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

**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.

**Staff Planner**

Michael Vos, AICP - Planner

**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.
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I. INTRODUCTION

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

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<td>Same</td>
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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 Montaño 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.5.1: 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.

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 cochères 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.

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](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 Cochere 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.

Fore 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.
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)

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
City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION
Updated 4/16/15

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

APPEAL / PROTEST of...

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: ________ MRCGD Map No 3D

Zone Atlas page(s): E-12 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.):
10504/16/06DRB-01367, 101112/1/17ZHE-80018

CASE INFORMATION:

Within city limits? ___ Yes. ___ No.

Within 1000FT of a landfill? ___ No.

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

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 Plan/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date: ________

SIGNATURE

(Print Name) ________ DATE: 3/30/2017

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. for rebate

Application case numbers

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| Hearing date: 3-30-17 | Project #: 10041167 |

Revised: 11/2014

Staff signature & Date

审批/计划审查申请
更新日期：4/16/15

开发/计划

- 拆分

- 主要拆分行动
- 次要拆分行动
- 休假
- 非 zoning 变更

开发/计划

- 用于拆分
- 用于建筑许可
- 行政修正案 (AA)
- 行政批准 (DRT, URT, 等)
- IP 主间发展计划
- 合适性认证 (LUCC)

下水道

- 下水道成本分配计划

城市：阿尔伯克基
州：NM
邮政编码：87102
电子邮件：cp@consensusplanning.com

申请人：Guardian Storage/Paul Hedges
电话：505-450-6385

地址：7501 Holly Ave. NE
邮政编码：87113
电子邮件：pdhedges@hotmail.com

所有者：La Orilla Group, LLC

请求内容：Bosque Plaza Guardian Storage Site Plan for Building Permit

申请人寻求家庭发展项目的激励？是的 ___，不 ___

场地信息：现有法定描述的准确性至关重要！请另附一页。

地块编号：Lot 1

单元编号：______

地块编号/增补/TBKA：Bosque Plaza

现有分区：C-1 (SC) 拟定分区：______ MRCGD 图表号 3D

区图页：E-12 图号：101206246151910206

案件历史：

列出任何相关的现有或过往案例号，可能与申请相关的案例（项目，申请，DRB，AX，Z，V，S等）：
10504/16/06DRB-01367, 101112/1/17ZHE-80018

案件信息：

在城市范围内？是的 ___，不 ___

在1000英尺内有垃圾填埋场？不 ___

现有地块数量：______ 拟定地块数量：______ 总面积（英亩）：______

物业位置：在或接近：Bosque Plaza Ln/ 靠近 La Orilla 和 Coors

在：______ 和 ____

审核是否项目曾由：草图计划/计划 ☐ 或预先申请审查团队(PRT) ☐。审查日期：______

签名

（打印名称）: ________ 日期：3/30/2017

申请人：☐ 代理：☐

仅为官方使用

☐ 内部路由
☐ 所有检查表已填写
☐ 所有费用已支付
☐ 所有案例编号已分配
☐ AGIS 复制件已发送
☐ 案例编号已列出
☐ 场地在1000英尺内
☐ F.H.D.P. 密度奖金
☐ F.H.D.P. 用于折扣

申请案例号

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听证会日期：3-30-17 项目编号：10041167

修订日期：11/2014

工作人员签字及日期
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
  - 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.
    (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 ¾ 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.

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

[Space for applicant signature and date]

Application case numbers

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

[Signature]
Applicant / signature / date

[Signature]
Planner / signature / date

Form revised November 2010

Project #: 10041107
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

REQUESTED CITY ACTION(S):
ANNEXATION [ ]
ZONE CHANGE [ ]: From_________ To_________
SECTOR, AREA, FAC, COMP PLAN [ ]
AMENDMENT (Map/Text) [ ]

PROPOSED DEVELOPMENT:
NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT [ ]

LEGAL DESCRIPTION:
LOT OR TRACT # ________ BLOCK # ________
SUBDIVISION NAME: Bosque Plaza

SITE DEVELOPMENT PLAN:
SUBDIVISION* [ ] AMENDMENT [ ]
BUILDING PERMIT [X] ACCESS PERMIT [ ]
BUILDING PURPOSES [ ] OTHER [ ]
*includes plattting actions

GENERAL DESCRIPTION OF ACTION:
# OF UNITS: unknown
BUILDING SIZE: 73,800 (sq. ft.)
(1,500 sqm)

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

APPLICANT OR REPRESENTATIVE: ________________________ DATE 2/21/2017
(To be signed upon completion or processing by the Traffic Engineer)

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

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

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

Notes:

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

Traffic Engineer: ________________________ DATE 2/21/17

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 ________________________ TRAFFIC ENGINEER ________________________
-SUBMITTED ________________________
-FINALIZED ________________________

Revised January 20, 2011
March 2\textsuperscript{nd}, 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,

\[ Signatures \]

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

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.

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.

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<thead>
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<th>Surrounding Zoning and Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
</tr>
</tbody>
</table>

PRINCIPALS
James K. Strozier, AICP
Christopher J. Green, PLA, ASLA, LEED AP
Jacqueline Fishman, AICP
<table>
<thead>
<tr>
<th>East</th>
<th>SU-1 for Church and Related Uses</th>
<th>Riverside Church of Christ</th>
</tr>
</thead>
<tbody>
<tr>
<td>South</td>
<td>C-1 (SC)</td>
<td>Vacant</td>
</tr>
<tr>
<td>West</td>
<td>C-1 (SC)</td>
<td>Commercial (Restaurants) and Vacant</td>
</tr>
</tbody>
</table>

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

- **December, 2015:** An application was submitted for a conditional use for indoor storage on Lot 1. The Zoning Hearing Examiner heard this case on February 16, 2016 and approved the request on March 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-cochères along the east side of the building. The porte-cochères 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:
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 I: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

**Applicant's Response:** 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
The 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,

[Signature]

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
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: patsycnelson@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: hihen@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

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@cityofalbuquerque.org 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

Attached: Zone Atlas Page E-12
Site Plan for Building Permit 11x17

PRINCIPALS
James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
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: [Signature]
<table>
<thead>
<tr>
<th>Company/Address</th>
<th>Contact/Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>BOSQUE PLAZA OWNERS ASSOCIATION 5445 EDITH BLVD NE SUITE F</td>
<td>SHULL JIM W JR &amp; CHRISTEN 8020 RIO GRANDE BLVD NW LOS RANCHOS NM 87114-1217</td>
</tr>
<tr>
<td></td>
<td>WAMAC LLC C/O ABRA ATTN: TAX 3028 SIDCO DR NASHVILLE TN 37204</td>
</tr>
<tr>
<td>SHULL JIM W JR &amp; CHRISTEN 8020 RIO GRANDE BLVD NW LOS RANCHOS NM 87114-1217</td>
<td></td>
</tr>
<tr>
<td>STIF BOSQUE LLC 9384 VALLEY VIEW DR NW ALBUQUERQUE NM 87114</td>
<td>CHURCH OF CHRIST RIVERSIDE A NEW MEXICO NON PROFIT CORPORATION 3100 LA ORILLA RD NW ALBUQUERQUE NM 87120-2504</td>
</tr>
<tr>
<td>SAGEBRUSH COMMUNITY CHURCH 6440 COORS BLVD NW ALBUQUERQUE NM 87120</td>
<td>SANDIA AREA FEDERAL CREDIT UNION ATTN: RICHARD ROGERS PO BOX 18044 ALBUQUERQUE NM 87185-0044</td>
</tr>
<tr>
<td>Consensus Planning, Inc. 302 8th St. NW ABQ, NM 87102</td>
<td>MARCH ACM LLC 6236 WHITEMAN DR NW ALBUQUERQUE NM 87120</td>
</tr>
<tr>
<td>Guardian Storage/Paul Hedges 7501 Holly Ave. NE ABQ, NM 87113</td>
<td>LA ORILLA GROUP LLC 6509 DAWN VIEW DR NE ALBUQUERQUE NM 87111</td>
</tr>
<tr>
<td>Taylor Ranch N.A. Rene Harvath 5515 Palomino Dr. NW ABQ, NM 87120</td>
<td>Taylor Ranch N.A. Jolene Wolfley 7216 Carson Tr. NW ABQ, NM 87120</td>
</tr>
<tr>
<td>Westside Coalition of N.A.'S Rene Harvath 5515 Palomino Dr. NW ABQ, NM 87120</td>
<td>Alban Hills N.A. Lynne Scott 6419 Camino Del Arbol NW ABQ, NM 87120</td>
</tr>
</tbody>
</table>

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

Alban Hills N.A. Lynne Scott 6419 Camino Del Arbol NW ABQ, NM 87120
SITE PLAN REDUCTIONS
BOSQUE PLAZA DESIGN STANDARDS

The purpose of this design document is to establish a set of guidelines to help maintain and enhance the plaza area and adjacent streetscape in order to achieve a high-quality public realm. These standards build upon the existing guidelines of the City of Albuquerque and are intended to ensure the continued success and development of the plaza area and the neighborhood surrounding it.

I. LANDSCAPE DESIGN

The development of a small retail/bazaar concept will add an additional layer of interest to the existing retail and commercial activities in the plaza area. This development must be aligned and coordinated with the existing plaza area landscape architecture and be in harmony with the overall aesthetic of the plaza area.

II. MATERIALS

A. Overall Aesthetics

All materials selected should be consistent with the overall design aesthetic of the plaza area, including color, texture, and durability. The materials selected should be high-quality, cost-effective, and appropriate for the intended use.

III. DESIGN GUIDELINES

A. Parking and Signage

1. All parking areas shall be located adjacent to the plaza area and shall be designed to complement the overall aesthetic of the plaza area.

B. Ground Cover

All ground cover shall be consistent with the overall design aesthetic of the plaza area and shall be selected to complement the overall landscape design.

C. Lighting

All lighting shall be consistent with the overall design aesthetic of the plaza area and shall be selected to complement the overall landscape design.

IV. SIGNAGE

A. Signage shall be consistent with the overall design aesthetic of the plaza area and shall be selected to complement the overall landscape design.

V. MATERIALS

A. All materials selected shall be consistent with the overall design aesthetic of the plaza area, including color, texture, and durability. The materials selected shall be high-quality, cost-effective, and appropriate for the intended use.

VI. FINISHES

A. All finishes selected shall be consistent with the overall design aesthetic of the plaza area, including color, texture, and durability. The finishes selected shall be high-quality, cost-effective, and appropriate for the intended use.

VII. SAFETY

A. All safety features shall be consistent with the overall design aesthetic of the plaza area, including color, texture, and durability. The safety features selected shall be high-quality, cost-effective, and appropriate for the intended use.

VIII. CONSTRUCTION

A. All construction materials and methods shall be consistent with the overall design aesthetic of the plaza area, including color, texture, and durability. The construction materials and methods selected shall be high-quality, cost-effective, and appropriate for the intended use.

IX. MAINTENANCE

A. All maintenance activities shall be consistent with the overall design aesthetic of the plaza area, including color, texture, and durability. The maintenance activities selected shall be high-quality, cost-effective, and appropriate for the intended use.

X. SECURITY

A. All security features shall be consistent with the overall design aesthetic of the plaza area, including color, texture, and durability. The security features selected shall be high-quality, cost-effective, and appropriate for the intended use.

XI. WILDLIFE

A. All wildlife features shall be consistent with the overall design aesthetic of the plaza area, including color, texture, and durability. The wildlife features selected shall be high-quality, cost-effective, and appropriate for the intended use.

XII. SIGNAGE

A. All signage shall be consistent with the overall design aesthetic of the plaza area, including color, texture, and durability. The signage selected shall be high-quality, cost-effective, and appropriate for the intended use.

XIII. FINISHES

A. All finishes shall be consistent with the overall design aesthetic of the plaza area, including color, texture, and durability. The finishes selected shall be high-quality, cost-effective, and appropriate for the intended use.

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XVI. MAINTENANCE

A. All maintenance activities shall be consistent with the overall design aesthetic of the plaza area, including color, texture, and durability. The maintenance activities selected shall be high-quality, cost-effective, and appropriate for the intended use.

XVII. SECURITY

A. All security features shall be consistent with the overall design aesthetic of the plaza area, including color, texture, and durability. The security features selected shall be high-quality, cost-effective, and appropriate for the intended use.

XVIII. WILDLIFE

A. All wildlife features shall be consistent with the overall design aesthetic of the plaza area, including color, texture, and durability. The wildlife features selected shall be high-quality, cost-effective, and appropriate for the intended use.
NOTE: ALL DIMENSIONS MUST BE VERIFIED BY CERTIFIED CIVIL ENGINEER

STUDIO (TWO)

STUDY (TWO)

GUARDIAN STORAGE

BRICK (DARK RED)

BRICK (DARK RED)

STUCCO (TWO)

WHITE METAL

26' X 204' = 5,304sf x 0.06 = 318.24sf > 318.11sf