for barrier free design).
 - Pedestrian access and circulation shall provide direct connections from elevators to building entrances that minimize pedestrian/vehicular conflicts. All pedestrian ways and paths shall be at least 6 foot clear and lined with shade trees in 6' x 6' (36 square feet) planters, spaced 25 feet on center.
 - Only two drive-up service windows for fast food restaurants shall be permitted within Bosque Plaza. Drive-up service windows for fast-food restaurants shall require approval of a conditional use permit, pursuant to the City of Albuquerque Comprehensive Zoning Code. When determining the appropriateness of a drive up service window, the following criteria shall be examined:
 - No drive up service window shall face Coors Boulevard.
 - The drive up service window and stacking lane shall be screened from public view and shall be integrated with the architecture of the building it serves.
 - A pedestrian crossing across the stacking lane shall be demarcated and shall be clearly visible and highlighted with enhanced paving.
 - No drive up service window shall be placed within 150' of any residential zoning district.
 - One additional drive-thru facility shall be permitted for a financial institution.
 - No cell phone towers shall be permitted.

- 2. General Building Elements**
 - Buildings and structures erected within the site shall comply with all applicable zoning and building code requirements as well as other applicable codes.
 - Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations. Finished building materials must be applied to all exterior sides of buildings and structures.
 - The shaping of planes and/or distinct articulation of building facades is required along an exterior wall elevation to create pockets of light and shadow, providing relief from monotonous expanses of individual facades.
 - Windows and doors shall relate to the scale of the elevation on which they appear. The use of recessed openings helps to provide depth and contrast on elevation planes.
 - The top of all rooftop equipment shall be below the top of parapet.

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

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

 - All out buildings and canopies shall be architecturally integrated and compatible in material and design.
 - Architectural styles are limited to Territorial and Territorial Revival only as described below:
 - 1. Territorial Design:** flat-roofed, often with brick coping along the parapet, earth-toned, usually one story, can be at least two rooms deep, often with a central hallway, multi-paned windows. Details include classic pedimented lintels over windows and doors, main entries with sideights, sometimes shutters, and porches with square, often chamfered, posts and no corbels. The Territorial architectural style began to develop after the opening of the Santa Fe Trail and roughly coincides with the historical period when New Mexico was a US territory.



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

3. Territorial Style Elements for larger buildings (Only applicable to Lot 1): It is understood that the height and massing of a larger building, necessitates a custom approach to the architectural design. All provisions of these Design Standards shall also apply to the proposed 'larger building' on Lot 1. Key additional elements for Lot 1 shall include:

- Red brick coping along the top of the parapet;
- Red brick mansarding is required on all four elevations; Primary color shall be light brown;
- Building entry highlighted with a shade canopy/portico (white);
- Multipaned windows, trimmed in white, shall be provided on first and second stories of building corners and middle of west elevation (as shown below);
- Night lighting shall be muted during non-business hours;
- Retail shall be provided at street level (minimum 1,500 sq. ft. retail shall be independent of the storage business);
- Architectural features, including porches at corners and at the middle of the west and north elevations of, shall be provided (as shown below);
- Pedestrian oriented signage shall be provided at the SW corner of the building (as shown below); and
- An outdoor patio shall be provided and pedestrian benches at the porches along western and northern elevations.



Prototype Indoor Storage Facility (Lot 1 - NE Perspective)



Prototype Indoor Storage Facility (Lot 1 - SW Perspective)

- Sheds structures (awnings, trellis, canopies) are permissible as an accent detail, provided that they are architecturally compatible to the building to which they are applied, shall be limited to colors that match the brick trim on buildings; and shall be made of materials that have a drift-wood appearance.
- Stucco shall be used as the primary surface treatment.
- The primary building colors shall be limited to warm medium browns (E Ray Stucco, Aztec 116 or equivalent) and beige (E Ray Stucco, Sand 103 or equivalent). The middle range of reflectance is intended to avoid very light and very dark colors.
- No generic franchise building elevations are permitted.
- Architectural features or elements of a building shall be subject to the Coors Corridor Sector Development Plan View Preservation regulations (See Section J).
- Mansarding shall be made of brick, stained concrete, real stone, cultured stone, or stucco. Colors shall be limited to red-brown, light brown or medium brown.

- 4. Prohibited Building Elements**
 - No freestanding cell towers or antennas shall be permitted; antennae shall be integrated into the building architecture.
 - No plastic or vinyl building panels, awnings, or canopies are permitted. Awnings and canopies shall be fabric integrated with building architecture, color scheme, and signage.
 - No tags or other corporate decorations are permitted.
 - Highly reflective surfaces (other than windows), exposed, untreated precision block walls, and materials with high maintenance requirements are undesirable and shall be avoided.

- H. UTILITIES**

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

 - All new electric distribution lines shall be placed underground.
 - When an above-ground overhead powerline is required, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If non-detracting fiberless enclosures are used they shall be appropriately screened from view by walls and/or landscaping.
 - Transformers, utility posts, and telephone boxes shall be appropriately screened with walls and vegetation when viewed from the public right-of-way.

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

J. VIEW PRESERVATION
 All buildings within the Bosque Plaza shopping center shall comply with the Coors Corridor Sector Development Plan (View Preservation for Corridor Segments 5 and 4). The procedures to ensure view preservation shall be followed as outlined within the Coors Corridor Sector Development Plan.

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

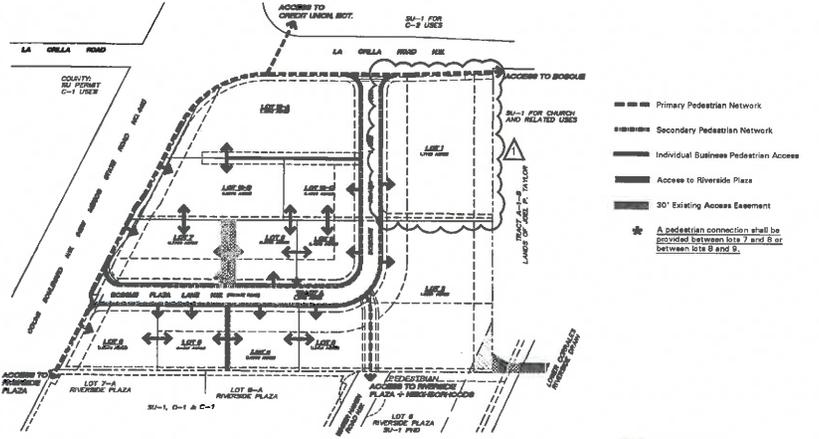
K. SIDEWALKS / BIKEWAYS
 To encourage and enhance the pedestrian nature of Bosque Plaza, sidewalks and/or bikeways are required in certain areas as an integral element of the streetscape. Pedestrian connections shall be provided to physically connect the parcels adjacent to Coors Boulevard.

- Sidewalks shall be provided along the interior private drive at a minimum of 6 feet in width and shaded by trees planted 25 feet on center.
- Access to the Bosque trail system shall be from La Orilla.
- A sidewalk shall be provided along Coors Boulevard, which will connect to Bosque Plaza at several points. The Coors Corridor Plan encourages both pedestrian and bikeways facilities and is the intent to provide these facilities. The following Pedestrian Plan illustrates the connectivity and pedestrian oriented environment that Bosque Plaza will provide.
- To mitigate instances of pedestrian/vehicle conflict, a pedestrian trail shall be provided from Bosque Plaza Lane into each lot.

- Coordination with Lots 7A and 8A in the Riverside Plaza will be required to accommodate the pedestrian connection between lots 4 and 5 and Bonifans Trail.
- A pedestrian access similar to that on Lot 6 shall be provided to Coors Boulevard from Lot 10-B, which is approximately the mid-point of Bosque Plaza frontage along Coors Boulevard.

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

- The Primary Pedestrian Network is illustrated along Coors Boulevard and La Orilla Road. This provides for access along Coors Boulevard and La Orilla Road, toward the Bosque. This Primary Pedestrian Network also provides necessary connections to individual properties along Coors Boulevard, in addition to Bosque Plaza Lane.
- Bosque Plaza Lane provides a Secondary Pedestrian Network on both sides of the street and to individual lots along the roadway. As indicated on the Plan, over ten pedestrian connections are provided from Bosque Plaza Lane to individual lots.
- Individual Business Pedestrian Access is allocated on the Plan. The Plan also provides for connections between each of its lots and to adjacent properties.
- Future pedestrian access is indicated on the Plan between Lots 4 and 5 from these lots and Bosque Plaza Lane to Riverside Plaza to the south.
- Pedestrian only access is indicated on the Plan from Wintonhaven Road to Bosque Plaza Lane. <P>Per condition #4, original Notice of Decision.</P>
- To comply with the Coors Corridor Sector Development Plan, pedestrian access for individual businesses shall not be via drive aisles and shall be provided separately from vehicular access.



PEDESTRIAN PLAN
 BOSQUE PLAZA

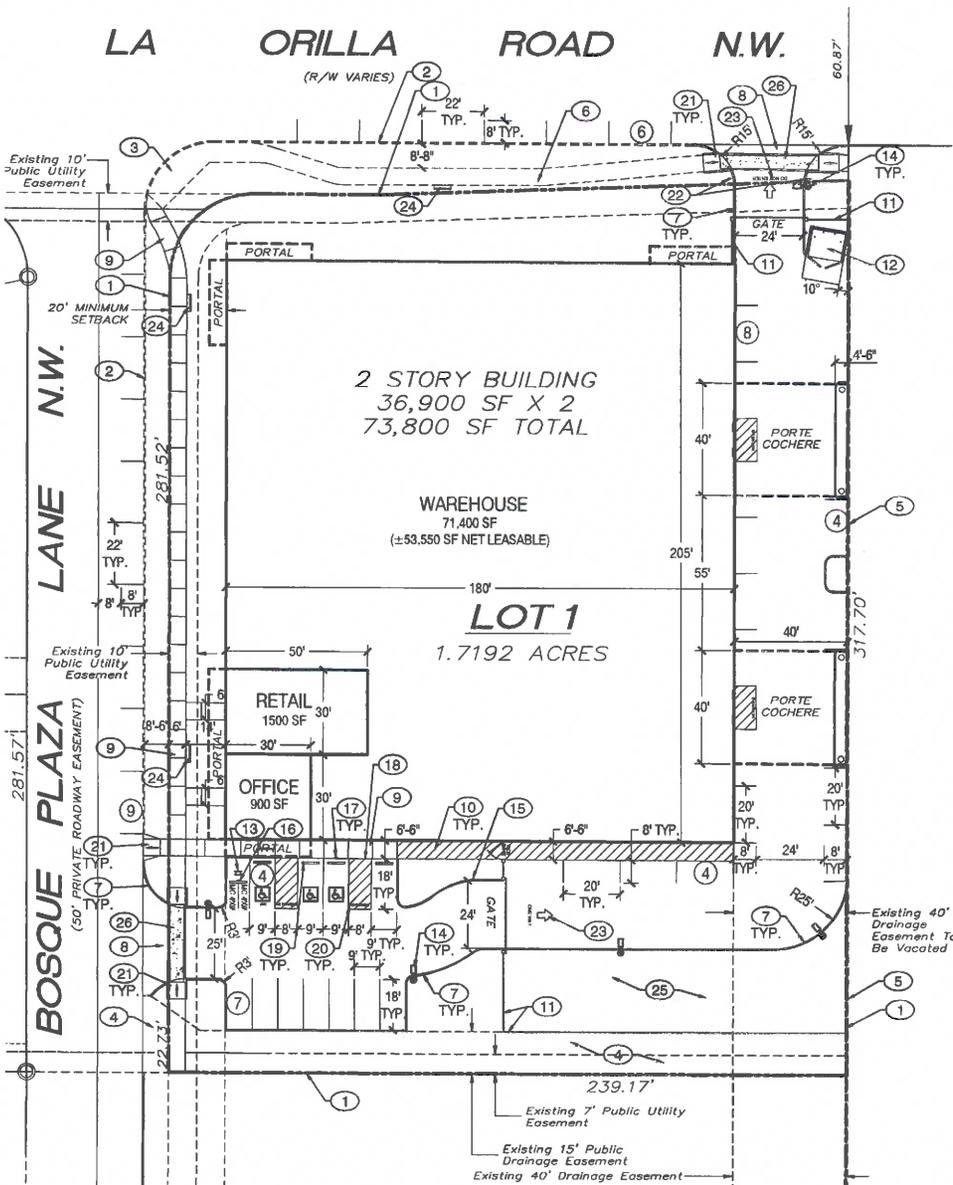
DESIGN STANDARDS
BOSQUE PLAZA

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

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

September 6, 2006
 Amended 1/12/2007

Sheet 3 of 3



SITE DATA:

LEGAL DESCRIPTION: LOT 1, BOSQUE PLAZA SUBDIVISION

SITE AREA: 1.72 AC. / 74,923 SF

ZONING: C-1 (S)

PROPOSED LAND USE: 2-STORY BUILDING FOR STORAGE AND RETAIL USES AS PERMITTED IN THE C-1 AND INDOOR CLIMATE CONTROLLED STORAGE USES, STORAGE FACILITY TO PROHIBIT THE IMPROPER STORAGE OF HAZARDOUS, EXPLOSIVE OR ILLEGAL MATERIALS.

MAXIMUM FLOOR AREA RATIO: 1.0

BUILDING AREA: 73,800 SF - FAR of 0.98

MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT SHALL BE PURSUANT TO THE CITY C-1 ZONE (28-FEET) AND SHALL COMPLY WITH THE COORS CORRIDOR SECTOR DEVELOPMENT PLAN (COSDP) VIEW PRESERVATION REQUIREMENTS FOR SEGMENT 3 (SEE SHEET 7).

PARKING REQUIREMENTS:

WAREHOUSE: 1 SPACE PER 2,000 SQUARE FEET OF NET LEASABLE SPACE	26.77
RETAIL: 1 SPACE PER 200 SQUARE FEET	7.5
OFFICE: 1 SPACE PER 200 SQUARE FEET	4.5

TOTAL PARKING REQUIRED:

PROVIDED PARKING:	39
OFF-STREET PARKING SPACES:	27
PRIVATE ROADWAY EASEMENT PARKING SPACES:	9
PUBLIC R.O.W. ON-STREET PARKING CREDIT (LA ORILLA):	(1/2 COUNTED) ± 3
TOTAL PARKING PROVIDED:	39
HANDICAPPED REQUIRED:	3
HANDICAPPED PROVIDED:	3
MOTORCYCLE PARKING REQUIRED:	2
MOTORCYCLE PARKING PROVIDED:	2
BICYCLE REQUIRED:	2
BICYCLE PROVIDED:	4

TRANSIT: BUS ROUTES 90 (GROBSTOWN COMMUTER), 155 (COORS), 790 (BLUE LINE RAPID RIDE), AND 162 (VENTANA FRANCH COMMUTER). BUS STOPS 90 AND 155 ARE LOCATED ACROSS LA ORILLA NW APPROXIMATELY 400' TO THE NORTH WEST FROM THE SITE. BUS STOPS FOR 90, 155, AND 162 ARE LOCATED ACROSS COORS BLVD NW APPROXIMATELY 750' TO THE WEST FROM THE SITE.

LIGHTING: LIGHTING SHALL BE FULLY SHIELDED AND CONSISTENT WITH THE COORS CORRIDOR PLAN LIGHTING REGULATIONS. THE HEIGHT OF POLE-MOUNTED LIGHTS WILL NOT EXCEED 20-FEET FROM THE GRADE OF THE PARKING LOT.

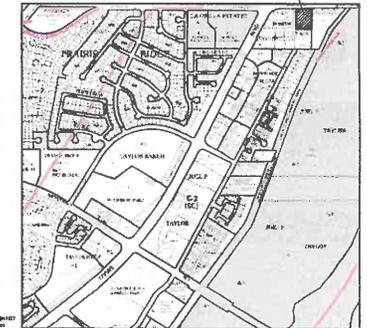
GENERAL NOTES:

- ALL LIGHTING SHALL COMPLY WITH THE CITY COMPREHENSIVE ZONING CODE OF §14-1.5-3-9 AREA LIGHTING REGULATIONS. PARKING LOT SITE LIGHTING SHALL BE A MAXIMUM 20 FEET AND COMPLY WITH THE BOSQUE PLAZA SITE PLAN FOR SUBDIVISION.
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED.
- RAINWATER HARVESTING MEASURES, SUCH AS CURB CUTS, SHALL BE PROVIDED. SEE GRADING/DRAINAGE (SHEET 8).
- 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.
- PHM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PHM'S NEW SERVICE DELIVERY DEPARTMENT TO COORDINATE ELECTRIC SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRIC SERVICE CONNECTION.
- ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES), CURB CUTS, AND CURB AND GUTTER SHALL BE BUILT PER C.O.A. STANDARD DRAWINGS: SIDEWALK (2400), RAMPS (2440), CURB CUTS (2420), CURB AND GUTTER (2414).
- CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 9 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ALLOWED IN THIS AREA (SEE LANDSCAPE PLAN, SHEET 2, FOR SIGHT TRIANGLE).

KEY NOTES:

- PROPERTY BOUNDARY
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING ACCESSIBLE RAMP TO REMAIN
- EXISTING CONCRETE DRAINAGE CHANNEL TO REMAIN
- EXISTING BLOCK WALL TO REMAIN
- EXISTING CONCRETE SIDEWALK TO REMAIN
- CONCRETE CURB AND GUTTER
- CONCRETE DRIVE PAD
- CONCRETE SIDEWALK
- STRIPED ASPHALT PAVING
- IF HEIGHT WROUGHT IRON FENCE, COLOR TO MATCH PRIMARY BUILDING COLOR
- REFUSE ENCLOSURE
- BICYCLE RACK
- SITE LIGHTING
- ELECTRIC GATE KEY PAD
- "MOTORCYCLE PARKING ONLY" SIGN
- ADA "HANDICAP PARKING ONLY" SIGN, MUST HAVE THE REQUIRED LANGUAGE PER 66-2-202-4C NMSA 1978. VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING. ADDITIONAL "VAN ACCESSIBLE" SIGN TO BE INCLUDED AT VAN ACCESSIBLE SPACE.
- SIDEWALK FLUSH WITH ASPHALT
- CONCRETE PARKING BUMPER
- ADA ACCESSIBLE ASBLE, ASBLE 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. (66-1-2-1.B NMSA 1978)
- ACCESSIBLE CONCRETE RAMP
- "DO NOT ENTER" SIGN 12"x18" ON STEEL POST
- PAINTED DIRECTIONAL ARROW AND 1'-6" TALL LETTERS, TYP.
- STRIPED ASPHALT PAVING
- # BENCH
- PONDING, SEE CONCEPTUAL GRADING AND DRAINAGE PLAN
- # WIDE CONCRETE PEDESTRIAN CROSSING WITH WHITE EDGING

VICINITY MAP



PROJECT NUMBER:

Application Number: _____

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

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

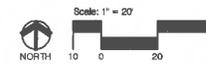
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

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

GUARDIAN STORAGE
SITE PLAN FOR BUILDING PERMIT

Prepared for:
Guardian Storage VI, LLC
9221 Eagle Ranch Rd NW
Albuquerque, NM 87114

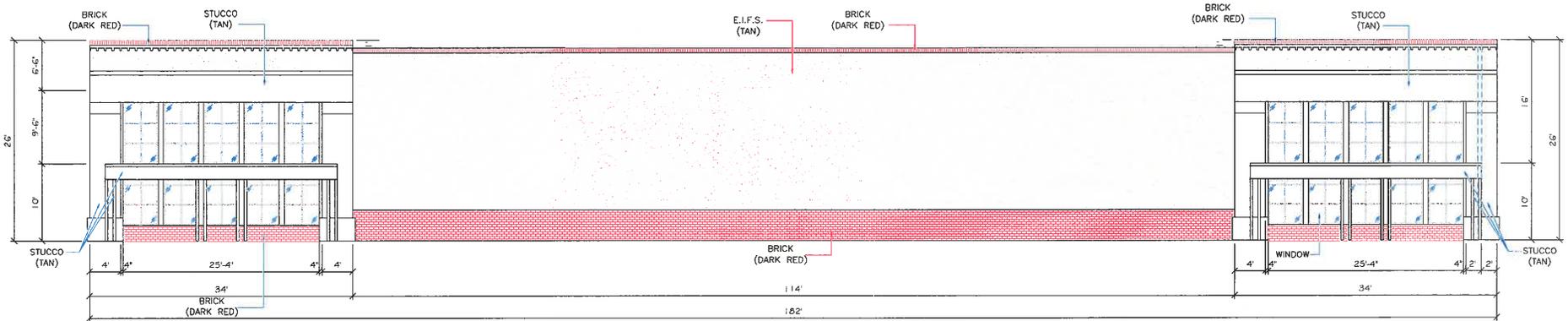
Prepared by:
Consensus Planning, Inc.
302 Eighth Street SW
Albuquerque, NM 87102



May 1, 2017

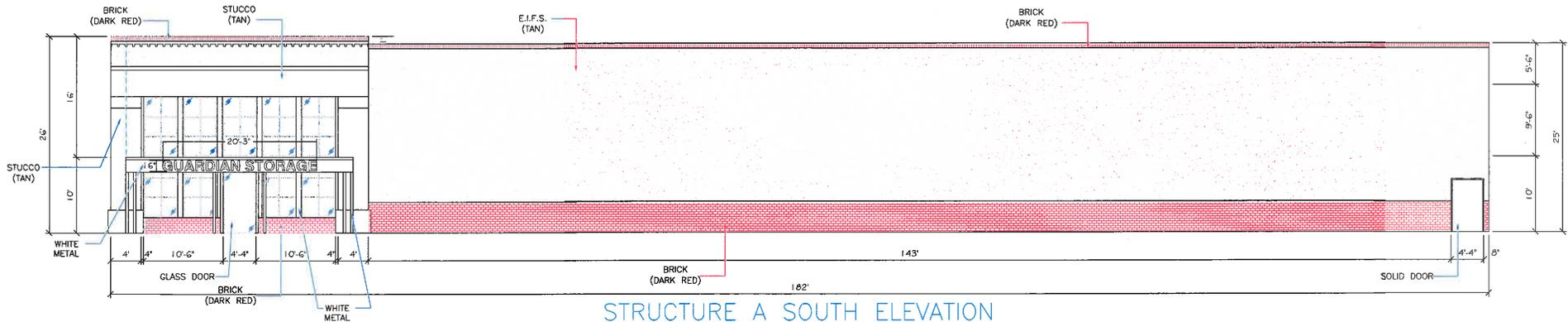


Sheet 1 of 7



STRUCTURE A NORTH ELEVATION

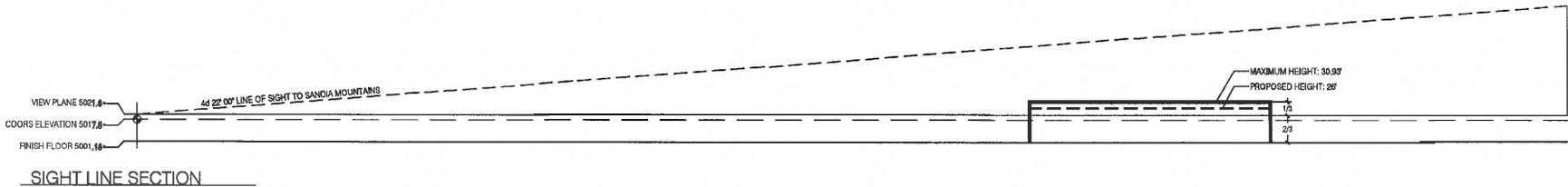
SCALE 1/8" = 1'



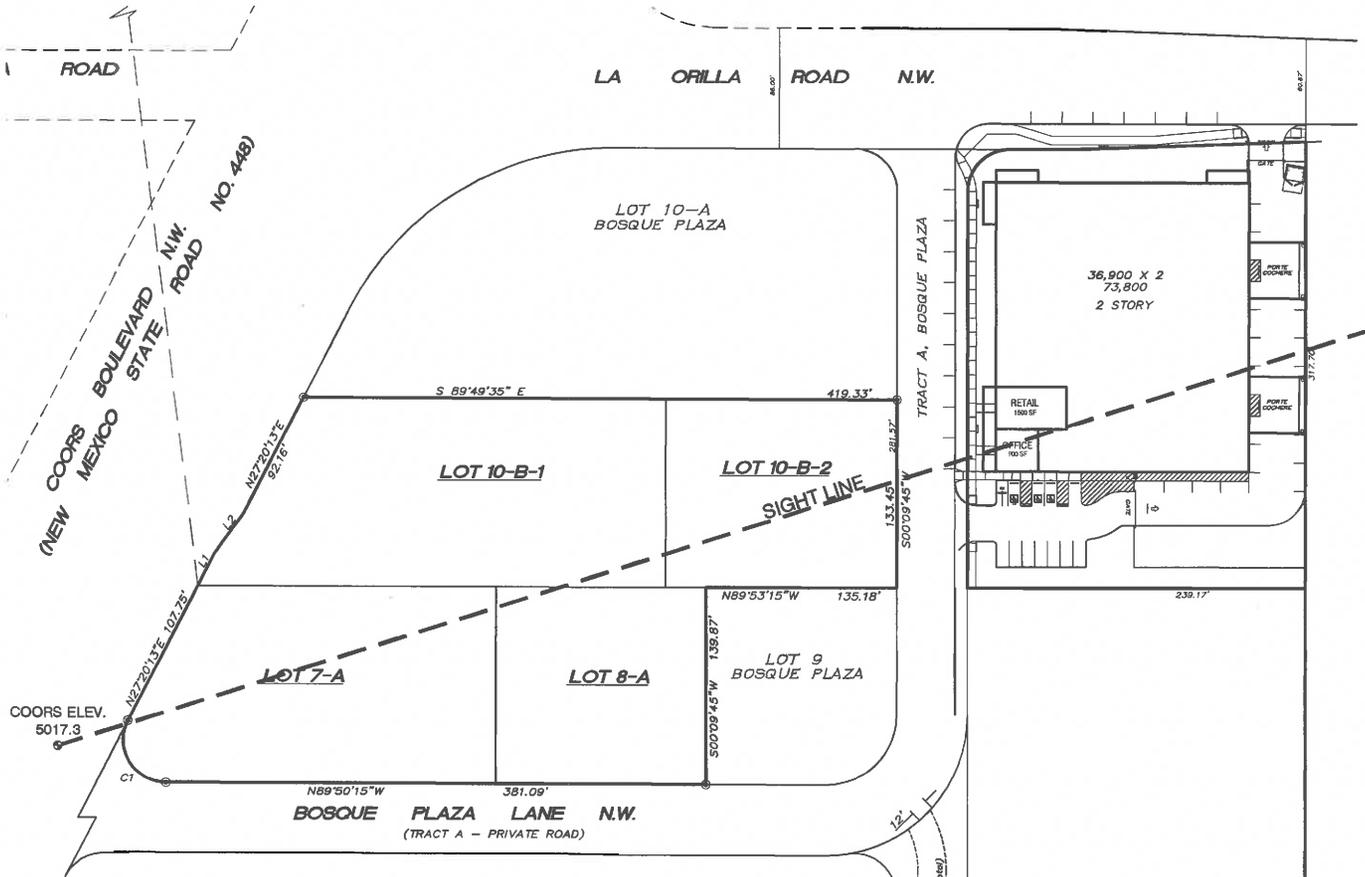
STRUCTURE A SOUTH ELEVATION

SCALE 1/8" = 1'

NOTE:
ALL DIMENSIONS MUST BE VERIFIED
BY CERTIFIED CIVIL ENGINEER



SIGHT LINE SECTION



VIEW PLANE CALCULATIONS
(FINISH FLOOR, COORS GRADE, AND VIEW PLANE ARE IN FEET ABOVE MDA LEVEL. HEIGHTS ARE IN FEET ABOVE FINISH FLOOR.)

COORS BOULEVARD EAST DRIVE LANE ELEVATION:	5017.80
VIEW PLANE 44 FEET ABOVE EAST DRIVE LANE:	5021.50
BUILDING FINISH FLOOR ELEVATION:	5001.18
1/3 ABOVE VIEW PLANE	10.31'
2/3 BELOW VIEW PLANE	20.62'
MAXIMUM BUILDING HEIGHT	*30.93'
*MAXIMUM BUILDING HEIGHT PER C1 ZONE IS 28' THEREFORE PROPOSED BUILDING SHALL NOT EXCEED 28' IN HEIGHT.	

GUARDIAN STORAGE

VIEW CORRIDOR COMPLIANCE PLAN

Prepared for:
 Guardian Storage VI, LLC
 9221 Eagle Ranch Rd NW
 Albuquerque, NM 87114

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

